THIS BUILDING LIMITED TO ONE "APPROVED SOLID FUEL BURNING DEVICE" PER ROUTT COUNTY AIR POLLUTION CONTROL RESOLUTION NUMBER 91-038

PROPOSED DEVICE ______

by ______ date 5/21/07

Plans and Specifications Approved
Routt County Regional Building Department

Approved plans and specs shall not be changed, modified or altered without authorization from the RCRBD. All work shall be done in accordance with the approved plans and specs and shall comply with all codes adopted by the jurisdiction.

☒ Foundation Only: Date 11-17-06 By ___
☐ Plan review comments ☐ Notes on plans ☒ Attachments
(You are proceeding at your own risk, final plan review may require changes.)

☒ Full Permit: Date 5-17-7 By ___
☐ Plan review comments ☐ Notes on plans ☒ Attachments

YAMPA VALLEY ELECTRIC ASSN., INC.
This approval addresses only the meter and service location. -TBD
Approved: ______
Yampa Valley Elec. Assn.

RCRBD Copy P.F.Wall CB 06438

ROUTT COUNTY REGIONAL BUILDING DEPT.				
SPECIAL APPROVALS	APP	INITIAL	DATE	NOTE
✓ PLANNING/ZONING	✓	WR	11/14/06	
✓ ROAD & BRIDGE - ENG				
✓ R & B - GRADE & EXC.				
✓ HEALTH DEPT.	OK		7/6/06	
✓ FIRE DEPT.	OK	TG	4/3/07	
✓ ELECTRIC CO.	OK	WG	6-29-06	
GAS CO.				
WATER DISTRICT				
STEAMBOAT UTILITIES				
CABLE TV				
FINANCE DEPT.				
✓ ADDRESS CERT.				

FOUNDATION ONLY
Pending Submittal of Fire Sprinkler and/or Fire Alarm Plans and purchase of Permit
Call 871-8216 for further information

STRAWBERRY PARK RESIDENCE

STEAMBOAT SPRINGS, COLORADO

CHARLES CUNNIFFE ARCHITECTS

1901 PINE GROVE RD., STE 202 * STEAMBOAT SPRINGS, CO 80487 * TELE: 970/875-0590 * FAX: 970/875-0501

STATE OF COLORADO
CHARLES L. CUNNIFFE
C-3034
LICENSED ARCHITECT

CHARLES CUNNIFFE ARCHITECTS
www.cunniffe.com
610 EAST HYMAN AVE. * ASPEN, CO 81611 * TELE: 970/925-5590 * FAX: 970/920-4557
502 MAIN ST. * SUITE 232 * CARBONDALE, CO 81623 * TELE: 970/963-6394 * FAX: 970/963-6399
1901 PINE GROVE ROAD SUITE 202, * STEAMBOAT SPRINGS * COLORADO 80487 TELE: 970-875-0590 FAX: 970-875-0501

STRAWBERRY PARK RESIDENCE
STEAMBOAT SPRINGS
COLORADO

ISSUE	DATE
CONCEPT	6.22.05
SCHEMATIC	6.30.05
DESIGN DEV.	7.7.05
DESIGN DEV.	2.11.06
CLIENT REVIEW	3.21.06
STRUCT. ISSUE	4.11.06
FNDTN. PRMT.	6.20.06

PROJECT: #0533
DRAWN BY: TS
CHECKED BY: KK

DRAWING TITLE
COVER

SHEET NO.
CVR

FNDTN. PERMIT ISSUE

RCRBD Record Set

ROUTT COUNTY REGIONAL BUILDING DEPARTMENT

136 Sixth Street * PO Box 773840 * Steamboat Springs, CO 80477 *(970) 870-5566 * FAX(970) 870-5489

PLAN REVIEW COMMENTS

Job Address: tbd
Applicant: PF Wall, LLC.

Plan Log No. CB-06-438
Designer: CCA

Design information:
Occupancy Classification: R-3, U
Character and Use: SFR w/G
Type of Construction: VB
Number of Stories: 3

1. Remove the words" Foundation only" for a full permit.
2. Provide an engineered design for retaining walls greater than 4' high. 8/S2.
3. Show how you will provide supply air to the media room.
4. Provide a complete concrete fireplace design. See R1003. Show how you will comply with R1003.9, .10, .11, R1005.
5. Show how you will comply with "cablerail specifications". 5 & /A9.2 and 5 & 12/A9.3. Guardrails from aircraft cables Documentation from a manufacturer of cable guardrail explains that the cables must be installed at a spacing closer than that required by the UBC. The published installation instructions from this manufacturer show a maximum post spacing of 4.5 feet with a vertical spacer midway between the posts to hold the cables in line and prevent deflection of the wire. The maximum spacing of the cable is 3 inches o/c.
6. Show how you will construct the transition from a masonry fire box to a factory built chimney.
7. Provide complete structural drawings.

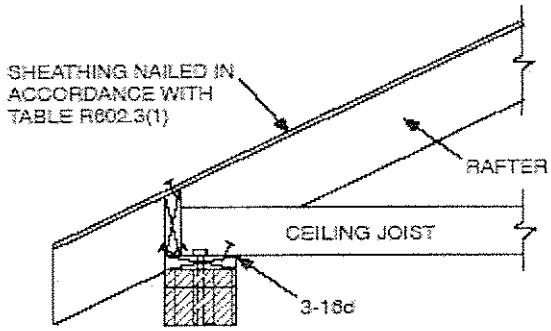
Corrections noted above are required. Please make all necessary corrections and resubmit the corrected plans for review. Corrections shall be "ballooned" if made on the plans and a narrative that specifically references the items on this list shall be included with the resubmittal.
(Corrections have been made and approved. Date 5/17/7 By ____)

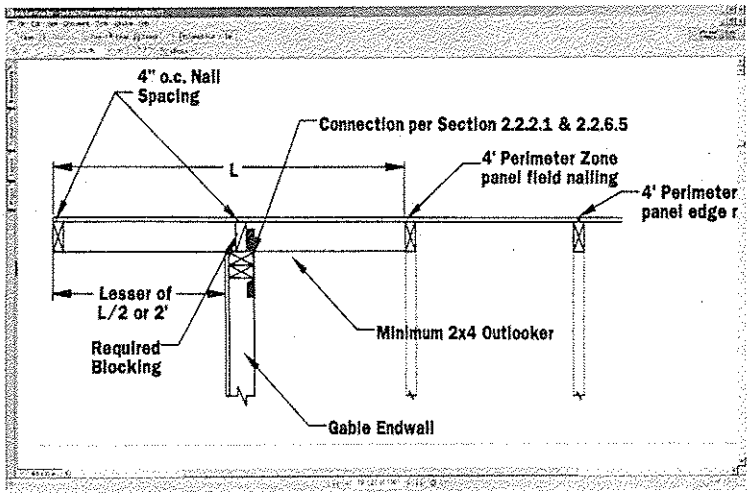
1. R321.1 Premises identification. Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.
2. R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection to not create a hazard. Lots shall be graded to drain surface water away from foundation walls.
3. R406.1 Concrete and masonry foundation damp proofing. Except where required to be waterproofed by Section R406.2, foundation walls that retain earth and enclose habitable or usable spaces located below grade shall be dampproofed from the top of the footing to the finished grade. Masonry walls shall have not less than 3/8 inch(9.5 mm) Portland cement parging applied to the exterior of the wall. The parging shall be dampproofed with a bituminous coating, 3 pounds per square yard(1.63 kg/m2) of acrylic modified cement, 1/8-inch(3.2 mm) coat of surface-bonding mortar complying with ASTM C 887 or any material permitted for waterproofing in SectionR406.2. Concrete walls shall be dampproofed by applying any one of the above listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.
4. Wood Columns and Posts R319.1 Location required. In areas subject to decay damage as established by Table R301.2(1), the following locations shall require the use of an approved species and grade of

lumber, pressure treated in accordance withAWPAC1,C2,C3,C4,C9, C15, C18, C22, C23, C24, C28, C31, C33, P1, P2 and P3, or decay-resistant heartwood of redwood, black locust, or cedars.

- 1. Wood joists or the bottom of a wood structural floor when closer than 18 inches(457 mm) or wood girders when closer than 12 inches(305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
- 2. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches(203 mm) from the exposed ground.
- 3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
- 4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 0.5 inch(12.7 mm) on tops, sides and ends.
- 5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches(152 mm) from the ground.
- 6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
- 7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

5. R319.3 Fasteners. Fasteners for pressure preservative and fire-retardant-treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper.
6. R319.1.1 Ground contact. All wood in contact with the ground and that supports permanent structures intended for human occupancy shall be approved pressure treated wood suitable for ground contact use, except untreated wood may be used where entirely below groundwater level or continuously submerged in fresh water.
7. R703.4 Attachments. Unless specified otherwise, all wall coverings shall be securely fastened in accordance with Table R703.4 or with other approved aluminum, stainless steel, zinc-coated or other approved corrosion-resistive fasteners.
8. R502.12 Draftstopping required. When there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet(92.9 m2).
9. R502.13 Fireblocking required. Fireblocking shall be provided in wood-frame floor construction and floor-ceiling assemblies in the following locations:
   - In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs; as follows: Vertically at the ceiling and floor levels, Horizontally at intervals not exceeding 10 feet(3048 mm).
   - At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
   - In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R311.2.2.
   - At openings around vents, pipes, and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
   - For the fireblocking of chimneys and fireplaces, see Section R1001.16.
   - Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.
10. Unless detailed otherwise, wood structural panel sheathing shall be attached to framing in accordance with Table R602.3(1) including footnote i, which states "...spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters...Floor and roof perimeter shall be supported by framing members or solid blocking". See examples below from the IRC and the Wood Frame Construction Manual:





11. Truss design drawings, prepared in conformance with Section R802.10.1, shall be provided to the building official prior to installation.
12. R807.1 Attic access. In buildings with combustible ceiling or roof construction, an attic access opening shall be provided to attic areas that exceed 30 square feet(2.8m2) and have a vertical height of 30 inches(762 mm) or greater. The rough-framed opening shall not be less than 22 inches by 30 inches (559mmby 762mm)and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.
13. R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/8 inch(3.2 mm) minimum to 1/4 inch(6.4 mm) maximum openings. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet(914 mm) above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300when a vapor barrier having a transmission rate not exceeding 1 perm(57.4 mg/s · m2 · Pa) is installed on the warm side of the ceiling.
14. R807.1 Attic access. In buildings with combustible ceiling or roof construction, an attic access opening shall be provided to attic areas that exceed 30 square feet(2.8m2) and have a vertical height of 30 inches(762 mm) or greater. The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.
15. R905.2.7.1 Ice protection. An ice barrier that consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave.s edge to a point at least 24 inches(610 mm) inside the exterior wall line of the building. Exception: Detached accessory structures that contain no conditioned floor area.
16. R308 Glazing. Except as indicated in Section R308.1.1, each pane of glazing installed in hazardous locations as defined in SectionR308.4 shall be provided with a manufacturer's or installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation. The label shall be acid etched, sandblasted, ceramic-fired, embossed

mark, or shall be of a type which once applied cannot be removed without being destroyed. Exceptions: Tempered spandrel glass may be identified by the manufacturer with a removable paper label.

17. Smoke Alarms. Provide smoke alarms per R313.1.
18. Provide a special inspection for the cassions.

✓ Items noted above are required and will be checked by field inspectors. For references to the UBC please refer to similar section of the 2003 International Codes.

Reviewed by: Doug Barry Date: November 17, 2006

KS a ARCHITECTURE
PLANNING
INTERIORS

PO BOX 881389
STEAMBOAT SPRINGS
COLORADO 80488
970.875.0590
970.875.0501 FAX

April , 4, 2007

Doug Barry
Routt County Regional Building Department
136 Sixth Street, PO Box 773840
Steamboat Springs, CO 80477
970-870-5566

We have written this letter in response to the comments dated 11.17.06 by the Routt County Regional Building Department, Ted Allen comments for the Strawberry Park Residence, Applicant: PF Wall

1. Foundation Only has been removed from the full set of structural drawings issued for full permit.
2. A retaining wall design for walls up to 10 feet has been provided.
3. A note has been added to the plans stating that the media room will receive light and ventilation per code minimums via artificial light and a HRV.
4. The fireplace specified is 5 piece modular conc. unit manufactured by Contempo Fireplaces, Alb, NM---A cut sheet, install manual and manufacturer details are contained in this document. (attached)
5. Manufacturer specs have been attached for the cable rails and details in plan set now reference this Manufacturer.
6. See item 4.
7. Complete structural drawings have been provided.

If there are any questions, please do not hesitate to contact me at your earliest conveniece,

Sincerely,

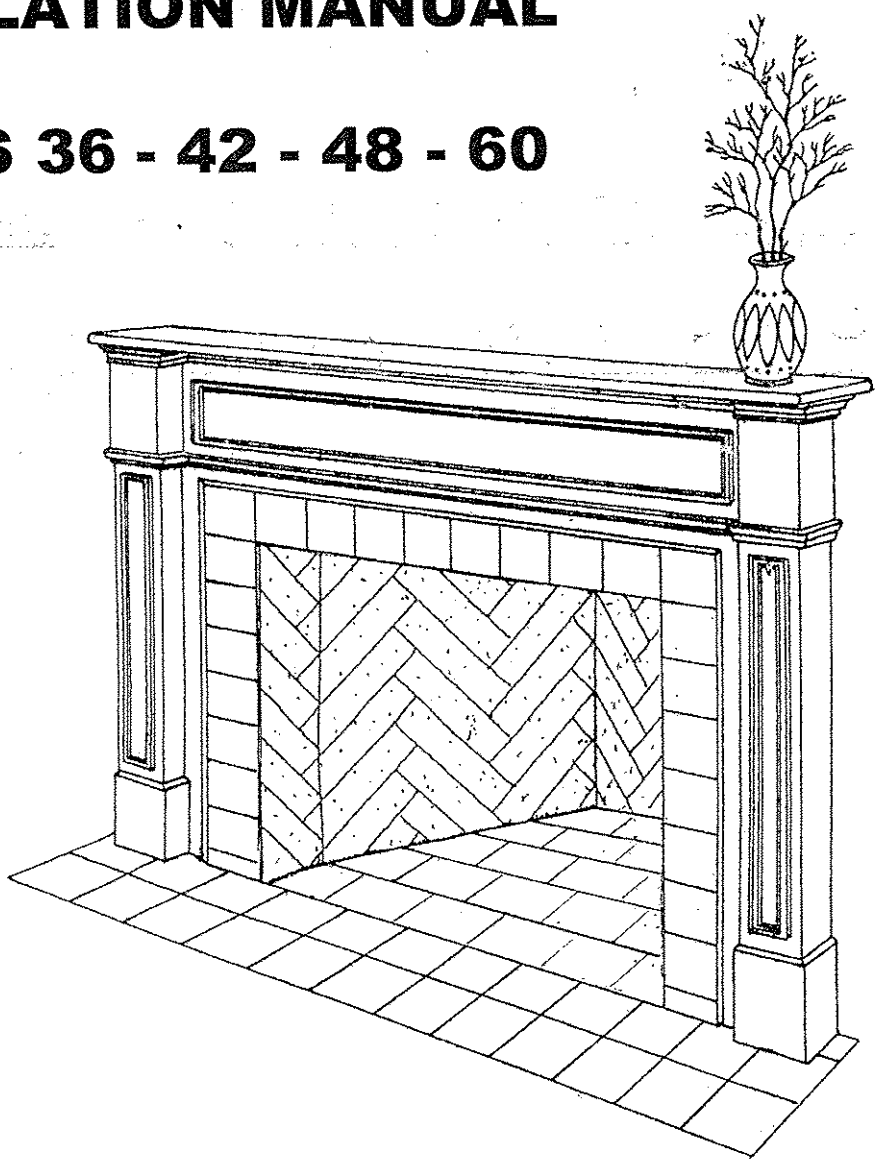
Tim Stone

CONTEMPO FIREPLACES

INSTALLATION MANUAL

FOR

MODELS 36 - 42 - 48 - 60



Manufactured By

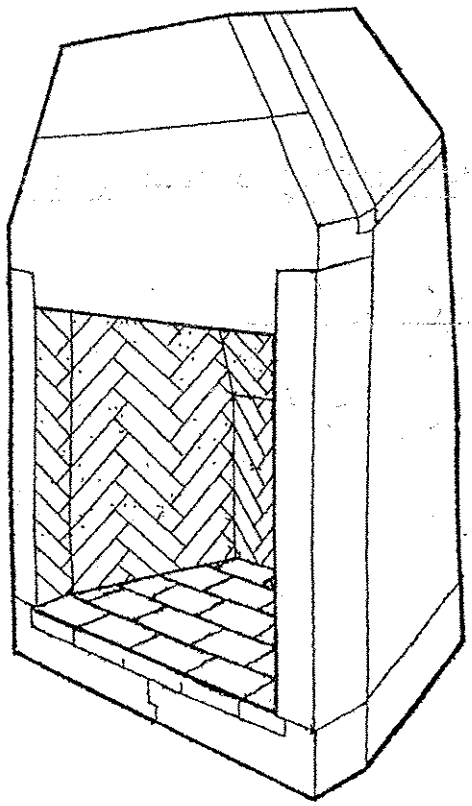
CONTEMPO FIREPLACES

10031 Southern S.E., Albuquerque N.M. 87123

PREFABRICATED ALL MASONRY FIREBOX

INSTALLATION INSTRUCTIONS
Keep these instructions for future use.

This fireplace is to be installed **ONLY** by a constuction industry licensed contractor certified by Contempo. Any permits and construction industry inspections required for installation should be obtained by this contractor.



INSTALLATION MANUAL FOR MODELS 36, 42, 48, and 60.

Firebox structure consists of 10 modular pieces. The inside of the firebox is lined with 1" of rust colored refractory cement, cast in a herringbone pattern, with a hand grouted light-gray grout and backed up with lightweight Vermiculite concrete.

Contempo's double wall metal chimney system attaches to our heavy gauge steel anchor plate/damper. (See instructions on page 9.) This chimney is an air-cooled system. Also, a class "A" chimney system can be used for wood burning units with large openings. (See Instructions on page 11.)

Due to its lightweight firebox and the metal chimney system, the CONTEMPO FIREPLACE weighs only 990 to 2000 pounds, and therefore, requires no footings and can even be installed on most wooden floors. Check with the area's construction industry, architect, or engineer.

NOTE: All ***warnings*** are outlined in this manual and must be adhered to by the installer and the buyer. Failure to do so will nullify the manufacturer's warranty, and may cause serious fire hazard.

OMNI

PRE-INSTALLATION REQUIREMENTS

Proper preparation prior to installing the Contempo fireplace is VERY IMPORTANT and will eliminate costly delays created by call-back inspections, re-framing or removing framing to meet clearance requirements, as well as additional trips and charges by the installer.

CHIMNEY CHASE REQUIREMENTS

...for air cooled 12/15 Contempo Chimney System

NEW CONSTRUCTION

If the fireplace is being installed in new construction, the flue clearance must first be established. A 2" minimum clearance from combustible materials is required. Fire-blocking is required between the joists in which the flue will be installed. An enclosed chase should be constructed with an open clear space of 19"x19" minimum in attic, closet or above the roof, as indicated in the chart below. When the fireplace is installed on an interior wall: see FIG. 2 on this page, and above the roof to a height of 2'0: above a parapet or roof peak. A ½" plywood or wafer board should cap the chase in which a 19" minimum diameter circle, of 2" larger than he pipe diameter, should be removed, and over which the roof flashing should be centered and mounted.

Contempo F.P.	Chimney Type & Sizes		Chase Sizes	
Opening Size	Wood Burning Flue	Gas Only Flue	Wood I.D.	Gas I.D.
60" W x 38" H	Duratech 16" I.D.	Contempo 12/15 A.C.	22" x 22"	19" x 19"
48" W x 32" H	Duratech 14" I.D.	Contempo 12/15 A.C.	20" x 20"	19" x 19"
42" W x 32" H	Contempo 12/15 A.C.	Contempo 12/15 A.C.	19" x 19"	19" x 19"
36" W x 32" H	Contempo 12/15 A.C.	Contempo 12/15 A.C.	19" x 19"	19" x 19"

Note: Roof or floor decking should ***NOT*** cover any part of the chase opening.

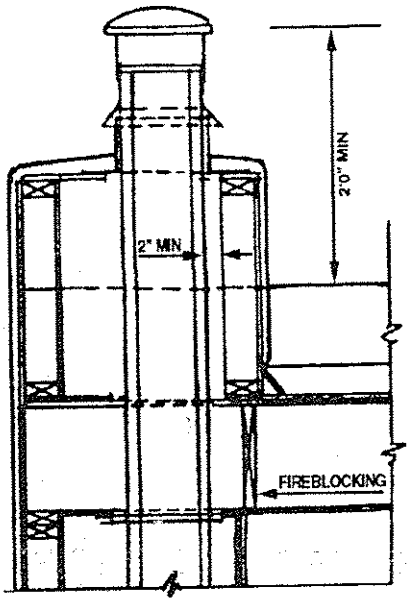


FIG 1: chimney chase requirements

RETROFIT INSTALLATION

In an existing house where the ceiling joist locations or direction are unknown, their location can be found by marking the ceiling every 1"on center and pounding a nail through the sheet-rock out to 24" from each wall. If a joist is encountered within this space, it must be cut and headered (as per the local building code). Check before cutting!

To complete the chimney preparation, follow the steps outlined above for new construction requirement.

COMBUSTION AIR SYSTEM

INSIDE WALL INSTALL

If the fireplace is not located on an interior wall the dryer-vent cover can be installed on a roof flue chase (See FIG. 2) and then a flex aluminum duct can be attached to the sleeve with enough duct to reach the floor on which the firebox sets.

Note: Combustion air supply ducts should not be accessed in attic spaces.

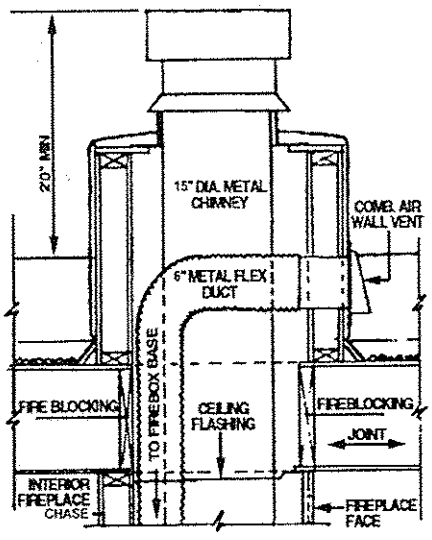


FIG 2: roof outside air access

OUTSIDE WALL INSTALLATION

If the fireplace is located on an outside wall a Contempo outside air vent needs to be installed for gas burning, or if required. When the chase wall is going to be masonry it is best to install this air vent as the wall is being built. If the chase wall is frame, the vent should be installed between the studs and a few inches above the base plate, the vent should be screwed into place before exterior finishing, it can be adjusted for exterior finish thickness.

FIREBOX CHASE REQUIREMENTS

A framed chase or masonry chase is required for all CONTEMPO fireplaces. The plan and elevation dimensions are illustrated in FIG 3 and FIG 4. If the fireplace is being set on a wooden floor, where the chase has already been constructed, it must be set on 6"wide x 8"high x 16"or 8" long concrete blocks. There must be a minimum 8" height. Wherever carpeting is present, it should be removed (including padding) to the hearth extension line.

The firebox base thickness is 5" added to the block height. This will make the hearth elevation 13". **A pallet jack is required for the fireplace installation which is detailed on page 8, paragraph 12.**

WARNING: The hearth opening to side walls requires a minimum distance of 34" to combustible materials.

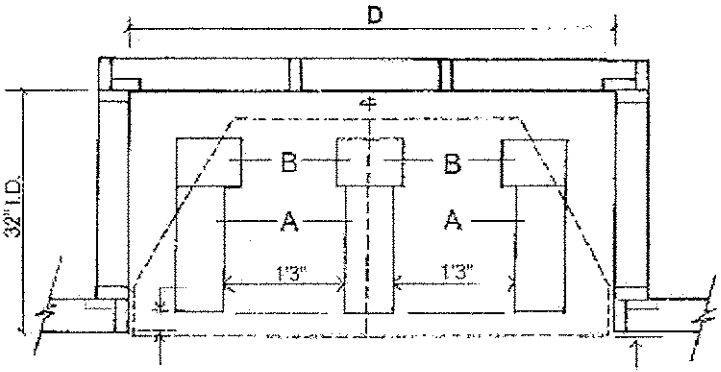
Set the concrete blocks on the floor exactly to the layout in FIG 3 and mark around the blocks with chalk or pencil. Remove the blocks and put mastic or mortar inside the marked line. Replace the blocks now and allow to set while fireplace is assembled. The block plan should be duplicated on the same center line a few feet out in front of the chase. Mastic or mortar should not be used on these blocks. (Set dry). The total fireplace is to be assembled on these blocks then moved into place after it's assembled, see page 8.

FLUSH FLOOR INSTALLATION

If the fireplace is being set on a concrete floor with base excluded, a CONTEMPO fireplace carriage will be needed for installation. The fireplace carriage must match the size of the fireplace being installed. The carriage should be set out in front of the chase opening, on the center line, about 2 feet. The baseless fireplace comes with 1 ½" supporting cleats which need to be screwed to the bottom of the first row of sections on the outside edge, which elevates the fireplace to allow the hearth bricks to be installed later.

The fireplace is assembled on top of the carriage in the same procedure as the fireplaces using bases except begin with #4 on page 7. When the fireplace is completely assembled, including the damper/anchor plate, a pallet jack is rolled into the carriage and jacked up to lift the firebox off the floor. Now the entire fireplace can be rolled back into the chase cavity to the exact desired location, then the jack is lowered. Refractory mortar should now be applied to the entire hearth area floor. Begin laying the split firebricks on the outside line of the hearth opening. Starting on the two outside bricks, first lay the brick on the edge of the firebox and slide it about ½"under the firebox. Next, fill the void between the outside brick with full split bricks. Then, adjust the bricks tight together. Mortar joints are not required. Duplicate this procedure until the hearth area is completely covered. Finally, fill all joint voids with the colored refractory mortar mix provided. The fireplace is now ready for chimney installation.

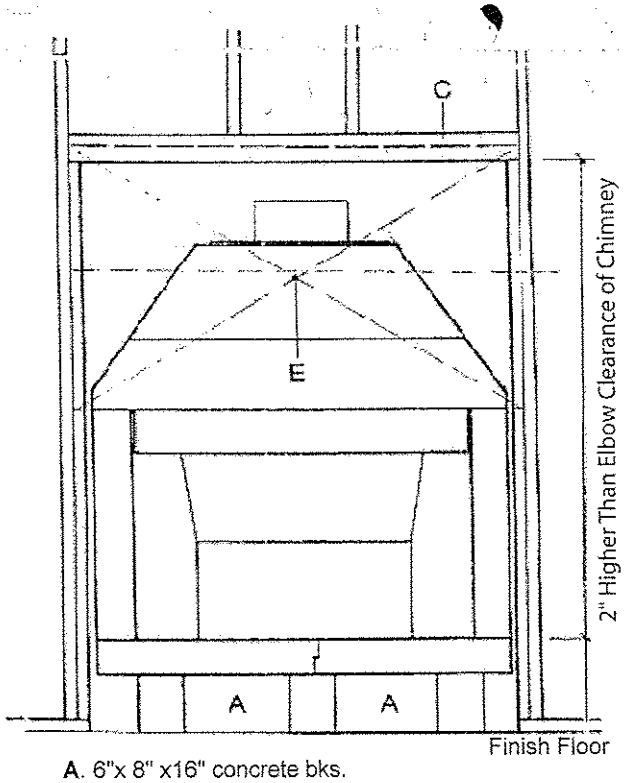
FIG 3: fireplace layout



A. 6"x8"x16" concrete bks. **B.** 6"x6" concrete bks.

D. Framed Opening	Width
36 Contempo Firebox	48"
42 Contempo Firebox	54"
48 Contempo Firebox	60"
60 Contempo Firebox	70"

4" min. height required over wood floor.



A. 6"x 8" x16" concrete bks.

C. Header

FIG 4: front view of fireplace

CHASE FINISHING

If the chase is frame construction, the header over the chase opening must be a minimum of 2" higher than the elbow clearance of the chimney. See FIG 4. ½" masonry board is required over the entire area designated by "E". This board can be screwed directly onto the fireplace face. The sheetrock can be butted up to the sides of the fireplace but not on top of the masonry. If installed on a wood floor, a hearth extension of 24" deep and extending 12" beyond the hearth opening on both sides is required.

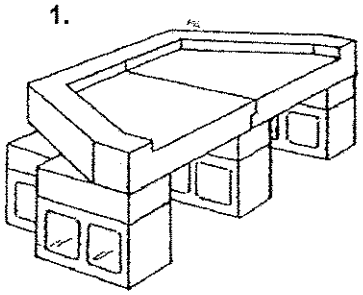
If the chase is masonry and the inside wall is extended above the fireplace, an adequate "L" iron mantle should be placed at the same height as the wooden header. Masonry board covers the same opening.

THE FIREPLACE CANNOT BE USED AS ANY PART OF A STRUCTUAL OR BEARING WALL.

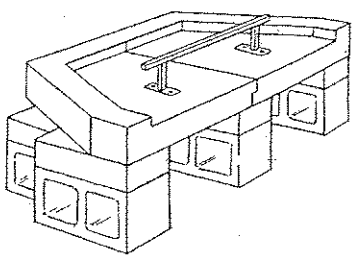
FIREBOX ASSEMBLY PROCEEDURE

The Contempo Fireplace consists of ten modular lightweight pieces. The entire assembled fireplace requires a chase area that is 60" wide by 32" deep. Any combustible header across the front of the chase must have 2" clearance from chimney pipe. Installation on wood floors requires that the fireplace be elevated with a minimum of 2-2" thick bricks, with a sheet of 20 gauge steel as long and wide as the fireplace, between the bricks. The following illustrated assembly will have a finished hearth height of 17". This elevation can be raised or lowered to 1 ¼" above the finished floor when on concrete.

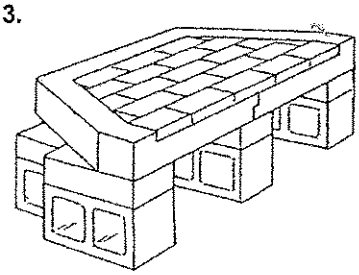
1.



2.



3.



1. The base of the fireplace is in two sections. These sections are keyed to fit together at the center. First, place the section with the underlying key on the center of the center blocks. Place refractory mortar on the key joint and set in place as indicated.

2. The wood burning Contempo andiron grate is sized to restrict the wood burning area. The grate comes in two sections. The front sections is mounted on the base of the firebox 16" out from the inside back section of the firebox or 6"back from the face on the base. The front piece should be centered and screwed into the concrete through the holes provided on the anchoring plates. The second wood grate section needs only to be installed when wood burning is desired.

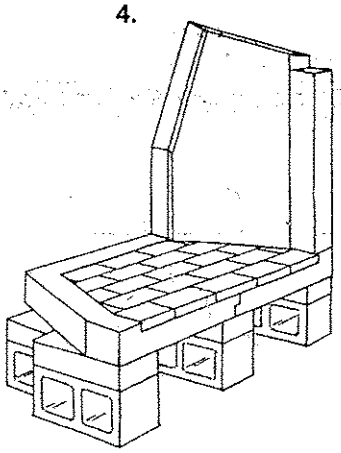
3. Next, install the split firebricks supplied with the fireplace. They have been pre-cut to fit into the base. Beginning with the front row, spread refractory mortar on the inside base with a ¼" x ¼" grooved tile applicator. Place the first brick over the center joint and lay the bricks in a running pattern.

4. Spread a thin layer of refractory mortar on top of the concrete portion of the base. The side section is then lifted into place and carefully aligned with the outside edge of the base. Until the mortar sets, this section can easily be moved. Therefore, caution should be used when setting the next section.

5. Apply refractory mortar to the sides of the first back sections. The brick herringbone pattern creates a right triangle facing up. If it is not placed properly, the pattern will not line up with the side sections pattern. Secure the side section to back section with 2 – ¼"x 5"lag bolts. Screw bolts though side section into back section. Do not over-tighten.

6. Set the second side section into place and align with the base and back section. Secure this section to the back section with 2 – ¼"x 5"lag bolts as per instructions in #5 location as indicated in the illustration with black dots. Do not get closer than 2" from any outside edge.

4.



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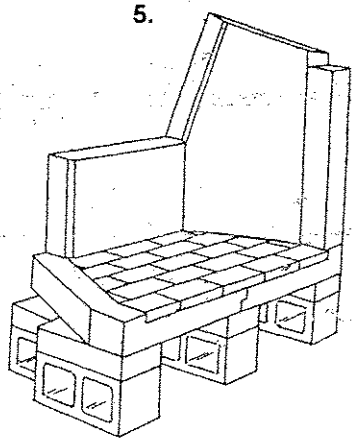

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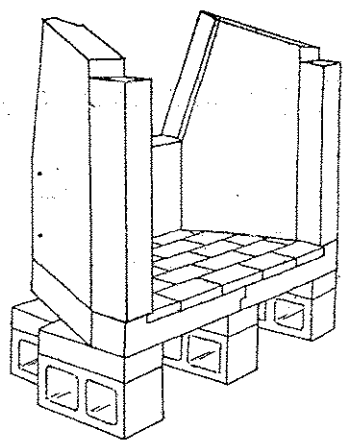

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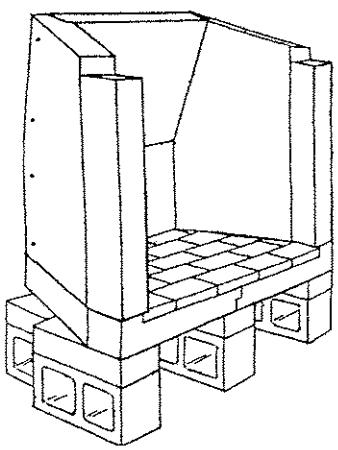

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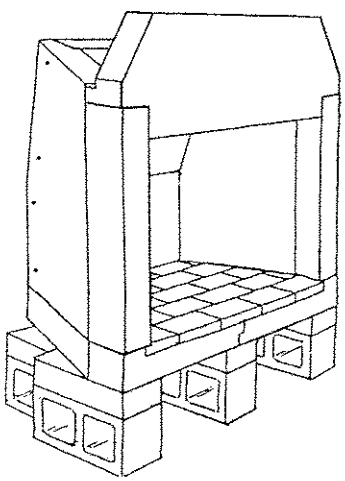
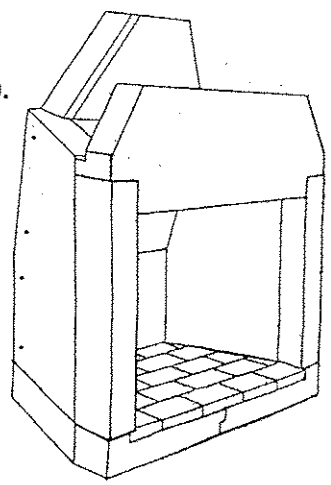


9.



CHASE FINISHING

If the chase is frame construction, the header over the chase opening must be a minimum of 2" higher than the elbow clearance of the chimney. See FIG 4. ½" masonry board is required over the entire area designated by "E". This board can be screwed directly onto the fireplace face. The sheetrock can be butted up to the sides of the fireplace but not on top of the masonry. If installed on a wood floor, a hearth extension of 24" deep and extending 12" beyond the hearth opening on both sides is required.

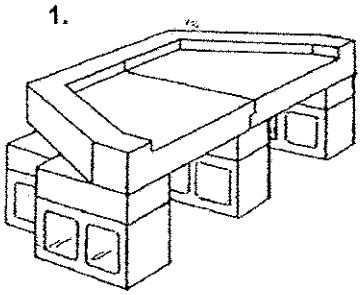
If the chase is masonry and the inside wall is extended above the fireplace, an adequate "L" iron mantle should be placed at the same height as the wooden header. Masonry board covers the same opening.

THE FIREPLACE CANNOT BE USED AS ANY PART OF A STRUCTUAL OR BEARING WALL.

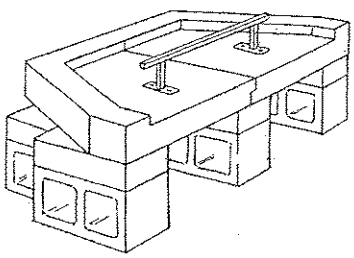
FIREBOX ASSEMBLY PROCEEDURE

The Contempo Fireplace consists of ten modular lightweight pieces. The entire assembled fireplace requires a chase area that is 60" wide by 32" deep. Any combustible header across the front of the chase must have 2" clearance from chimney pipe. Installation on wood floors requires that the fireplace be elevated with a minimum of 2-2" thick bricks, with a sheet of 20 gauge steel as long and wide as the fireplace, between the bricks. The following illustrated assembly will have a finished hearth height of 17". This elevation can be raised or lowered to 1 ¼" above the finished floor when on concrete.

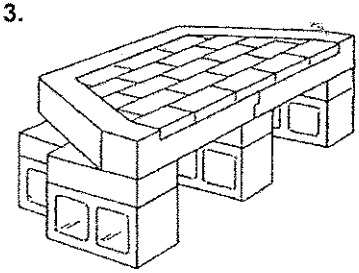
1.



2.



3.



1. The base of the fireplace is in two sections. These sections are keyed to fit together at the center. First, place the section with the underlying key on the center of the center blocks. Place refractory mortar on the key joint and set in place as indicated.

2. The wood burning Contempo andiron grate is sized to restrict the wood burning area. The grate comes in two sections. The front sections is mounted on the base of the firebox 16" out from the inside back section of the firebox or 6"back from the face on the base. The front piece should be centered and screwed into the concrete through the holes provided on the anchoring plates. The second wood grate section needs only to be installed when wood burning is desired.

3. Next, install the split firebricks supplied with the fireplace. They have been pre-cut to fit into the base. Beginning with the front row, spread refractory mortar on the inside base with a ¼" x ¼" grooved tile applicator. Place the first brick over the center joint and lay the bricks in a running pattern.

DURATECH CHIMNEY APPLICATIONS
FOR WOOD BURNING 48 & 60 CONTEMPO FIREPLACES

DuraTech Chimney 1700°F (10" – 16" diameter) is a complete chimney system tested and listed to UL Test Procedure 103, and ULC S604. In the United States, DuraTech Chimney can be used with wood stoves, fireplaces, furnaces, boilers, water heaters, stoves, ranges, or other residential-type appliances fueled by oil, gas, coal, or wood, that have been tested and listed for use with a UL103 chimney system. In Canada, Duratech can be used with oil and gas fired appliances listed for use with a Type A Chimney, in accordance with ULCS604. Duratech Chimney 1700°F is available in 10", 12", 14" and 16" diameters. Do not use with forced draft, positive-pressure appliances. The DuraTech Chimney system is designed to extend vertically with a maximum of one (1) offset (two elbows total) of 30° from vertical. DuraTech Chimney is listed under UL Re-examination Service Number MH7399.

You must use only authorized DuraTech Chimney parts to maintain a listed Chimney system (not including the connector pipe). Do not install damaged or modified parts. Table 1 lists the authorized DuraTech Chimney components. Practice good workmanship. Sloppy work could jeopardize your chimney's safety. Keep electrical wiring and insulation away from all chimneys and stovepipes. If you have any questions, be sure to contact either your dealer or Simpson Dura-Vent directly.

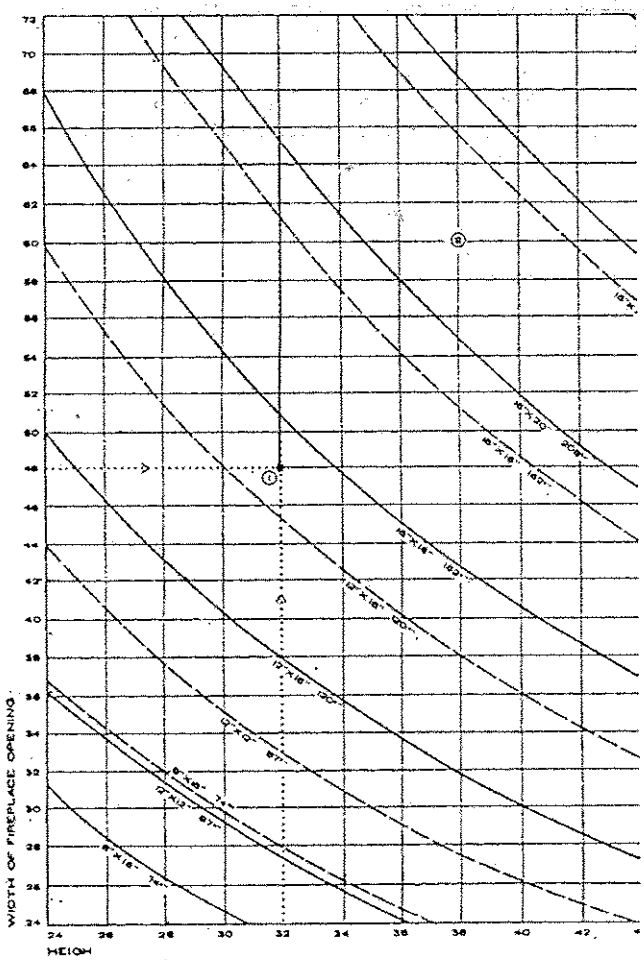
Table 1: DuraTech Chimney Components

12", 18", 24" & 36" Sections	Firestop Radiation Shield
Elbow	Attic Insulation Shield
Tee with Tee Cap	Elbow Strap
Tee Support Bracket	Wall Strap
Chimney Cap	Anchor Plate
Round Ceiling Support Box	Extended Roof Bracket
Trim collars for Round Support Boxes	Adjustable Roof Flashing
Wall Thimble	Chase Top Flashing
Finishing Collar	Flat Roof Flashing
Roof Rafter Shields	Storm Collar

Chimney Diameter
Follow the appliance manufacturer's instructions to determine chimney diameter and clearances between combustible materials and your heating appliance. Never choose a chimney with an inside diameter smaller than your appliance's outlet. **If you are connecting to a masonry fireplace, refer to Table 4**, for proper sizing. To calculate the chimney's outside diameter, add 2 inches to the inside diameter.

Duratech Chimney Installation
The installation of the DuraTech Chimney and the Contempo /Temco air cooled system are nearly identical, except for the anchor plate and starter collar. The DuraTech system will require a customized Contempo anchor plate which is attached to the starter collar. This is installed as indicated in paragraph 1 on page 9. A custom damper assembled attachment is installed in the first section of pipe on both Conempo wood urning units, the 48" and the 60". If only gas burning is intended, install the Contempo air cooled system.

Modular Flue Sizes for Fireplaces* **Table 4**



1. Needs 141" min. 14" Round Pipe =154"
2. U.L. 127 Approved with 16" Round Pipe

* Architectual Graphics Standard, Sixth Ed.

CONTEMPO / TEMCO AIR COOLED CHIMNEY INSTALLATION

WARNING: Contempo Fireplaces 60 and 48 are to use DuraTech Chimney when wood burning. Fireplaces 42 and 36 can use 12/15 Contempo/Temco air-cooled Chimney. when wood burning is intended. If the fireplaces are plated for gas burning ONLY, all fireplaces can use the 12/15 air-cooled chimney.

1. Position the anchor plate/damper with chimney starter collar over the opening on the top section of the firebox, centering over the opening. Trace the outer edge of the anchor plate. Using a ¼" masonry drill, drill into the firebox top through the four holes in the plate. Apply bed of refractory mortar between the anchor plate and top of firebox. Secure the plate with the four lag bolts ¼" dia. x 2" long.

   Next install the chimney starter. Set the chimney starter over the damper. Follow the instructions below for installation of the chimney system, then secure the starter to the anchor plate with self-drilling screws.

   Each double wall chimney section consists of an outer pipe, flue pipe and one wire spacer. The pipe sections are not pre-assembled and must be assembled piece by piece as the chimney is installed. When starting the chimney directly on the fireplace, the flue pipe section must be installed first with the hemmed end down. The outer pipe section can then be installed over the flue pipe section with the hemmed end up. See FIG 5.

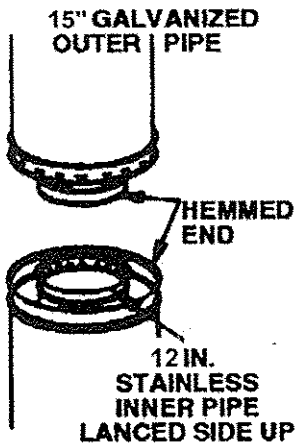


FIG 5: chimney pipe assembly

WARNING: THE OPENINGS IN THE COLLAR AROUND THE FIREPLACE MUST NOT BE OBSTRUCTED. NEVER USE BLOWN INSULATION TO FILL THE CHIMNEY

2. Place one elbow, without straps, into the damper and slide it down to the stops provided. Press down on each pipe section until the lances on the lower end securely engage the knurl on the fireplace starting collar. The wire spacer will assure the proper spacing between the inner and outer pipe sections.

3. Attach elbow with the straps to the flue section that will be used to connect the elbows. ***Make sure this elbow is connected to the flue section in the right direction.*** Attach these two sections to the elbow on the anchor plate/damper and starter collar. Align the top elbow to the hole you have already cut into the ceiling. Then, secure the straps to the walls to hold the assembly in place.

4. The remaining straight flue sections required to reach the building code approved height should be attached one at a time as they are lowered from the room to the secured elbow on the firebox. Once the whole flue is in position, attach the assembled straight flue sections to the top elbow, thereby completing all flue connections. ***Make sure that both inner and outer pipe sections are locked; when installing double wall "snap lock" chimneys, it is important to ensure that the joint between the chimney sections is locked.*** Check by pulling chimney upward after locking: the chimney will not pull apart if it is properly locked. Screws are not necessary to keep the chimney together. If chimney is 30' or higher, a support section (a 4-strap 12" length of pipe) is required after a straight chimney above the fireplace run, or above a return elbow after a straight chimney run. The support is designed to relieve the extra weight load on the fireplace and elbows when high chimneys are installed. See FIG 7.

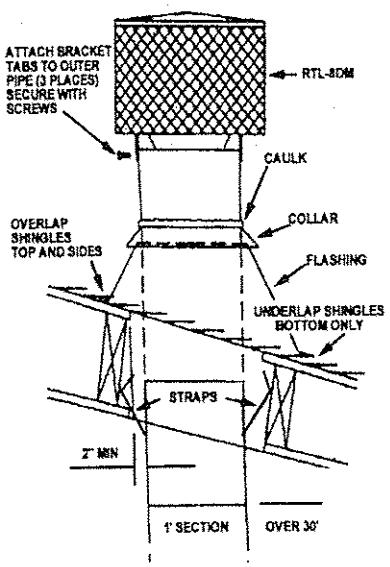


FIG 6: chimney termination

5. Return to the roof with the storm collar and termination cap. First install the storm collar around the exterior of the flue section extending above the roof flashing. Tighten and slide down over the top of the roof flashing, secure and seal. Install the termination cap as per manufacturer's instructions.

WARNING: DO NOT SEAL VENTILATION OPENINGS ON THE ROOFTOP FLASHING.

IMPORTANT: If an exposed portion of chimney is greater than 5' above the roof line, use support wires to keep chimney secure. The support wires may be attached to the outer pipe of the chimney with screws, and must not penetrate the inner flue pipe.

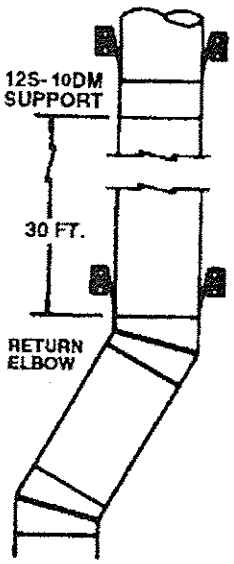


FIG 7

ELBOW INSTALLATION

1. To achieve desired offset you may install combinations of 12", 18", and 48" lengths of double wall pipe between the elbows.
2. Chimney weight above offset rests on return elbow. Straps must be securely nailed to rafters, joists, or stud.
3. Maximum length of pipe between supports (return elbow) is 6' of angled run. Maximum of two 6' angled run sections per chimney system.

NOTE: All pipe joints between offsets shall be secured with two screws, only on the outer pipe, and must not penetrate the inner stainless.

FIRESTOP SPACERS

Firestop spacers are required at each point where the chimney penetrates a floor or ceiling joist space. Their purpose is two-fold: they establish and maintain the required clearance between the chimney and combustible materials, and they also provide complete separation from one floor space to another floor or attic space as required by most codes. When penetrating a floor or ceiling at an angle, the appropriate approved firestop should be used.

When the double wall pipe passes through a framed opening into an attic space, the firestop must be place in the attic floor.

When the double wall pipe passes through a framed opening into living space above, the firestop must be placed onto the ceiling from below.

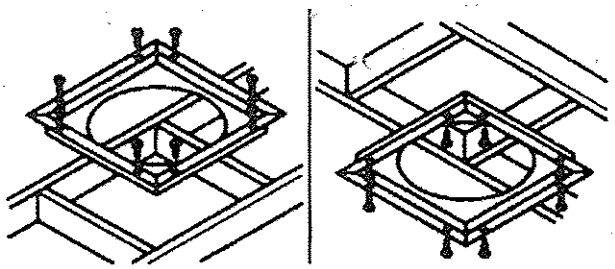


FIG 8: firestop installation

10-FOOT RULE

All chimney terminations must extend a minimum of 3' above the highest point where it passes through the roof and must be at least 2' above the peak of the roof if within a horizontal distance of 10' from the peak. See FIG 9.

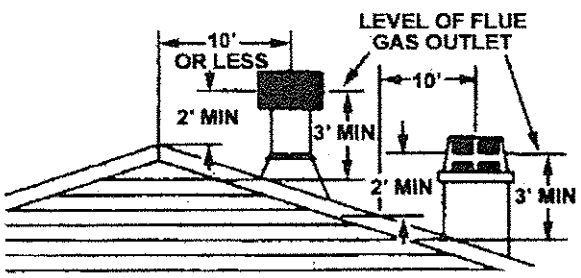


FIG 9: 10 foot rule

HEARTH EXTENSION ON WOODEN FLOORS

Contempo does not manufacture hearth extensions. However, when the installation is on a wood floor, the dimensions, in plan and section drawings shown in FIG 10 and FIG 11 must be follow to adhere to the UL 127 tested fireplace. The dimensions are all minimum requirements. The hearth size can be increased in depth, width, and height, but not decreased. The section drawing in FIG 10 is constructed of all non-combustible material; any alterations must be approved by the local Construction Industry.

WARNING: Hearth Extension only to be installed as illustrated (not required on concrete).

HEARTH EXTENSION ON CONCRETE FLOORS

The hearth extension on concrete floors that have been carpeted must conform to the same size as indicated for the wood floor extensions. If the fireplace is set flush with the floor on split firebricks a tile or stone hearth extension the same size must be maintained when the floor is carpeted. If the floor is covered with total non-combustible material, this does not apply.

WOOD MANTELS

Any wood mantel installed on the surface of the Contempo Fireplace must maintain a minimum distance of 20" from the top of the firebox opening, and is not to exceed 9 1/4" in depth. See FIG 10. All other requirements must comply with U.B.C. and the local Construction Industry.

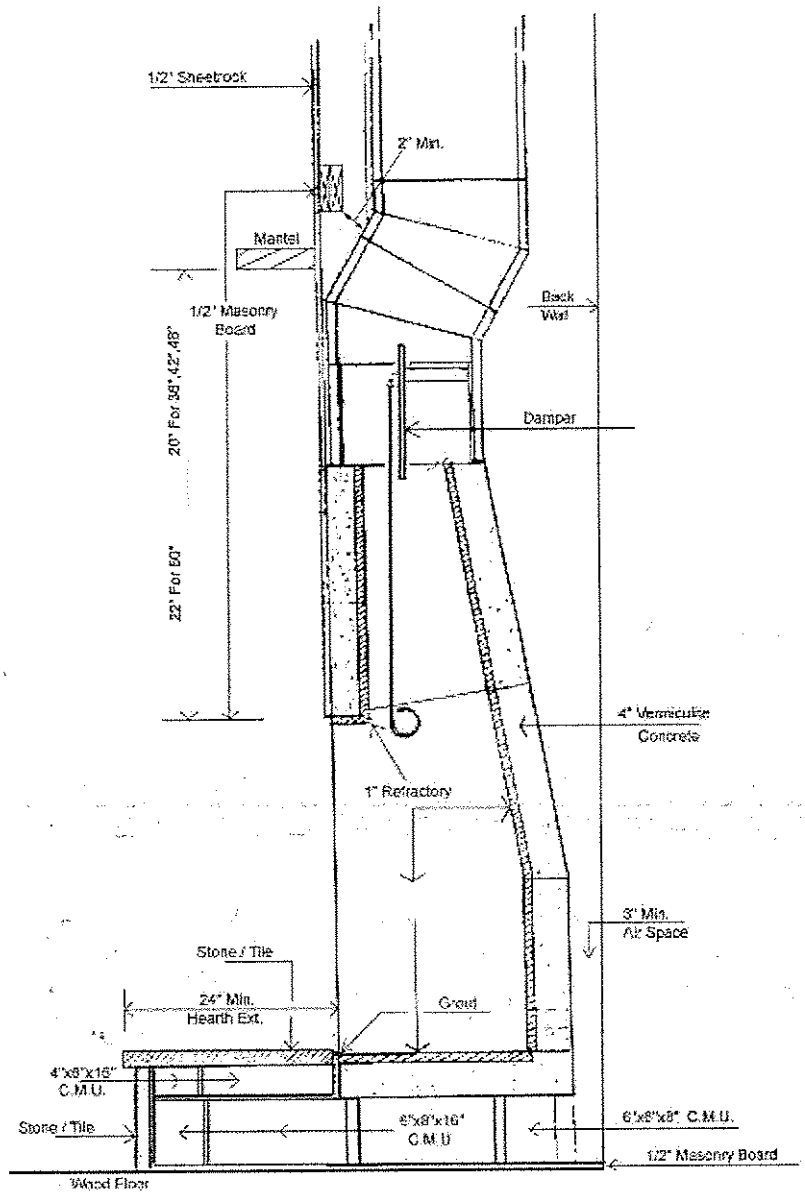


FIG 10: section drawing

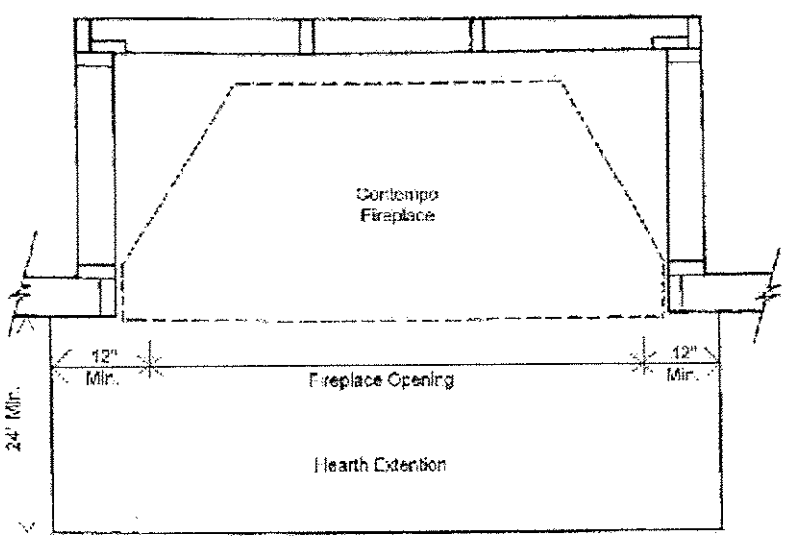


FIG 11: plan drawing

CABLE·RAIL™
by Feeney

3-Part Specification
Railing Cable Systems

GENERAL NOTES TO SPECIFIER:

THIS SPECIFICATION SECTION HAS BEEN PREPARED TO ASSIST DESIGN PROFESSIONALS IN THE PREPARATION OF PROJECT OR OFFICE MASTER SPECIFICATIONS. IT FOLLOWS GUIDELINES ESTABLISHED BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE, AND THEREFORE MAY BE USED WITH MOST MASTER SPECIFICATION SYSTEMS WITH MINOR EDITING.

EDIT CAREFULLY TO SUIT PROJECT REQUIREMENTS. MODIFY AS NECESSARY AND DELETE ITEMS THAT ARE NOT APPLICABLE. VERIFY THAT REFERENCED SECTION NUMBERS AND TITLES ARE CORRECT. (NUMBERS AND TITLES REFERENCED ARE BASED ON *MASTERFORMAT*, 2004 EDITION).

THIS SECTION ASSUMES THE PROJECT MANUAL WILL CONTAIN COMPLETE DIVISION 1 DOCUMENTS INCLUDING 01 25 13–PRODUCT SUBSTITUTION PROCEDURES, SECTIONS 01 33 00–SUBMITTAL PROCEDURES, 01 62 00–PRODUCT OPTIONS, 01 66 00–PRODUCT STORAGE AND HANDLING REQUIREMENTS, 01 74 00–CLEANING AND WASTE MANAGEMENT, 01 77 00–CLOSEOUT PROCEDURES, AND 01 78 00–CLOSEOUT SUBMITTALS. CLOSE COORDINATION WITH DIVISION 1 SECTIONS IS REQUIRED. IF THE PROJECT MANUAL DOES NOT CONTAIN THESE SECTIONS, ADDITIONAL INFORMATION SHOULD BE INCLUDED UNDER THE APPROPRIATE ARTICLES.

THIS IS AN OPEN PROPRIETARY SPECIFICATION ALLOWING USERS THE OPTION OF APPROVING OTHER MANUFACTURERS THAT COMPLY WITH THE CRITERIA SPECIFIED HEREIN.

NOTES TO THE SPECIFIER ARE CONTAINED IN BOXES LIKE THIS ONE AND SHOULD BE DELETED FROM FINAL COPY.

OPTIONAL ITEMS REQUIRING SELECTION BY THE SPECIFIER ARE ENCLOSED WITHIN BRACKETS, E.G: [35] [40] [45]. MAKE APPROPRIATE SELECTIONS AND DELETE OTHERS.

ITEMS REQUIRING ADDITIONAL INFORMATION ARE UNDERLINED BLANK SPACES, E.G: _____.

OPTIONAL PARAGRAPHS REQUIRING SELECTION OF ONE OF THE OPTIONS ARE SEPARATED BY "OR" WITHIN A BOX, E.G:

OR

OPTIONAL PARAGRAPHS AND FEATURES THAT MAY BE SELECTED OR DELETED AS DESIRED ARE SHOWN IN BOLD FACE TYPE. CONVERT THE BOLD FACE TYPE TO REGULAR TYPE WHEN INCLUDING THESE PARAGRAPHS OR FEATURES; DELETE THEM IF NOT REQUIRED FOR THE PROJECT.

REVISE FOOTER TO SUIT PROJECT/OFFICE REQUIREMENTS.

ELECTRONIC VERSIONS OF THIS SPECIFICATION UTILIZE AUTOMATIC PARAGRAPH NUMBERING.

WHEN EDITING IS COMPLETE, DELETE ALL TEXT ON THIS PAGE, THEN REMOVE THE SECTION BREAK AT THE TOP OF THE NEXT PAGE TO REMOVE THIS PAGE FROM THE DOCUMENT.

SPECIFICATION BEGINS ON THE FOLLOWING PAGE.

Initial Issue Date: January 2001
Revision 3: July 2005

A. Reference Section 01 66 00–Product Storage and Handling Requirements.

B. Follow manufacturer's instructions.

1.05 WARRANTY

COMPLETE TEXT OF FOLLOWING WARRANTY IS AVAILABLE FROM FEENEY UPON REQUEST.

A. Special Warranty: Stainless steel cables and connectors – 10 year limited warranty against defects in materials and workmanship.

PART 2 - PRODUCTS

2.01 MANUFACTURER

A. Feeney Wire Rope & Rigging
2603 Union St.
Oakland, CA 94607

Toll Free: (800) 888-2418
Tel: (510) 893-9473
Fax: (510) 893-9484
E-Mail: sales@feeneywire.com
Website: http://www.cablerail.com

B. Product: CableRail™ cable assemblies and fittings.

C. Substitutions: Reference Section 01 25 13–Product Substitution Procedures.

2.02 MATERIALS

A. Cables: Type 316 stainless steel as specified below, polished finish, commercial, dry grade.

B. Fittings:
1. Swage Style: Type 316 stainless steel, vibratory/tumbled finish.
2. QuickConnect-SS™: Type 316 stainless steel body, mill finish.

2.03 COMPONENTS

SELECT FOLLOWING PARAGRAPH A. "CableRail Standard Cable Assemblies" FOR STANDARD INSTALLATIONS WHERE TERMINAL POSTS HAVE AT LEAST A 3 INCH (75MM) CLEARANCE FROM WALLS OR OTHER OBJECTS AND CAN BE FULLY PENETRATED FOR ATTACHMENT OF CABLE FITTINGS. SELECT PARAGRAPH B. "CableRail™ Custom Cable Fittings and Assemblies" FOR CUSTOM INSTALLATIONS REQUIRING OTHER TYPES OR SIZES OF CABLE AND/OR CONNECTING HARDWARE DUE TO LOAD REQUIREMENTS, ORNAMENTAL DESIGN NEEDS, OR SPECIFIC/UNIQUE TERMINATION CONDITIONS.

A. CableRail™ Standard Cable Assemblies: [1/8 inch (3.2 mm)] [3/16 inch (4.8 mm)] [1/4 inch (6.4 mm)] diameter by length as required, 1x19 construction, Type 316 stainless steel cable with a stainless steel threaded terminal factory attached to one end. Provide 2 [stainless steel] [nylon] flat washers, 1 stainless steel washer-nut, 2 [colored elastomer] [stainless steel] end caps, and 1 stainless steel QuickConnect-SS™ fitting with each assembly.
1. Accessories: Stainless steel protector sleeves, rubber grommets, beveled washers and additional accessories as recommended by manufacturer for installation conditions.

B. CableRail™ Custom Cable Fittings and Assemblies:

CABLE SELECTION GUIDELINES:

SELECT CABLE BASED ON LOAD REQUIREMENTS, DECORATIVE APPEARANCE AND/OR FLEXIBILITY NEEDS.

CABLE DIAMETER IS SELECTED BASED ON THE LOAD LIMIT REQUIRED FOR THE INSTALLATION AS DETERMINED BY THE PROJECT ENGINEER. FEENEY WIRE ROPE AND RIGGING CAN ASSIST WITH CABLE SIZING.

THE MORE WIRES AND STRANDS IN A CABLE, THE MORE FLEXIBLE AND LESS RESISTANT IT IS TO ABRASION. TYPICALLY, 1X19 CONSTRUCTION IS COMMON FOR STRAIGHT OR SLIGHTLY BENDING RUNS; 7X7 MAY BE USED FOR STRAIGHT RUNS OR FOR CONDITIONS REQUIRING FLEXIBILITY AND BENDING. 1X19 AND 7X7 IN 1/8, 3/16, AND 1/4 INCH DIAMETERS ARE USUALLY THE MOST COMMON FOR RAILING IN-FILL.

1X19 CONSTRUCTION HAS A TWISTED WIRE APPEARANCE WHERE AS 7X7 HAS A WOVEN, BRAIDED WIRE APPEARANCE.

TYPE 316 IS EXCELLENT FOR BOTH INTERIOR AND EXTERIOR CONDITIONS.

THE FOLLOWING CABLES ARE THE MOST COMMON IN USE. OTHER OPTIONS INCLUDING PVC AND NYLON COATED CABLES ARE AVAILABLE – CONTACT FEENEY WIRE ROPE AND RIGGING FOR INFORMATION.

1. Cable: [1/8 inch (3.2 mm) diameter, 1x19 construction, Type 316 stainless steel.]
   [1/8 inch (3.2 mm) diameter, 7x7 construction, Type 316 stainless steel.]
   [3/16 inch (4.8 mm) diameter, 1x19 construction, Type 316 stainless steel.]
   [3/16 inch (4.8 mm) diameter, 7x7 construction, Type 316 stainless steel.]
   [1/4 inch (6.4 mm) diameter, 1x19 construction, Type 316, stainless steel.]
   [1/4 inch (6.4 mm) diameter, 7x7 construction, Type 316, stainless steel.]
   a. Coating: [None] [Clear PVC] [Black PVC] [White PVC] [Custom color PVC as selected by Architect].

VERIFY THAT DRAWINGS IDENTIFY ALL HARDWARE ITEMS BY FEENEY MODEL NUMBER IF "as identified by manufacturer's model number on Drawings" IS SELECTED IN THE FOLLOWING PARAGRAPH.

2. Fittings: Type 316 stainless steel swage style terminals, turnbuckles and fixed ends and other hardware [as identified by manufacturer's model number on Drawings] [as recommended by manufacturer for installation conditions].

PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine work to which cables will be anchored or will penetrate. Coordinate with responsible entity to perform corrective work as necessary.
   1. Verify post size and cable spacing are in accordance with manufacturer's recommendations.

B. Take field measurements and compare installation conditions to shop drawings. Notify manufacturer if field measurements vary from shop drawings.

3.02 INSTALLATION

MANUFACTURER'S INSTALLATION INSTRUCTIONS COVER PROCEDURES FOR TYPICAL INSTALLATION CONDITIONS. INSERT ADDITIONAL REQUIREMENTS AS NECESSARY TO COVER SPECIAL OR UNUSUAL CONDITIONS.

A. Follow manufacturer's installation instructions.

B. Isolate dissimilar metals with grommets or bushings.

3.03 CLEANING

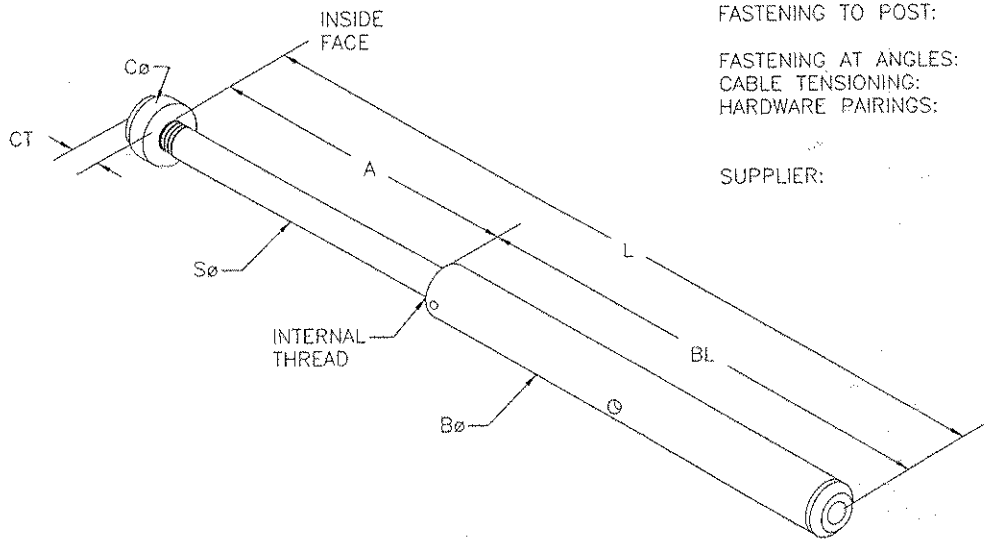
A. Reference Section 01 74 00–Cleaning and Waste Management.

INCLUDE FOLLOWING PARAGRAPH FOR EXTERIOR CABLES IN COASTAL AREAS.

B. Clean cables thoroughly using synthetic scotch type pads and hot soapy water (or denatured alcohol or acetone) to remove residual lubricants; rinse thoroughly with clear water and wipe dry.

END OF SECTION

SLEEKLINE CAP END TURNBUCKLE



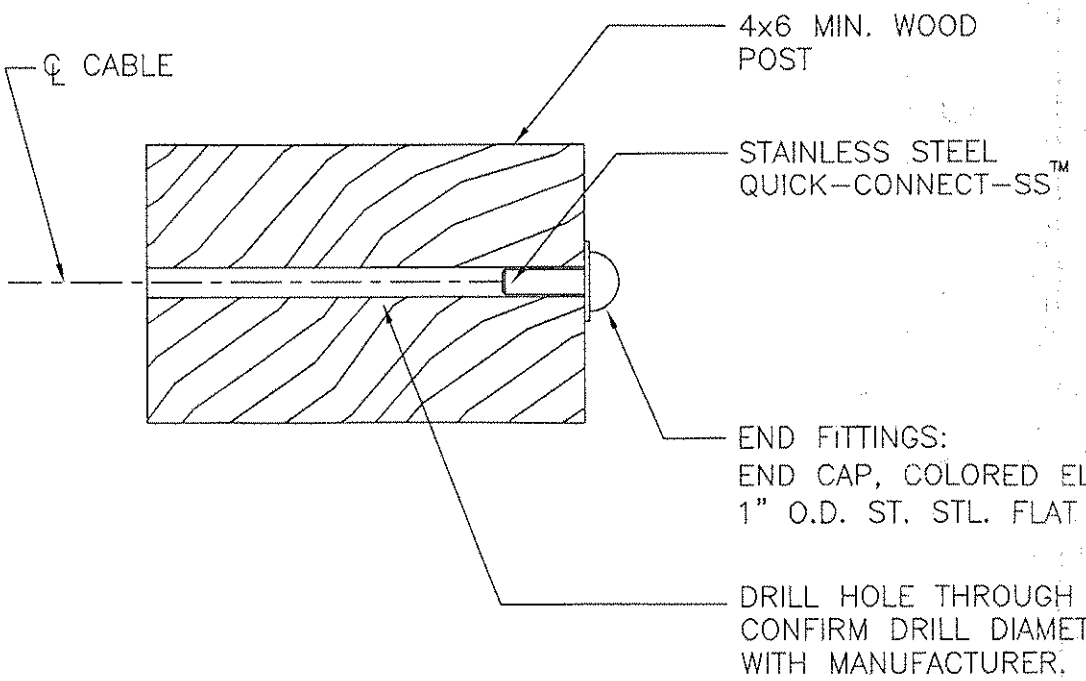
ITEM:	SLEEKLINE CAP END TURNBUCKLE
MATERIAL:	TYPE 316 STAINLESS STEEL.
FITTING TYPE:	ADJUSTABLE CABLE END TURNBUCKLE FOR ATTACHING & TENSIONING LINES. SMOOTH, ATTRACTIVE APPEARANCE WITHOUT ANY EXPOSED THREADS OR SWAGE ENDS.
SWAGE TYPE:	CAN BE MACHINE SWAGED IN FACTORY BUT BEST SUITED FOR FIELD FABRICATION USING CABLECRIMP HAND SWAGE STYLE.
POST TYPE:	METAL. WOOD POSSIBLE BUT NOT RECOMMENDED. (POSTS NOT INCLUDED).
FASTENING TO POST:	ATTACH THROUGH END/TERMINATION POST HOLES USING A SMALL END CAP.
FASTENING AT ANGLES:	DRILL POST HOLES AT ANGLE AND USE BEVELED WASHERS
CABLE TENSIONING:	ADJUST BY TURNING TUBULAR TURNBUCKLE BODY.
HARDWARE PAIRINGS:	USUALLY PAIRED WITH FIXED CAP END OR ANOTHER SLEEKLINE CAP END TURNBUCKLE. ALSO MAY USE ANY OTHER TENSION ADJUSTMENT FITTING OR FIXED END.
SUPPLIER:	FEENEY WIRE ROPE & RIGGING 2603 UNION STREET, OAKLAND, CA 94607 PH: 1-800/888-2418 FAX: 1-510/893-9484 E-MAIL: sales@feeneywire.com WEB: www.cablerail.com

SLEEKLINE CAP END TURNBUCKLE, STAINLESS STEEL

PART#	MODEL#	SWAGE TYPE	CABLE SIZE	END CAR DIA (Cø)	END CAP THICK (CT)	SHAFT LENGTH CLOSED (OPEN) (A)	SHAFT DIA (Sø)	BODY LENGTH (BL)	BODY DIA (Bø)	LENGTH CLOSED (OPEN) (L)	ATTACHMENT POST DRILL HOLE ø
3300	125-SCETB	MACHINE	1/8"	9/16"	5/16"	3-1/2" (5-1/8")	1/4"	4-3/4"	1/2"	8-1/4" (9-7/8")	5/16"
3302	187-SCETB	MACHINE	3/16"	9/16"	5/16"	3-1/2" (5-1/8")	1/4"	4-3/4"	1/2"	8-1/4" (9-7/8")	5/16"
3305	CC125-SCETB	CABLECRIMP	1/8"	9/16"	5/16"	3-1/2" (5-1/8")	1/4"	4-3/4"	1/2"	8-1/4" (9-7/8")	5/16"
3282	CC187-SCETB	CABLECRIMP	3/16"	9/16"	5/16"	3-1/2" (5-1/8")	1/4"	4-3/4"	1/2"	8-1/4" (9-7/8")	5/16"

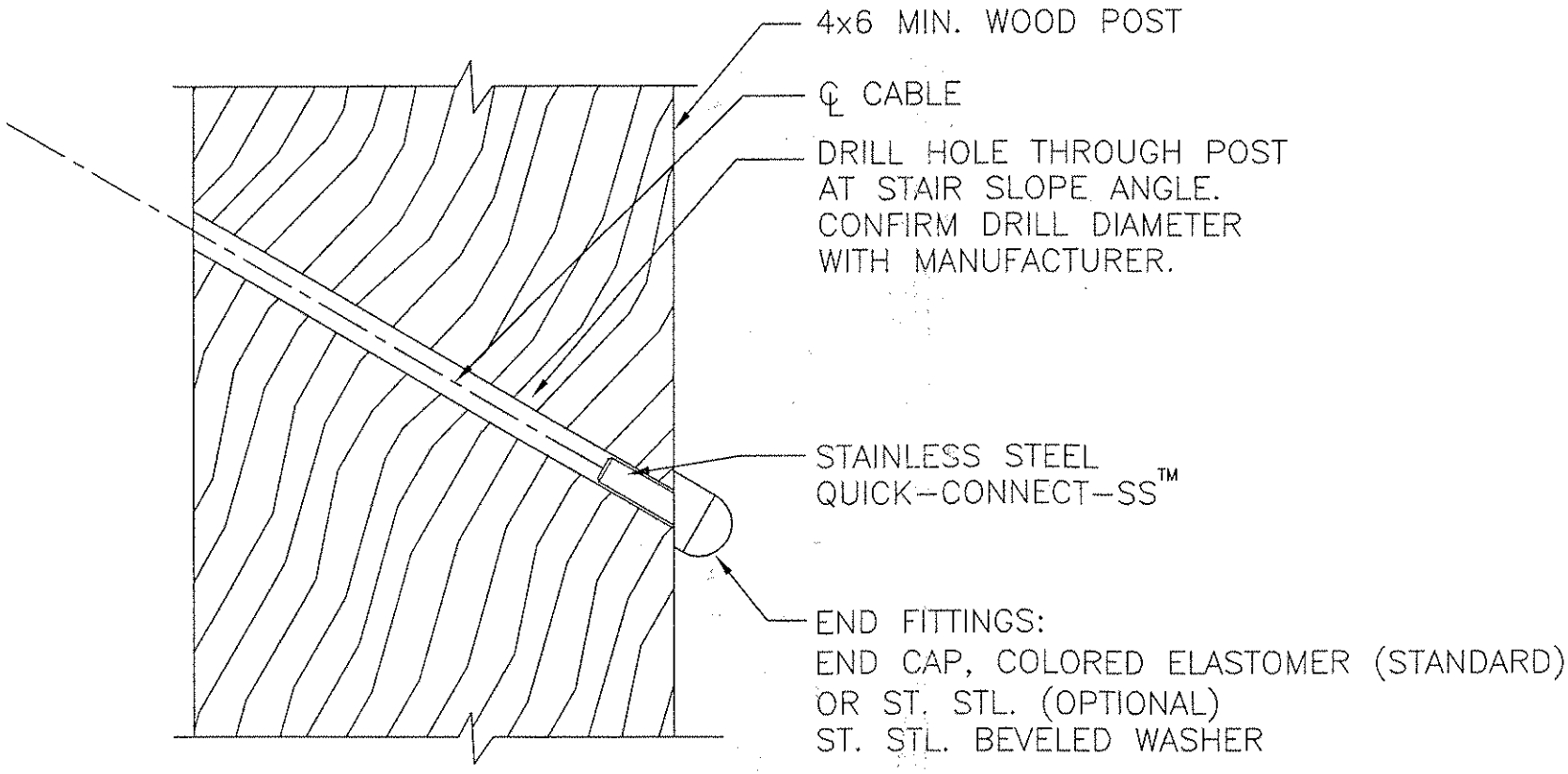
QUICK–CONNECT–SS™: WOOD POST TERMINATION

NOTE: DETAIL IS TYPICAL FOR BOTH 1/8" AND 3/16" DIAMETER STANDARD CABLERAIL™ ASSEMBLIES.



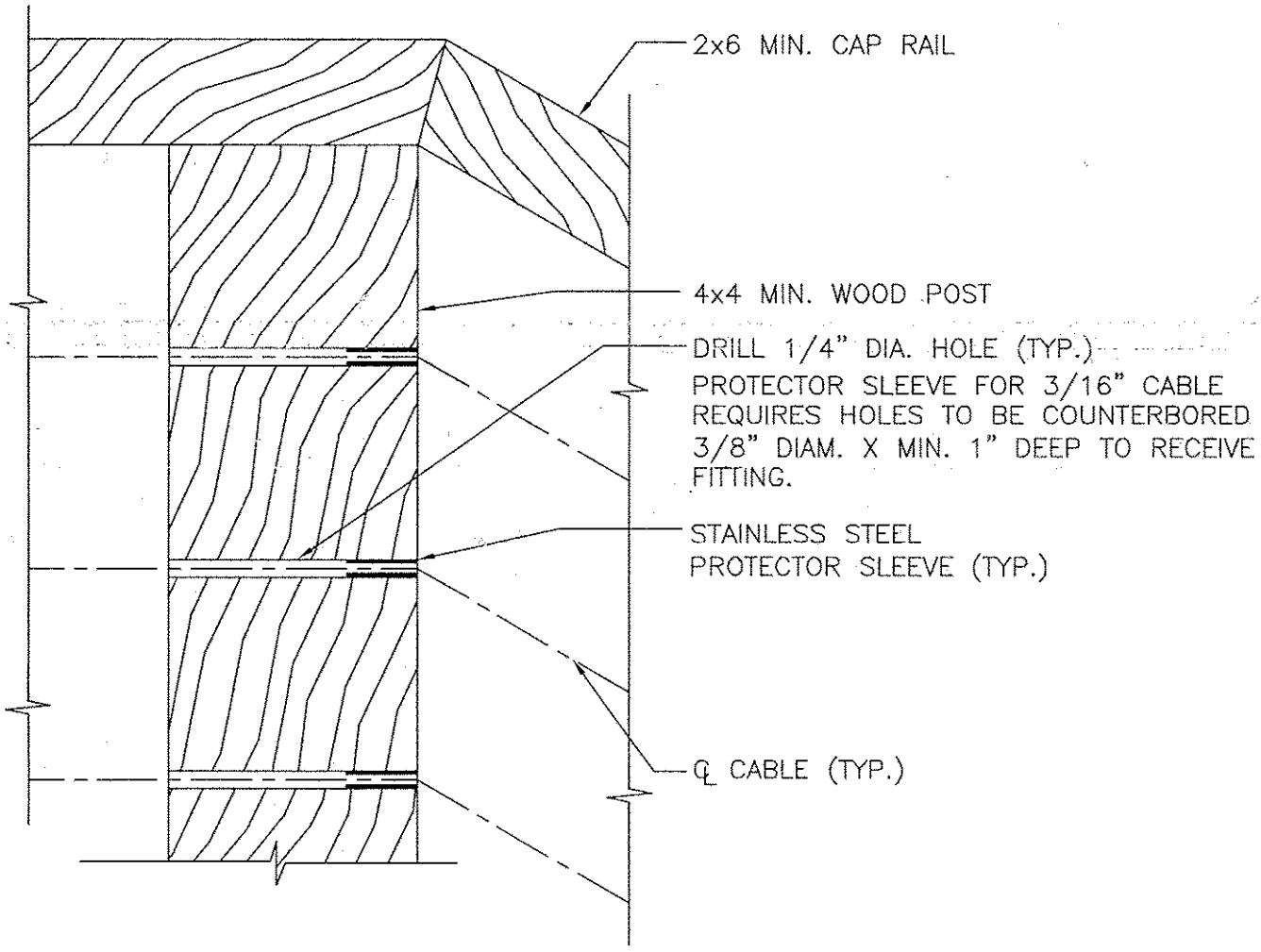
QUICK–CONNECT–SS™: WOOD POST WITH ANGLED TERMINATION – STAIRS

NOTE: DETAIL IS TYPICAL FOR BOTH 1/8" AND 3/16" DIAMETER STANDARD CABLERAIL™ ASSEMBLIES.



PROTECTION SLEEVES: WOOD POST – STAIR TRANSITION

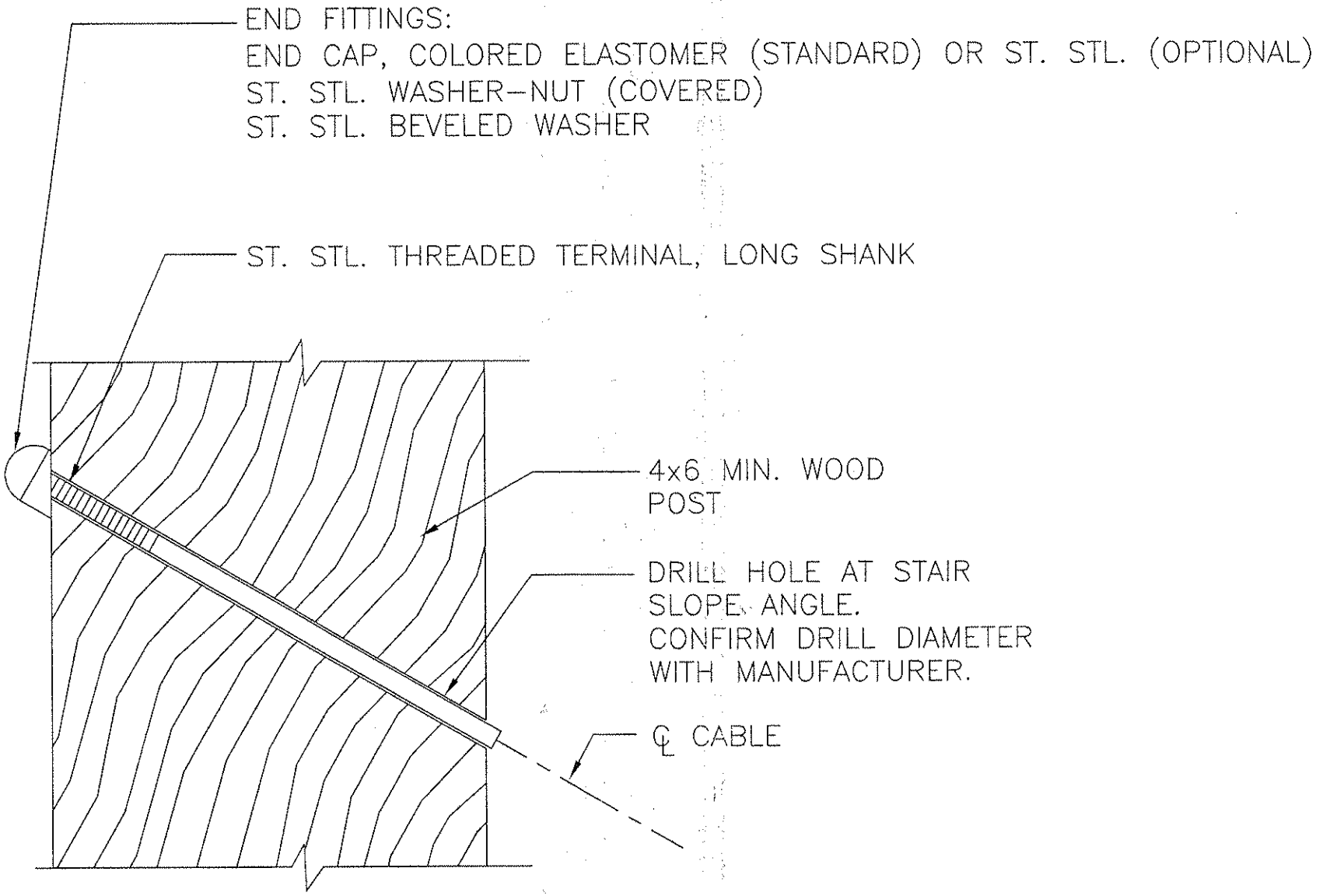
NOTE: DETAIL IS TYPICAL FOR BOTH 1/8" AND 3/16" DIAMETER STANDARD CABLERAIL™ ASSEMBLIES.



NOTE: INSERT PROTECTOR SLEEVES IN ALL HOLES WHERE CABLE ENTERS AT AN ANGLE, TO PREVENT THE CABLE FROM CUTTING INTO THE WOOD. (I.E. STAIR TRANSITION POSTS OR OUTSIDE FACES OF DOUBLE CORNER POSTS)

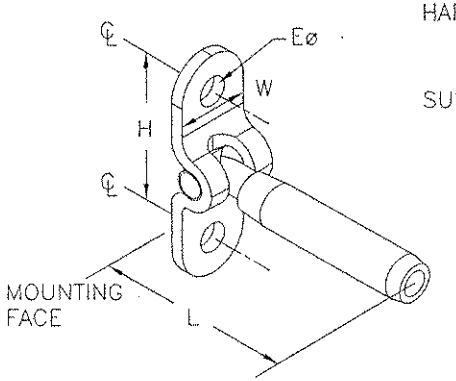
THREADED TERMINAL: WOOD POST WITH ANGLED TERMINATION – STAIRS

NOTE: DETAIL IS TYPICAL FOR BOTH 1/8" AND 3/16" DIAMETER STANDARD CABLERAIL™ ASSEMBLIES.



FIXED SURFACE MOUNT

ITEM:	FIXED SURFACE MOUNT
MATERIAL:	TYPE 316 STAINLESS STEEL.
FITTING TYPE:	NON-ADJUSTABLE CABLE END FITTING
SWAGE TYPE:	MACHINE HEX SWAGE AT FACTORY (1/8" & 3/16" SIZES ALSO AVAILABLE IN CABLECRIMP HAND SWAGE STYLE FOR FIELD FABRICATION)
POST TYPE:	WOOD. METAL POSSIBLE BUT NOT RECOMMENDED. (POSTS NOT INCLUDED).
FASTENING TO POST:	ATTACH TO FACE OF END/TERMINATION POST OR WALL USING TWO SCREWS OR BOLTS.
FASTENING AT ANGLES:	MOUNTING FLANGE PIVOTS UP TO 130 DEGREES.
CABLE TENSIONING:	NON-ADJUSTABLE FIXED END.
HARDWARE PAIRINGS:	USUALLY PAIRED WITH SURFACE MOUNT TURNBUCKLE. MUST ONLY BE PAIRED WITH A TENSION ADJUSTMENT FITTING (NOT ANOTHER FIXED END).
SUPPLIER:	FEENEY WIRE ROPE & RIGGING 2603 UNION STREET, OAKLAND, CA 94607 PH: 1-800/888-2418 FAX: 1-510/893-9484 E-MAIL: sales@feeneywire.com WEB: www.cablerail.com

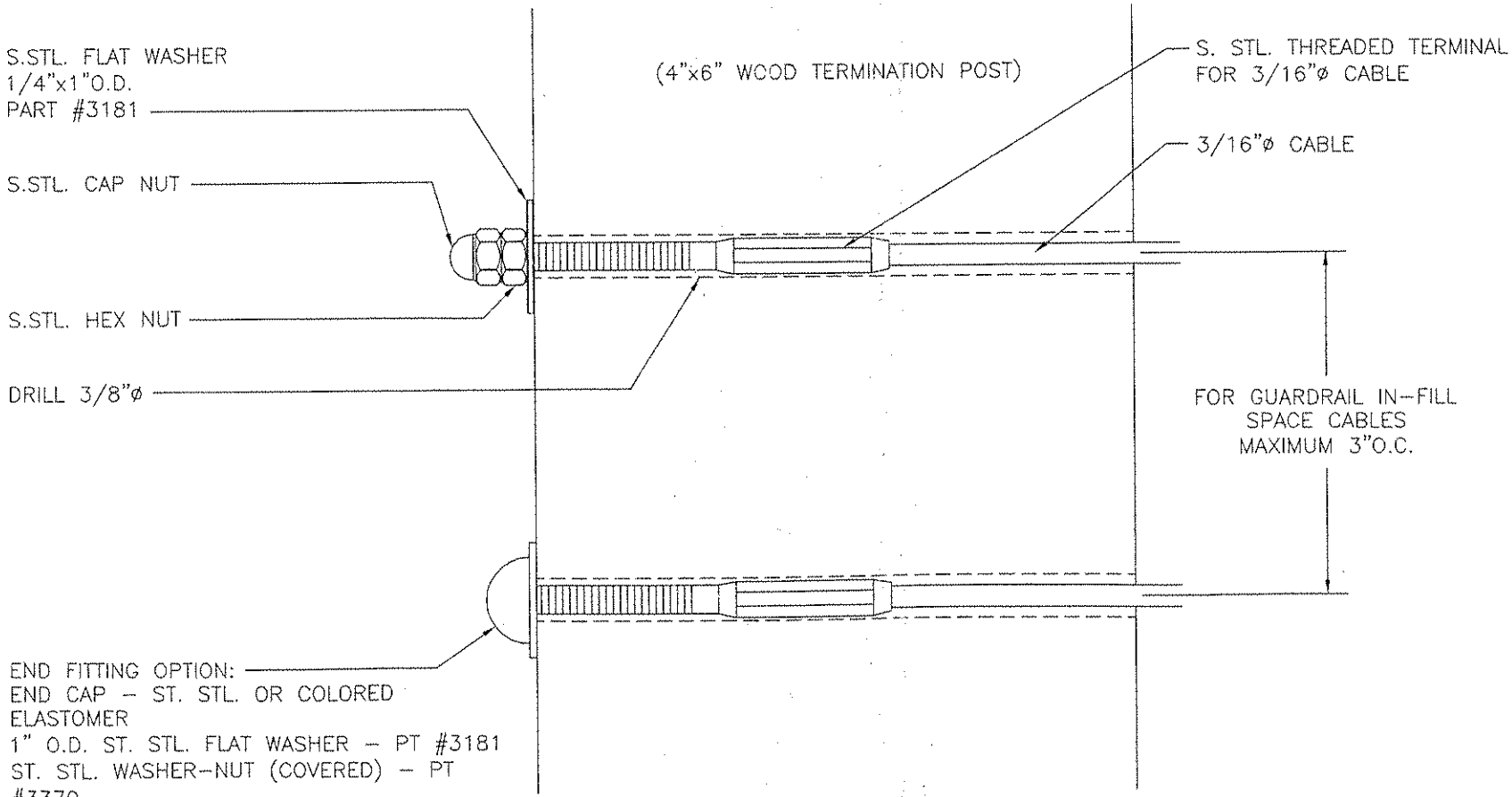


FIXED SURFACE MOUNT, STAINLESS STEEL

PART#	MODEL#	SWAGE TYPE	CABLE SIZE	HOLE DIA. (Eø)	HOLE SPAN (H)	FLANGE WIDTH (W)	LENGTH (L)	ATTACHMENT POST DRILL HOLE ø
3281	125-FSM-T	MACHINE	1/8"	1/4"	1-5/16"	5/8"	2-1/8"	LAG OR TAP
3284	187-FSM-T	MACHINE	3/16"	1/4"	1-5/16"	5/8"	2-1/4"	LAG OR TAP
3337	250-FSM-T	MACHINE	1/4"	5/16"	1-1/2"	3/4"	3-1/4"	LAG OR TAP
*3333	CC125-FSM-T	CABLECRIMP	1/8"	1/4"	1-5/16"	5/8"	3"	LAG OR TAP
3334	CC187-FSM-T	CABLECRIMP	3/16"	1/4"	1-5/16"	5/8"	3"	LAG OR TAP

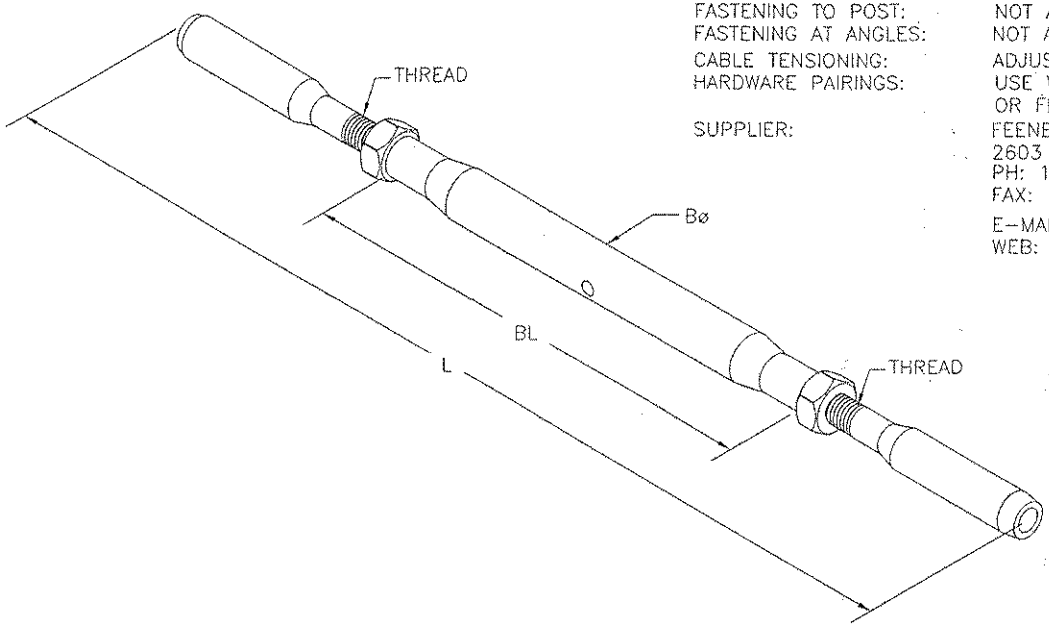
* 3333 IS SAME AS A #33334 BUT INCLUDES A CONVERSION INSERT SLEEVE FOR CRIMPING ONTO 1/8" CABLE

THREADED TERMINAL – HORIZONTAL TERMINATION ON WOOD POST
(DETAILS SIMILAR FOR 1/8", 3/16" & 1/4" CABLE)



IN-LINE TURNBUCKLE

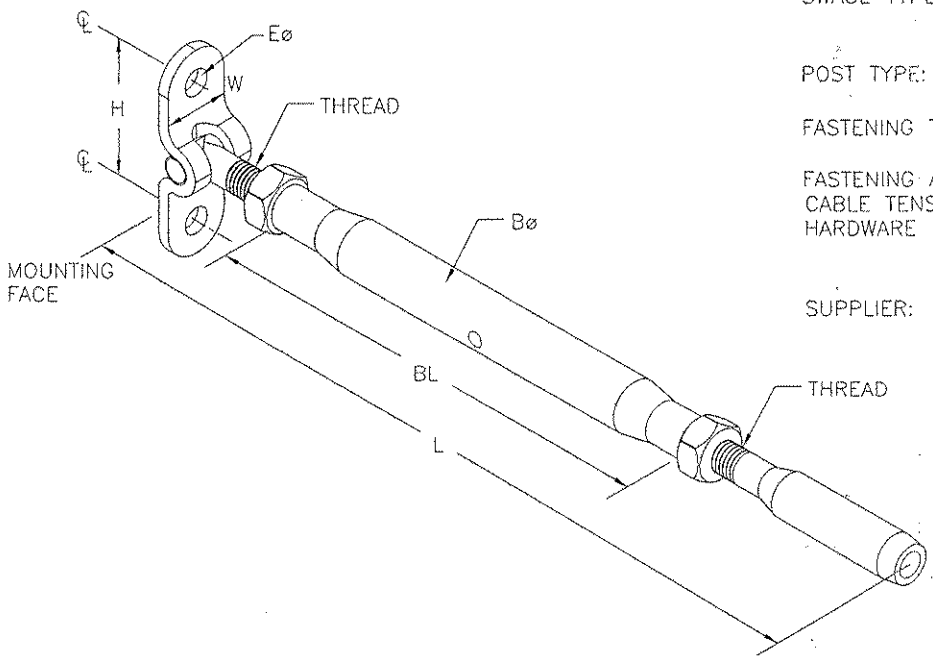
ITEM:	IN-LINE TURNBUCKLE
MATERIAL:	TYPE 316 STAINLESS STEEL.
FITTING TYPE:	ADJUSTABLE CABLE MID-LINE TURNBUCKLE USED FOR ADDITIONAL TENSIONING ON LONG LINES OR ON LINES WHERE END TURNBUCKLES ARE NOT FEASIBLE OR DESIRED.
SWAGE TYPE:	MACHINE HEX SWAGE AT FACTORY (1/8" & 3/16" SIZES ALSO AVAILABLE IN CABLECRIMP HAND SWAGE STYLE FOR FIELD FABRICATION)
POST TYPE:	METAL OR WOOD (POSTS NOT INCLUDED).
FASTENING TO POST:	NOT APPLICABLE - USED IN-LINE ONLY.
FASTENING AT ANGLES:	NOT APPLICABLE - USED IN-LINE ONLY.
CABLE TENSIONING:	ADJUST BY TURNING TUBULAR TURNBUCKLE BODY.
HARDWARE PAIRINGS:	USE WITH ANY OTHER PAIR OF TENSION ADJUSTMENT FITTINGS OR FIXED ENDS.
SUPPLIER:	FEENEY WIRE ROPE & RIGGING 2603 UNION STREET, OAKLAND, CA 94607 PH: 1-800/888-2418 FAX: 1-510/893-9484 E-MAIL: sales@feeneywire.com WEB: www.cablerail.com



IN-LINE TURNBUCKLE, STAINLESS STEEL

PART#	MODEL#	SWAGE TYPE	CABLE SIZE	THREAD SIZE	BODY LENGTH (BL)	BODY DIA (Bø)	LENGTH CLOSED (OPEN) (L)
3289	125-ILTB	MACHINE	1/8"	1/4-28	4-1/2"	7/16"	7-1/2" (10-1/2")
3731	187-ILTB	MACHINE	3/16"	1/4-28	4-1/2"	7/16"	8-1/2" (11-1/2")
3291	250-ILTB	MACHINE	1/4"	5/16-24	5-1/8"	1/2"	9-1/2" (13-1/4")
3292	CC125-ILTB	CABLECRIMP	1/8"	1/4-28	4-1/2"	7/16"	9" (12")
3293	CC187-ILTB	CABLECRIMP	3/16"	1/4-28	4-1/2"	7/16"	9-1/2" (12-1/2")

SURFACE MOUNT TURNBUCKLE

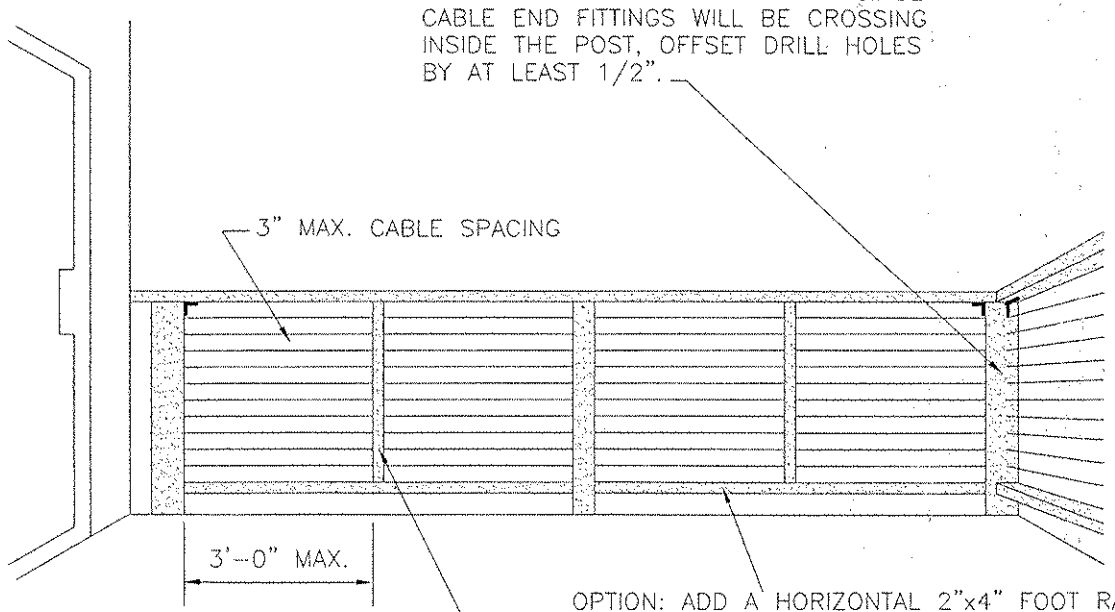


ITEM:	SURFACE MOUNT TURNBUCKLE
MATERIAL:	TYPE 316 STAINLESS STEEL.
FITTING TYPE:	ADJUSTABLE CABLE END TURNBUCKLE FOR ATTACHING & TENSIONING LINES.
SWAGE TYPE:	MACHINE HEX SWAGE AT FACTORY (1/8" & 3/16" SIZES ALSO AVAILABLE IN CABLECRIMP HAND SWAGE STYLE FOR FIELD FABRICATION)
POST TYPE:	WOOD. METAL POSSIBLE BUT NOT RECOMMENDED. (POSTS NOT INCLUDED).
FASTENING TO POST:	ATTACH TO FACE OF END/TERMINATION POST OR WALL USING TWO SCREWS OR BOLTS.
FASTENING AT ANGLES:	TURNBUCKLE MOUNTING FLANGE PIVOTS UP TO 130 DEGREES.
CABLE TENSIONING:	ADJUST BY TURNING TUBULAR TURNBUCKLE BODY.
HARDWARE PAIRINGS:	USUALLY PAIRED WITH FIXED SURFACE MOUNT OR ANOTHER SURFACE MOUNT TURNBUCKLE. ALSO MAY USE ANY OTHER TENSION ADJUSTMENT FITTING OR FIXED END.
SUPPLIER:	FEENEY WIRE ROPE & RIGGING 2603 UNION STREET, OAKLAND, CA 94607 PH: 1-800/888-2418 FAX: 1-510/893-9484 E-MAIL: sales@feeneywire.com WEB: www.cablerail.com

SURFACE MOUNT TURNBUCKLE, STAINLESS STEEL

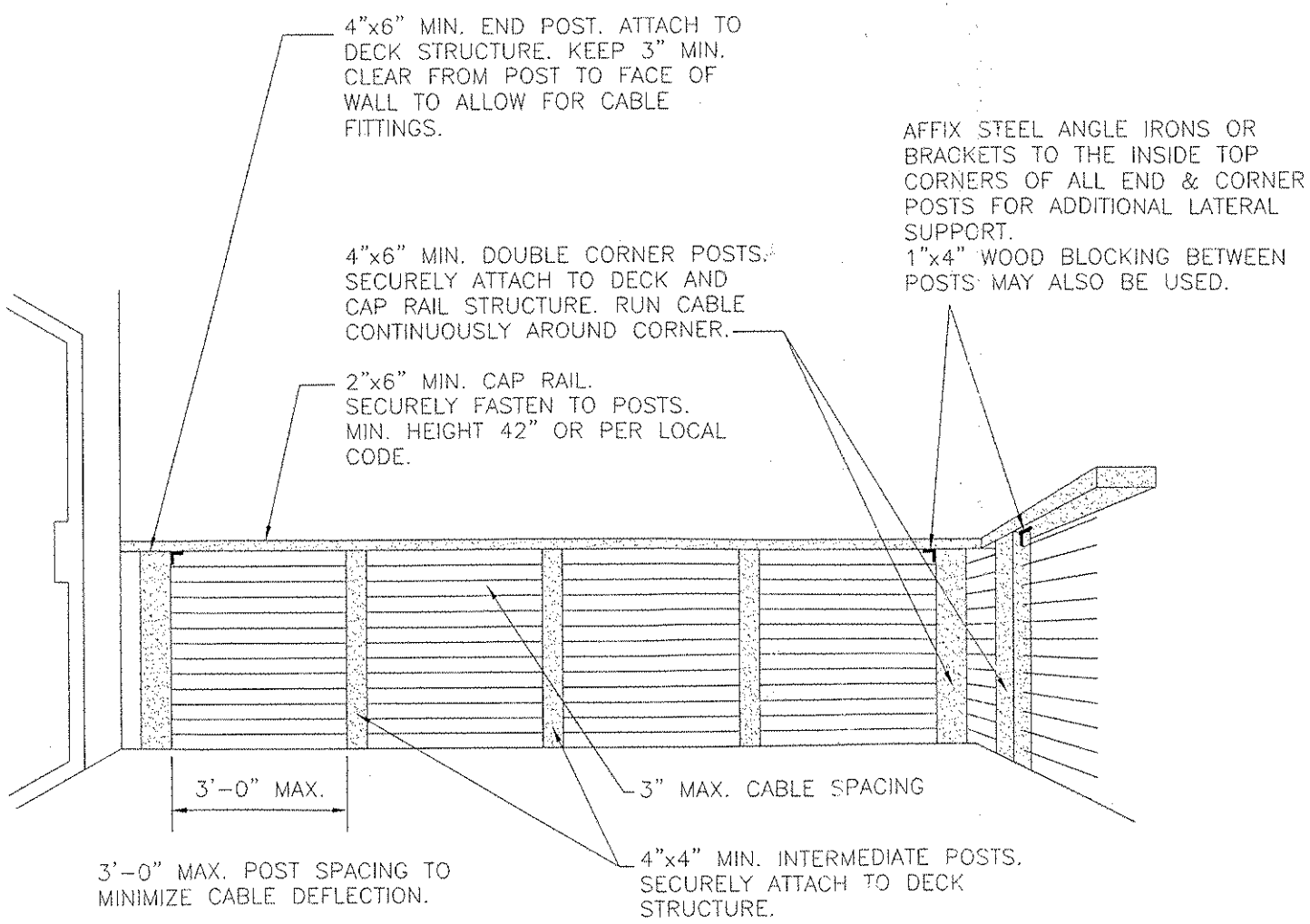
PART#	MODEL#	SWAGE TYPE	CABLE SIZE	THREAD SIZE	HOLE DIA (Eø)	HOLE SPAN (H)	FLANGE WIDTH (W)	BODY LENGTH (BL)	BODY DIA (Bø)	LENGTH CLOSED (OPEN) (L)	ATTACHMENT POST DRILL HOLE ø
3278	125-SMTB-T	MACHINE	1/8"	1/4-28	1/4"	1-5/16"	5/8"	4-1/2"	7/16"	7" (10")	LAG OR TAP
3277	187-SMTB-T	MACHINE	3/16"	1/4-28	1/4"	1-5/16"	5/8"	4-1/2"	7/16"	7-1/2" (10-1/2")	LAG OR TAP
3338	250-SMTB-T	MACHINE	1/4"	5/16-24	5/16"	1-1/2"	3/4"	5-1/8"	1/2"	8-1/4" (12")	LAG OR TAP
3275	CC125-SMTB-T	CABLECRIMP	1/8"	1/4-28	1/4"	1-5/16"	5/8"	4-1/2"	7/16"	7-3/4" (10-3/4")	LAG OR TAP
3276	CC187-SMTB-T	CABLECRIMP	3/16"	1/4-28	1/4"	1-5/16"	5/8"	4-1/2"	7/16"	8" (11")	LAG OR TAP

OTHER DESIGN OPTIONS FOR WOOD RAILING FRAMES



NOTE: BUILDING CODES VARY BY CITY & COUNTY. FOLLOWING THE INSTALLATION AND RAILING DESIGN INSTRUCTIONS AS DETAILED IN THIS DRAWING DOES NOT GUARANTEE CODE COMPLIANCE IN ALL AREAS. BEFORE STARTING THE PROJECT, CHECK WITH LOCAL REQUIREMENTS FOR USING AND INSTALLING CABLE RAILINGS.

DESIGN RECOMMENDATIONS: WOOD RAILING FRAMES



NOTE: BUILDING CODES VARY BY CITY & COUNTY. FOLLOWING THE INSTALLATION AND RAILING DESIGN INSTRUCTIONS AS DETAILED IN THIS DRAWING DOES NOT GUARANTEE CODE COMPLIANCE IN ALL AREAS. BEFORE STARTING THE PROJECT, CHECK WITH LOCAL REQUIREMENTS FOR USING AND INSTALLING CABLE RAILING.

NorthWest Colorado Consultants, Inc.
Geotechnical / Environmental Engineering • Materials Testing

May 7, 2007

Colorado Joint Ventures
P.O. Box 772773
Steamboat Springs, CO 80477

Job Number: 05-6656

Subject: Stacked Boulder Retaining Wall Recommendations, Proposed Residence, 32050 Pebble Run, Routt County, Colorado.

Gentlemen:

As requested, NWCC, Inc. has prepared this report outlining our recommendations for the construction of the stacked boulder retaining walls to be constructed at the proposed Residence to be constructed at 32050 Pebble Run located off the east side of County Road 36 in Routt County, Colorado.

Proposed Construction: Based on the site grading plan received from Landmark Consultants, Inc., it is our understanding that several stacked boulder retaining walls are proposed for the site. Several walls will be constructed south of the building site and will retain fill materials. It appears that these walls will range from approximately 4 to 9 feet in height. Several walls will also be constructed off the northwest and northeast sides of the building. It appears that these walls will range from approximately 4 to 15 feet in height and will be used to retain natural cut slopes in these areas. We have assumed that the fill materials will consist of the on-site sandstone bedrock materials.

Stacked Boulder Retaining Wall Recommendations: Based on our experience with the design and construction of similar walls and the subsurface conditions encountered in the driveway excavations, we have developed the following recommendations for the design and construction of the stacked boulder retaining walls at the portions of the site noted above. We recommend that the walls be constructed with boulders having a minimum diameter of 2 to 3 feet and that the boulders consist of hard, durable granite, gneiss or other approved rock materials. The walls should be constructed to a maximum height of 10 feet. The boulders should be placed in a stable configuration maximizing rock-to-rock contact at a 0.5 (horizontal) to 1 (vertical) or flatter slope by a contractor having experience in building these types of walls. The base of the walls should be at least half as wide as the total wall height and the base layer of boulders should be keyed into the natural, undisturbed soils a minimum of 2 feet. For the 15-foot wall section, a terraced wall should be used unless competent bedrock is encountered below 10 feet. If a terraced wall is used, a horizontal distance of at least the height of the lower wall must separate the top of the lower wall and the base of the upper wall. Alternate retaining wall designs may be required in this area if the subsurface conditions encountered in the excavations differ from those encountered in the driveway excavations.

The base of the walls should be drained by the placement of a 4-inch diameter perforated PVC pipe covered with a layer of free draining gravel. The drain should be located behind the wall and at the base of the excavation. The drain should be uniformly graded to a daylighted outfall with at least a 2 percent slope. A typical stacked boulder retaining

wall cross section is shown in the attached Figure #1. Proper surface drainage should be provided around all of the finished slopes to direct surface and subsurface runoff away from the walls.

Limitations: We believe that the stacked boulder retaining walls, if properly constructed and drained, should adequately retain the cut and fill slopes at the project site. The client must retain our firm to observe the construction of the boulder walls as they are being installed to verify the subsurface conditions at the base of the walls, as well as to verify that the recommendations outlined above are being properly followed.

Unanticipated groundwater seepage may occur after construction and greatly reduce the stability of the slope. Additionally, there is still a risk of isolated rock falls occurring with this type of wall. Due to the nature of this type of construction, if the boulders are undermined due to excessive runoff or disturbed, there is a risk of rock fall resulting in damage to the down slope areas. Therefore, a qualified engineer should periodically inspect the walls after completion to verify the condition of the walls. Any indications of wall movement or groundwater seepage should be immediately brought to the attention of a qualified engineer.

If you have any questions regarding this report, or if we can be of further service, please contact this office.

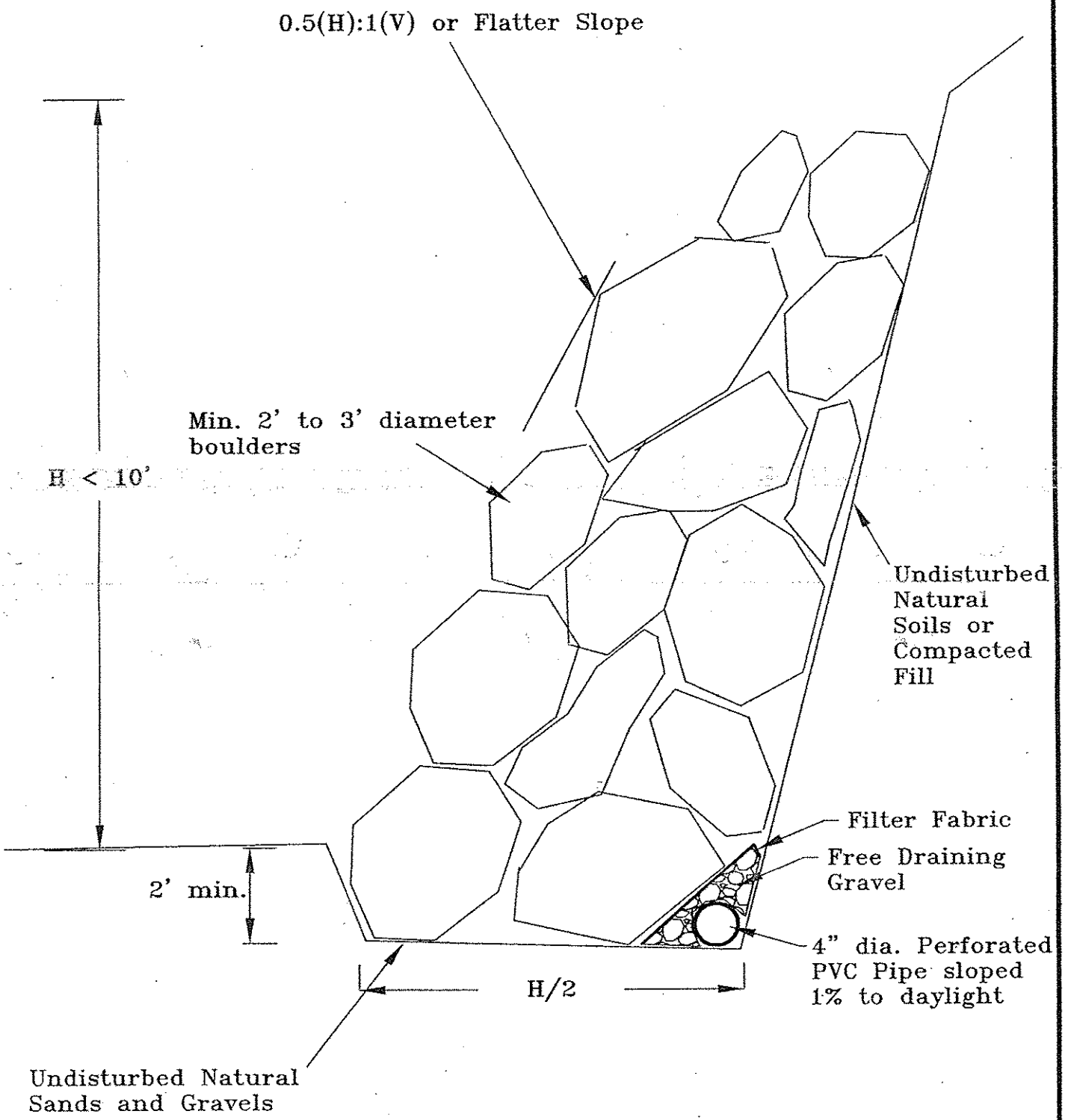
Sincerely,
NWCC, INC.,

Harold N. Schlicht. P.E.

COLORADO REGISTERED
BRIAN D. LEN
25750
PROFESSIONAL ENGINEER
5/19/7

Reviewed by Brian D. Len, P.E.

xc: Tim Stone – KSA



Title: Stacked Boulder Wall Detail		Date: 5/7/07
Job Name: Proposed Residence		Job No. 05-6656
Location: 32050 Pebble Run, Routt County, CO		Figure #1

NWCC
North West Colorado Consultants, Inc.
Geotechnical / Environmental Engineering - Materials Testing
(970)879-7888 - Fax (970)879-7691
2580 Copper Ridge Drive - P.O. Box 775226
Steamboat Springs, Colorado 80477

STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

KELLY & STONE ARCHITECTS

RCRBD Record Set

465 ANGLERS DRIVE, UNIT C * STEAMBOAT SPRINGS, CO 80487 * TELE: 970/875-0590 * FAX: 970/875-0501

405 ANGLERS DRIVE
SUITE C
PO BOX 881350
STEAMBOAT SPRINGS
COLORADO 80488
970.875.0590
970.875.0501 FAX

Architecture
Planning
Interiors

Kelly & Stone Architects, Inc.

STATE OF COLORADO
KEITH
KELLY
ARC-203455
5.15.07
LICENSED ARCHITECT

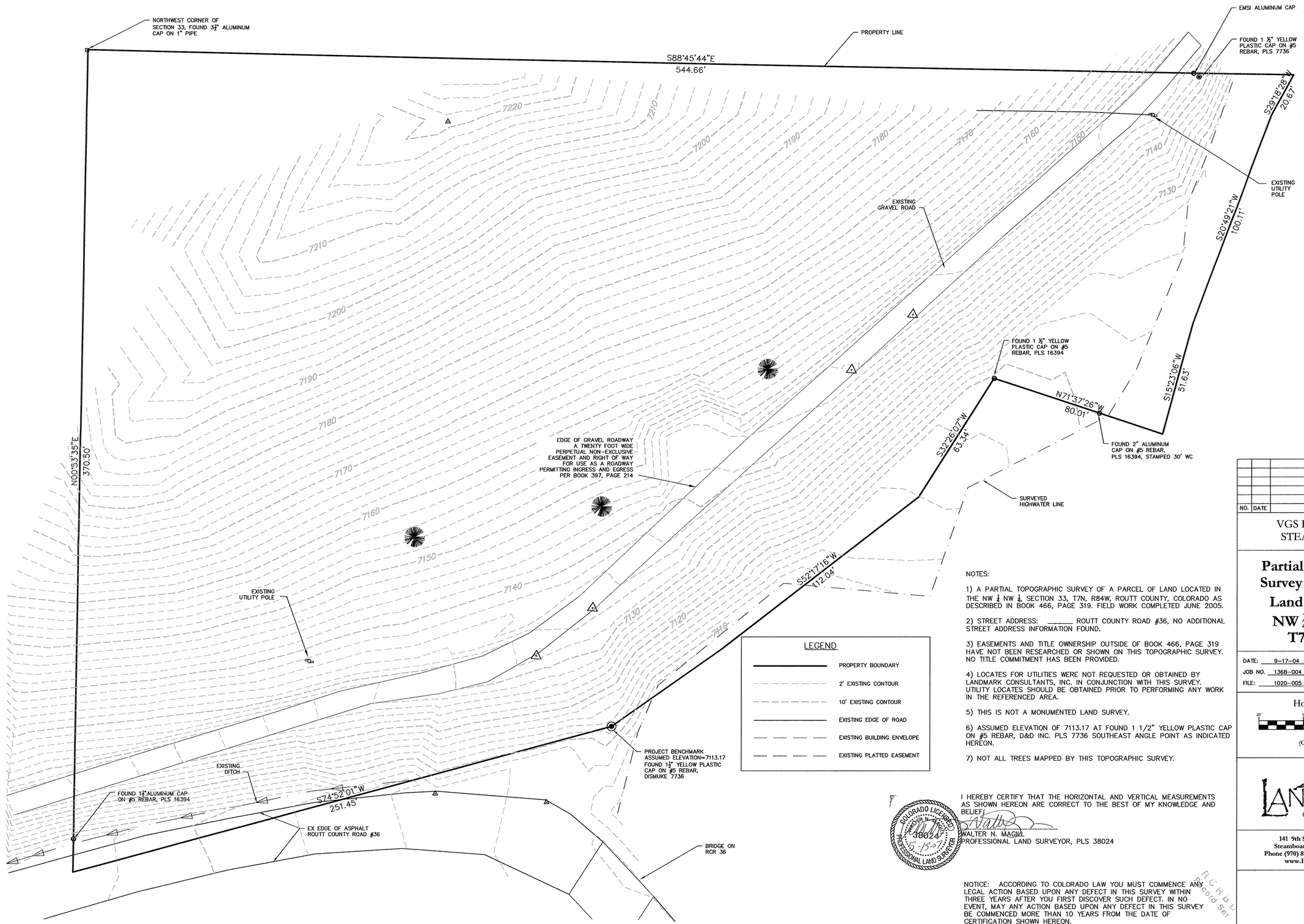
STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

ISSUE:	
CONCEPT	6.22.05
SCHEMATIC	6.30.05
DESIGN DEV.	7.7.05
DESIGN DEV.	2.11.06
CLIENT REVIEW	3.21.06
STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER: 0724
DRAWN BY: TS

SHEET TITLE: COVER SHEET

SHEET NUMBER: CVR



LEGEND

- PROPERTY BOUNDARY
- 2' EXISTING CONTOUR
- 10' EXISTING CONTOUR
- EXISTING EDGE OF ROAD
- EXISTING BUILDING ENVELOPE
- EXISTING PLATTED EASEMENT

NOTES:

1) A PARTIAL TOPOGRAPHIC SURVEY OF A PARCEL OF LAND LOCATED IN THE NW ¼ NW ¼, SECTION 33, T7N, R84W, ROUTT COUNTY, COLORADO AS DESCRIBED IN BOOK 466, PAGE 319. FIELD WORK COMPLETED JUNE 2005.

2) STREET ADDRESS: _____ ROUTT COUNTY ROAD #36, NO ADDITIONAL STREET ADDRESS INFORMATION FOUND.

3) EASEMENTS AND TITLE OWNERSHIP OUTSIDE OF BOOK 466, PAGE 319 HAVE NOT BEEN RESEARCHED OR SHOWN ON THIS TOPOGRAPHIC SURVEY. NO TITLE COMMITMENT HAS BEEN PROVIDED.

4) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY LANDMARK CONSULTANTS, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.

5) THIS IS NOT A MONUMENTED LAND SURVEY.

6) ASSUMED ELEVATION OF 7113.17 AT FOUND 1 1/2" YELLOW PLASTIC CAP ON #5 REBAR, D&D INC. PLS 7736 SOUTHEAST ANGLE POINT AS INDICATED HEREON.

7) NOT ALL TREES MAPPED BY THIS TOPOGRAPHIC SURVEY.

COLORADO LICENSED WALTER N. MAGILL 38024 PROFESSIONAL LAND SURVEYOR 10-15-04

I HEREBY CERTIFY THAT THE HORIZONTAL AND VERTICAL MEASUREMENTS AS SHOWN HEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WALTER N. MAGILL
PROFESSIONAL LAND SURVEYOR, PLS 38024

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NO.	DATE	REVISIONS	INT

VGS ENTERPRISES
STEAMBOAT, CO

Partial Topographic Survey of a Parcel of Land in the NW ¼ NW ¼ Section 33, T7N, R84W

DATE: 9-17-04 DGN. BY: WNM/GE
JOB NO. 1368-004 DWN. BY: WNM
FILE: 1020-005 Topo CHK. BY: _____

Horizontal Scale

20' 0 10' 20' 40'

1" = 20'
(Orginal Graphic Scale)

LANDMARK CONSULTANTS, INC.
141 9th Street, P.O. Box 774943
Steamboat Springs, Colorado 80477
Phone (970) 871-9494 Fax (970) 871-9299
www.LANDMARK-CO.com

Record Set

SHEET NO.
1
OF 1

GRADING AND EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS AND PERMITS FOR THE CONTROL OF EROSION AND SEDIMENT.

2. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT PAVED AT THE COMPLETION OF CONSTRUCTION SHALL BE APPROPRIATELY REVEGETATED.

3. ALL WORK IN DELINEATED WETLANDS AND DELINEATED FLOODPLAINS SHALL BE IN ACCORDANCE WITH THE APPROPRIATELY ISSUED PERMITS.

4. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THE CONSTRUCTION ACTIVITIES SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.

5. ALL SLOPES STEEPER THAN 3H:1V SHALL BE DRESSED WITH A SOIL RETENTION BLANKET AFTER SEEDING.

6. IF TOPSOIL DEPTHS ENCOUNTERED ARE DIFFERENT THAN ANTICIPATED BY THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR VERIFICATION.

7. ROCK WALLS DESIGNED BY OTHERS.

8. COMPACTION SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLE ACCORDING TO ASTM D698 STANDARD PROCTOR:

	MIN. PERCENT OF MAX. DENSITY	OPTIMUM MOISTURE CONTENT TOLERANCE
UNDER PAVEMENTS	95%	±2%
SEEDED AREAS	85%	±2%
TRENCHES IN EXISTING PAVEMENTS	98%	±2%
FILLS OVER 15' HIGH	95%	±2%
ALL OTHER AREAS	92%	±2%

9. PERMISSION FOR ANY CONTRACTOR OR OWNER PROPOSED USE, DISTURBANCE OR ACCESS OF OFFSITE PROPERTY, PERMANENT OR TEMPORARY, SHALL BE OBTAINED BY THE CONTRACTOR IN ADVANCE OF THE WORK.

10. THE EROSION CONTROL MEASURES MAY BE MODIFIED AS SITE CONDITIONS GOVERN. THIS MAY INCLUDE ELIMINATING CERTAIN EROSION CONTROL MEASURES IF THOSE MEASURES BECOME UNNECESSARY OR ADDING BMP's.

11. ADDITIONAL PRACTICES TO BE EMPLOYED AS NECESSARY TO MEET WATER QUALITY OBJECTIVES AND SUIT THE CURRENT WEATHER, SITE CONDITIONS, AND UNFORESEEN NEEDS.

12. CONTRACTOR RESPONSIBLE FOR ENSURING ALL PRACTICAL SEDIMENT AND EROSION CONTROL SOLUTIONS ARE EMPLOYED TO MEET WATER QUALITY OBJECTIVES.

13. SOIL RETENTION BLANKET TO BE JUTE MESH OF A UNIFORM OPEN PLAIN WEAVE OF UNBLEACHED, SMOLDER RESISTANT, SINGLE JUTE YARN.

PROJECT NOTES:

1. TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY: LANDMARK CONSULTANTS, INC.

2. PROPOSED SITE PLAN (INCLUDING ACCESSIBILITY, SITE SAFETY FEATURES SUCH AS HANDRAILS AND GUARDRAILS REQUIREMENTS) DESIGNED AND PROVIDED TO LANDMARK CONSULTANTS, INC. BY: CHARLES CUNNIFFE ARCHITECTS.

3. AN AUTOCAD COMPATIBLE FILE WILL BE PROVIDED FOR CONSTRUCTION STAKING PURPOSES, UPON ACCEPTANCE OF LCI'S CAD RELEASE POLICY.

4. OFFSITE AND ADJACENT SITE DATA IS FOR REFERENCE PURPOSES ONLY.

5. ALL LANDSCAPING, REVEGETATION AND WETLANDS REQUIREMENTS BY OTHERS.

6. MAXIMUM CUT AND FILL SLOPES AS PROPOSED TO BE VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONTACT LANDMARK CONSULTANTS, INC. FOR POSSIBLE PLAN REVISIONS. LANDMARK CONSULTANTS, INC. CANNOT BE HELD RESPONSIBLE FOR PROPOSED PLAN IF FAILURE TO COMMUNICATE ADDITIONAL REQUIREMENTS OCCURS.

7. THIS PROJECT IS SUBJECT TO THE GEOTECHNICAL RECOMMENDATIONS PROVIDED BY NORTHWEST COLORADO CONSULTANTS, INC. CONTACT LANDMARK CONSULTANTS, INC. IMMEDIATELY REGARDING ANY DISCREPANCIES BETWEEN THEIR RECOMMENDATIONS AND THE INFORMATION PRESENTED HEREON.

8. NOMENCLATURE:
   - EOA – EDGE OF ASPHALT
   - TW – TOP OF WALL
   - BW – BOTTOM OF WALL
   - HT – HEIGHT
   - FG – FINISHED GRADE
   - GFF – GARAGE FINISH FLOOR ELEVATION AT DOOR THRESHOLD

9. ROCK WALL SLOPE PROTECTION/RETAINAGE AS SHOWN IS PER OWNER REQUEST VERSUS OTHER FORMS OF SLOPE RETENTION. INHERENT RISKS ARE ASSOCIATED. PERIODIC INSPECTION AND MAINTENANCE IS REQUIRED TO ENSURE STABILITY.

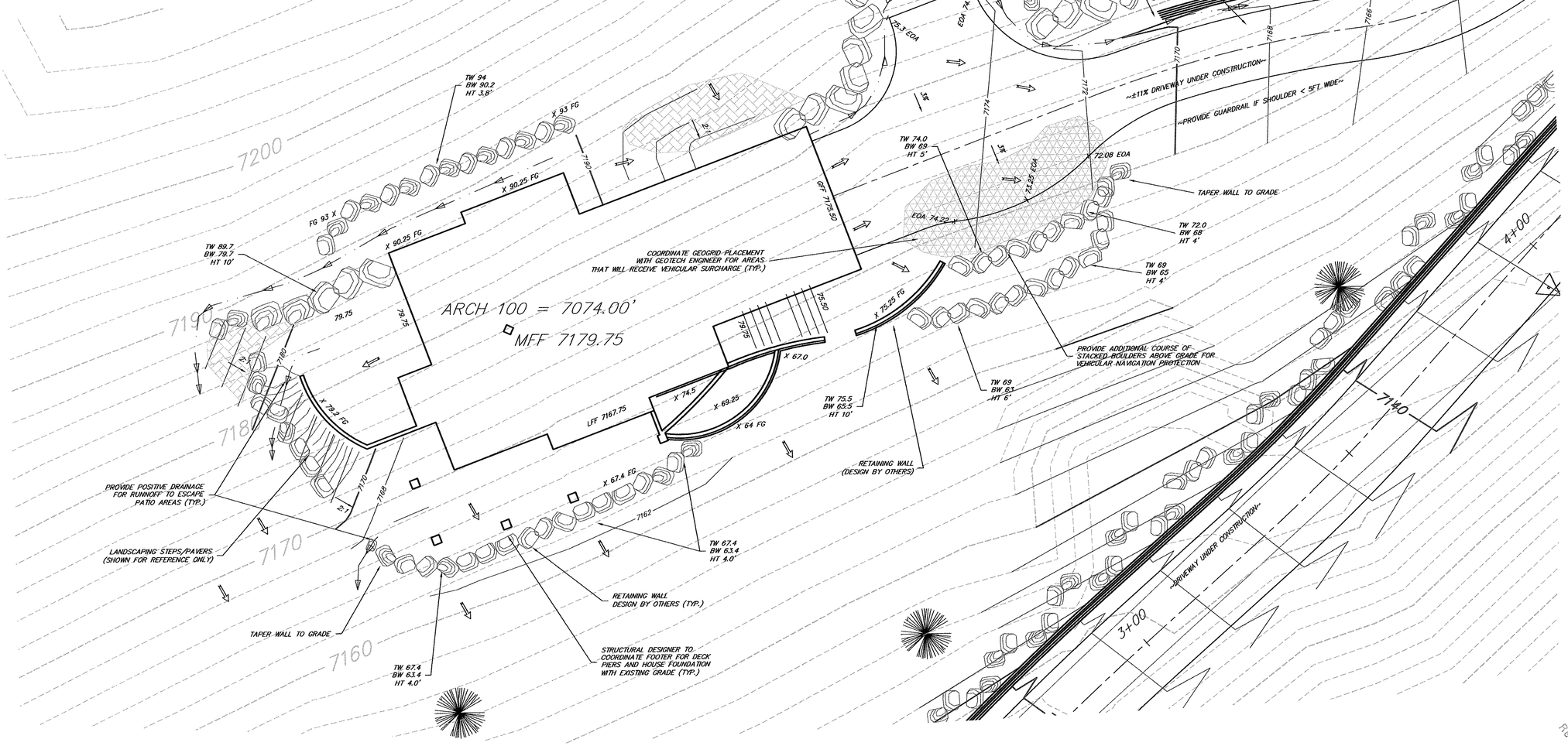
10. LOCATION AND ELEVATION OF PROPOSED HOUSE REFLECT OWNER PREFERENCE. CONTACT LANDMARK CONSULTANTS, INC. TO REVIEW "AS CONSTRUCTED" DRIVEWAY TO VERIFY GRADES. ADDITIONAL SAFETY MEASURES MAY BE REQUIRED BASED ON GRADES AND EMERGENCY VEHICLE ACCESS.

11. THIS PLAN SHALL NOT BE USED FOR BUILDING LAYOUT AND IS FOR REFERENCE PURPOSES ONLY. THE OWNER IS REQUIRED TO ENSURE THAT THE FINAL HOUSE PLAN MEETS ALL REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, SETBACKS, HEIGHT, AND SIZE.

12. ALL RETAINING WALL INFORMATION DEPICTED HEREON REFLECTS "RETAINED HEIGHT". ACTUAL TOP OF WALL ELEVATIONS MAY EXCEED THOSE INDICATED IN ORDER TO PROVIDE ADDITIONAL ARCHITECTURAL OR SAFETY FEATURES. ADDITIONAL LOADS MAY NEED TO BE CONSIDERED.

LEGEND

- CENTERLINE
- EDGE OF ROADWAY
- PROPERTY LINE
- 2-FT CONTOUR
- 6800 10-FT CONTOUR
- ex. 2-ft contour
- 6800 ex. 10-ft contour
- CULVERT W/ END SECTIONS & RIPRAP
- DITCH / SWALE
- SOIL RETENTION BLANKET
- STACKED BOULDER RETAINING WALL (DESIGN BY OTHERS)



CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	DATE	REVISIONS	INT
1	8-16-06	ADJUSTED TURN AROUND	EJG

VGS ENTERPRISES
STEAMBOAT, CO

STRAWBERRY PARK

SITE GRADING PLAN

DATE: 5-24-06 DGN. BY: EJG
JOB NO. 1020-005 DWN. BY: EJG
FILE: 1020-005-DEV CHK. BY:

Vertical Scale: 1" = N/A

Contour Interval = 2 Feet

Horizontal Scale

10 0 5 10 20

1" = 10'
(Original Graphic Scale)

LANDMARK CONSULTANTS, INC.

141 9th Street, P.O. Box 774943
Steamboat Springs, Colorado 80477
Phone (970) 871-9494 Fax (970) 871-9299
www.LANDMARK-CO.com

COLORADO REGISTERED PROFESSIONAL ENGINEER

SHEET NO. 1 OF 1

RCRBD Record Set

ARCHITECTURAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	EW	EACH WAY	LT	LIGHT	SECT	SECTION
ACCOUS	ACOUSTICAL	ELECT	ELECTRICAL	MFG	MANUFACTURER	SEW	SEWER
ADD	ADDENDA, ADDENDUM	EC	ELECTRICAL CONTRACTOR	MATL	MATERIAL	SHT	SHEET
ADJ	ADJACENT	EL	ELEVATION	MO	MASONRY OPENING	SVF	SHEET VINYL FLOORING
AGGR	AGGREGATE	ENGR	ENGINEER	MTL	METAL	SHLV	SHELV (ES) (ING)
ALT	ALTERNATE	EQ	EQUAL	MAX	MAXIMUM	SIM	SIMILAR
ALUM	ALUMINUM	EXG	EXISTING	MECH	MECHANICAL	SL	SLIDING
APPD	APPROVED	EJ	EXPANSION JOINT	MC	MECHANICAL CONTRACTOR	STC	SOUND-TRANSMISSION CLASS
APPROX	APPROXIMATE	EXP	EXPOSED	MED	MEDIC (INE) (AL)	SPEC	SPECIFICATION
ARCH	ARCHITECT (URAL)	EXT	EXTERIOR	MIN	MINIMUM	SQ	SQUARE
ASAP	AS SOON AS POSSIBLE	FO	FACE OF	MISC	MISCELLANEOUS	SF	SQUARE FEET
BBR	BASEBOARD RADIATION	FIN	FINISH	NOM	NOMINAL	SS	STAINLESS STEEL
BM	BEAM	FP	FIREPROOF	NIC	NOT IN CONTRACT	STD	STANDARD
BRG	BEARING	FPL	FIREPLACE	NA	NOT APPLICABLE	STL	STEEL
BFF	BELOW FINISHED FLOOR	FIXT	FIXTURE	NTS	NOT TO SCALE	STRUCT	STRUCTURAL
BET	BETWEEN	FLR	FLOOR	OC	ON CENTER	SUB	SUBSTITUTE
BLK	BLOCK	FD	FLOOR DRAIN	OPG	OPENING	SUPPL	SUPPLEMENT
BSMT	BASEMENT	FT	FOOT, FEET	OPP	OPPOSITE	S4S	SURFACED FOUR SIDES
BTU	BRITISH THERMAL UNIT(S)	FTG	FOOTING	ORN	ORNAMENTAL	SUSP	SUSPEND(ED)
BD	BOARD	FDN	FOUNDATION	OPH	OPPOSITE HAND	TEL	TELEPHONE
BS	BOTH SIDES	FURN	FURNISH	OD	OUTSIDE DIAMETER	TV	TELEVISION
BO	BOTTOM OF	GAL	GALLON	PTN	PARTITION	TEMP	TEMPERED
BLDG	BUILDING	GA	GAUGE	d	PENNY (NAILS, ECT.)	THK	THICK
CAB	CABINET	GALV	GALVINIZED	PERF	PERFORATE(D)	TLT	TOILET
CL, ℄	CENTER LINE	GC	GENERAL CONTRACTOR	PLAST	PLASTER	T&G	TONGUE AND GROOVE
CLG	CEILING	GL	GLASS, GLAZED	PLAS	PLASTIC	T&B	TOP AND BOTTOM
CER	CERAMIC	GR	GRADE	PL	PLATE	TO	TOP OF
CLR	CLEAR	GYP	GYPSUM	PLEX	PLEXIGLASS	T	TREAD
CLO	CLOSET	GWB	GYPSUM WALLBOARD	PLMB	PLUMBING	TYP	TYPICAL
CLD	CLOTHES DRYER	HDW	HARDWARE	PLY	PLYWOOD	UG	UNDERGROUND
CLW	CLOTHES WASHER	HD	HEAD	PROJ	PROJECT	UNGL	UNGLAZED
COL	COLUMN	HVAC	HEATING, VENTING, AND AIR CONDITIONING	PROP	PROPERTY	UNFIN	UNFINISHED
CONC	CONCRETE			QT	QUARRY TILE	U.N.O.	UNLESS NOTED OTHERWISE
CJ	CONSTRUCTION JOINT	HORIZ	HORIZONTAL	QTY	QUANTITY	U.O.N.	UNLESS OTHERWISE NOTED
CONT	CONTINUOUS	HP	HORSE POWER	R	RADIUS	UBC	UNIFORM BUILDING CODE
COORD	COORDINATE	HWH	HOT WATER HEATER	RD	ROOF DRAIN	VIF	VERIFY IN FIELD
CTR	COUNTER	HT	HEIGHT	RM	ROOM	VERT	VERTICAL
C/S	COUNTER SINK	INCL	INCLUDE (D) (ING)	RS	ROUGH SAWN	VCT	VINYL COMPOSITION TILE
CF	CUBIC FEET	INFO	INFORMATION	RCB	RESILIENT COVE BASE	V	VOLT
DP	DAMPROOFING	INSP	INSPECTOR, INSPECTION	RW	RETAINING WALL	WH	WATER HEATER
DEPT	DEPARTMENT	ID	INSIDE DIAMETER	REF	REFER	WC	WATER CLOSET
DTL	DETAIL	INSUL	INSULATION	REFR	REFRIGERATOR	WP	WATERPROOF
DIA, Ø	DIAMETER	INT	INTERIOR	REINF	REINFORCE (D)	WT	WEIGHT
DIM	DIMENSION	JT	JOINT	REBAR	REINFORCING BAR (S)	WWF	WELDED WIRE FABRIC
DW	DISHWASHER	JCT	JUNCTION	RESIL	RESILIENT	WDW	WINDOW
DN	DOWN	KWH	KILOWATT HOUR	REQD	REQUIRED	W/	WITH
DR	DRAIN	LAB	LABORATORY	R	RISER	W/O	WITHOUT
DWG	DRAWING	LAM	LAMINATE (D)	RO	ROUGH OPENING	WD	WOOD
EA	EACH	LAV	LAVATORY	SAN	SANITARY	WKG	WORKING

ARCHITECTURAL SYMBOLS

SYMBOL LEGEND

98.2 — SPOT ELEVATION

TB3 — TEST BORING

TO. PLYWOOD 120'-8" — TOP OF ELEVATION

NEW CONTOUR

EXISTING CONTOUR

CENTER LINE

HIDDEN LINE

SETBACK LINE

BREAK LINE

PROPERTY LINE

3 / A9.1 — DETAIL NUMBER / SHEET NUMBER

C / A4.1 — BUILDING SECTION / SHEET NUMBER

2 / A5.1 — WALL SECTION / SHEET NUMBER

KITCHEN 107 — ROOM NAME / ROOM NUMBER

F — WINDOW NUMBER

3 — DOOR NUMBER

A / D A8.1 B / C — INTERIOR ELEVATION / SHEET NUMBER

1 / A3.1 — EXTERIOR ELEVATION / SHEET NUMBER

2 — REVISIONS

5 — KEYNOTE

MATCH LINE

PROJECT NORTH / TRUE NORTH

PLAN & SECTION MATERIAL INDICATIONS

EARTH
- COMPACTED FILL
- POROUS FILL
- UNDISTURBED FILL
- ROCK

CONCRETE
- CAST
- GROUT, LIGHTWEIGHT CONCRETE

MASONRY
- CONCRETE BLOCK
- BRICK
- STONE
- GLASS BLOCK

METAL
- STEEL

INSULATION
- BATT
- RIGID

WOOD
- FINISH
- ROUGH
- BLOCKING
- GLU-LAM
- PLYWOOD

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS, AND THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
4. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE. UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.
5. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER.
6. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS OF RESULT OF HIS/HER OPERATION.
7. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
8. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY OTHER PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
9. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES.
10. DIMENSIONS:
    A. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS.
    B. ALL DIMENSIONS ARE TO FACE OF STUD or FACE OF CONCRETE U.N.O.
    C. ALL EXTERIOR STUDS TO BE 2x6 U.N.O.
    ALL INTERIOR STUDS TO BE 2x4 U.N.O.
11. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A.C. EQUIPMENT, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQUIRED.
12. WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.
13. PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ECT. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION.
14. ALL INTERIOR STUD WALLS & CEILINGS BETWEEN LIVING SPACES SHALL HAVE 3 1/2 " SOUND ATTENUATION BATTS UNLESS THERMAL INSULATION IS CALLED FOR.
15. ALL MANUFACTURED TRUSSES MUST BE REVIEWED BY PROJECT ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO APPROVAL-- NO EXCEPTIONS.
16. PROVIDE FIRE SUPRESSION SYSTEM THROUGHOUT PER CURRENT APPLICABLE CODES

CODE ANALYSIS

APPLICABLE CODES:
2003 IRC. AND ANY REQUIREMENTS BY THE ROUTT COUNTY BUILDING DEPARTMENT

ZONING INFORMATION:

ZONING	AG/ FOR
HEIGHT LIMIT:	40 FT
PROERTY LINE SETBACK	50'-0"
PUBLIC ROAD SETBACK	100'-0"
WATERBODY SETBACK	50'-0"

BUILDING TYPE AND OCCUPANCY:
TYPE V B / GROUP R3 OCCUPANCY

SQUARE FOOTAGE

LOWER LEVEL S.F.	
FINISHED / LIVABLE SPACE	1676 SF
MECHANICAL	169 SF
MAIN LEVEL S.F.	
FINISHED / LIVABLE SPACE	2027 SF
GARAGE	783 SF
DECK	613 SF
UPPER LEVEL S.F.	
FINISHED / LIVABLE SPACE	1901 SF
DECK	126 SF
TOTAL FINISHED S.F.	5604 SF
TOTAL GROSS S.F.	6556 SF

PROJECT DIRECTORY

ARCHITECT
CHARLES CUNNIFFE ARCHITECTS
1901 PINE GROVE ROAD STE 202
STEAMBOAT SPRINGS, CO 80487
PHONE 970-875-0590
FAX 970-875-0501
CONTACT: TIM STONE

LANDSCAPE ARCHITECT
T.B.D.

STRUCTURAL ENGINEER
STUDER ENGINEERING
CONTACT: LUKE STUDER
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COLORADO 80487
970-879-1181

CIVIL ENGINEER
LANDMARK CONSULTANTS, INC.
141 9TH STREET
PO BOX 774443
STEAMBOAT SPRINGS, CO 80477
CONTACT: ERIK GRIEPENTROG, P.E.
970-871-9444

CONTRACTOR
VGS ENTERPRISES
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970-846-2922

GEOTECHNICAL ENG.
NMCC
2580 COPPER RIDGE DRIVE
PO BOX 775226
STEAMBOAT SPRINGS, CO 80477
CONTACT: TIM TRAVIS
970-879-7888

SHEET INDEX

COVER SHEET
SURVEY
GRADING PLAN

ARCHITECTURAL:

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A2.2 MAIN LEVEL FLOOR PLAN
A2.3 UPPER LEVEL FLOOR PLAN
A2.4 ROOF PLAN

A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR ELEVATIONS
A3.4 EXTERIOR ELEVATIONS

A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS
A4.3 BUILDING SECTIONS
A4.4 BUILDING SECTIONS

A5.1 WALL SECTIONS
A5.2 WALL SECTIONS
A5.3 WALL SECTIONS

A6.1 TIMBER TRUSS DETAILS

A7.1 LOWER LEVEL REFLECTED CEILING PLAN
A7.2 MAIN LEVEL REFLECTED CEILING PLAN
A7.3 UPPER LEVEL REFLECTED CEILING PLAN

A7.4 LOWER LEVEL LIGHTING PLAN
A7.5 MAIN LEVEL LIGHTING PLAN
A7.6 UPPER LEVEL LIGHTING PLAN

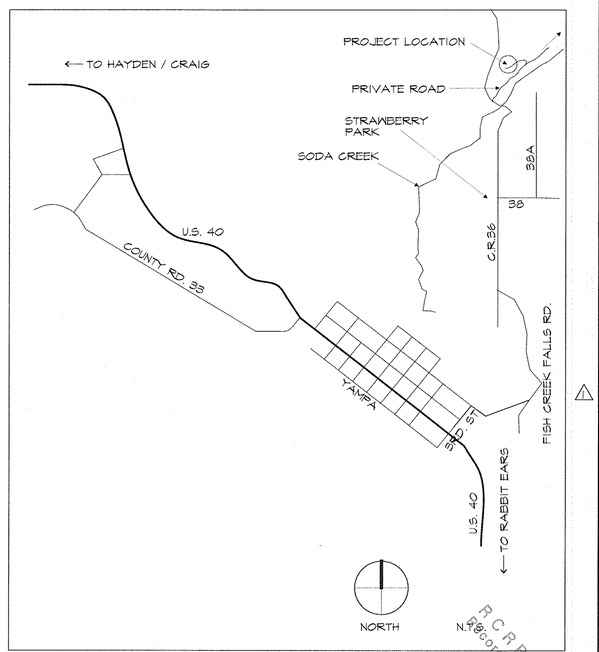
A9.1 DETAILS
A9.2 DETAILS
A9.3 DETAILS

A10.1 SCHEDULES
A10.2 SCHEDULES

STRUCTURAL:

S1 FOUNDATION PLAN
S2 FOUNDATION DETAILS
S3 FOUNDATION DETAILS
S4 MAIN LEVEL FRAMING PLAN
S5 UPPER LEVEL FRAMING PLAN
S6 ROOF FRAMING PLAN
S7 STRUCTURAL DETAILS

VICINITY MAP



R C R B D Record Set

KS | a
406 ANGLERS DRIVE SUITE C
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Architecture Planning Interiors
Kelly & Stone Architects, Inc.

STATE OF COLORADO — KEITH KELLY — ARC-203455 — 6/15/07 — LICENSED ARCHITECT

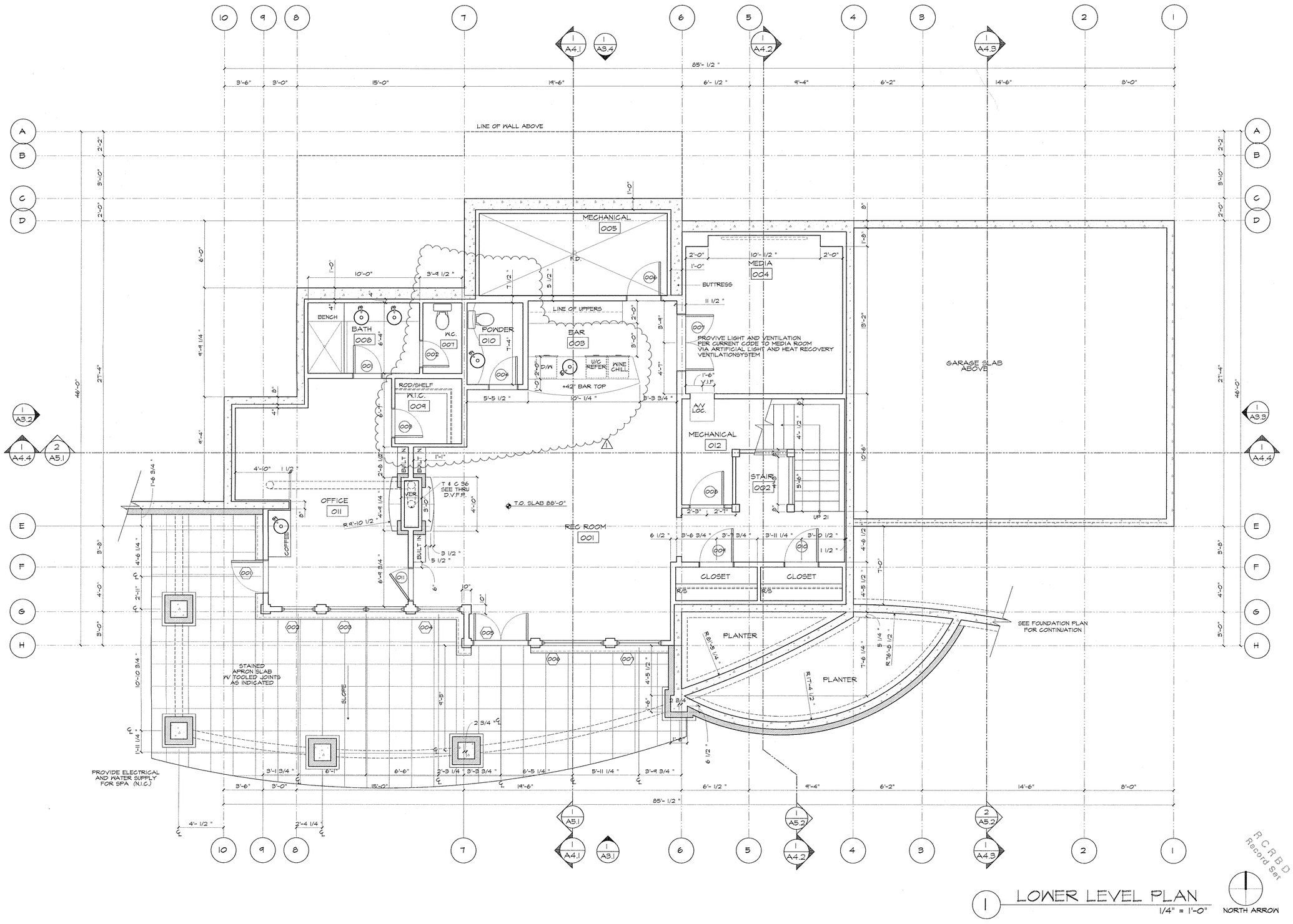
STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

ISSUE:	
CONCEPT	6.22.05
SCHEMATIC	6.30.05
DESIGN DEV.	7.7.05
DESIGN DEV.	2.11.06
CLIENT REVIEW	3.21.06
STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE: GENERAL INFO.

SHEET NUMBER: A0.1



1 LOWER LEVEL PLAN
1/4" = 1'-0"

NORTH ARROW

RCRBD Record Set

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KEITH KELLY
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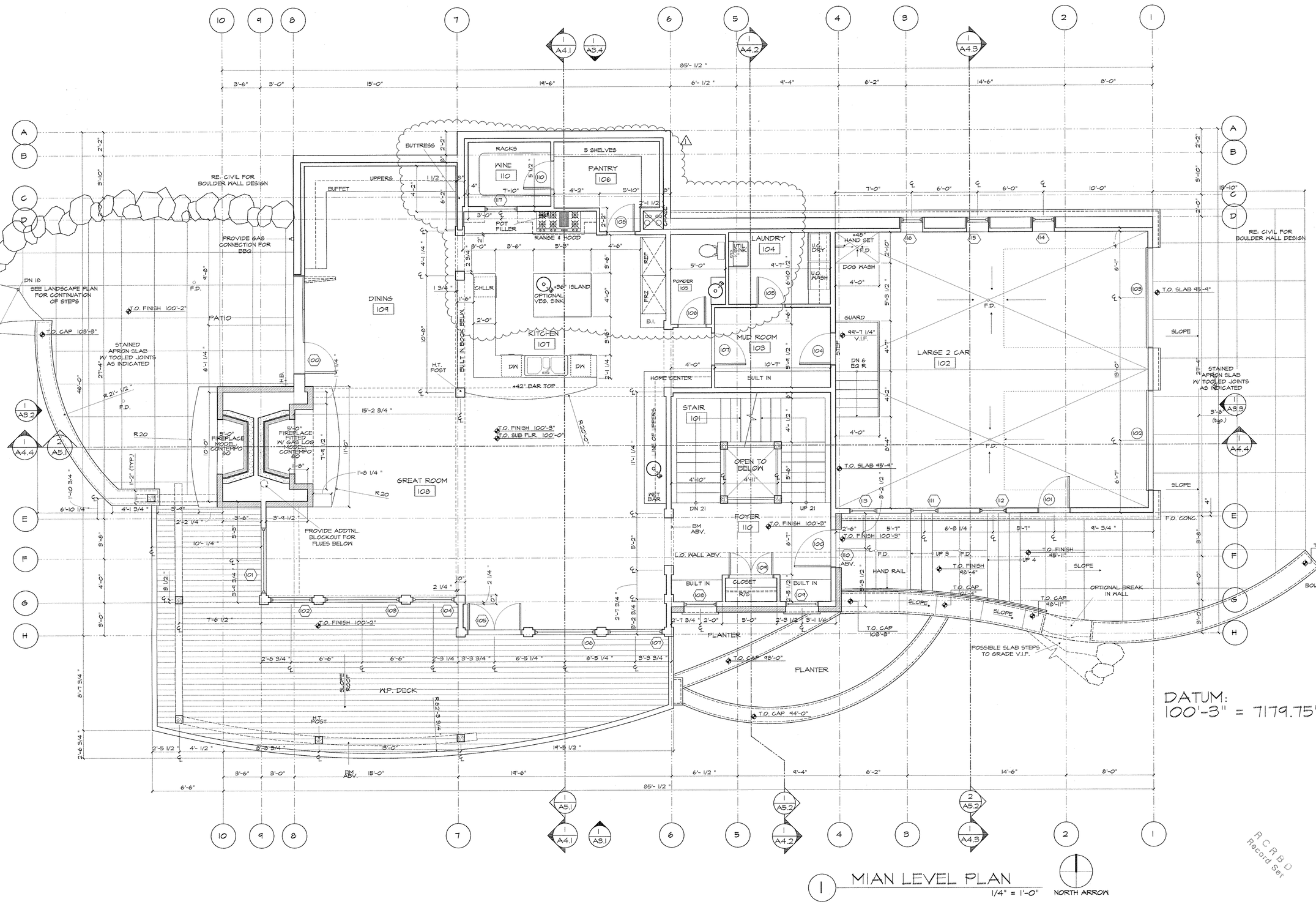
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE:
FLOOR PLANS

SHEET NUMBER:
A2.1



1 MIAN LEVEL PLAN

1/4" = 1'-0"

NORTH ARROW

RCRBD Record Set

KS

405 ANGLERS DRIVE
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KEITH KELLY
ARC-203455
6.15.07
LICENSED ARCHITECT

STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

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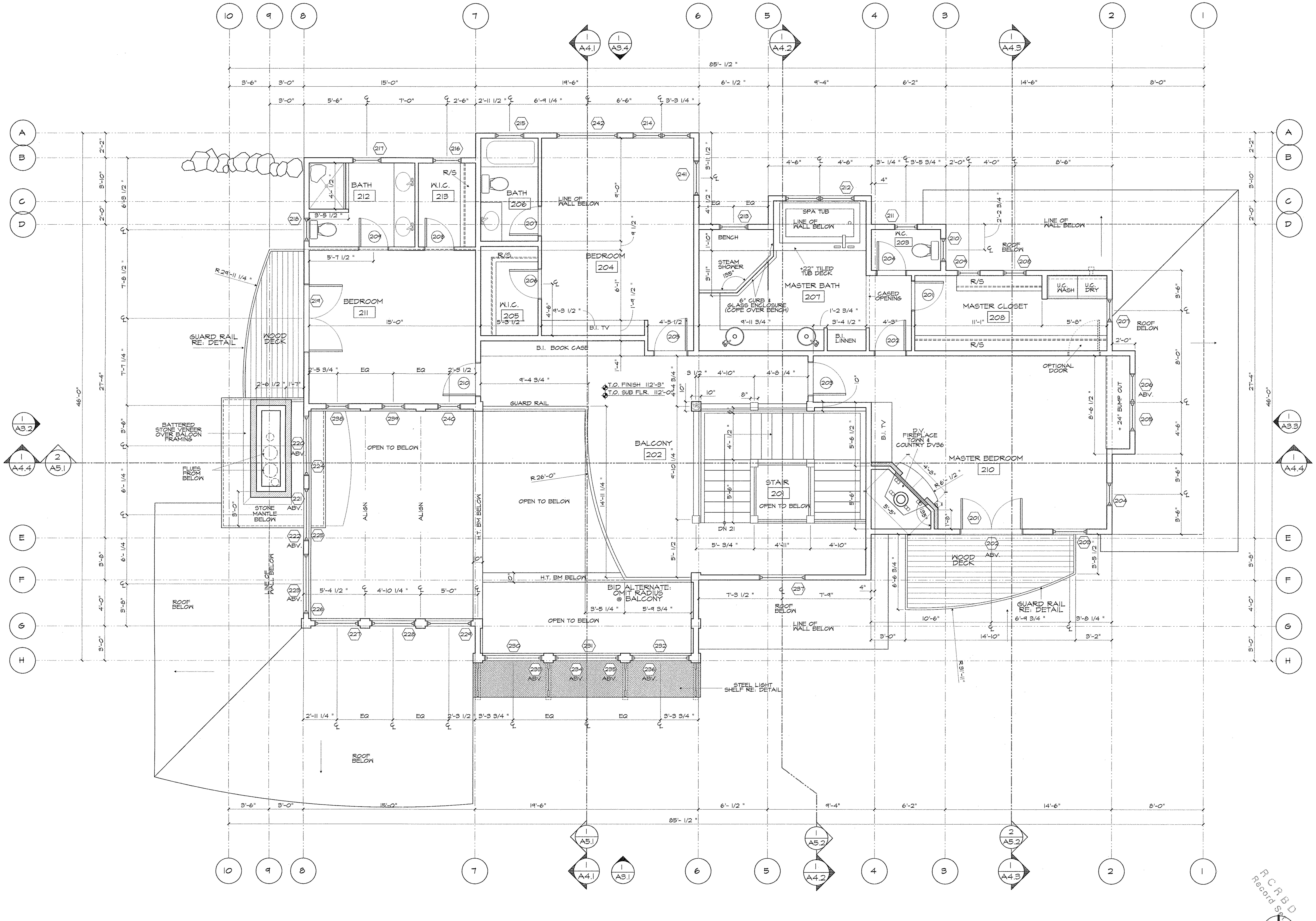
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE: FLOOR PLANS

SHEET NUMBER: A2.2



1 UPPER LEVEL PLAN
1/4" = 1'-0"

RCRBD Record Set

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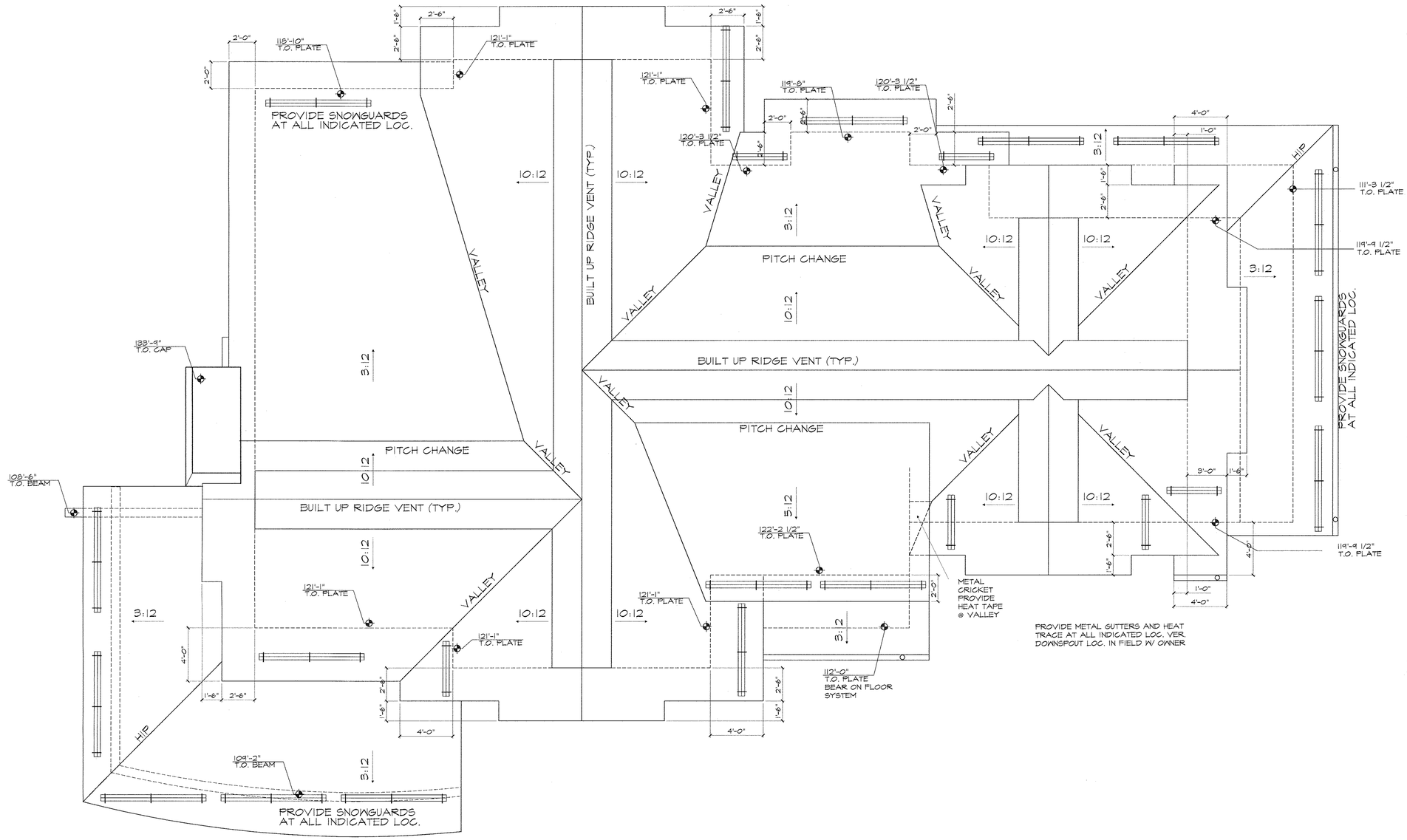
DESIGN DEV.	2.11.06
CLIENT REVIEW	3.21.06
STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER: 0724
DRAWN BY: TS
SHEET TITLE:
FLOOR PLANS
SHEET NUMBER:
A2.3



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

NORTH ARROW

RCRBD Record Set

406 ANGLERS DRIVE
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32050 PEBBLE RUN
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FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE: ROOF PLAN

SHEET NUMBER: A2.4

KEYNOTES

1	H.T. LOOKOUT W/ CAP FLASHING	7	STONE CHIMNEY CAP RE: WS	13	LANDSCAPE WALL W/ STONE VENEER	19	8X8 H.T. POST	25	4X H.T. RAKED BMS.	31	POSSIBLE STONE SLAB LANDSCAPE STEPS TO GRADE V.I.F.
2	6X6 H.T. KNEE BRACE	8	STEEL PANEL SIDING SYSTEM RE: DETAILS AND SPEC.	14	STEEL SHADING DEVICE/ LIGHT SHELF RE: DETAIL	20	H.T. OR STEEL BEAM RE: STRUCT.	26	3x6 WINDOW TRIM	32	BOULDER RETAINING WALL PER CIVIL
3	STANDING SEAM CORTEN ROOFING	9	CEDAR FASCIA W/ STEEL DRIP EDGE/ FLASHING	15	EXPOSED H.T. RAFTER TAILS	21	BATTERED STONE VENEER COLUMN/PIER	27	3X4 WINDOW TRIM	33	4X6 H.T. PURLIN
4	CEDAR LAP SIDING	10	VERTICAL BARN WOOD BUTTED SIDING RANDOM LENGTH (6" WIDTH)	16	3X10 H.T. CORNER BOARD	22	RUSTED STEEL CAP W/ DRIP EDGE	28	SNOW FENCE RE: DETAIL	34	6" STONE CAP
5	3X10 H.T. TRIM HEADER	11	8X TIMBER BEAM	17	3X8 WINDOW TRIM	23	6X H.T. BEAM	29	KINGPOST RE: DETAIL	35	8" STEEL CHANNEL LINTEL\ W/ WEB STIFF. AS SHOWN
6	RIDGE VENT - BUILT UP	12	DRY STACK, CHOPPED STONE VENEER	18	WOOD/STEEL RAILING RE: DETAIL	24	WOOD/ MTL. SIDED, INSULATED O.H.D.	30	STEEL GRILL ENCLOSURE	36	6" NOM. SANDSTONE ACCENT PANEL

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

RCRBD Record Set

406 ANGLERS DRIVE
SUITE C
PO BOX 881349
STEAMBOAT SPRINGS
COLORADO 80488
970.875.2360
970.875.0301 FAX

Architecture
Planning
Interiors

Kelly & Stone Architects, Inc.

STATE OF COLORADO
KEITH KELLY
ARC-203455
LICENSED ARCHITECT

STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

ISSUE:	
CONCEPT	6.22.05
SCHEMATIC	6.30.05
DESIGN DEV.	7.7.05
DESIGN DEV.	2.11.06
CLIENT REVIEW	3.21.06
STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A3.1

KEYNOTES

1	H.T. LOOKOUT W/ CAP FLASHING	7	STONE CHIMNEY CAP RE: WS	13	LANDSCAPE WALL W/ STONE VENEER	19	8X8 H.T. POST	25	4X H.T. RAKED BMS.	31	POSSIBLE STONE SLAB LANDSCAPE STEPS TO GRADE V.I.F.
2	6X6 H.T. KNEE BRACE	8	STEEL PANEL SIDING SYSTEM RE: DETAILS AND SPEC.	14	STEEL SHADING DEVICE/ LIGHT SHELF RE: DETAIL	20	H.T. OR STEEL BEAM RE: STRUCT.	26	3x6 WINDOW TRIM	32	BOULDER RETAINING WALL PER CIVIL
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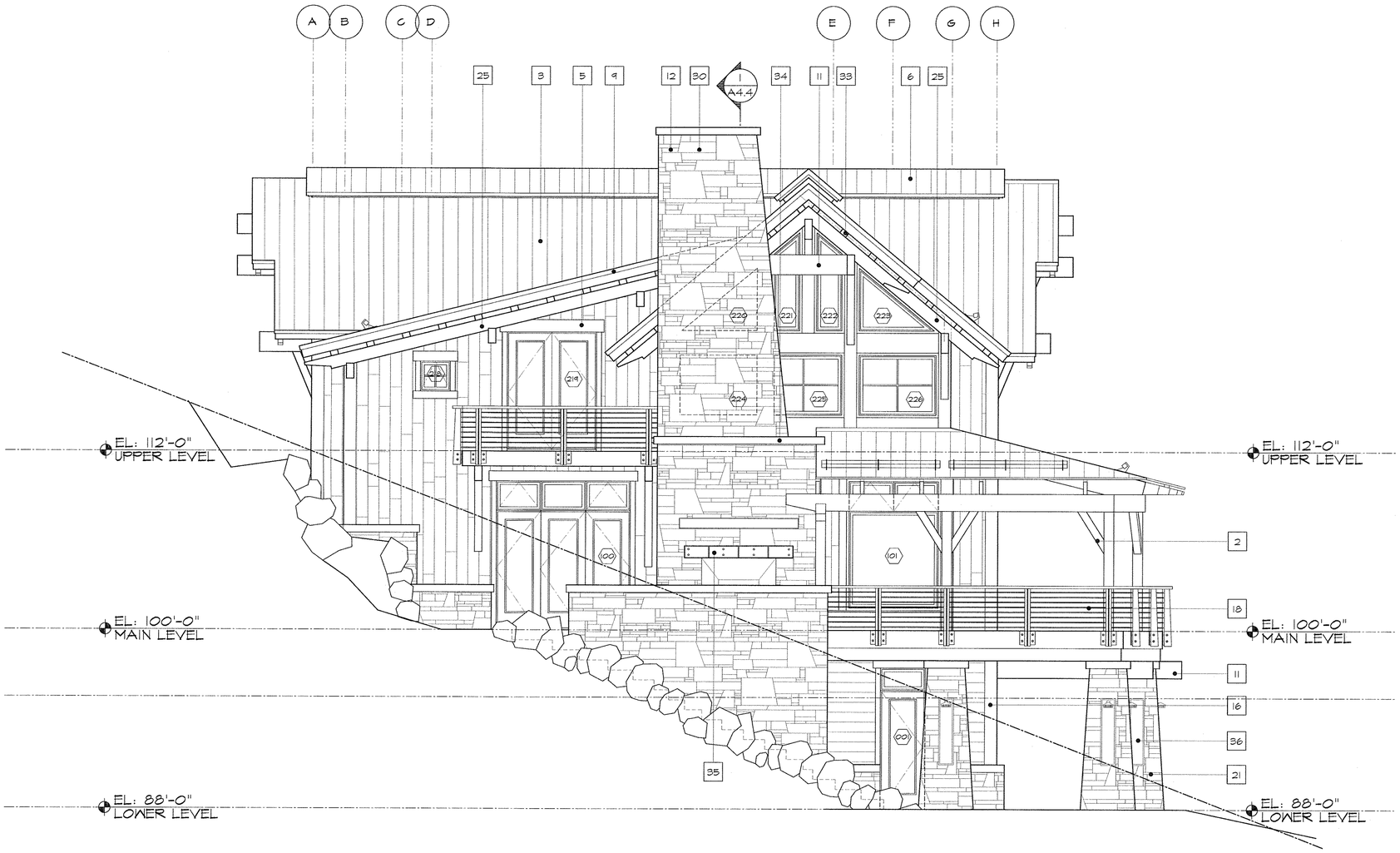

1 WEST ELEVATION
1/4" = 1'-0"

A C R B D
Record Set

406 ANGLERS DRIVE
SUITE C
PO BOX 881389
STEAMBOAT SPRINGS
COLORADO 80488
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STATE OF COLORADO
KEITH KELLY
ARC-203455
5.15.07
LICENSED ARCHITECT

STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

ISSUE:	
CONCEPT	6.22.05
SCHEMATIC	6.30.05
DESIGN DEV.	7.7.05
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CLIENT REVIEW	3.21.06
STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A3.2

KEYNOTES

1	H.T. LOOKOUT W/ CAP FLASHING	7	STONE CHIMNEY CAP RE: MS	13	LANDSCAPE WALL W/ STONE VENEER	19	8X8 H.T. POST	25	4X H.T. RAKED BMS.	31	POSSIBLE STONE SLAB LANDSCAPE STEPS TO GRADE V.I.F.
2	6X6 H.T. KNEE BRACE	8	STEEL PANEL SIDING SYSTEM RE: DETAILS AND SPEC.	14	STEEL SHADING DEVICE/ LIGHT SHELF RE: DETAIL	20	H.T. OR STEEL BEAM RE: STRUCT.	26	3x6 WINDOW TRIM	32	BOULDER RETAINING WALL PER CIVIL
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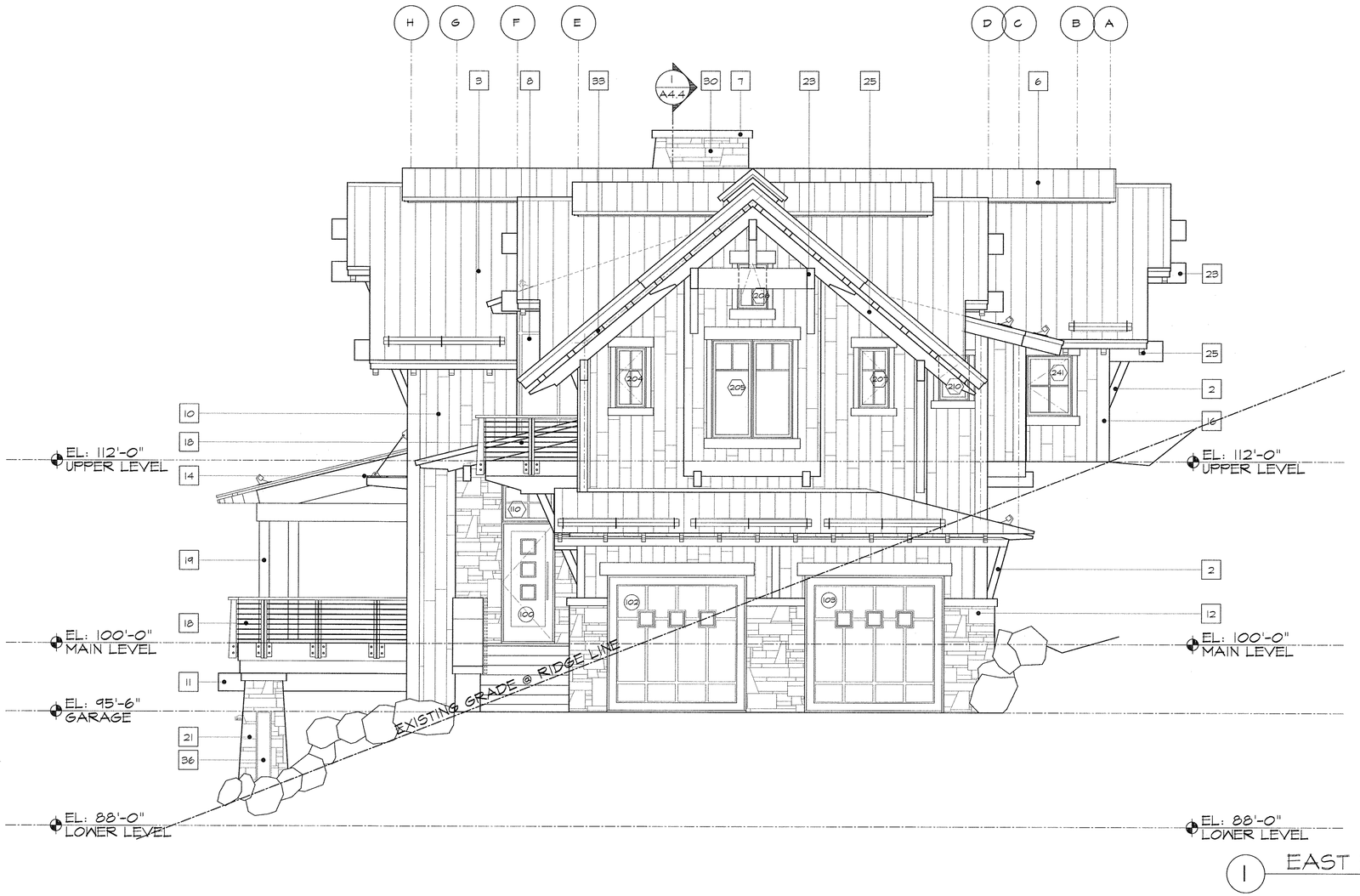

1 EAST ELEVATION
1/4" = 1'-0"

R.C.R.B.D. Record Set

KS
406 ANGLERS DRIVE SUITE C
PO BOX 881389
STEAMBOAT SPRINGS COLORADO 80488
970.875.0590
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Architecture Planning Interiors
Kelly & Stone Architects, Inc.
STATE OF COLORADO KEITH KELLY ARC-203455 LICENSED ARCHITECT

STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

ISSUE:	
CONCEPT	6.22.05
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STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A3.3

KEYNOTES

1	H.T. LOOKOUT W/ CAP FLASHING	7	STONE CHIMNEY CAP RE: WS	13	LANDSCAPE WALL W/ STONE VENEER	19	8X8 H.T. POST	25	4X H.T. RAKED BMS.	31	POSSIBLE STONE SLAB LANDSCAPE STEPS TO GRADE V.I.F.
2	6X6 H.T. KNEE BRACE	8	STEEL PANEL SIDING SYSTEM RE: DETAILS AND SPEC.	14	STEEL SHADING DEVICE/ LIGHT SHELF RE: DETAIL	20	H.T. OR STEEL BEAM RE: STRUCT.	26	3x6 WINDOW TRIM	32	BOULDER RETAINING WALL PER CIVIL
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1 NORTH ELEVATION
1/4" = 1'-0"

R.C.R.B.D. Record Set

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STATE OF COLORADO
KEITH KELLY
ARC-203455
5.15.07
LICENSED ARCHITECT

STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

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STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A3.4

KEYNOTES

1	H.T. LOOKOUT W/ CAP FLASHING	7	STONE CHIMNEY CAP RE: WS	13	LANDSCAPE WALL W/ STONE VENEER	19	8X8 H.T. POST	25	4X H.T. RAKED BMS.	31	POSSIBLE STONE SLAB LANDSCAPE STEPS TO GRADE V.I.F.
2	6X6 H.T. KNEE BRACE	8	STEEL PANEL SIDING SYSTEM RE: DETAILS AND SPEC.	14	STEEL SHADING DEVICE/ LIGHT SHELF RE: DETAIL	20	H.T. OR STEEL BEAM RE: STRUCT.	26	3x6 WINDOW TRIM	32	BOULDER RETAINING WALL PER CIVIL
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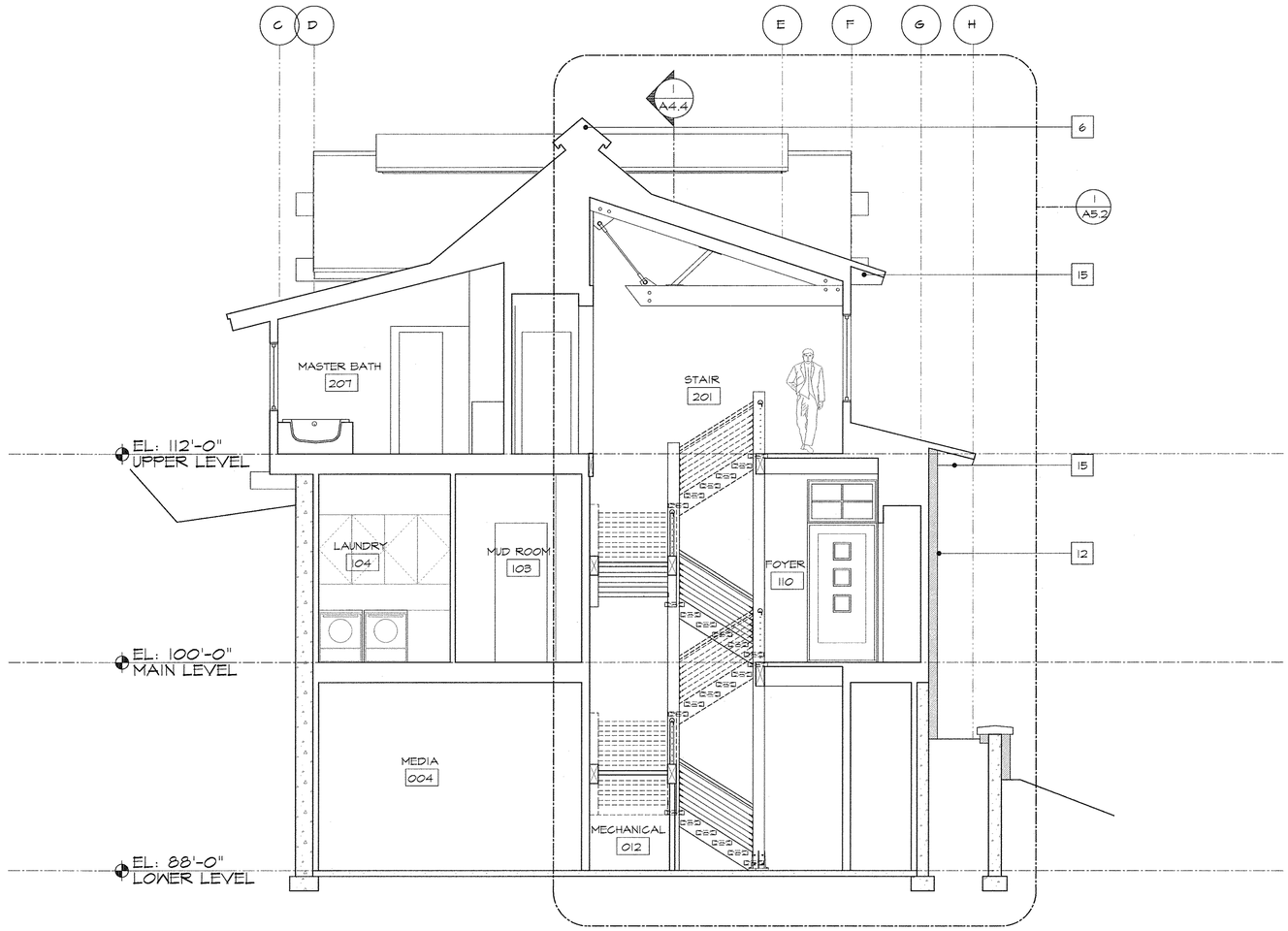

1 BUILDING SECTION
1/4" = 1'-0"

R C R B D
Record Set

405 ANGLERS DRIVE
SUITE C
PO BOX 881289
STEAMBOAT SPRINGS
COLORADO 80488
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970.875.0501 FAX

Architecture
Planning
Interiors

Kelly & Stone Architects, Inc.

STATE OF COLORADO
KEITH
KELLY
ARC-203455
5/15/07
LICENSED ARCHITECT

STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

ISSUE:	
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STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE:
SECTIONS

SHEET NUMBER:
A4.2

KEYNOTES

1	H.T. LOOKOUT W/ CAP FLASHING	7	STONE CHIMNEY CAP RE: MS	13	LANDSCAPE WALL W/ STONE VENEER	19	8X8 H.T. POST	25	4X H.T. RAKED BMS.	31	POSSIBLE STONE SLAB LANDSCAPE STEPS TO GRADE V.I.F.
2	6X6 H.T. KNEE BRACE	8	STEEL PANEL SIDING SYSTEM RE: DETAILS AND SPEC.	14	STEEL SHADING DEVICE/ LIGHT SHELF RE: DETAIL	20	H.T. OR STEEL BEAM RE: STRUCT.	26	3X6 WINDOW TRIM	32	BOULDER RETAINING WALL PER CIVIL
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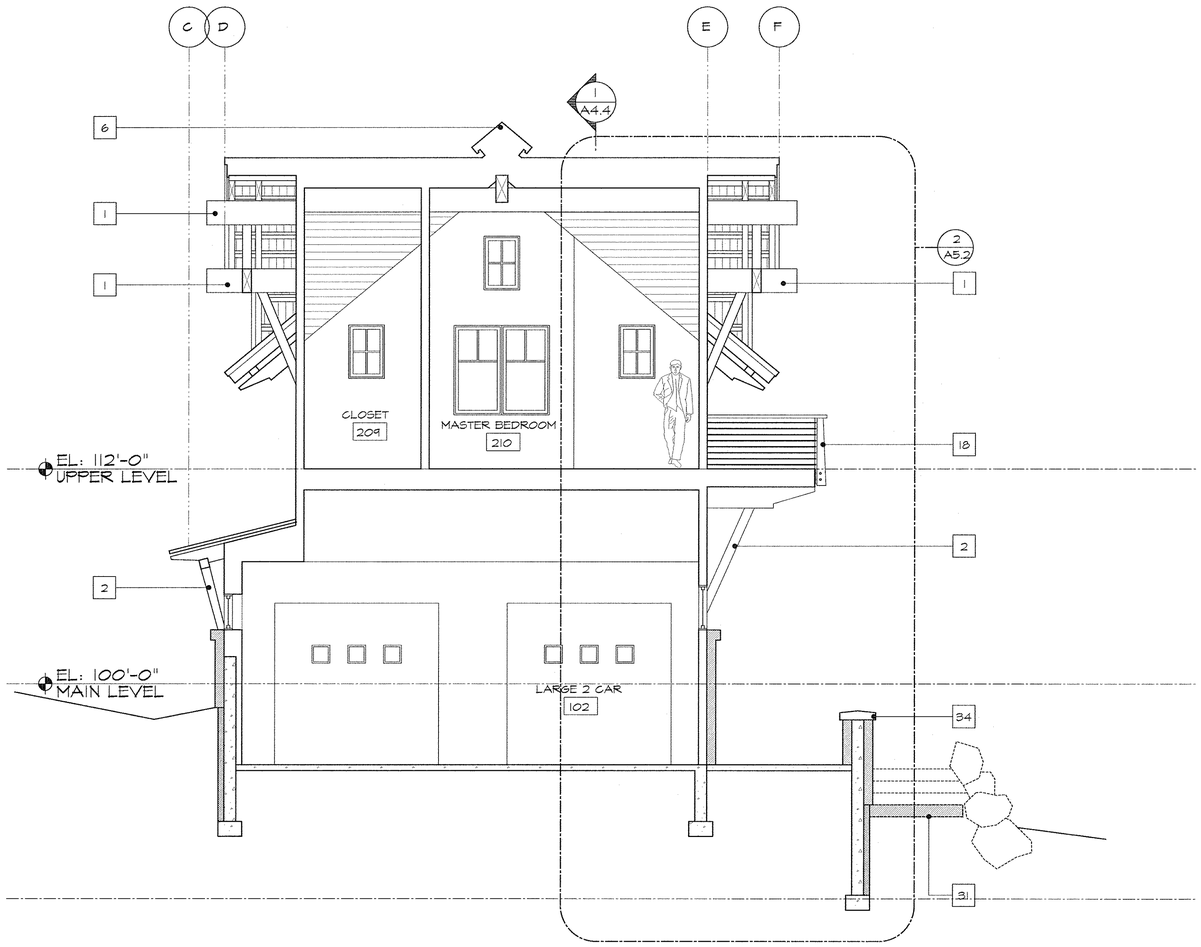

1 BUILDING SECTION
1/4" = 1'-0"

R.C.R.B.D. Record Set

406 ANGLERS DRIVE
SUITE C
PO BOX 881389
STEAMBOAT SPRINGS
COLORADO 80488
970.875.0590
970.875.0591 FAX

Architecture
Planning
Interiors

Kelly & Stone Architects, Inc.

STATE OF COLORADO
KEITH KELLY
ARC-203455
5.15.07
LICENSED ARCHITECT

STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

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STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER: 0724
DRAWN BY: TS
SHEET TITLE: SECTIONS
SHEET NUMBER: A4.3

KEYNOTES

1	H.T. LOOKOUT W/ CAP FLASHING	7	STONE CHIMNEY CAP RE: WS	13	LANDSCAPE WALL W/ STONE VENEER	19	8X8 H.T. POST	25	4X H.T. RAKED BMS.	31	POSSIBLE STONE SLAB LANDSCAPE STEPS TO GRADE V.I.F.
2	6X6 H.T. KNEE BRACE	8	STEEL PANEL SIDING SYSTEM RE: DETAILS AND SPEC.	14	STEEL SHADING DEVICE/ LIGHT SHELF RE: DETAIL	20	H.T. OR STEEL BEAM RE: STRUCT.	26	3x6 WINDOW TRIM	32	BOULDER RETAINING WALL PER CIVIL
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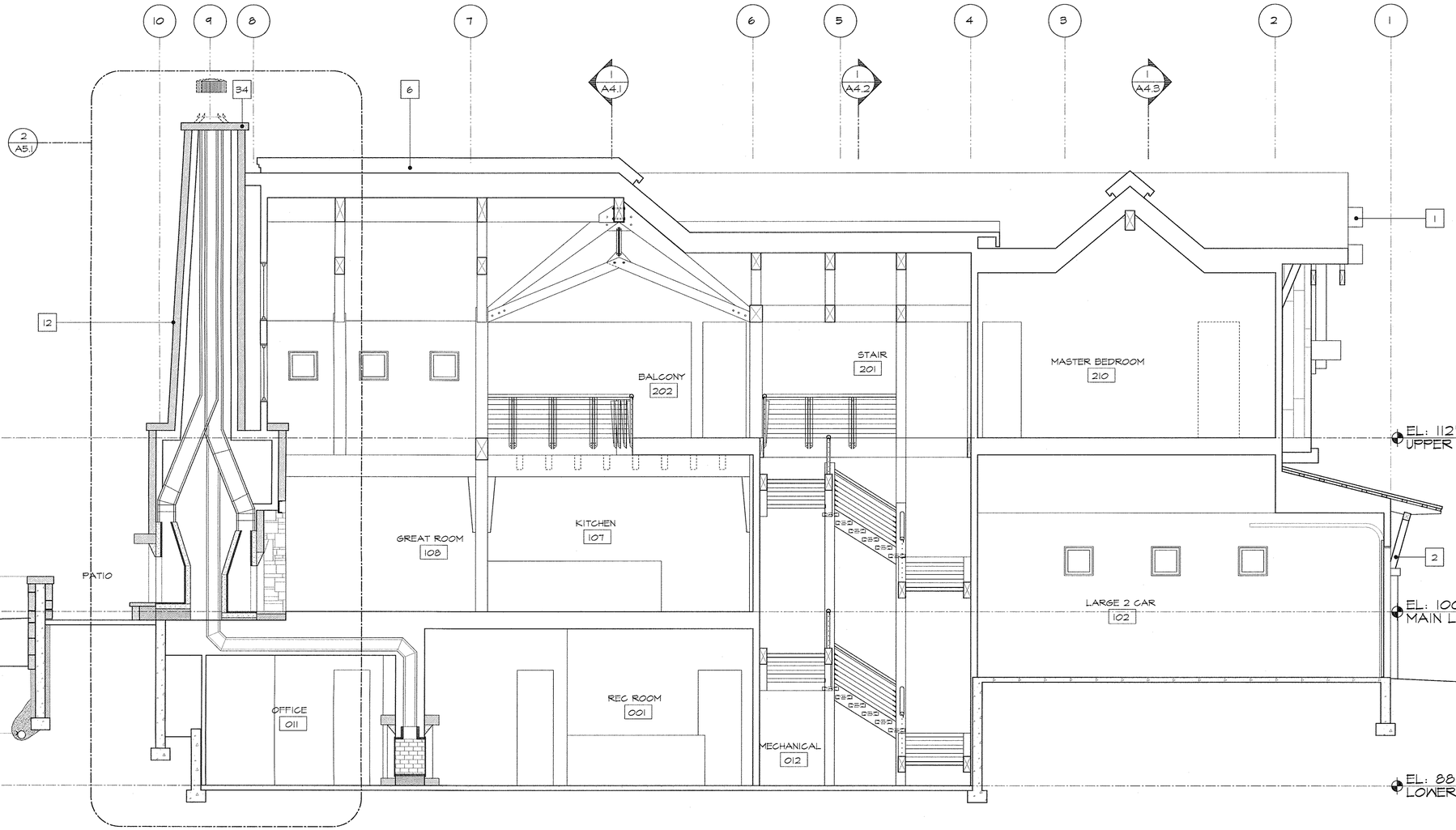

1 BUILDING SECTION
1/4" = 1'-0"

R.C.R.B.D. Record Set

406 ANGLERS DRIVE
SUITE C
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Architecture
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Interiors

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KEITH KELLY
ARC-203455
LICENSED ARCHITECT

STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

ISSUE:	
CONCEPT	6.22.05
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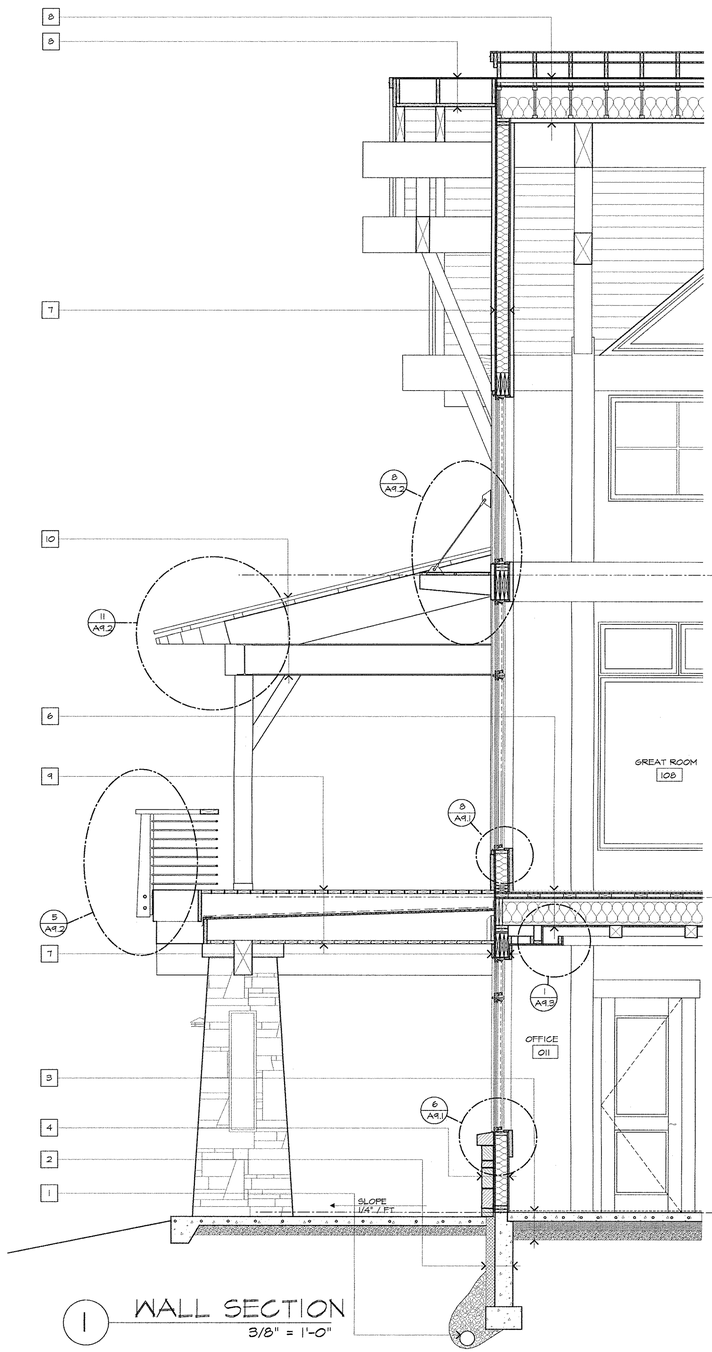
STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

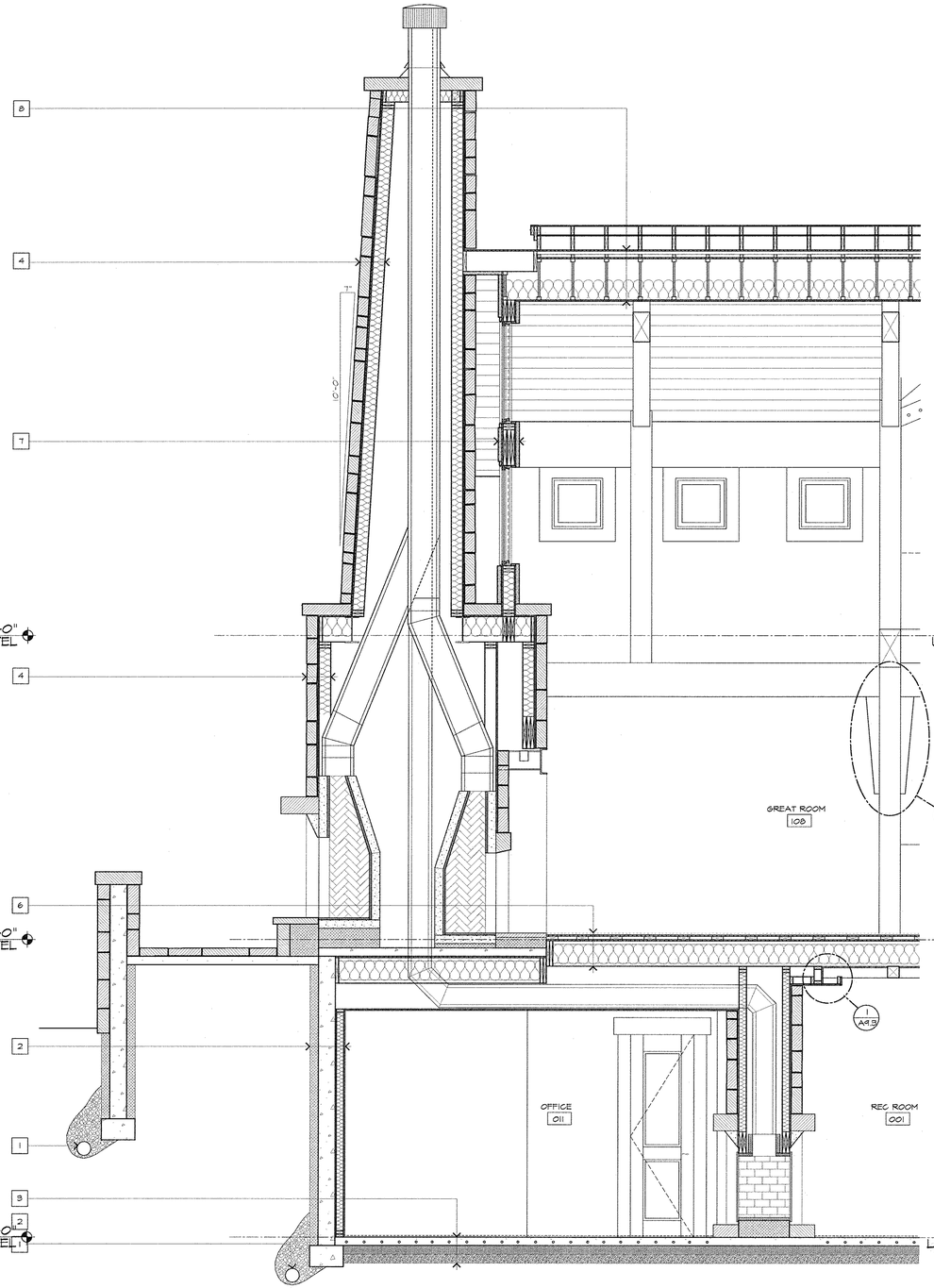
PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE: SECTIONS

SHEET NUMBER: A4.4



1 WALL SECTION
3/8" = 1'-0"



2 WALL SECTION
3/8" = 1'-0"

KEYNOTES

1. DRAIN TILE PER GEOTECHNICAL ENGINEER
2. FOUNDATION WALL
   TYPICAL CONSTRUCTION:
   RIGID INSULATION AND DRAINAGE BOARD
   W.P. MEMBRANE
   CONCRETE FOUNDATION- SEE STRUCT. DRWGS.
   @ INT. WHERE OCCURS: 1/2" AIR SPACE
   2x4 STUDS WITH BLOWN IN INSUL.
   OR 1 1/2" POLY ISO RIGID ISUL.
   5/8" GYPBD.
3. FLOOR SLAB
   TYPICAL CONSTRUCTION:
   FINISH FLOOR (SEE FIN. SCHEDULE)
   REINF. CONCRETE STRUCTURAL SLAB
   W/ RADIANT SYSTEM WHERE OCCURS
   UNDER SLAB INSULATION
   6 MIL POLY. VAPOR BARRIER
   GRANULAR FILL PER STRUCT.
4. STONE VENEER
   TYPICAL CONSTRUCTION:
   STONE VENEER W/
   MASONRY ANCHORS
   30# FELT
   SHEATHING PER STRUCT.
   FRAMING PER STRUCT
   R 23 BLOWN INSULATION
   6 MIL POLY VAPOR BARRIER
   5/8" GYPBD.
5. METAL CLAD WOOD
   WINDOWS & DRS. - RE: SCHEDULE
6. TYPICAL FRAMED FLOOR CONSTRUCTION
   FINISH FLOOR (SEE FIN. SCHEDULE)
   3/4 "SHEATHING PER STRUCT
   1 1/2" SLEEPERS AND L.W.CONC. W/ RADIANT
   3/4 "SHEATHING PER STRUCT
   JOISTS PER STRUCT.
   SOUND ATTENUATION BATTS
   5/8" GYPBD-UNDER FRAME WHERE OCCURS
7. TYPICAL SIDING
   WALL CONSTRUCTION
   WOOD OR METAL SIDING- RE: ELEV FOR LOCATIONS
   AIR AND MOISTURE INFIL. BARRIER
   SHEATHING PER STRUCT.
   FRAMING PER STRUCT.
   R 23 BLOWN INSULATION
   6 MIL POLY VAPOR BARRIER
   5/8" GYPBD
8. TYPICAL ROOF CONSTRUCTION
   ROOFING MATERIAL- SEE ROOF PLAN FOR TYPES AND LOCATIONS
   ICE AND WATER SHIELD
   5/8" PLYWOOD
   (2) LAYERS 2X2 CRISSCROSSED
   SHEATHING PER STRUCT.
   RAFTERS PER STRUCT.
   SPRAYED INSUL. MIN. R60
   6 MIL POLY VB
   5/8" GYPBD AND OR T&G DECK
   RE: CEILING PLN FOR CEILING MTRL.
9. WATERPROOF DECK CONSTRUCTION
   FINISH DECK
   TAPERED SLEEPERS
   BITUMINOUS MEMBRANE
   SHTHG. PER STRUCT.
   JOISTS PER STRUCT.
   T&G DECK PER STRUCT
   W SECTION STL. PERIMETER BM. PER STRUCT.
10. TYPICAL PORCH ROOF CONSTRUCTION
    MTL.ROOFING PER PLAN
    ICE AND WATER SHIELD
    2x6 D.F. T&G DECK
    D.F.H.T. RAFTERS PER STRUCT.
    ROLLED W SECTION STL. PLATE BEAM PER STRUCT.
11. TYPICAL ACOUSTIC FLOOR CONSTRUCTION
    FINISH FLOOR (SEE FIN. SCHEDULE)
    SHEATHING PER STRUCT.
    1 1/2" SLEEPERS AND L.W.CONC. W/ RADIANT
    SHEATHING PER STRUCT.
    FLOOR JOISTS- SEE STRUCT. DRWGS.
    SOUND ATTENUATION BATTS
    SHEET VINYL SOUND BARRIER
    5/8" GYPBD
12. TYPICAL BALCONY FLOOR CONSTRUCTION
    FINISH FLOOR (SEE FIN. SCHEDULE)
    3/4 "SHEATHING PER STRUCT
    1 1/2" T&G DECK
    9X TIMBERS PER STRUCT

ARBD Record Set

KS
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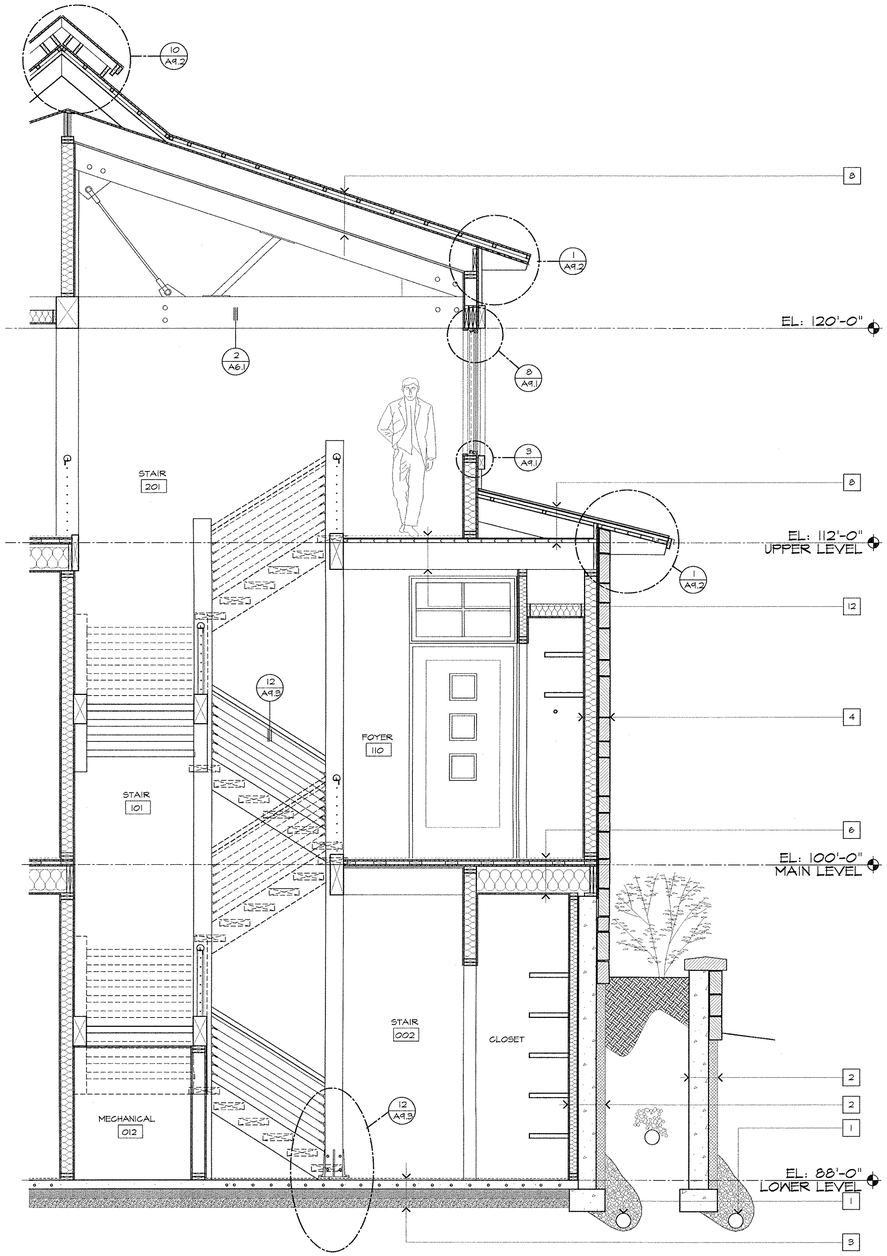
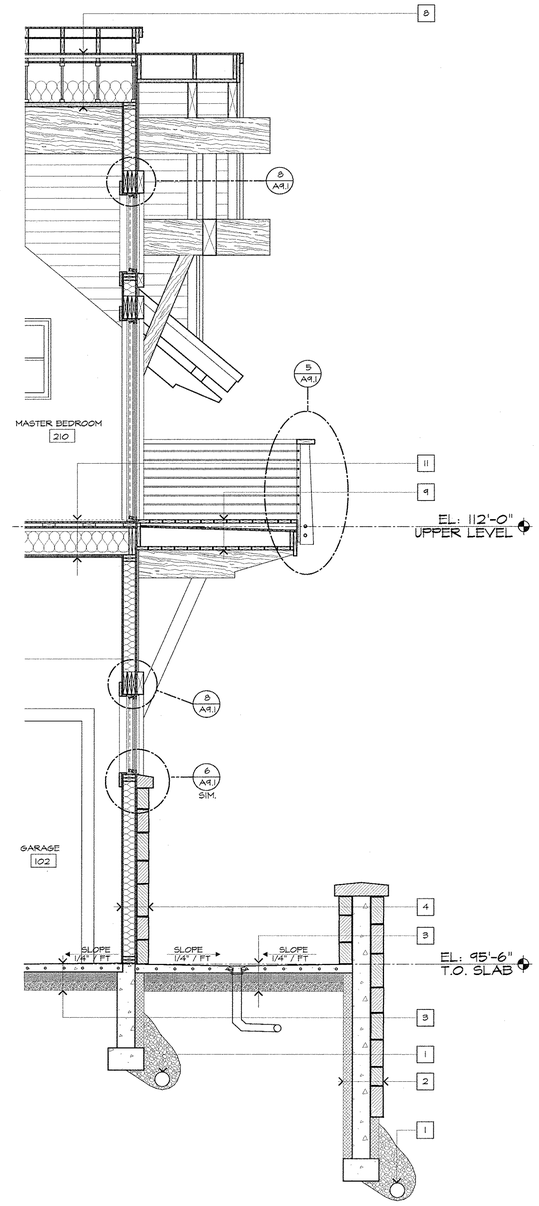
STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

ISSUE:	
CONCEPT	6.22.05
SCHEMATIC	6.30.05
DESIGN DEV.	7.7.05
DESIGN DEV.	2.11.06
CLIENT REVIEW	3.21.06
STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER: 0724
DRAWN BY: TS
SHEET TITLE: WALL SECTIONS
SHEET NUMBER: A5.1



1 WALL SECTION
3/8" = 1'-0"



2 WALL SECTION
3/8" = 1'-0"

KEYNOTES

1 DRAIN TILE PER GEOTECHNICAL ENGINEER

2 FOUNDATION WALL TYPICAL CONSTRUCTION:
RIGID INSULATION AND DRAINAGE BOARD
W.P. MEMBRANE
CONCRETE FOUNDATION- SEE STRUCT. DRWGS.
@ INT. WHERE OCCURS: 1/2" AIR SPACE; 2x4 STUDS WITH BLOWN IN INSUL. OR 1 1/2" POLY ISO RIGID ISUL.; 5/8" GYPBD.

3 FLOOR SLAB TYPICAL CONSTRUCTION:
FINISH FLOOR (SEE FIN. SCHEDULE)
REINF. CONCRETE STRUCTURAL SLAB W/ RADIANT SYSTEM WHERE OCCURS
UNDER SLAB INSULATION
6 MIL POLY. VAPOR BARRIER
GRANULAR FILL PER STRUCT.

4 STONE VENEER TYPICAL CONSTRUCTION:
STONE VENEER W/ MASONRY ANCHORS
30# FELT
SHEATHING PER STRUCT.
FRAMING PER STRUCT.
R 23 BLOWN INSULATION
6 MIL POLY VAPOR BARRIER
5/8" GYPBD.

5 METAL CLAD WOOD WINDOWS & DRS. - RE: SCHEDULE

6 TYPICAL FRAMED FLOOR CONSTRUCTION
FINISH FLOOR (SEE FIN. SCHEDULE)
3/4 "SHEATHING PER STRUCT
1 1/2" SLEEPERS AND L.W.CONC. W/ RADIANT
3/4 "SHEATHING PER STRUCT
JOISTS PER STRUCT.
SOUND ATTENUATION BATTS
5/8" GYPBD-UNDER FRAME WHERE OCCURS

7 TYPICAL SIDING WALL CONSTRUCTION
WOOD OR METAL SIDING- RE: ELEV FOR LOCATIONS
AIR AND MOISTURE INFIL. BARRIER
SHEATHING PER STRUCT.
FRAMING PER STRUCT.
R 23 BLOWN INSULATION
6 MIL POLY VAPOR BARRIER
5/8" GYPBD

8 TYPICAL ROOF CONSTRUCTION
ROOFING MATERIAL- SEE ROOF PLAN FOR TYPES AND LOCATIONS
ICE AND WATER SHIELD
5/8" PLYWOOD
(2) LAYERS 2X2 CRISSCROSSED SHEATHING PER STRUCT.
RAFTERS PER STRUCT
SPRAYED INSUL. MIN. R60
6 MIL POLY V/B
5/8" GYPBD AND OR T&G DECK
RE: CEILING PLN FOR CEILING MTRL.

9 WATERPROOF DECK CONSTRUCTION
FINISH DECKS
TAPERED SLEEPERS
BITUMINOUS MEMBRANE
SHTHG. PER STRUCT
JOISTS PER STRUCT.
T&G DECK PER STRUCT
W SECTION STL. PERIMETER BM. PER STRUCT.

10 TYPICAL PORCH ROOF CONSTRUCTION
MTL.ROOFING PER PLAN
ICE AND WATER SHIELD
2X6 D.F. T&G DECK
D.F.H.T. RAFTERS PER STRUCT.
ROLLED W SECTION STL. PLATE BEAM PER STRUCT.

11 TYPICAL ACOUSTIC FLOOR CONSTRUCTION
FINISH FLOOR (SEE FIN. SCHEDULE)
SHEATHING PER STRUCT
1 1/2" SLEEPERS AND L.W.CONC. W/ RADIANT
SHEATHING PER STRUCT.
FLOOR JOISTS- SEE STRUCT. DRWGS.
SOUND ATTENUATION BATTS
SHEET VINYL SOUND BARRIER
5/8" GYPBD

12 TYPICAL BALCONY FLOOR CONSTRUCTION
FINISH FLOOR (SEE FIN. SCHEDULE)
3/4 "SHEATHING PER STRUCT
1 1/2" T&G DECK
3X TIMBERS PER STRUCT

R C R B D
Record Set

406 ANGLERS DRIVE
SUITE C
PO BOX 881389
STEAMBOAT SPRINGS
COLORADO 80488
970.875.0690
970.875.0691 FAX

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Interiors

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ARC-203455
5-15-07
LICENSED ARCHITECT

STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

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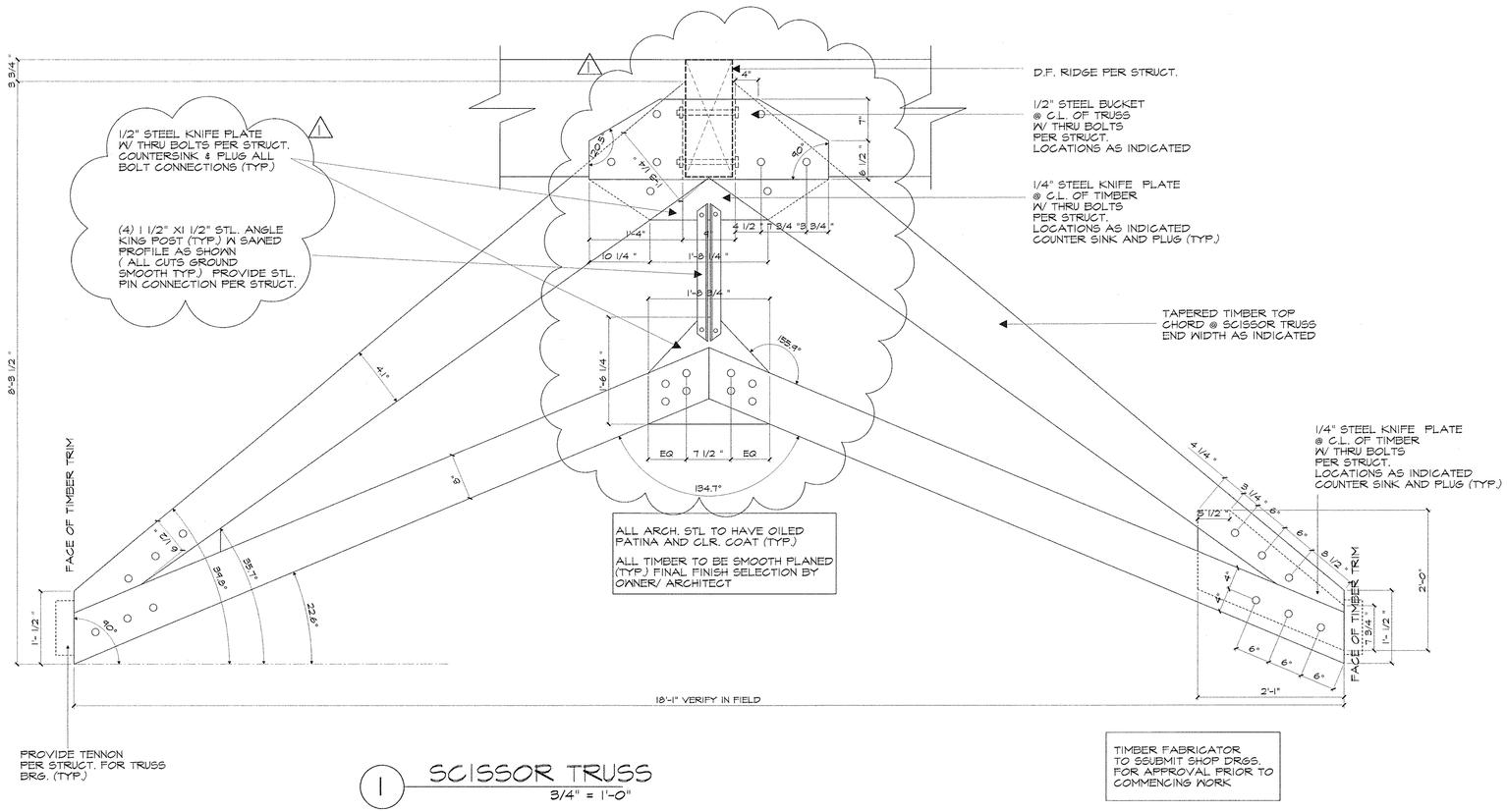
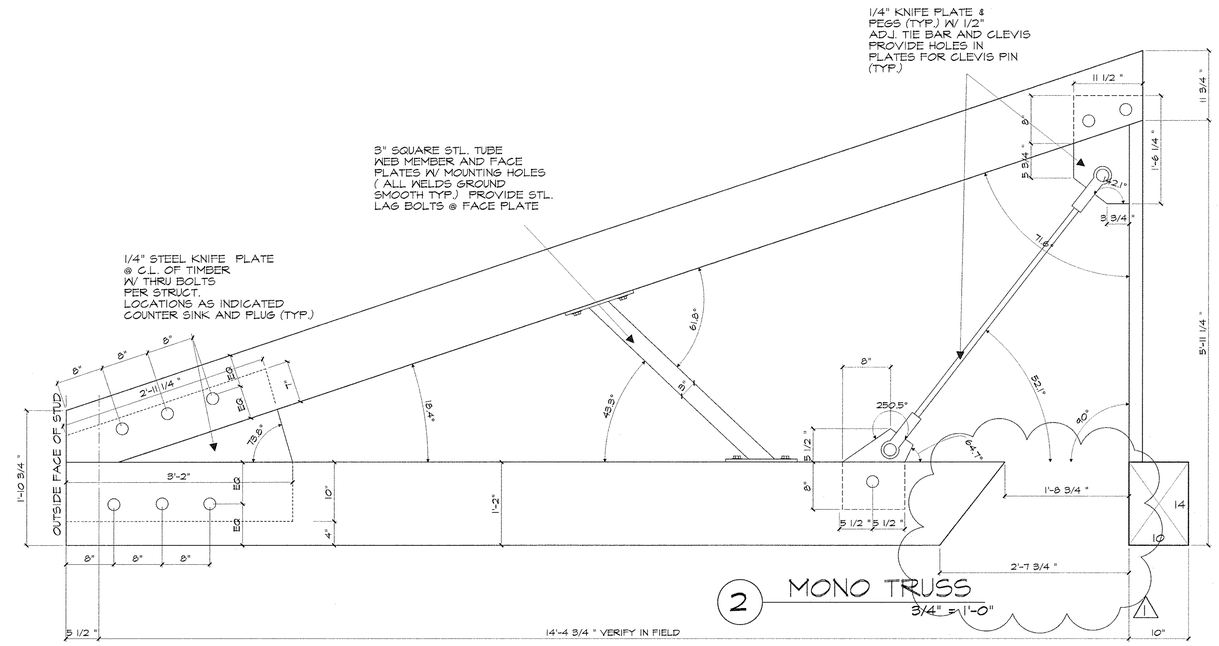
FULL PERMIT	5.11.07

PROJECT NUMBER: 0724
DRAWN BY: TS
SHEET TITLE: WALL SECTIONS
SHEET NUMBER: A5.2



1 SCISSOR TRUSS
3/4" = 1'-0"

TIMBER FABRICATOR TO SUBMIT SHOP DRGS. FOR APPROVAL PRIOR TO COMMENCING WORK



2 MONO TRUSS
3/4" = 1'-0"

R.C.R.B.D.
Record Set

408 ANGLERS DRIVE
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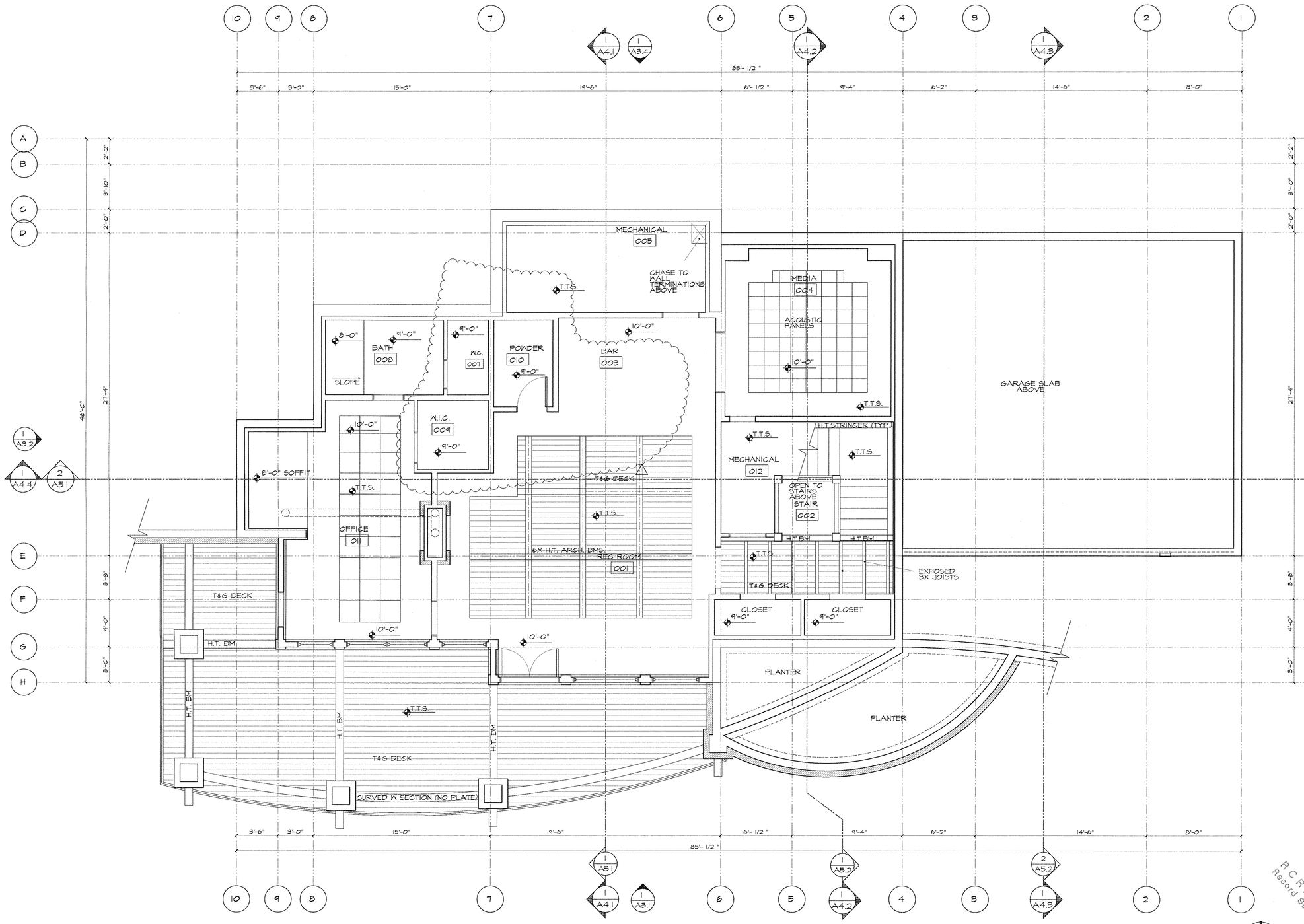
PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE:
TRUSS DETAILS

SHEET NUMBER:
A6.1



1 LOWER LEVEL REFLECTED CEILING PLAN

1/4" = 1'-0"

NORTH ARROW

ARCBD Record Set

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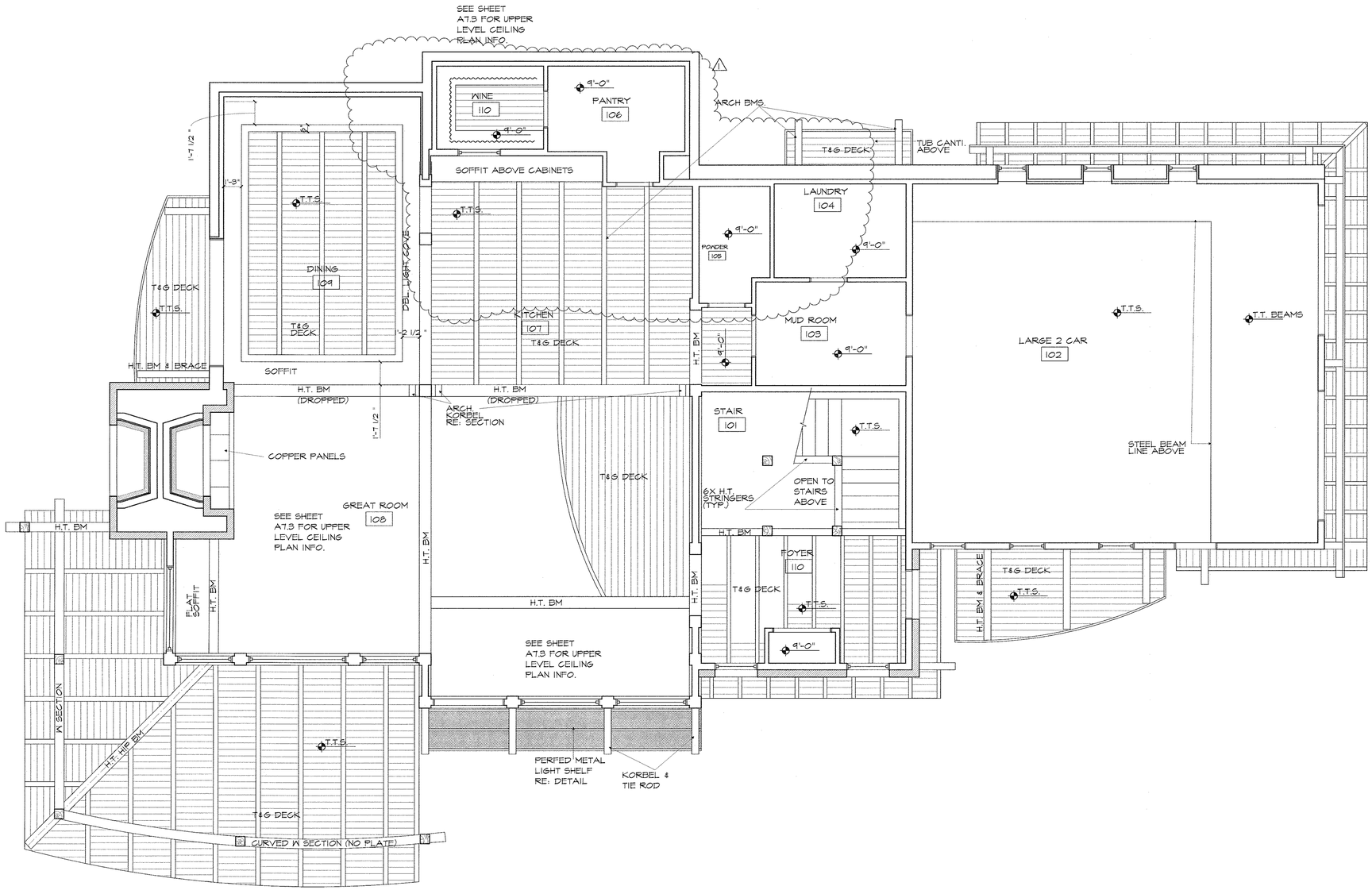
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE: CEILING PLANS

SHEET NUMBER: A7.1



1 MAIN LEVEL REFLECTED CEILING PLAN

1/4" = 1'-0"

NORTH ARROW

RCRBD Record Set

KS

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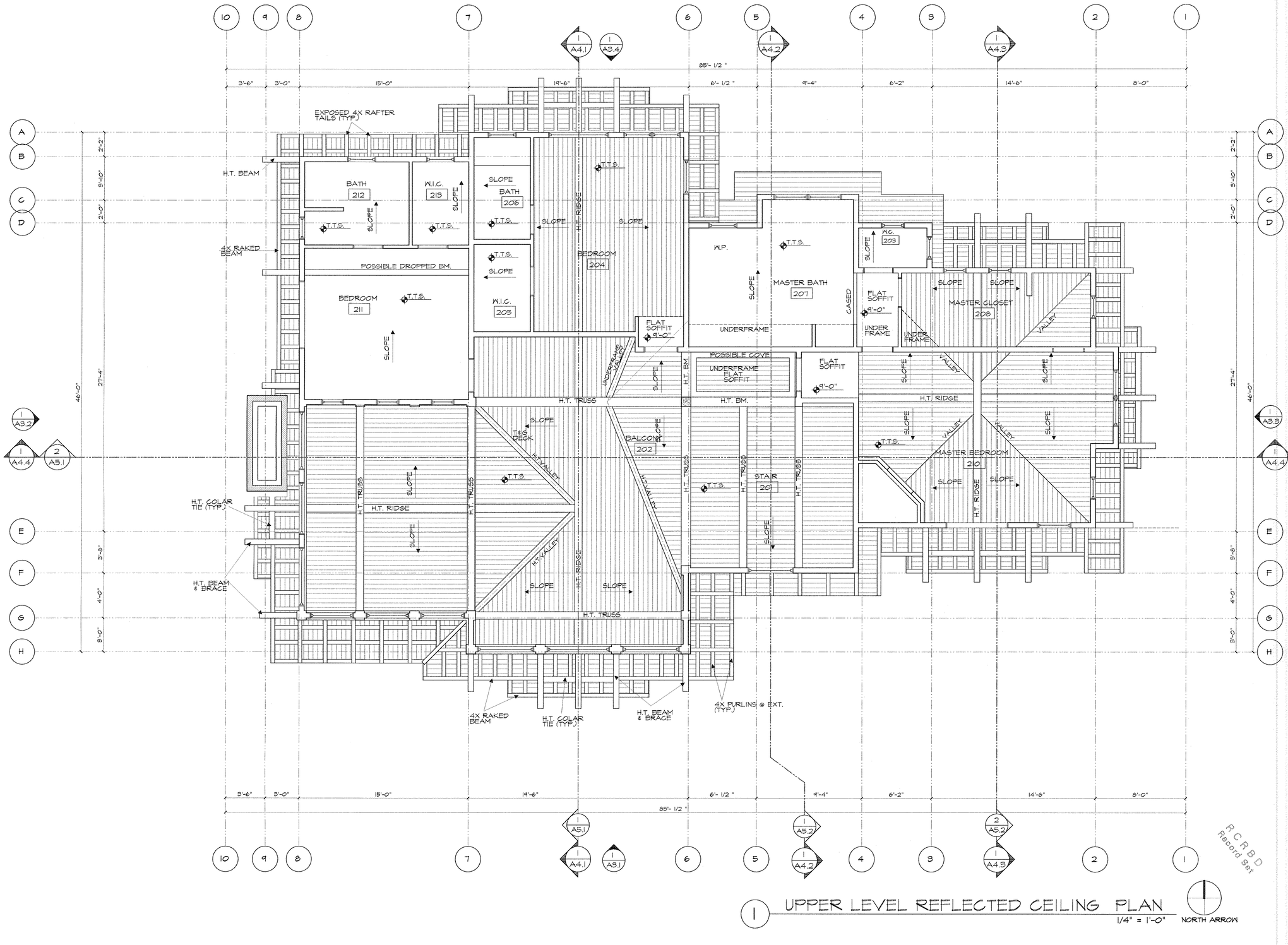
PROJECT NUMBER: 0724

DRAWN BY: TS

SHEET TITLE: CEILING PLANS

SHEET NUMBER: A7.2



1 UPPER LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"

NORTH ARROW

RCRBD Record Set

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409 ANGLERS DRIVE
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ROUTT COUNTY, COLORADO

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COORDINATION	4.1.07
FULL PERMIT	5.11.07

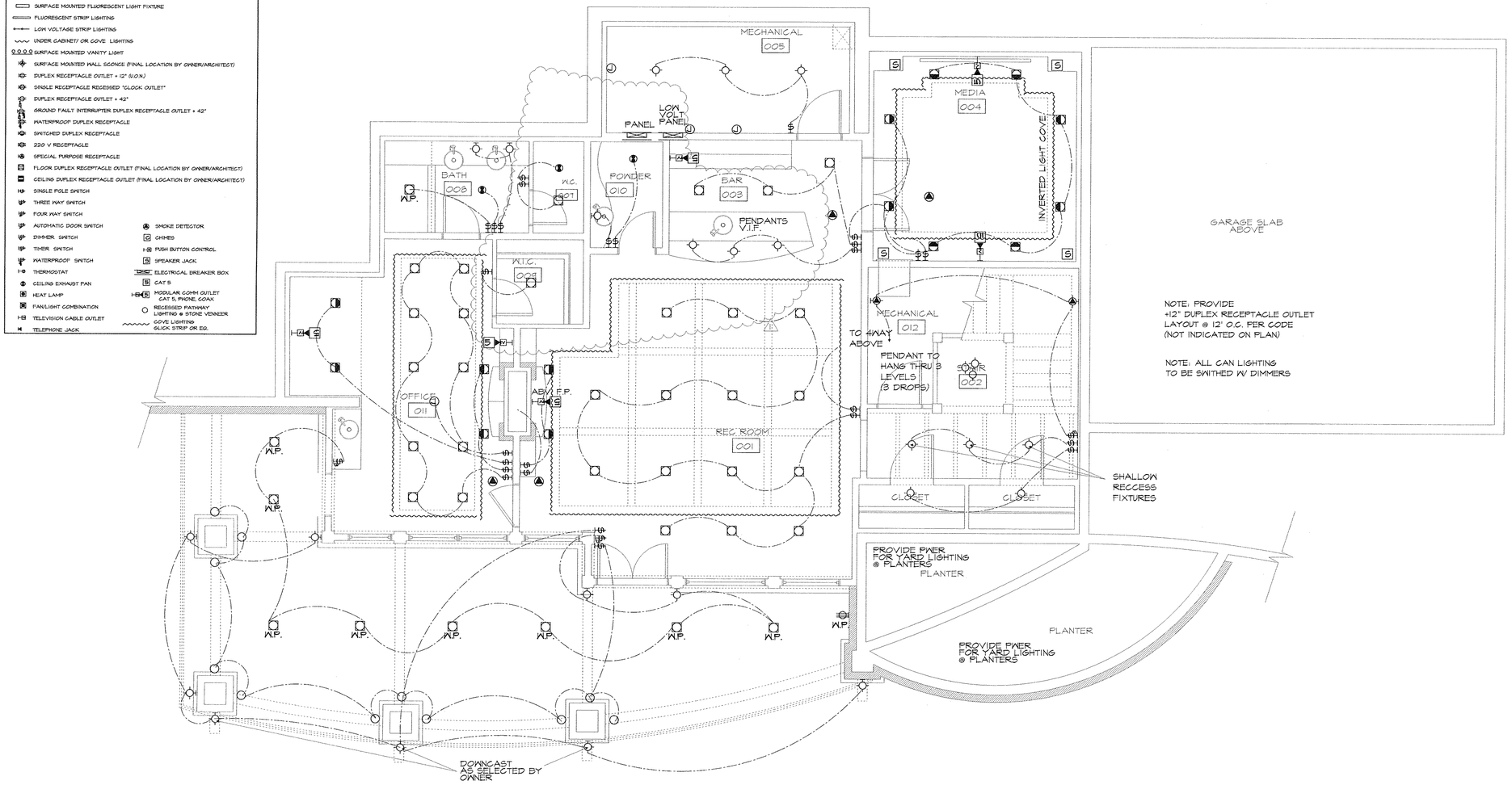
PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE:
CEILING PLANS

SHEET NUMBER:
A1.3

ELECTRICAL SYMBOLS

- SURFACE MOUNTED CEILING INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED JUNCTION BOX
- RECESSED CEILING INCANDESCENT - 110V OR 120V
- RECESSED DIRECTIONAL LIGHT FIXTURE
- PENDANT WALL WASHER
- SPECIAL LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- FLUORESCENT STRIP LIGHTING
- LOW VOLTAGE STRIP LIGHTING
- UNDER CABINET/ OR COVE LIGHTING
- SURFACE MOUNTED VANITY LIGHT
- SURFACE MOUNTED WALL SCONCE (FINAL LOCATION BY OWNER/ARCHITECT)
- DUPLEX RECEPTACLE OUTLET + 12" (U.O.N.)
- SINGLE RECEPTACLE RECESSED "CLOCK OUTLET"
- DUPLEX RECEPTACLE OUTLET + 42"
- GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE OUTLET + 42"
- WATERPROOF DUPLEX RECEPTACLE
- SWITCHED DUPLEX RECEPTACLE
- 220 V RECEPTACLE
- SPECIAL PURPOSE RECEPTACLE
- FLOOR DUPLEX RECEPTACLE OUTLET (FINAL LOCATION BY OWNER/ARCHITECT)
- CEILING DUPLEX RECEPTACLE OUTLET (FINAL LOCATION BY OWNER/ARCHITECT)
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- AUTOMATIC DOOR SWITCH
- DIMMER SWITCH
- TIMER SWITCH
- WATERPROOF SWITCH
- THERMOSTAT
- CEILING EXHAUST FAN
- HEAT LAMP
- FAN/LIGHT COMBINATION
- TELEVISION CABLE OUTLET
- TELEPHONE JACK
- SMOKE DETECTOR
- CHIMES
- PUSH BUTTON CONTROL
- SPEAKER JACK
- ELECTRICAL BREAKER BOX
- CAT 5
- MODULAR COMM OUTLET CAT 5, PHONE, COAX
- RECESSED PATHWAY LIGHTING @ STONE VENEER
- COVE LIGHTING GLICK STRIP OR EQ.



1 LOWER LEVEL ELECTRICAL PLAN
1/4" = 1'-0"

NORTH ARROW

RCRBU Record Set

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COORDINATION	4.1.07
FULL PERMIT	5.11.07

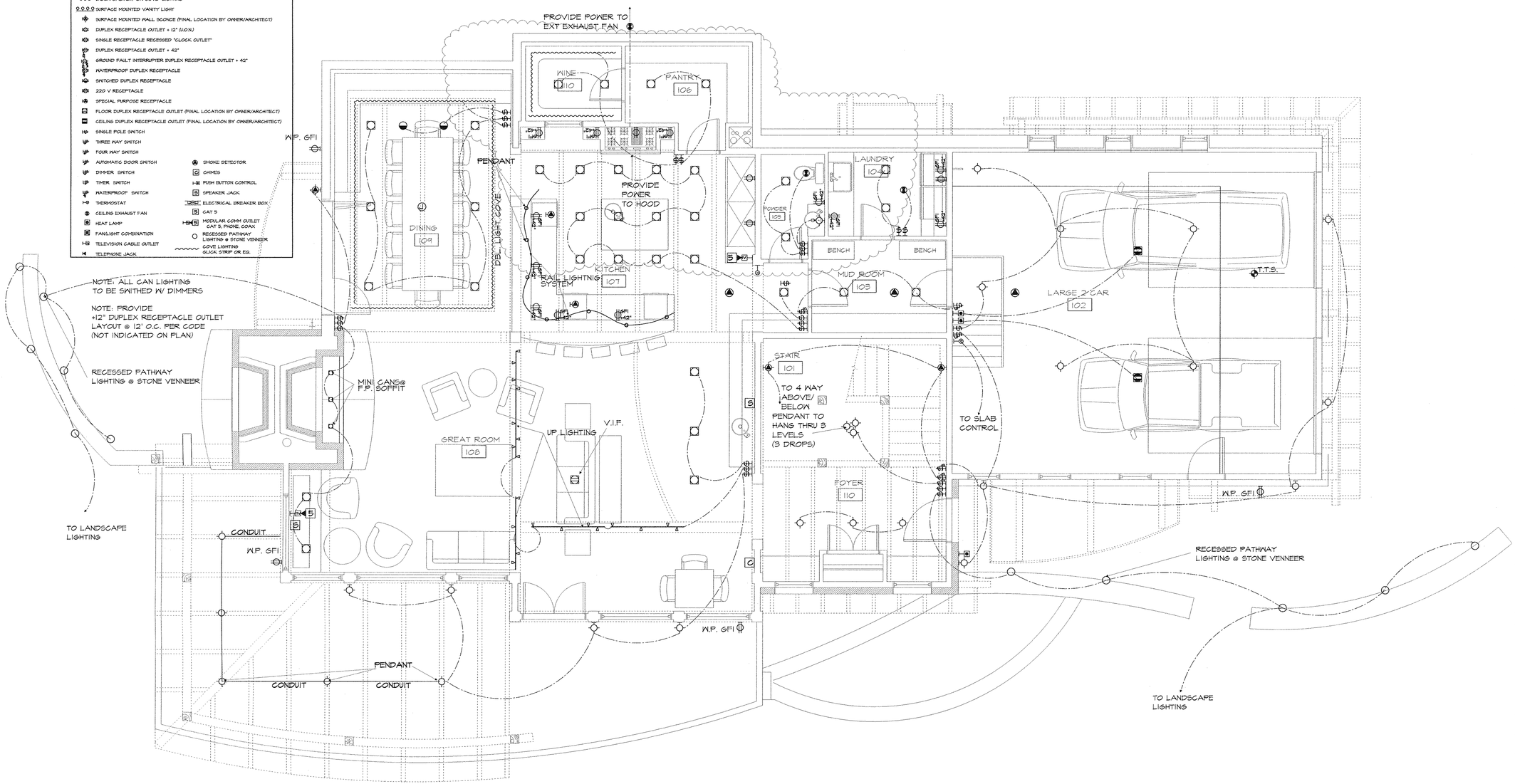
PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE:
ELECTRICAL PLANS

SHEET NUMBER:
A7.4

ELECTRICAL SYMBOLS

- SURFACE MOUNTED CEILING INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED JUNCTION BOX
- RECESSED CEILING INCANDESCENT - 110V OR 120V
- RECESSED DIRECTIONAL LIGHT FIXTURE
- PENDANT WALL WASHER
- SPECIAL LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- FLUORESCENT STRIP LIGHTING
- LOW VOLTAGE STRIP LIGHTING
- UNDER CABINET/ OR COVE LIGHTING
- SURFACE MOUNTED VANITY LIGHT
- SURFACE MOUNTED WALL SCONCE (FINAL LOCATION BY OWNER/ARCHITECT)
- DUPLEX RECEPTACLE OUTLET + 12" (U.O.N.)
- SINGLE RECEPTACLE RECESSED "CLOCK OUTLET"
- DUPLEX RECEPTACLE OUTLET + 42"
- GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE OUTLET + 42"
- WATERPROOF DUPLEX RECEPTACLE
- SWITCHED DUPLEX RECEPTACLE
- 220 V RECEPTACLE
- SPECIAL PURPOSE RECEPTACLE
- FLOOR DUPLEX RECEPTACLE OUTLET (FINAL LOCATION BY OWNER/ARCHITECT)
- CEILING DUPLEX RECEPTACLE OUTLET (FINAL LOCATION BY OWNER/ARCHITECT)
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- AUTOMATIC DOOR SWITCH
- DIMMER SWITCH
- TIMER SWITCH
- WATERPROOF SWITCH
- THERMOSTAT
- CEILING EXHAUST FAN
- HEAT LAMP
- FAN/LIGHT COMBINATION
- TELEVISION CABLE OUTLET
- TELEPHONE JACK
- SMOKE DETECTOR
- CHIMES
- PUSH BUTTON CONTROL
- SPEAKER JACK
- ELECTRICAL BREAKER BOX
- CAT 5
- MODULAR COMM OUTLET CAT 5, PHONE, COAX
- RECESSED PATHWAY LIGHTING @ STONE VENNEER
- COVE LIGHTING GLICK STRIP OR EQ.



1 MAIN LEVEL ELECTRICAL PLAN
1/4" = 1'-0"

R C R B D
Record Set

NORTH ARROW

406 ANGLERS DRIVE
SUITE C
PO BOX 881389
STEAMBOAT SPRINGS
COLORADO 80488
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LICENSED ARCHITECT

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32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

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COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE: ELECTRICAL PLANS

SHEET NUMBER: A7.5

ELECTRICAL SYMBOLS

- SURFACE MOUNTED CEILING INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED JUNCTION BOX
- RECESSED CEILING INCANDESCENT - 110V OR 120V
- RECESSED DIRECTIONAL LIGHT FIXTURE
- PENDANT/WALL WASHER
- SPECIAL LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- FLUORESCENT STRIP LIGHTING
- LOW VOLTAGE STRIP LIGHTING
- UNDER CABINET/ OR COVE LIGHTING
- SURFACE MOUNTED VANITY LIGHT
- SURFACE MOUNTED WALL SCONCE (FINAL LOCATION BY OWNER/ARCHITECT)
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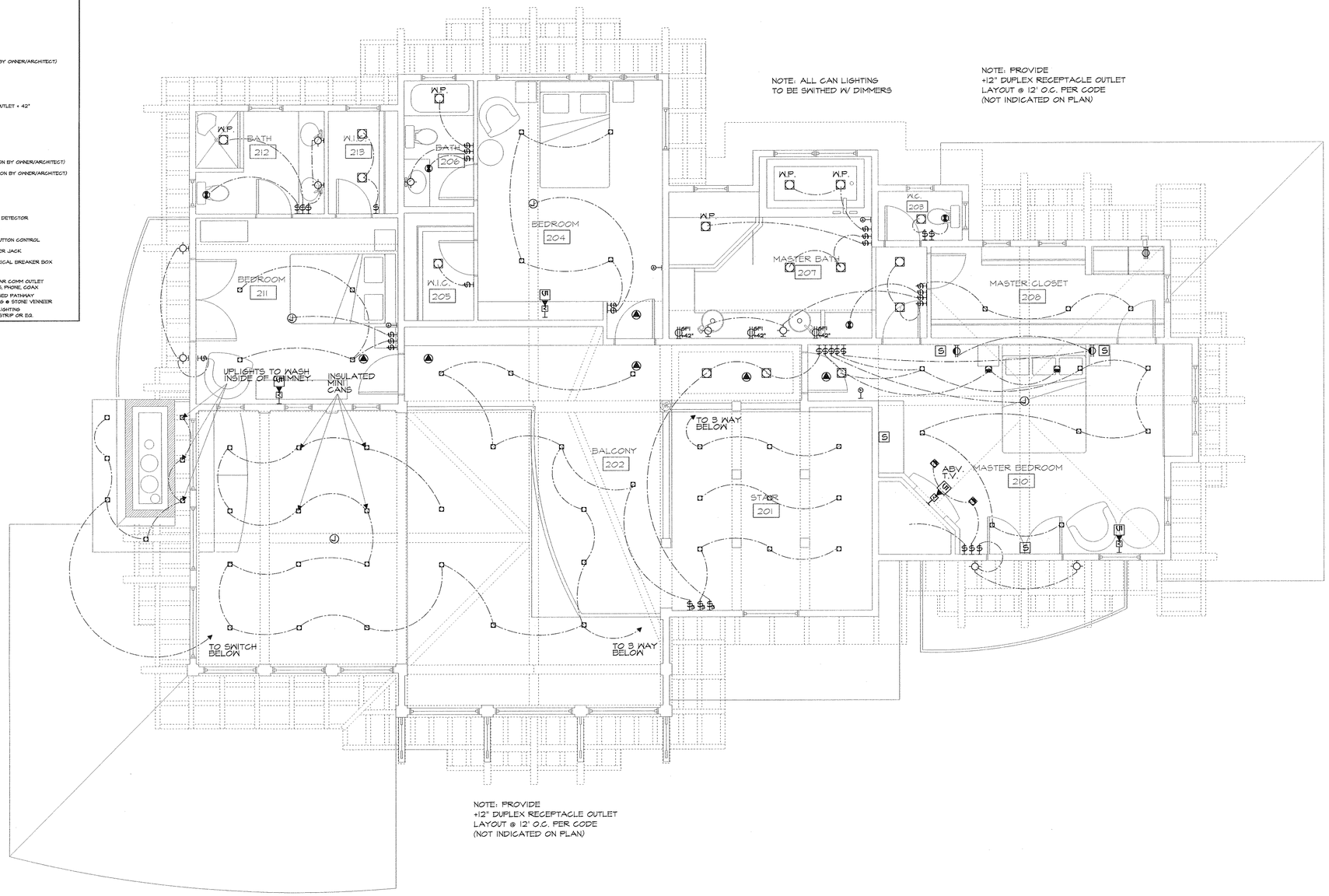
- SINGLE RECEPTACLE RECESSED "CLOCK OUTLET"
- DUPLEX RECEPTACLE OUTLET + 42"
- GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE OUTLET + 42"
- WATERPROOF DUPLEX RECEPTACLE
- SWITCHED DUPLEX RECEPTACLE
- 220 V RECEPTACLE
- SPECIAL PURPOSE RECEPTACLE
- FLOOR DUPLEX RECEPTACLE OUTLET (FINAL LOCATION BY OWNER/ARCHITECT)
- CEILING DUPLEX RECEPTACLE OUTLET (FINAL LOCATION BY OWNER/ARCHITECT)
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- AUTOMATIC DOOR SWITCH
- DIMMER SWITCH
- TIMER SWITCH
- WATERPROOF SWITCH
- THERMOSTAT
- CEILING EXHAUST FAN
- HEAT LAMP
- FAN/LIGHT COMBINATION
- TELEVISION CABLE OUTLET
- TELEPHONE JACK
- SMOKE DETECTOR
- CHIMES
- PUSH BUTTON CONTROL
- SPEAKER JACK
- ELECTRICAL BREAKER BOX
- CAT 5
- MODULAR COMM OUTLET CAT 5, PHONE, COAX
- RECESSED PATHWAY LIGHTING @ STONE VENEER
- COVE LIGHTING (LICK STRIP OR EQ.

NOTE: ALL CAN LIGHTING TO BE SWITHED W/ DIMMERS

NOTE: PROVIDE +12" DUPLEX RECEPTACLE OUTLET LAYOUT @ 12' O.C. PER CODE (NOT INDICATED ON PLAN)



NOTE: PROVIDE +12" DUPLEX RECEPTACLE OUTLET LAYOUT @ 12' O.C. PER CODE (NOT INDICATED ON PLAN)

1 UPPER LEVEL ELCTRICAL PLAN

1/4" = 1'-0"

NORTH ARROW

A C R B D Record Set

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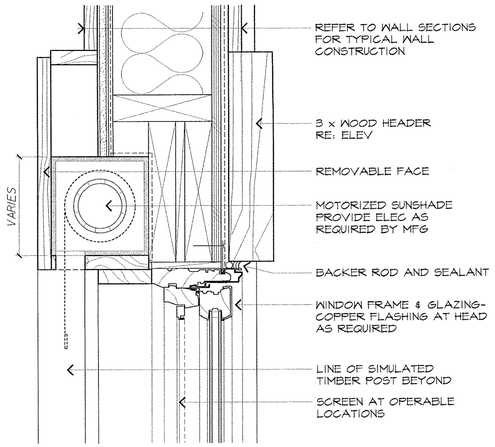
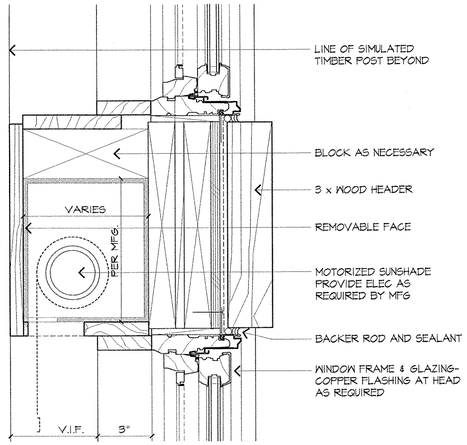
PROJECT NUMBER: 0724

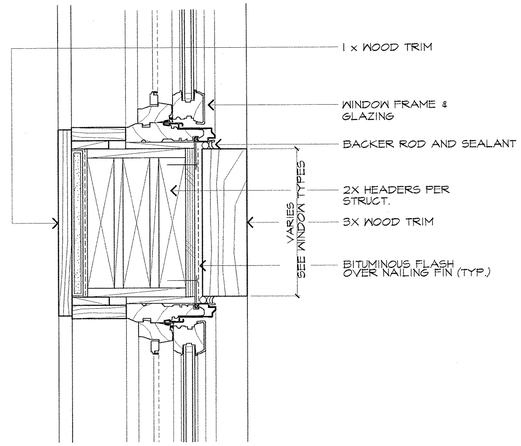
DRAWN BY: TS

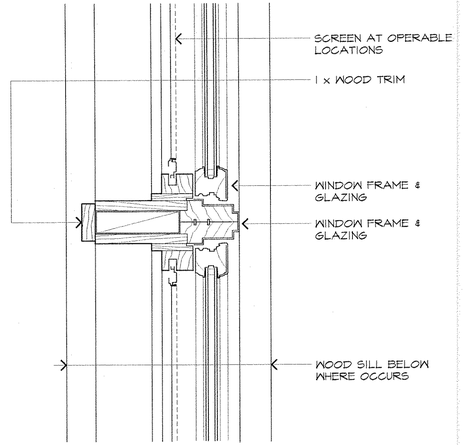
SHEET TITLE: ELECTRICAL PLANS

SHEET NUMBER: A7.6

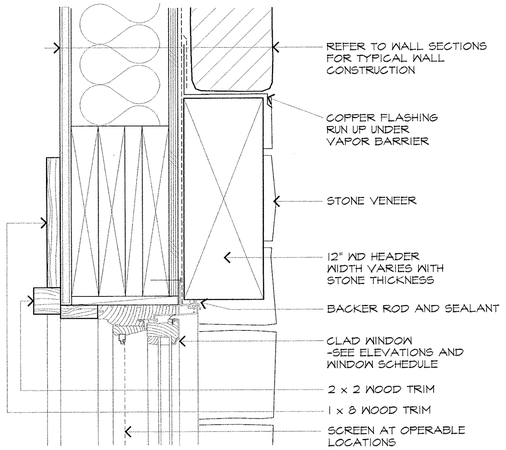




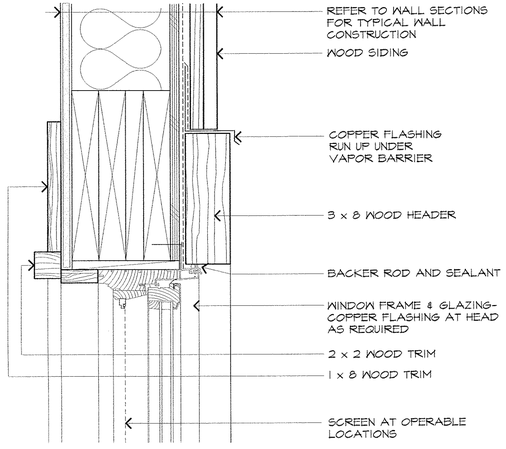




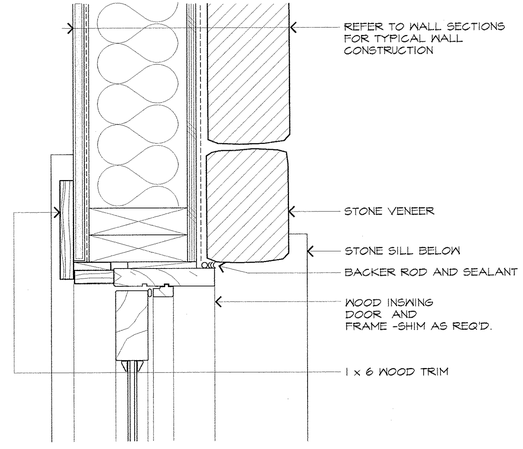
10 SHADE ENCLOSURE @ HEAD
3" = 1'-0"



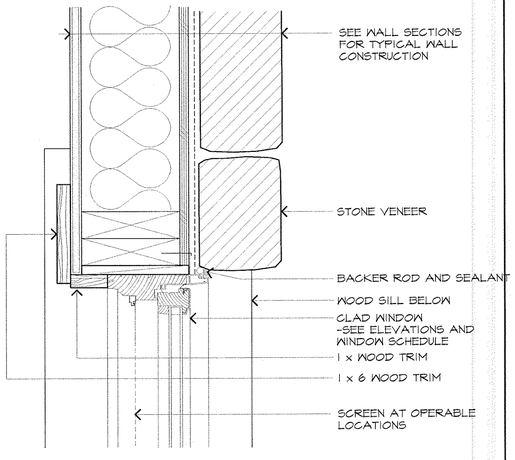
7 SHADE ENCLOSURE @ MULL
3" = 1'-0"



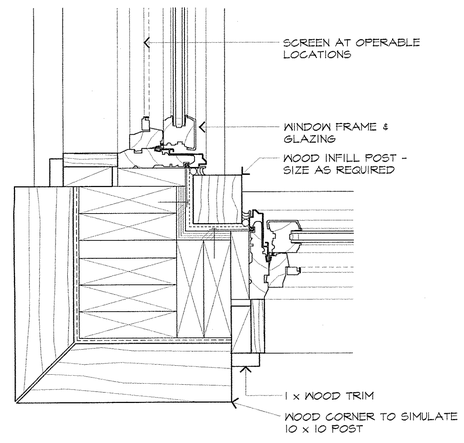
4 WOOD TRIM @ ADJ. WNDWS.
3" = 1'-0"



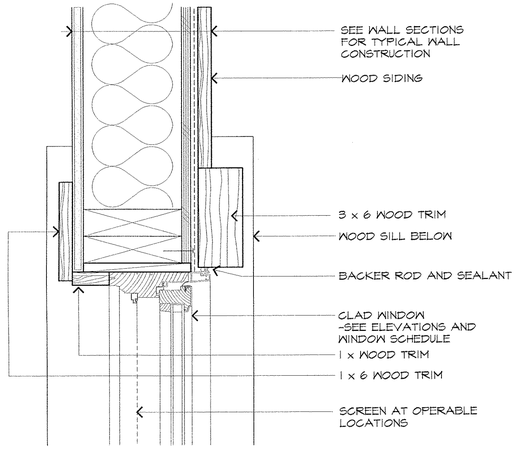
1 TRIM @ MULLED UNITS
3" = 1'-0"



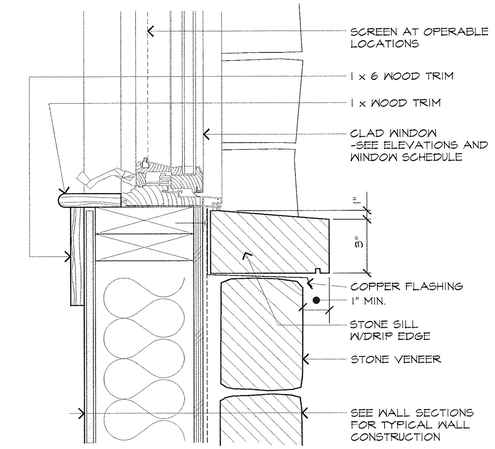
11 WNDW. HEAD STONE VEN.
3" = 1'-0"



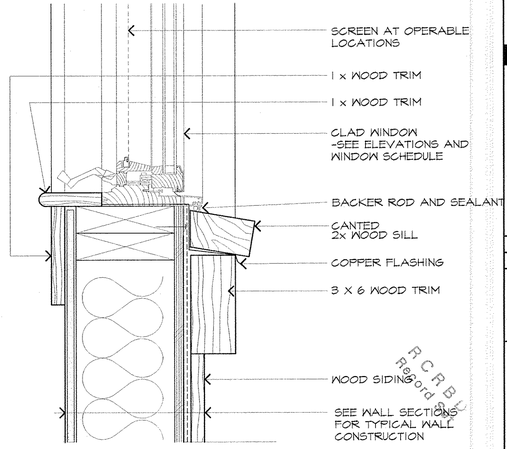
8 WNDW. HEAD @ WOOD SIDING
3" = 1'-0"



5 DOOR JAMB @ STONE VEN.
3" = 1'-0"



2 WNDW. JAMB @ STONE VEN.
3" = 1'-0"



12 MITERED CORNER TRIM
3" = 1'-0"

9 WNDW. JAMB @ WOOD SIDING
3" = 1'-0"

6 SILL @ STONE VENEER
3" = 1'-0"

3 SILL @ WOOD SIDING
3" = 1'-0"

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ARC-203455
5/15/07
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STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
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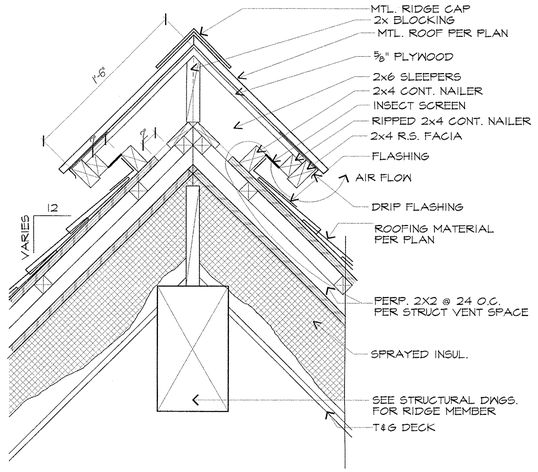
ISSUE:	
CONCEPT	6.22.05
SCHEMATIC	6.30.05
DESIGN DEV.	7.7.05
DESIGN DEV.	2.11.06
CLIENT REVIEW	3.21.06
STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

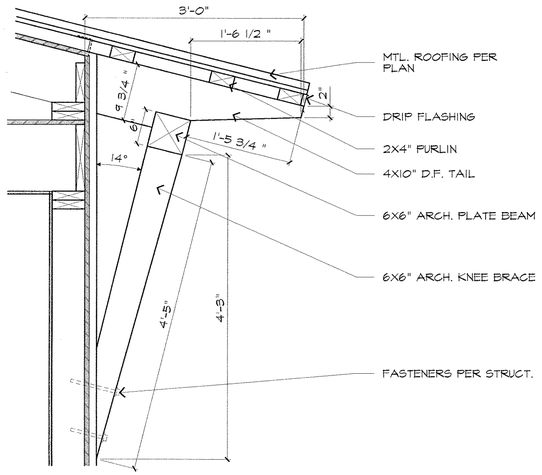
PROJECT NUMBER: 0724
DRAWN BY: TS
SHEET TITLE: DETAILS
SHEET NUMBER: A9.1

RCRBU Record Set



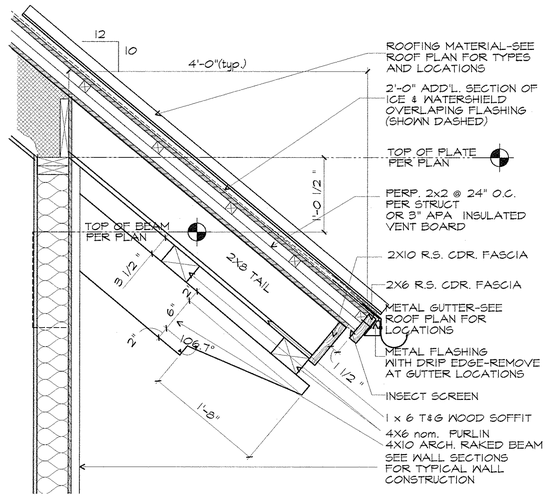
10 RIDGE VENT

1 1/2" = 1'-0"



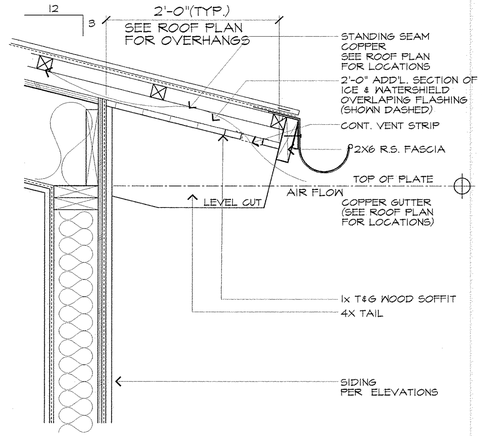
7 KNEE BRACE @ GARAGE

1" = 1'-0"



4 TYP. EAVE @ 10:12 PITCH

1" = 1'-0"



1 TYP. EAVE @ LOW PITCH

1 1/2" = 1'-0"

11 PLATE BM. @ DECK

1" = 1'-0"

8 LIGHT SHELF @ GRT. RM.

1" = 1'-0"

5 EXT. GUARD RAIL

1 1/2" = 1'-0"

2 OPTIONAL KING POST SECTION

1 1/2" = 1'-0"

12 INTERIOR DOOR DETAIL SECTION

3" = 1'-0"

9 THRESHOLD @ EXT. SLAB.

3" = 1'-0"

6 INT. COL. BASE @ STAIR

1 1/2" = 1'-0"

3 OPTIONAL KING POST ELEVATION

1 1/2" = 1'-0"

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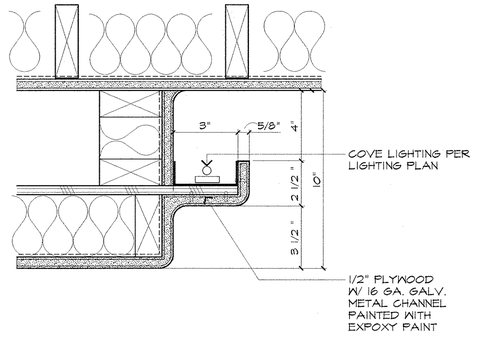
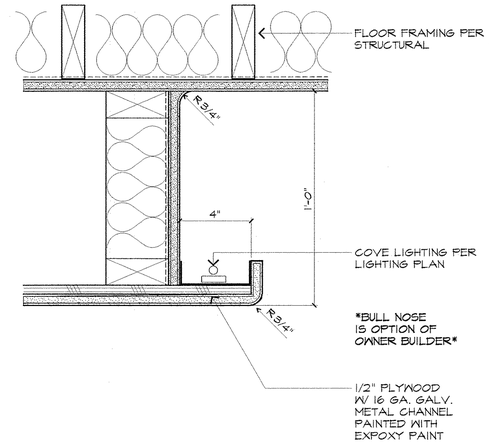
COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

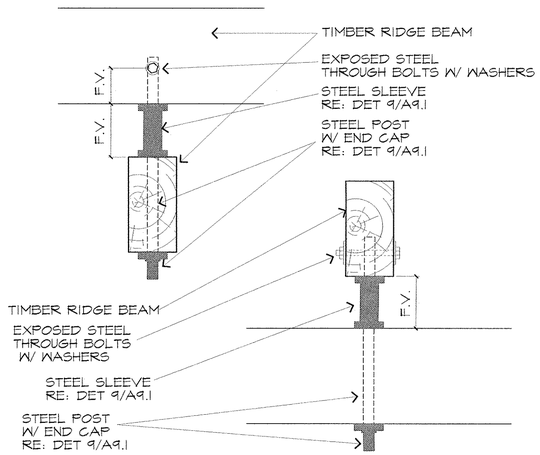
SHEET TITLE: DETAILS

SHEET NUMBER: A9.2



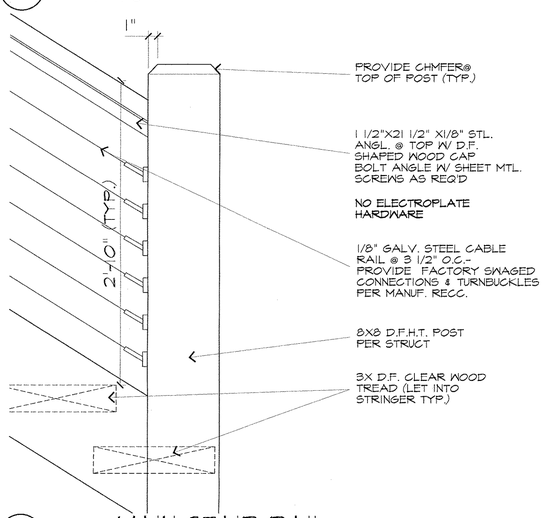


10 NOT USED



11 KING POST (OPTION)

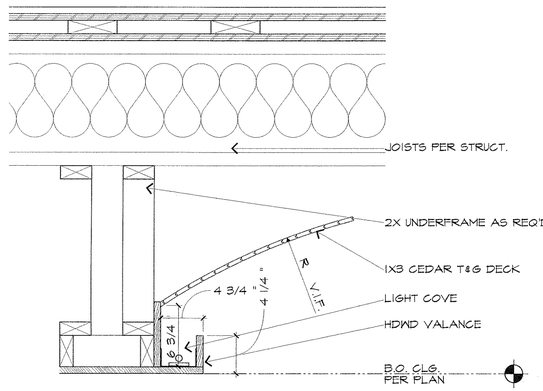
1" = 1'-0"



12 MAIN STAIR RAIL

1 1/2" = 1'-0"

7 NOT USED



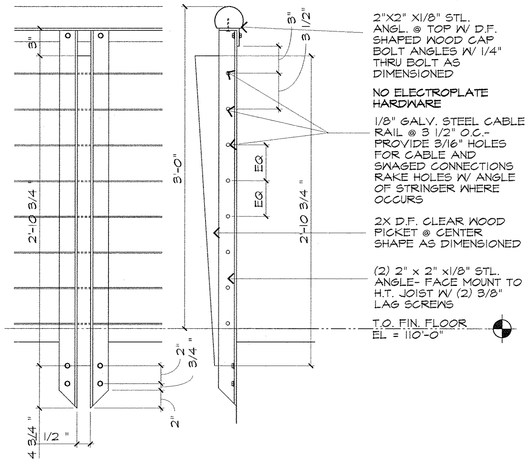
8 LIGHT COVE @ WINE RM. VAULT

1 1/2" = 1'-0"

9 NOT USED

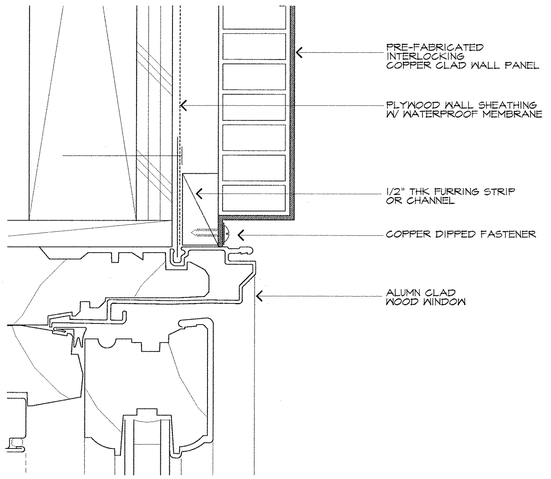
4 STEPPED COVE

3" = 1'-0"



5 INTERIOR GUARD RAIL

1 1/2" = 1'-0"

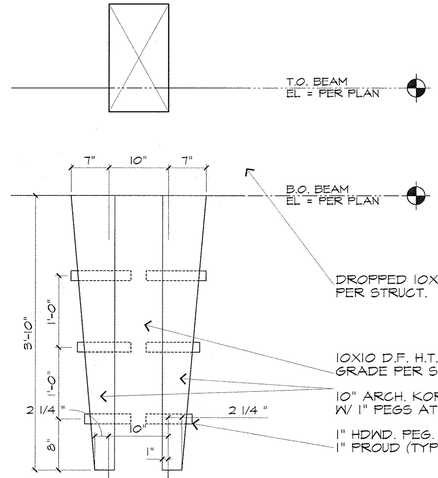


6 WNDW. JAMB SILL @ MTL. PANEL

FULL SIZE

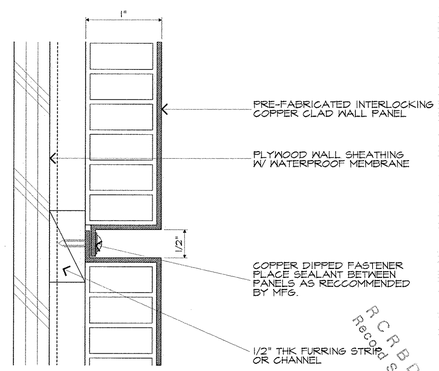
1 LIGHT COVE/ INVERTED COVE

3" = 1'-0"



2 ARCH. KORBEL @ BM. TO COL.

1" = 1'-0"



3 JOINT @ MTL. PANEL

FULL SIZE

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COORDINATION	4.1.07
FULL PERMIT	5.11.07

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE: DETAILS

SHEET NUMBER: A9.3

DOOR SCHEDULE

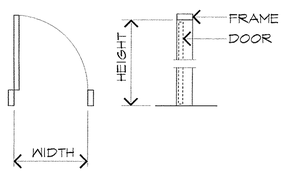
◯	SIZE W x H	FINISH D	FINISH F	MATERIALS DOOR	MATERIALS FRAME	DETAILS HEAD	DETAILS JAMB	DETAILS JAMB	DETAILS THRES	MANUFACTURER	MODEL	REMARKS	DOOR RATING
001	2'-6"X 8'-0"			WOOD	WOOD					T.B.D.			
002	2'-4"X 8'-0"			WOOD	WOOD					T.B.D.			
003	2'-4"X 8'-0"			WOOD	WOOD					T.B.D.			
004	2'-6"X 8'-0"			WOOD	WOOD					T.B.D.			
⚠ 005	NOT USED												
006	3'-0"X 8'-0"			WOOD	WOOD					T.B.D.			
007	(2) 2'-6"X 8'-0"			WOOD	WOOD					T.B.D.			
008	3'-0"X 8'-0"			WOOD	WOOD					T.B.D.			
009	3'-0"X 8'-0"			WOOD	WOOD					T.B.D.			
010	3'-0"X 8'-0"			WOOD	WOOD					T.B.D.			
011	2'-10"X 8'-0"			WOOD	WOOD					T.B.D.			
100	3'-6"X 8'-0"			WOOD	WOOD					T.B.D.		2 1/4" ENTRY HALF LITE	
101	2'-10"X 8'-0"			CLAD	CLAD					T.B.D.		FULL LITE	
102	9'-0"X9'-0"			WOOD	CLAD					T.B.D.		SIDED, INSUL. O.H.D.	
103	9'-0"X9'-0"			WOOD	CLAD					T.B.D.		SIDED, INSUL. O.H.D.	
104	2'-10"X 8'-0"			WOOD	WOOD					T.B.D.		20 MIN. W/ CLOSER & THERM. SEAL	
105	2'-10"X 8'-0"			WOOD	WOOD					T.B.D.			
106	2'-6"X 8'-0"			WOOD	WOOD					T.B.D.			
107	2'-10"X 8'-0"			WOOD	WOOD					T.B.D.		THERM SEAL	
108	2'-6"X 8'-0"			WOOD	WOOD					T.B.D.			
109	(2) 2'-0"X 8'-0"			WOOD	WOOD					T.B.D.			
⚠ 110	2'-6"X 8'-0"			WOOD	WOOD					T.B.D.		FULL LITE THERM SEAL	
201	2'-6"X 8'-0"			WOOD	WOOD					T.B.D.			
202	2'-8"X 8'-0"			WOOD	WOOD					T.B.D.			
203	2'-10"X 8'-0"			WOOD	WOOD					T.B.D.			
204	2'-6"X 8'-0"			WOOD	WOOD					T.B.D.			
205	2'-10"X 8'-0"			WOOD	WOOD					T.B.D.			
206	2'-6"X 8'-0"			WOOD	WOOD					T.B.D.			
207	2'-6"X 8'-0"			WOOD	WOOD					T.B.D.			
208	2'-6"X 8'-0"			WOOD	WOOD					T.B.D.			
209	2'-6"X 8'-0"			WOOD	WOOD					T.B.D.			
210	2'-10"X 8'-0"			WOOD	WOOD					T.B.D.			
211										T.B.D.			

LEGEND:

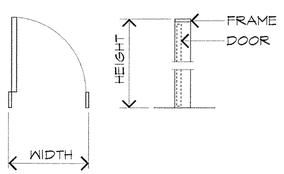
HM - HOLLOW METAL
WD - WOOD
CLAD WD - ALUMINUM CLAD WOOD
ALUM - ALUMINUM
GL - GLASS

P - PAINT
S - STAIN
F- PRE-FINISHED

NOTE: PROVIDE TEMPERED GLAZING AS REQUIRED PER CODE.



INTERIOR DOOR SIZE DIAGRAM



EXTERIOR DOOR FRAME SIZE DIAGRAM

WINDOW SCHEDULE

⬡	NOMINAL FRAME SIZE W x H	HEAD HT.	DETAILS HEAD	DETAILS JAMB	DETAILS JAMB	DETAILS SILL	OPERATION	MANUFACTURER		REMARKS
001	3'-0"X9'-6"	9'-6"					FRENCH DOOR	T.B.D.		1'-6" TRANSOM
002	3'-0"X6'-6"	9'-6"					COMPOSITE	T.B.D.		1'-6" TRANSOM
003	(2) 3'-4"X6'-6"	9'-6"					COMPOSITE	T.B.D.		1'-6" TRANSOM
004	3'-8"X6'-6"	9'-6"					COMPOSITE	T.B.D.		1'-6" TRANSOM
005	(2) 2'-6"X9'-6"	9'-6"					FRENCH DOOR	T.B.D.		1'-6" TRANSOM
006	5'-6"X6'-6"	9'-6"					COMPOSITE	T.B.D.		1'-6" TRANSOM
007	4'-0"X6'-6"	9'-6"					COMPOSITE	T.B.D.		1'-6" TRANSOM
								T.B.D.		
101	6'-0"X8'-6"	9'-6"					COMPOSITE	T.B.D.		2'-0" TRANSOM
102	3'-8"X8'-6"	9'-6"					COMPOSITE	T.B.D.		2'-0" TRANSOM
103	6'-8"X8'-6"	9'-6"					COMPOSITE	T.B.D.		2'-0" TRANSOM
104	3'-8"X8'-6"	9'-6"					COMPOSITE	T.B.D.		2'-0" TRANSOM
105	(2) 2'-6"X9'-6"	9'-6"					FRENCH DOOR	T.B.D.		2'-0" TRANSOM
106	6'-8"X8'-6"	9'-6"					COMPOSITE	T.B.D.		2'-0" TRANSOM
107	6'-8"X8'-6"	9'-6"					COMPOSITE	T.B.D.		2'-0" TRANSOM
108	3'-0"x4'-6"	8'-0"					CASEMENT	T.B.D.		
109	3'-0"x4'-6"	8'-0"					CASEMENT	T.B.D.		
110	3'-6"X2'-6"	10'-6"					FIXED	T.B.D.		
111	2'-6"x2'-6"	7'-0"					AWNING	T.B.D.		
112	2'-6"x2'-6"	7'-0"					FIXED	T.B.D.		
113	2'-6"x2'-6"	7'-0"					AWNING	T.B.D.		
114	2'-0"x2'-0"	8'-6"					AWNING	T.B.D.		
115	2'-0"x2'-0"	8'-6"					FIXED	T.B.D.		
116	2'-0"x2'-0"	8'-6"					AWNING	T.B.D.		
⚠ 117	3'-0"x5'-0"	8'-6"					FIXED	T.B.D.		INTERIOR WINDOW ⚠
								T.B.D.		
								T.B.D.		
201	(2) 2'-6"X7'-6"	7'-6"					FRENCH DOOR	T.B.D.		
202	2'-0"X3'-0"	12'-2"					FIXED	T.B.D.		
203	3'-0"x4'-0"	7'-6"					CASEMENT	T.B.D.		
204	2'-0"X3'-0"	7'-6"					CASEMENT	T.B.D.		
205	(2) 2'-6"X5'-0"	7'-6"					CASEMENT	T.B.D.		
206	2'-0"X3'-0"	13'-0"					AWNING	T.B.D.		
207	2'-0"X3'-0"	7'-6"					CASEMENT	T.B.D.		
208	2'-0"x2'-0"	8'-0"					AWNING	T.B.D.		
209	2'-0"x2'-0"	8'-0"					AWNING	T.B.D.		
210	2'-0"X3'-0"	7'-0"					CASEMENT	T.B.D.		
211	2'-0"X3'-0"	7'-0"					CASEMENT	T.B.D.		
212	(2) 3'-0"X4'-0"	6'-5"					CASEMENT	T.B.D.		
213	2'-6"x2'-6"	6'-5"					AWNING	T.B.D.		
214	(2) 2'-6"X4'-0"	8'-0"					COMPOSITE	T.B.D.		
215	2'-6"X4'-0"	8'-0"					CASEMENT	T.B.D.		
216	2'-6"X2'-0"	5'-8"					AWNING	T.B.D.		
217	2'-6"X2'-0"	5'-8"					AWNING	T.B.D.		
218	2'-0"x2'-0"	5'-8"					AWNING	T.B.D.		
219	3'-0"X8'-0"	8'-0"					FRENCH DOOR	T.B.D.		
220	5'-0"X4'-2"	V.I.F.					TRIANGLE	T.B.D.		V.I.F.
221	1'-8"X6'-9"	V.I.F.					TRAP	T.B.D.		V.I.F.
222	1'-8"X6'-9"	V.I.F.					TRAP	T.B.D.		V.I.F.
223	5'-0"X4'-2"	V.I.F.					TRIANGLE	T.B.D.		V.I.F.
224	5'-0"X4'-0"	18'5"					FIXED	T.B.D.		
225	4'-6"X4'-2"	18'5"					FIXED	T.B.D.		
226	5'-0"X4'-0"	18'5"					FIXED	T.B.D.		
227	3'-10"X4'-0"	18'5"					FIXED	T.B.D.		
228	3'-10"X4'-0"	18'5"					FIXED	T.B.D.		
229	3'-10"X4'-0"	18'5"					FIXED	T.B.D.		
230	5'-0"X6'-0"	18'5"					FIXED	T.B.D.		
231	5'-6"X6'-0"	18'5"					FIXED	T.B.D.		
232	5'-0"X6'-0"	18'5"					FIXED	T.B.D.		
233	4'-10"X4'-0"	V.I.F.					TRIANGLE	T.B.D.		V.I.F.
234	2'-2"X6'-10"	V.I.F.					TRAP	T.B.D.		V.I.F.
235	2'-2"X6'-10"	V.I.F.					TRAP	T.B.D.		V.I.F.
236	4'-10"X4'-0"	V.I.F.					TRIANGLE	T.B.D.		V.I.F.
237	3'-0"X5'-0"	8'-0"					CASEMENT	T.B.D.		
238	2'-0"x2'-0"	7'-0"					FIXED	T.B.D.		INTERIOR
239	2'-0"x2'-0"	7'-0"					FIXED	T.B.D.		INTERIOR
240	2'-0"x2'-0"	7'-0"					FIXED	T.B.D.		INTERIOR
241	3'-0"x4'-0"	7'-0"					CASEMENT	T.B.D.		
242	5'-6"x4'-0"	8'-0"					FIXED	T.B.D.		

RECEIVED
Record Set

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PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE:

SCHEDULES

SHEET NUMBER:

A10.1

FINISH SCHEDULE

RM. NO.	ROOM NAME	FLOOR	BASE	N WALL	E WALL	S WALL	W WALL	CEILING	REMARKS
001	REC. ROOM	CPT	WD S	GYP P	GYP P	WD S	GYP P	GP/WD P	STAINED CONC. OPTION
002	STAIR	WD	WD S	GYP P	GYP P	GYP P	GYP P	WD P	STAINED CONC. OPTION
003	BAR	QT	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	STAINED CONC. OPTION
004	MEDIA	CPT	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	
005	MECHANICAL	CONC.	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	
⚠ 006	NOT USED								
007	WATER CLOSET	QT	QT S	GYP P	GYP P	GYP P	GYP P	GYP P	
008	BATH	QT	QT S	GYP P	GYP P	GYP P	GYP P	GYP P	
009	W.I.C.	CPT	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	
010	POWDER	QT	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	
011	OFFICE	CPT	WD S	GYP P	GYP P	WD S	GYP P	GP/WD P	
012	MECHANICAL	CONC.	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	
101	STAIR	WD	WD S	GYP P	GYP P	GYP P	GYP P	WD S	
102	GARAGE	EPOXY	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	
103	MUD ROOM	QT	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	
104	LAUNDRY	CT	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	
105	POWDER	QT	QT S	GYP P	GYP P	GYP P	GYP P	GYP P	
106	PANTRY	WD	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	
107	KITCHEN	WD	WD S	GYP P	GYP P	GYP P	GYP P	WD S	
108	GREAT ROOM	WD	WD S	GYP P	GYP P	WD S	GYP P	WD S	
109	DINING	WD	WD S	GYP P	GYP P	GYP P	GYP P	GP/WD P	
110	FOYER	QT	WD S	GYP P	GYP P	GYP P	GYP P	WD S	
⚠ 111	WINE	QT	WD S	GYP P	GYP P	GYP P	GYP P	WD S	
201	STAIR	WD	WD S	GYP P	GYP P	GYP P	GYP P	WD S	
202	BALCONY	WD	WD S	GYP P	GYP P	GYP P	GYP P	WD S	
203	WATER CLOSET	QT	QT S	GYP P	GYP P	GYP P	GYP P	WD S	
204	BEDROOM	CPT	WD S	GYP P	GYP P	GYP P	GYP P	WD S	
205	W.I.C.	CPT	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	
206	BATH	QT	QT S	GYP P	GYP P	GYP P	GYP P	GYP P	
207	MASTER BATH	QT	QT S	GYP P	GYP P	GYP P	GYP P	GYP P	
208	MASTER CLOSET	CPT	WD S	GYP P	GYP P	GYP P	GYP P	WD S	
209	W.I.C.	CPT	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	
210	MASTER BEDROOM	QT	QT S	GYP P	GYP P	GYP P	GYP P	WD S	
211	BEDROOM	CPT	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	
212	BATH	QT	WD S	GYP P	GYP P	GYP P	GYP P	GYP P	

LEGEND

CP - CARPET	P - PAINT
ST - SLATE TILE	WD- HARDWOOD
QT - QUARRY TILE	SC-STAINED CONCRETE
CT - CERAMIC TILE	NOTE:
GYP - GYPSUM BOARD	COORDINATE MATERIALS AND FINISHES WITH OWNER

PASSIVE SUB SLAB DE PRESSURIZATION
RADON CONTROL SYSTEM

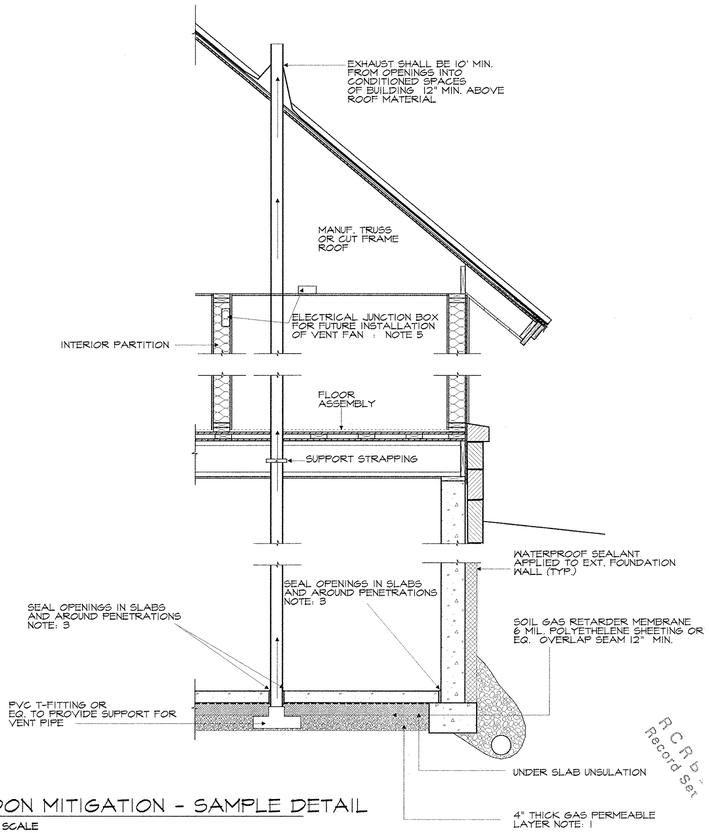
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MIN. 4" THICK LAYER OF CLEAN AGGREGATE, OR A 4" THICK LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW FOR THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFERENCES: AMERICAN CONCRETE INSTITUTE PUBLICATIONS ACI302.1R & ACI332R, OR THE POST TENSIONING INSTITUTE MANUAL ' DESIGN AND CONSTRUCTION OF POST TENSIONED SLABS ON GROUND.'

3. ALL OPENINGS, GAPS, AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND VENT PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR TIGHT SEAL. SEAL LARGE OPENINGS WITH NON SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87

4. ANY VENT PIPES SHALL BE BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRIANS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL GAS RETARDER MEMBRANE.

5. CIRCUITS SHOULD BE A MIN. 15AMP. 115 VOLT.



1 RADON MITIGATION - SAMPLE DETAIL
NOT TO SCALE

DETAIL PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LOCAL AUTHORITIES FOR ACTUAL REQUIREMENTS.

KS a
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Architecture
Planning
Interiors
Kelly & Stone Architects, Inc.

STATE OF COLORADO
KEITH KELLY
ARC-203455
5.15.07
LICENSED ARCHITECT

STRAWBERRY PARK RESIDENCE
32050 PEBBLE RUN
ROUTT COUNTY, COLORADO

ISSUE:	
CONCEPT	6.22.05
SCHEMATIC	6.30.05
DESIGN DEV.	7.7.05
DESIGN DEV.	2.11.06
CLIENT REVIEW	3.21.06
STRUCT. ISSUE	4.11.06
FNDTN. PERMIT	6.20.06
COORDINATION	4.1.07
FULL PERMIT	5.11.07

⚠

PROJECT NUMBER:	0724
DRAWN BY:	TS

SHEET TITLE:
RADON DETAIL & SCHEDULES

SHEET NUMBER:
A10.2

ARCH Record Set

DIMENSIONS TO WORK POINT FOR WALL RADIUS

DASHED LINE INDICATES EXTENT OF CONCRETE WALLS ABOVE.

SLEEVE FOOTING FOR PLUMBING DRAIN.

STEP BRICK LEDGE TO MATCH FINAL GRADE

AT FIREPLACE, THICKEN SLAB TO 10" EXTENDED MIN. 4" BEYOND FIREPLACE BASE DIMENSION. REINF. THICKEND SLAB WITH Ø4 @ 12" EA. WAY 3" UP FROM BOT. OF FOOTING.

4'-0"x 4'-0"x 12" THICK FOOTING REINFORCED WITH (6) #5 EA. WAY 3" CLEAR FROM BOTTOM. ELEV. TOP OF FOOTING = 87'-6"

16"x16" ISOLATION JOINT

4" THICK FIBER REINFORCED CONCRETE SLAB ON MINIMUM 6" THICK COMPACTED GRAVELS. REMOVE ALL TOPSOIL AND SOFT POCKETS PRIOR TO PLACING GRAVEL. PROVIDE CONTROL JOINTS @ 10'-0± EACH WAY. TOP OF SLAB =88'-0".

12" DEEP x 16" WIDE CONT. THICKENED SLAB FOOTING REINF. W/ (2) #5 CONT.

SEE S-4 FOR STEPS IN BRICK LEDGE ON THIS WALL.

SEE ARCH. DWGS. FOR ELEVATION TOP OF WALL IN THIS AREA.

FOUNDATION PLAN

Scale : 1/4" = 1'-0"
Re.:

ELEVATION TOP OF CONCRETE WALL INDICATED THUS ELEV.
ELEVATION TOP OF CONCRETE FOOTING INDICATED THUS (ELEV.)

NOTE:
ELEVATION TOP OF FOOTINGS SHOWN ON DRAWINGS IS BASED ON EXISTING SITE GRADING AND SOILS REPORT INFORMATION. ELEVATIONS MAY VARY BASED ON ACTUAL SITE CONDITIONS. CONTRACTOR SHALL TAKE CARE TO BEAR ALL FOOTINGS ON UNDISTURBED NATURAL SOIL BELOW FROST DEPTH AS DESCRIBED IN SOILS REPORT. INFORM DESIGNER OF ANY SIGNIFICANT CHANGES.

STRUCTURAL ENGINEER
STUDER ENGINEERING
117 12th STREET BOX 3501
STEAMBOAT SPRINGS, COLORADO 80477
(970) 879-1181

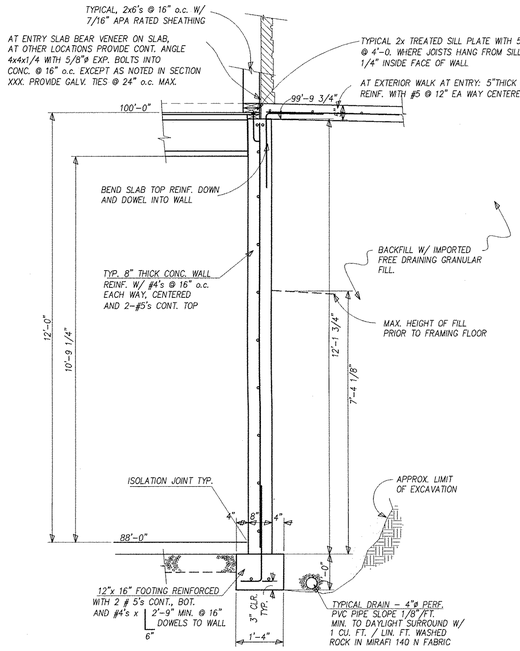
REVISIONS:	DATE:

DATE: May. 5, 2007
PROJECT No: 06052
DRAWN BY: LJS
FILE: Foundation Plan
SCALE: AS NOTED

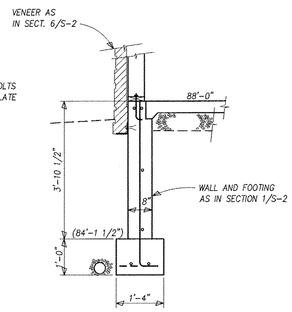
Colorado Joint Ventures
FOUNDATION PLAN
Custom Home
TBD
STEAMBOAT SPRINGS, COLORADO 80487

LUKE JEROME STUDER
REGISTERED
14776
5/3/07
PROFESSIONAL ENGINEER
STATE OF COLORADO

SHEET
S-1
1 OF 7



SECTION 1 S-2
1/2" = 1'-0"



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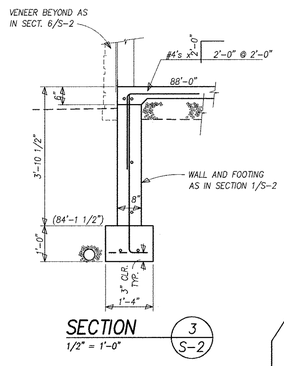
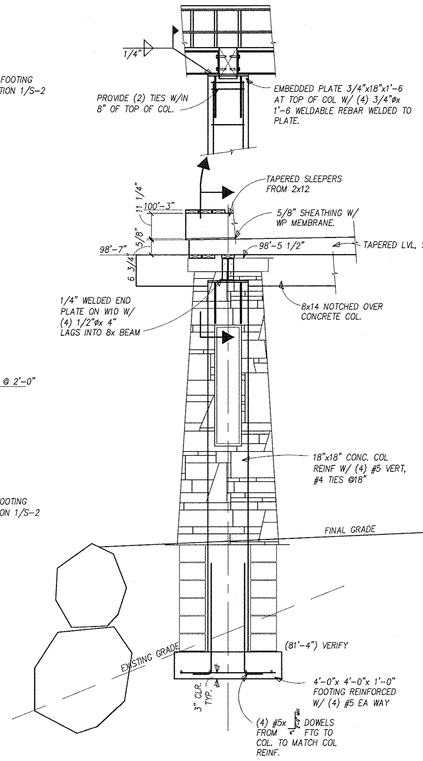
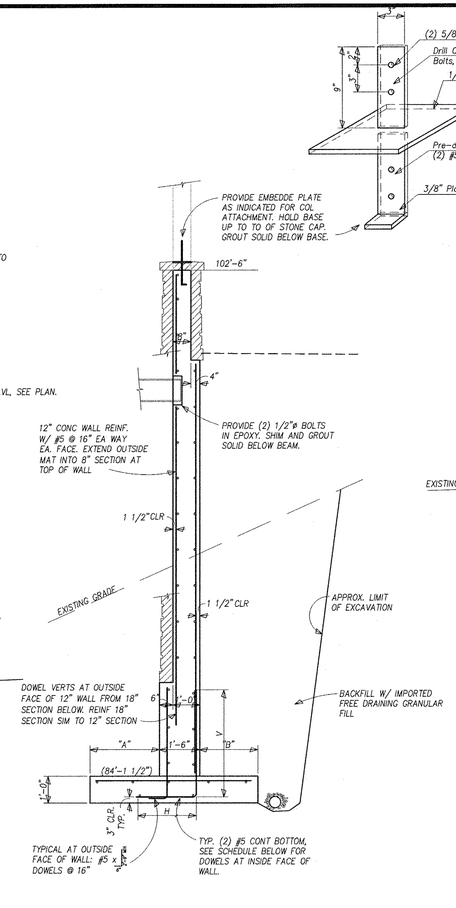


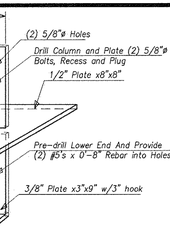
SECTION 3 S-2
1/2" = 1'-0"

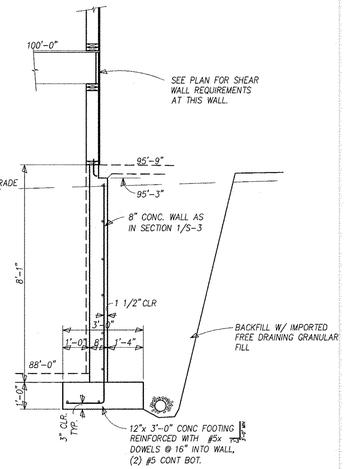


SECTION 4 S-2
3/8" = 1'-0"



SECTION 5 S-2
3/8" = 1'-0"

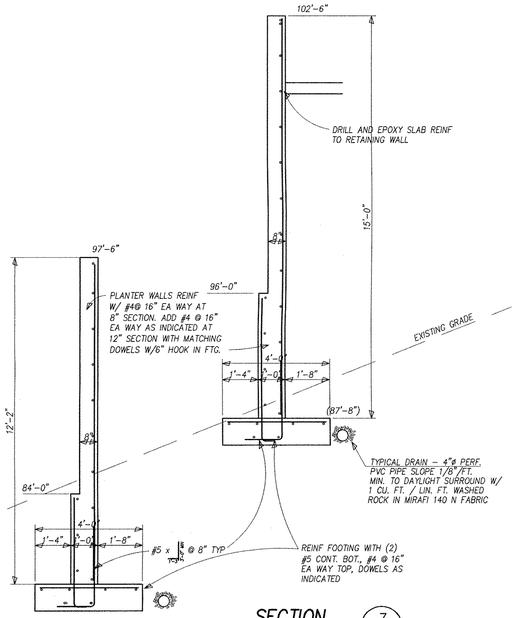




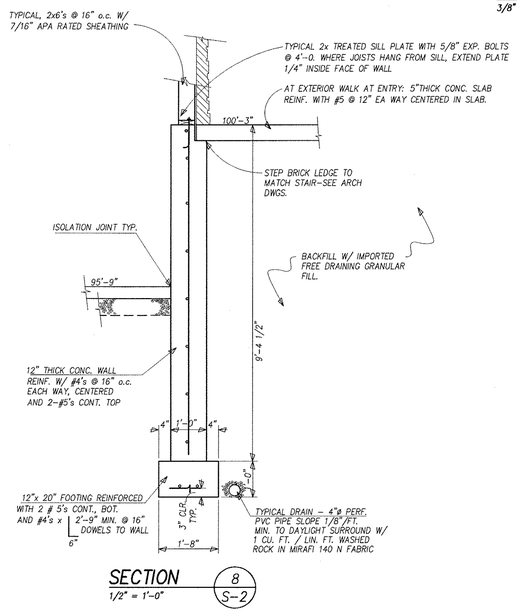
SECTION 6 S-2
3/8" = 1'-0"

FOOTING SCHEDULE FOR SECTION 5/S-2

TYPE	"A"	"B"	TOP REINF	INSIDE FACE DOWELS
A	2'-0"	2'-2"	@5 @ 12" EA WAY	#5x 24"H x 48"V @ 6"
B	6"	1'-0"	NONE	#5x 12"H x 30"V @ 16"
C	6"	6"	NONE	#5x 12"H x 30"V @ 16"



SECTION 7 S-2
3/8" = 1'-0"



SECTION 8 S-2
1/2" = 1'-0"

RCRBD
Record Set

REVISIONS:
DATE:

STRUCTURAL ENGINEER
STUDER ENGINEERING
117 12th STREET BOX 3501
STEAMBOAT SPRINGS, COLORADO 80477
(970) 879-1181

DATE: May 5, 2007
PROJECT No: 06052
DRAWN BY: ljs
FILE: Foundation Plan
SCALE: AS NOTED

Colorado Joint Ventures

FOUNDATION DETAILS
Custom Home
TBD
STEAMBOAT SPRINGS, COLORADO 80487

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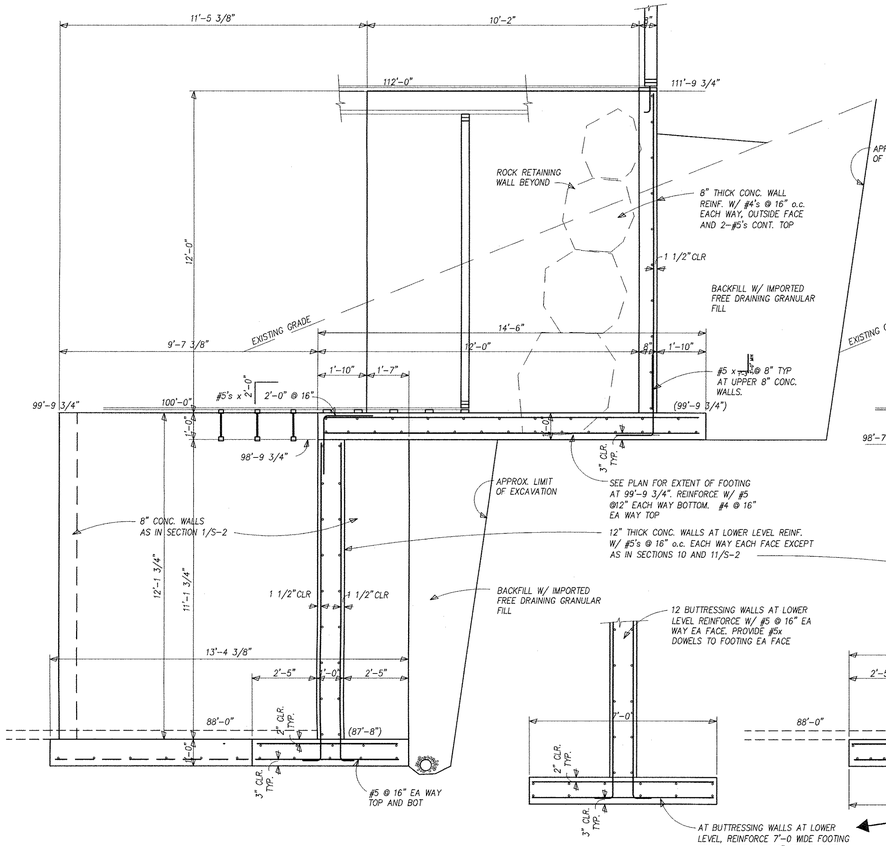
REGISTERED
24776
5/15/07
PROFESSIONAL ENGINEER
STATE OF COLORADO

SHEET
S-2
2 OF 7



REVISIONS:	
DATE:	5-5-07
	⚠ foundation wall

STRUCTURAL ENGINEER

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117 12th STREET BOX 3501
STEAMBOAT SPRINGS, COLORADO 80477
(970) 879-1181

DATE:	May 5, 2007
PROJECT No:	06052
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SCALE:	AS NOTED

Colorado Joint Ventures

FOUNDATION DETAILS

Custom Home
ADDRESS
STEAMBOAT SPRINGS, COLORADO 80487

LUKE JEROME STUDER
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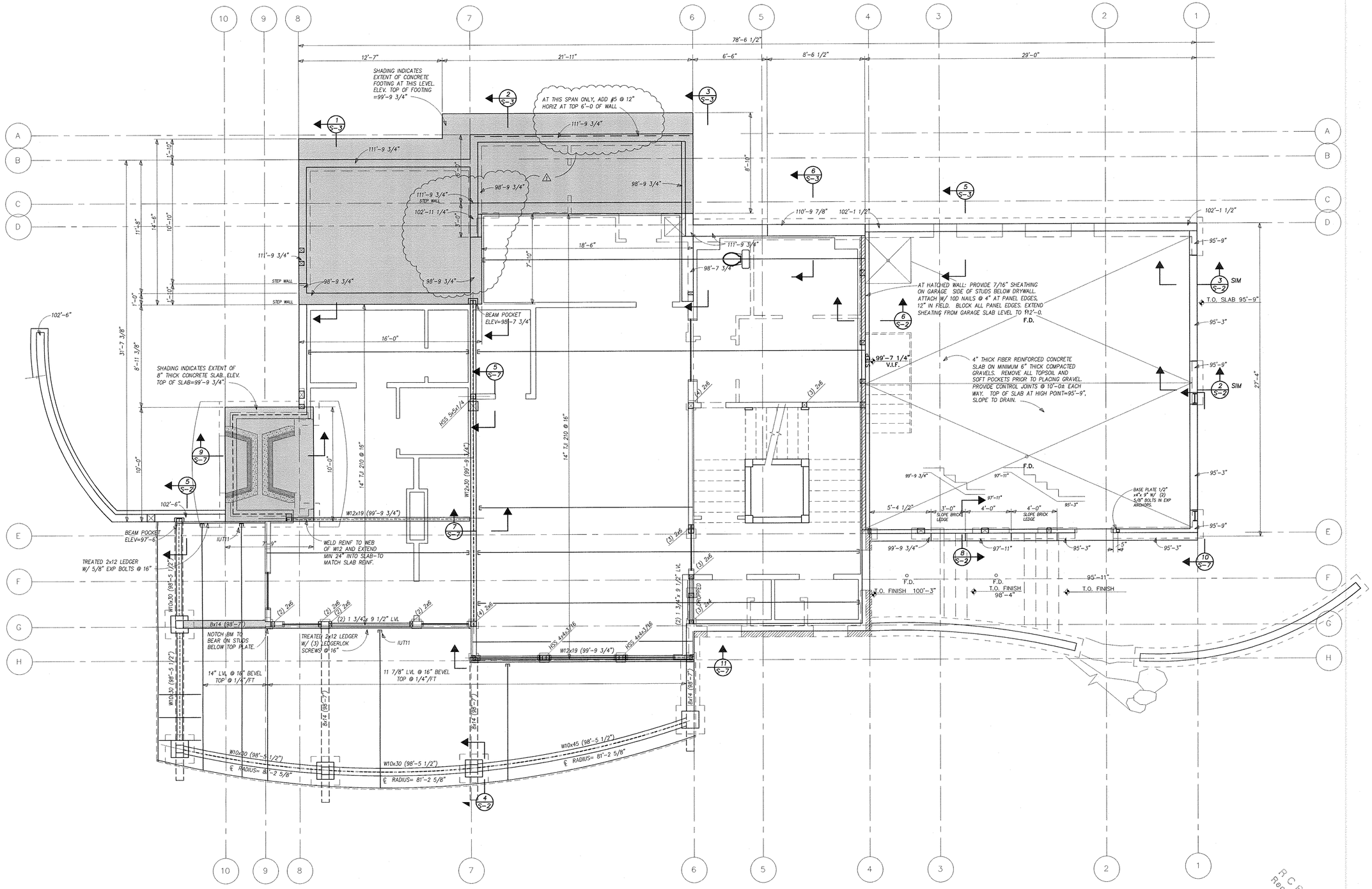
14776
5/13/07
PROFESSIONAL ENGINEER
STATE OF COLORADO

ACRBD Record Set

SHEET
S-3
3 OF 7



TYPICAL MULTIPLE LVL MEMBER CONNECTIONS
(2) LVL: TWO ROWS 16d COMMON @ 12" o.c. PLACE ON ONE SIDE OF THE DOUBLE MEMBER.
(3) LVL: THREE ROWS 16d COMMON @ 12" o.c. ON EACH OUTSIDE MEMBER.

MAIN LEVEL FLOOR FRAMING PLAN

Scale : 1/4" = 1'-0" Top Sheathing El.: 100'-0" (verify)

TYPICAL AT FLOOR, 3/4" APA RATED, EXP.1 T & G SHEATHING

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE.

RCRBD Record Set

REVISIONS:
1 foundation wall
DATE: 5-5-07

STRUCTURAL ENGINEER
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117 12th STREET BOX 3501
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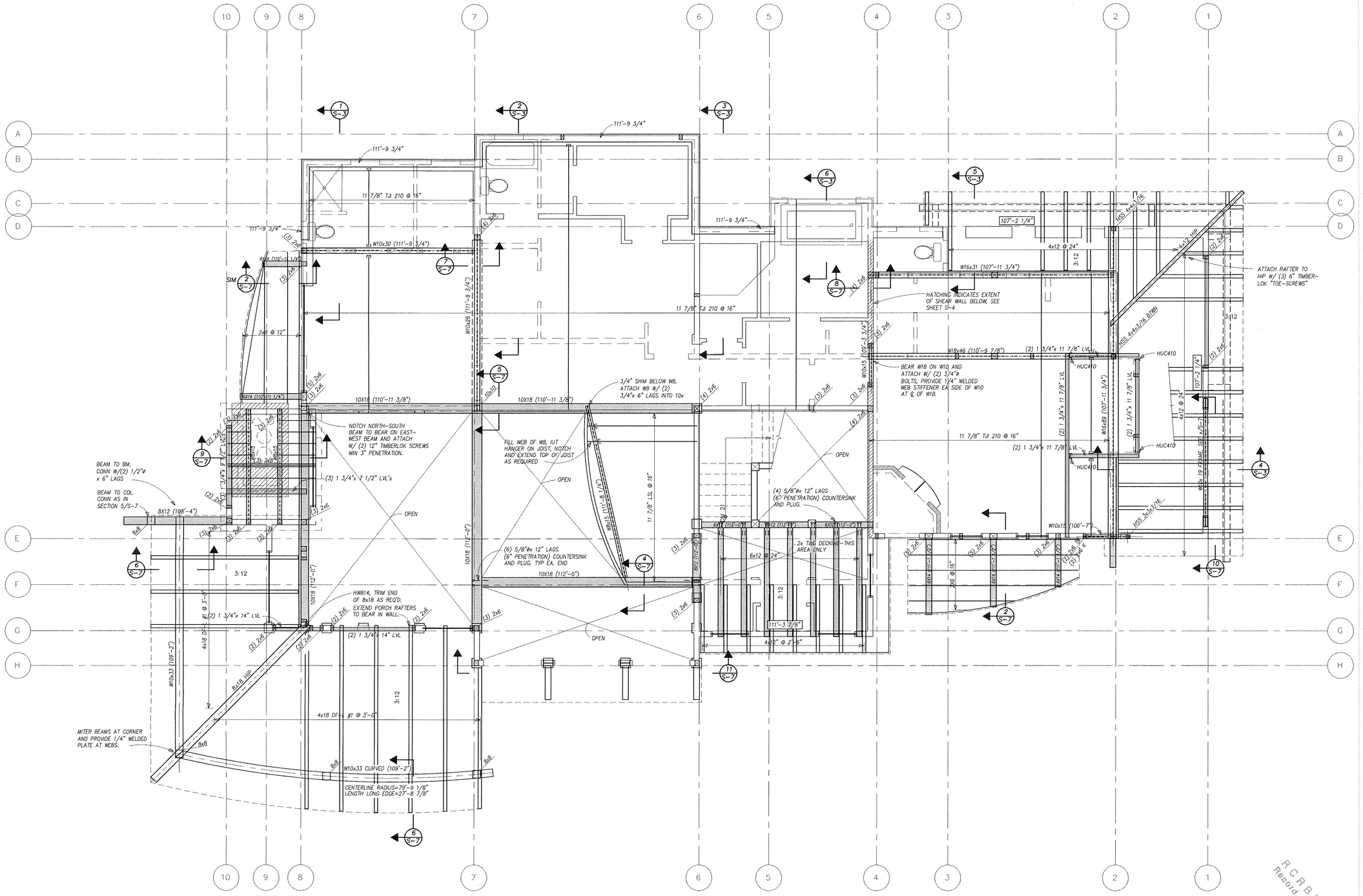
DATE: May 5, 2007
PROJECT No: 06052
DRAWN BY: LJS
FILE: Foundation Plan
SCALE: AS NOTED

Colorado Joint Ventures
MAIN LEVEL FRAMING
Custom Home
TBD
STEAMBOAT SPRINGS, COLORADO 80487

LUKE HENRY STUDER REGISTERED 14776 PROFESSIONAL ENGINEER STATE OF COLORADO 5/8/07

SHEET
S-4
4 OF 7



TYPICAL MULTIPLE LVL MEMBER CONNECTIONS
(2) LVL: TWO ROWS 16d COMMON @ 12" o.c. PLACE ON ONE SIDE OF THE DOUBLE MEMBER.
(3) LVL: THREE ROWS 16d COMMON @ 12" o.c. ON EACH OUTSIDE MEMBER.

UPPER FLOOR/LOW ROOF FRAMING PLAN

Scale : 1/4" = 1'-0" Top of sheathing El.: 112'-0"

TYPICAL AT ROOF EXCEPT AT EXPOSED RAFTER AREAS, 5/8" APA RATED, EXP.1 ROOF SHEATHING
TYPICAL AT FLOOR, 3/4" APA RATED, EXP.1 T & G ROOF SHEATHING

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE.

RCBD Record Set

STRUCTURAL ENGINEER
STUDER ENGINEERING
117 12th STREET BOX 3501
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(970) 879-1181

DATE:	REVISIONS:

Colorado Joint Ventures

UPPER FLOOR/LOW ROOF
Custom Home
TBD
STEAMBOAT SPRINGS, COLORADO 80487

DATE:	May 5, 2007
PROJECT No:	06052
DRAWN BY:	LJS
FILE:	Foundation Plan
SCALE:	AS NOTED

LUKE JEROME STUDER REGISTERED 14776 5/15/07 PROFESSIONAL ENGINEER STATE OF COLORADO

SHEET
S-5
5 OF 7

GENERAL NOTES

DESIGN LIVE LOADS

- a. Roofs .... 105 psf
- b. Floors..................................40 psf
- c. Covered Porch........................ 60 psf
- d. Decks .... 100 psf
- d. Wind........................... 90 mph (3 sec gust), exposure "B"

FOUNDATION DESIGN

a. Design of individual and continuous footings is based on a maximum allowable bearing pressure of 5000 psf dead load plus live load placed on the natural undisturbed soils below frost depth as described in soils report.

b. Soils report 05-6656 by Northwest Colorado Consultants, Inc.

REINFORCED CONCRETE

a. Structural concrete shall have a minimum 28 day compressive strength of 3000 psi Type I.

b. Reinforcing bars shall conform to ASTM Specification A615-79 and shall be Grade 60.

c. At splices, lap bars 36 diameters. At corners and intersections, make horizontal bars continuous or provide matching corner bars. Around openings in walls and slabs, provide 2-#5, extending 2'-0" beyond edge of opening.

STRUCTURAL STEEL

a. Structural steel rolled shapes, including plates and angles shall be ASTM A36. Tube shapes shall conform to ASTM A500 Grade B., 46 ksi yield. Pipe shapes shall conform to ASTM A53, Grade B.

b. All bolts, including anchor bolts, shall conform to ASTM Specification A307.

c. Expansion bolts called for on the drawings shall be "WEG-IT", "RED HEAD", or approved wedge type, with the following minimum embedments: 5/8" diameter bolts - 2 3/4", 1/2" diameter bolts - 2 1/4".

d. All welding shall be done by a certified welder.

STRUCTURAL WOOD FRAMING

a. Except where noted otherwise, all 2" lumber shall be Douglas Fir-Larch S4S No.2 or better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1. (Note: If non-CCA treated lumber is used, notify engineer for light gauge connector galvanization requirements.)

b. Except as noted otherwise, minimum nailing shall be provided as specified in Table R602.3(1) "Fastener Schedule for Structural Members" of the I.R.C., 2003 edition.

c. Floor and roof sheathing shall be APA rated with exterior glue and graded in accordance with APA standards. Panel identification and thickness shall be as noted on the drawings.

d. Where light gage framing anchors are shown or required, they shall be Simpson "Strong Tie" or equal ICBO approved connectors and shall be installed with the number and type of nails recommended by the manufacturer to develop the rated capacity.

e. Laminated Veneer Lumber shall be of such stress grade to provide members with allowable fiber stress in bending = 2600 psi, modulus of elasticity of 1.9x10(6) psi, and allowable shear stress parallel to the glue line = 285 psi.

f. Trussed rafters shall be designed by a Colorado registered engineer to support the full dead and live loads of the roof, ceiling, and any other superimposed loads. Calculations and shop drawings, including member sizes, lumber species and grades, and substantiating data for connector capacities, shall be submitted to the Architect or Engineer for review and approval prior to fabrication.

g. Roof and floor joists shall be plant-fabricated I-series with LVL wood flanges and plywood or OSB webs, and carry ICBO approval for the composite section. Joists shall be designed to carry the full dead and live loads of the roof and floor and any other superimposed loads. Bridging and blocking shall be installed according to the fabricator's requirement.

BACK FILLING

a. Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS

a. The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced.

b. The Contractor, in the proper sequence, shall provide proper shoring and bracing as may be required during construction to achieve the final completed structure.

MASONRY

a. Hollow load-bearing concrete masonry shall be lightweight units conforming to ASTM C90-70, Grade N. Minimum ultimate compressive strength (fm) = 1800 psi

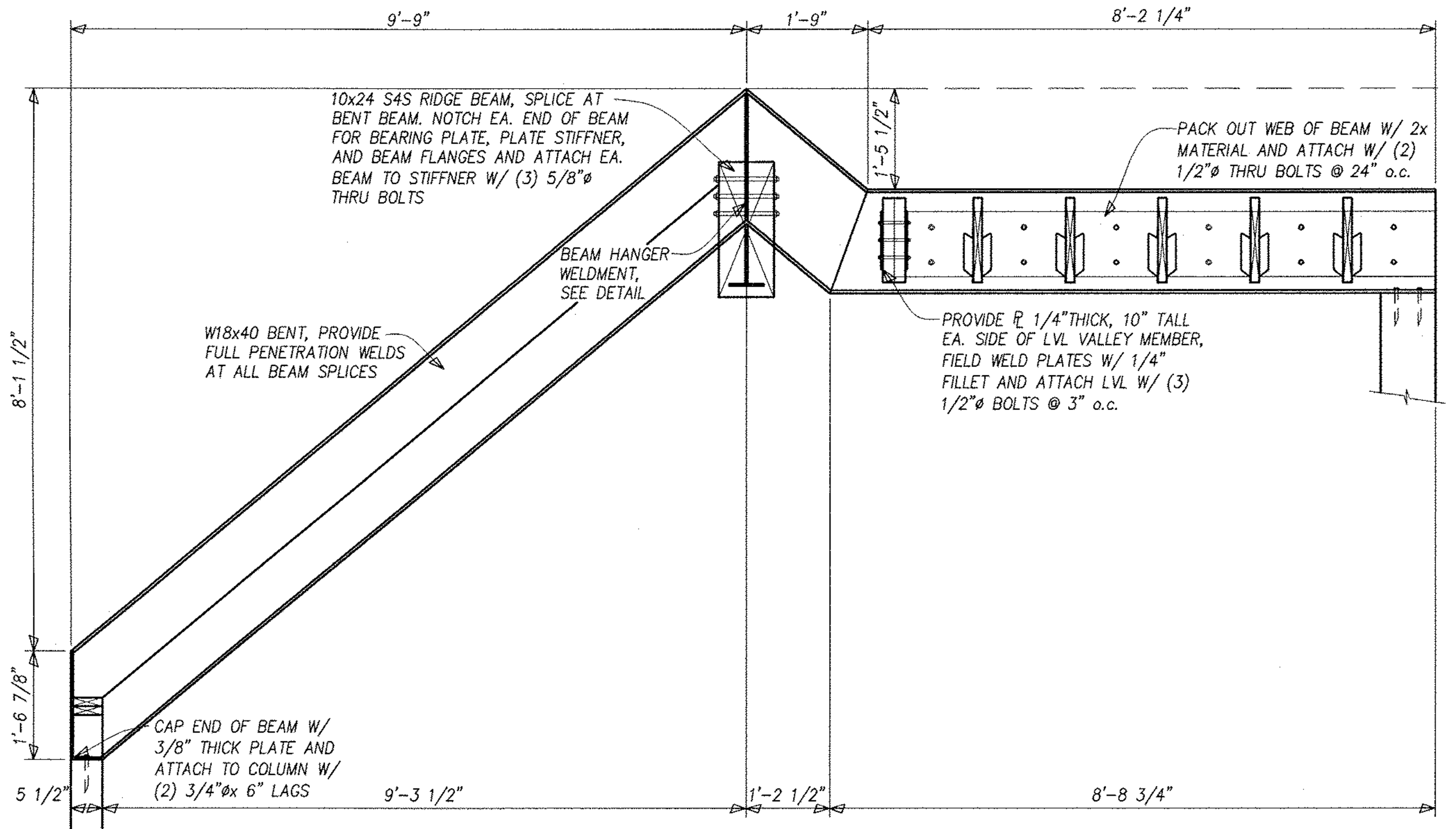
b. Mortar shall be Type S consisting of a mixture of portland cement, hydrated lime and aggregate and conforming to ASTM C270-73. Masonry cement shall not be used. Admixtures shall not be added for any reason unless approved by the Architect. Minimum cube strength = 1800 psi.

c. Use continuous joint reinforcing in all masonry walls with a maximum vertical spacing of 16".

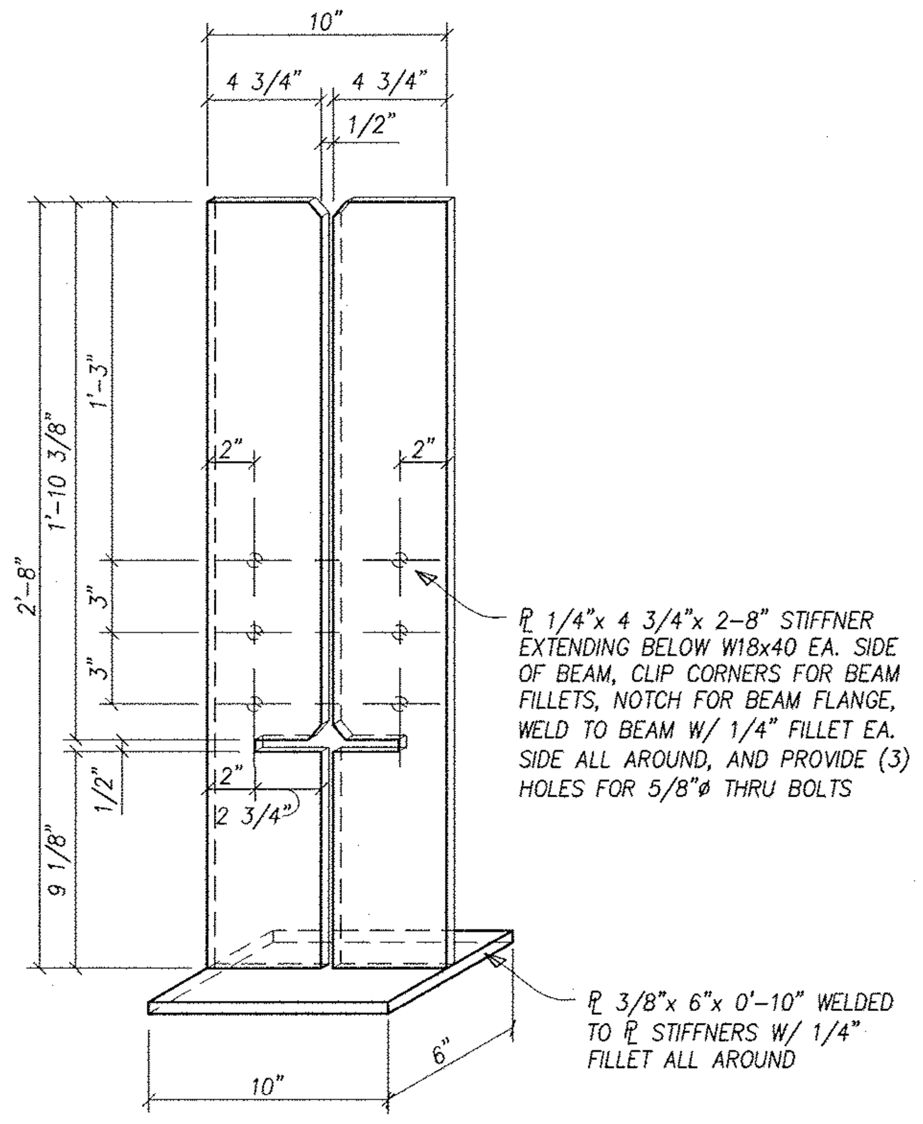
d. Except for lintels, bond beam units shall be produced from standard vertically voided units with pre-cut knock-out cross walls.

e. Grout used in masonry walls and block cells shall be coarse grout as defined by ATSM C476-71, placed by vibrating or puddling. If lifts exceed 4 feet in height, clean-out holes shall be provided. Minimum cube strength = 2000 psi.

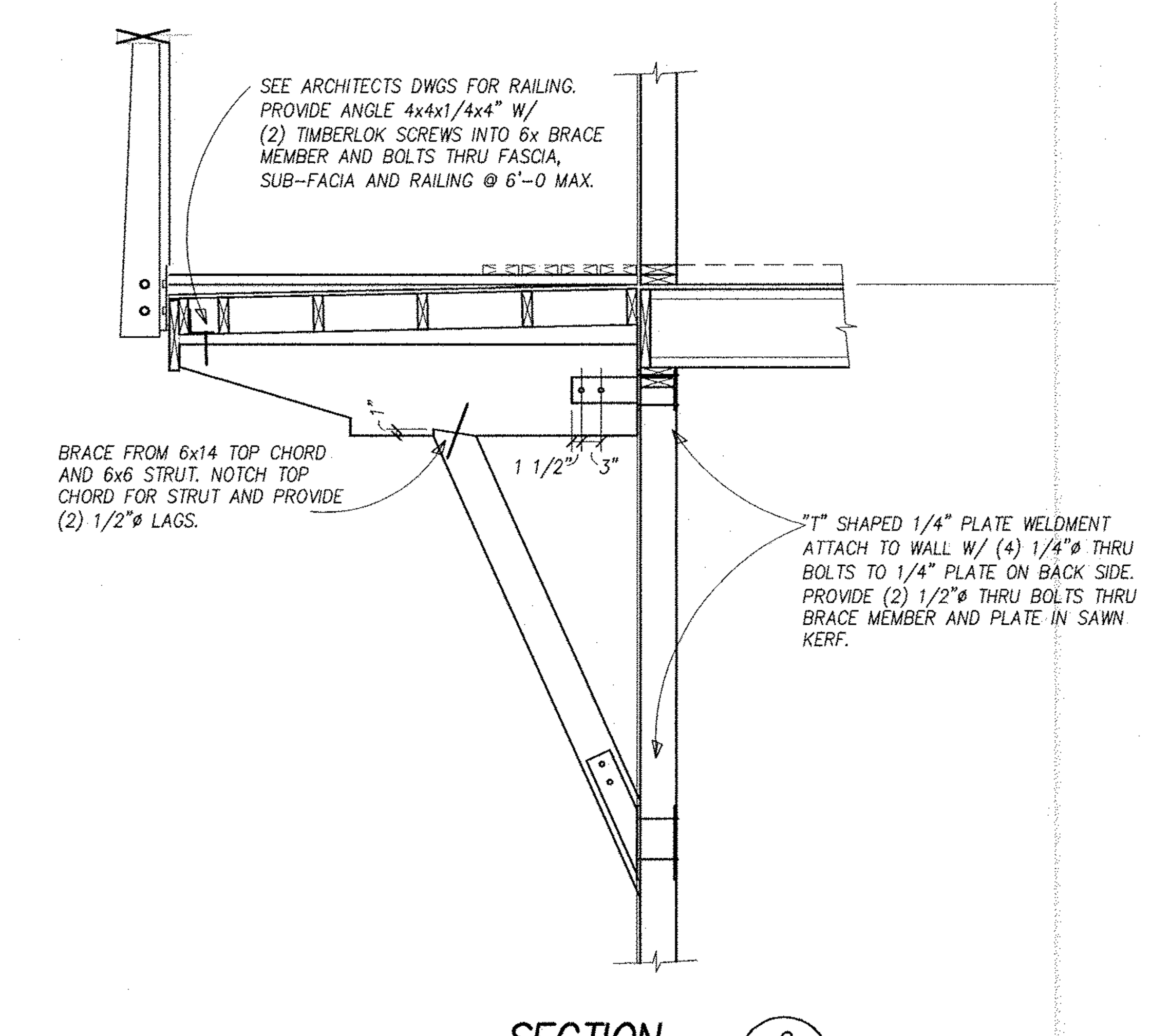
f. Reinforcing shall be grade 40. At splices lap bars 30 diameters. At corners and intersections, make horizontal bars continuous or provide matching corner bars.



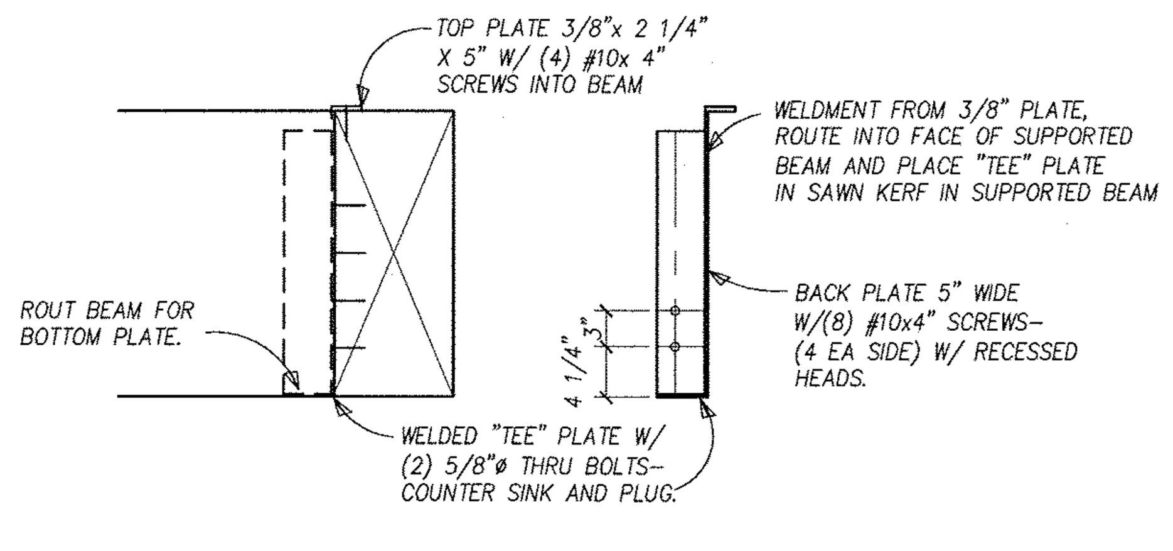
SECTION 1 (S-7)
1/2" = 1'-0"



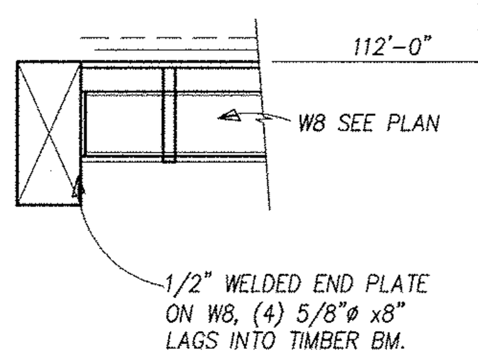
BEAM HANGER WELDMENT
1 1/2" = 1'-0"



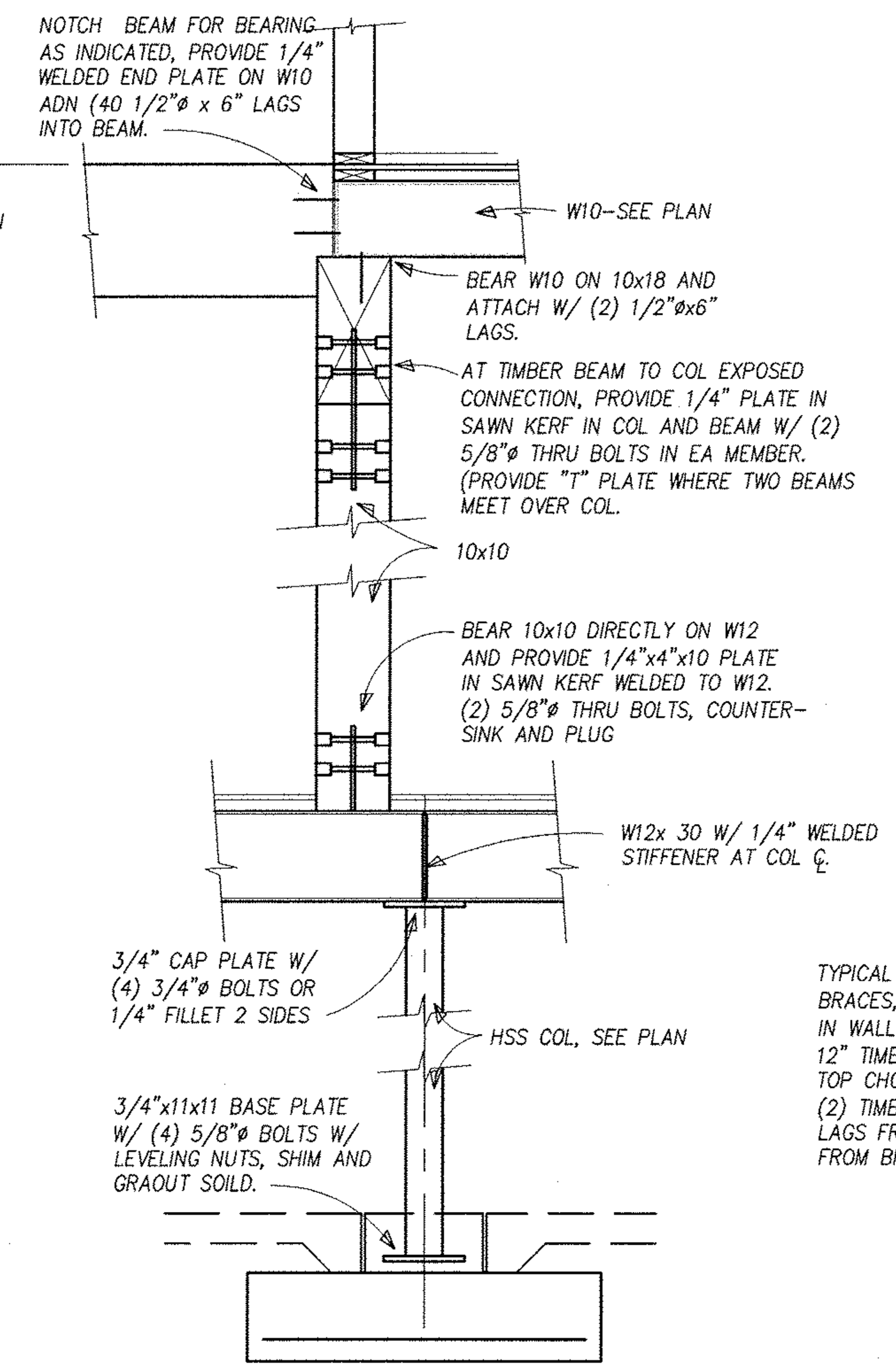
SECTION 2 (S-7)
1/2" = 1'-0"



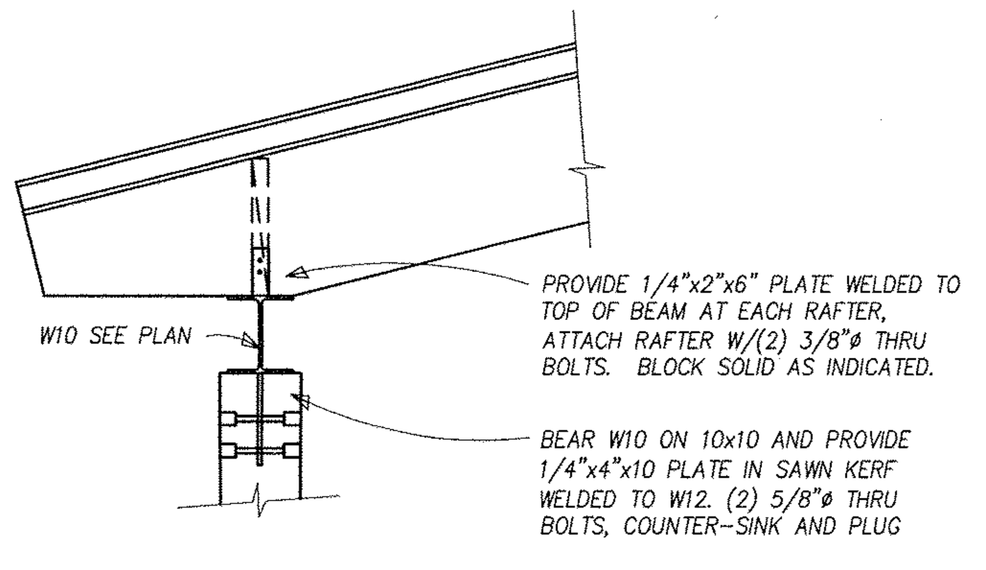
SECTION 3 (S-7)
3/4" = 1'-0"



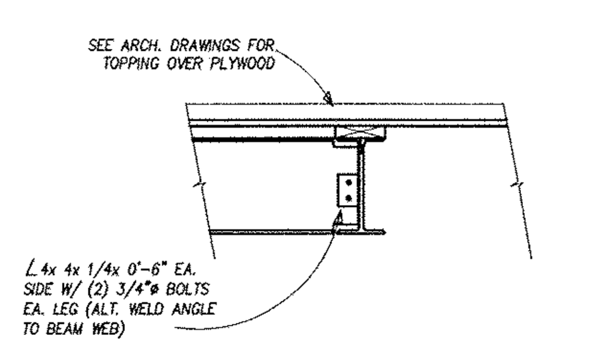
SECTION 4 (S-7)
1/2" = 1'-0"



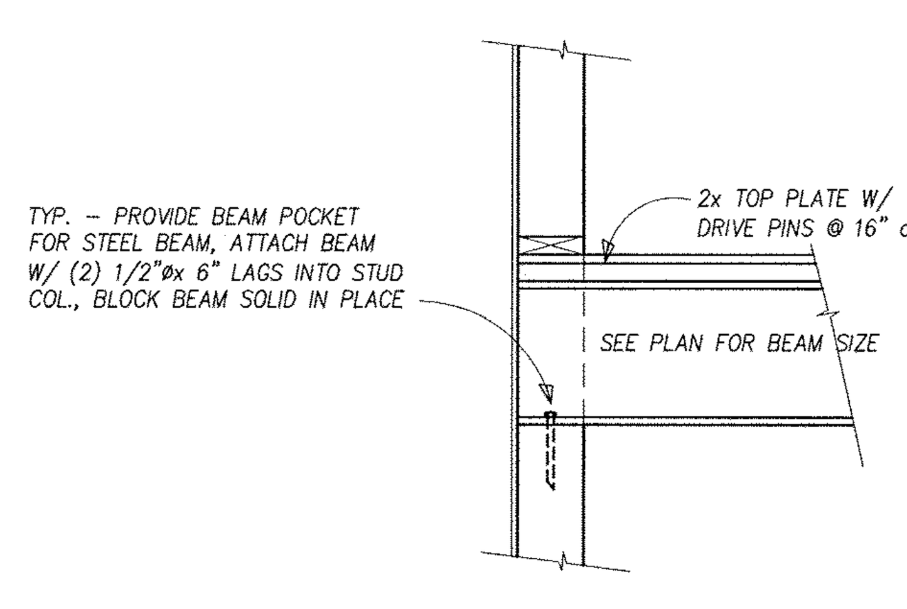
SECTION 5 (S-7)
1/2" = 1'-0"



SECTION 6 (S-7)
1/2" = 1'-0"

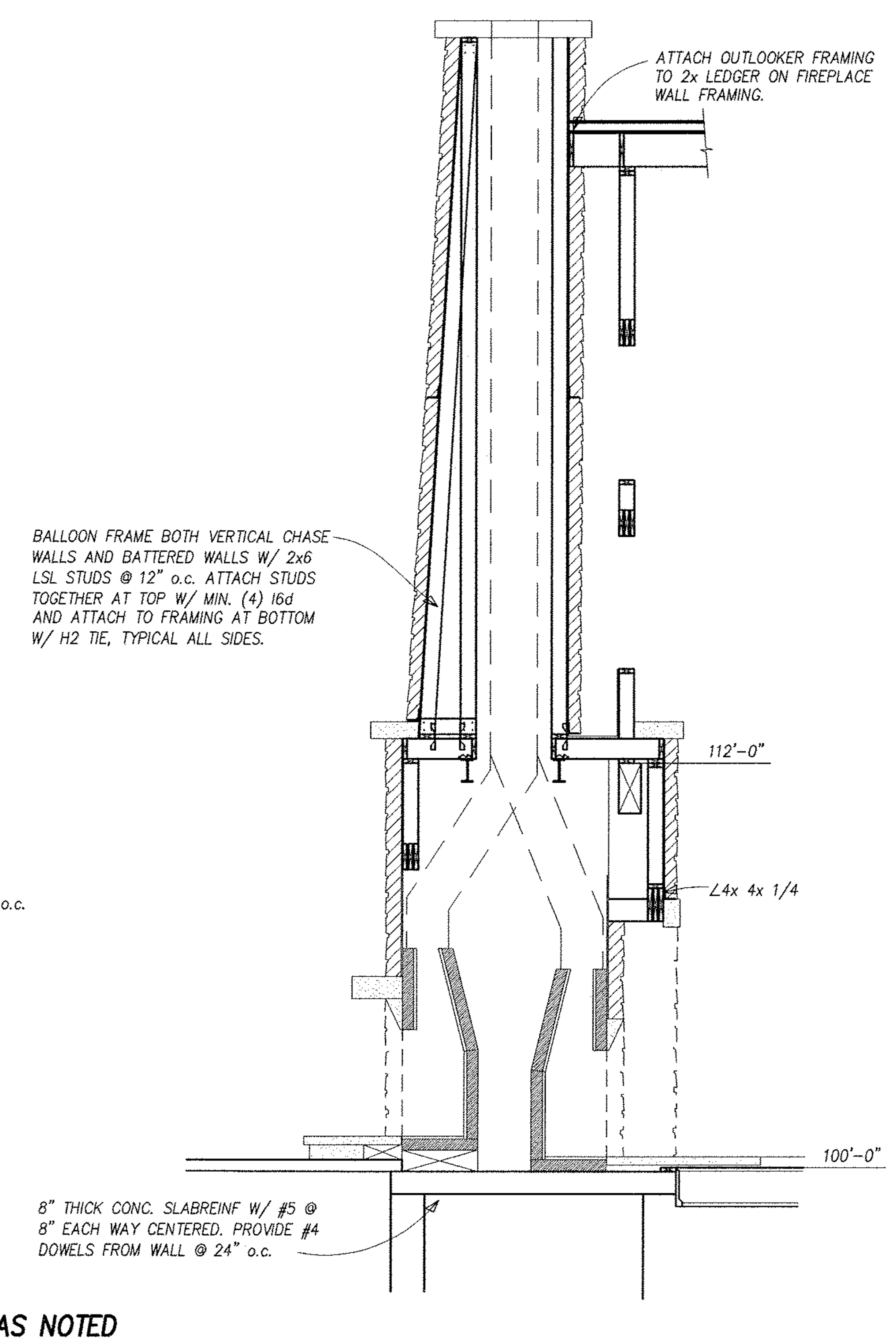


SECTION 7 (S-7)
1/2" = 1'-0"

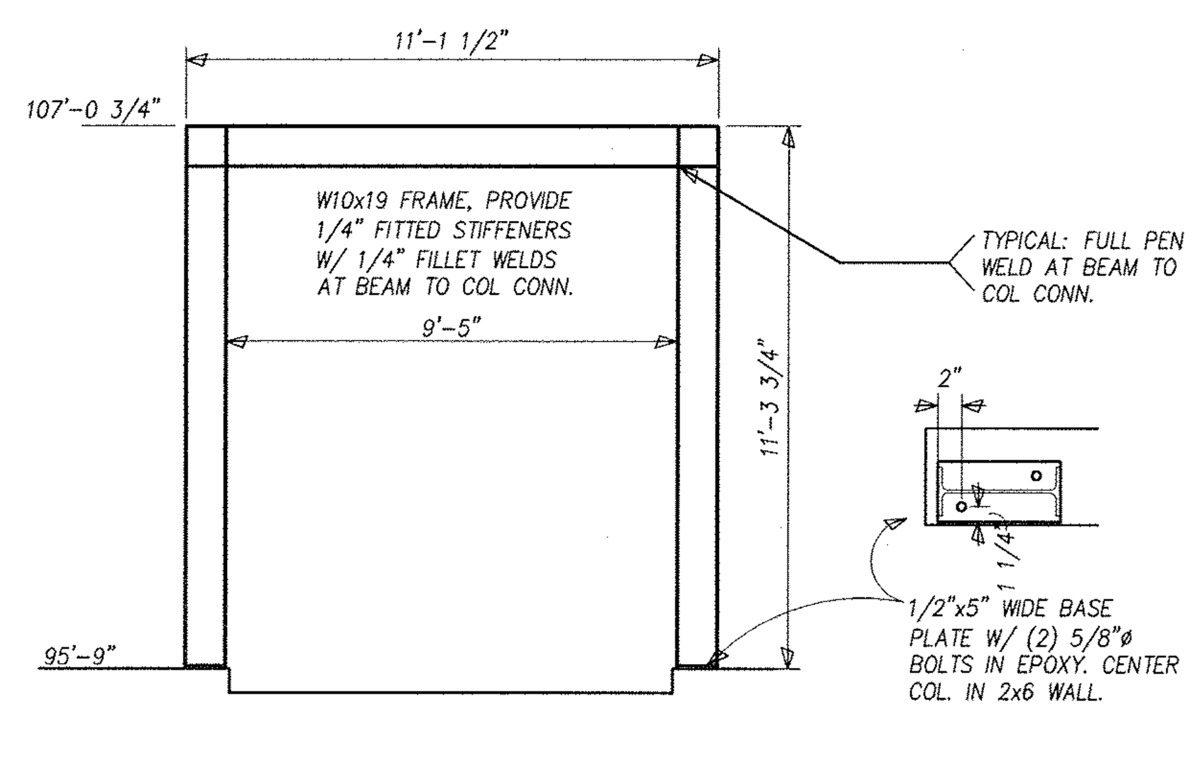


SECTION 8 (S-7)
3/4" = 1'-0"

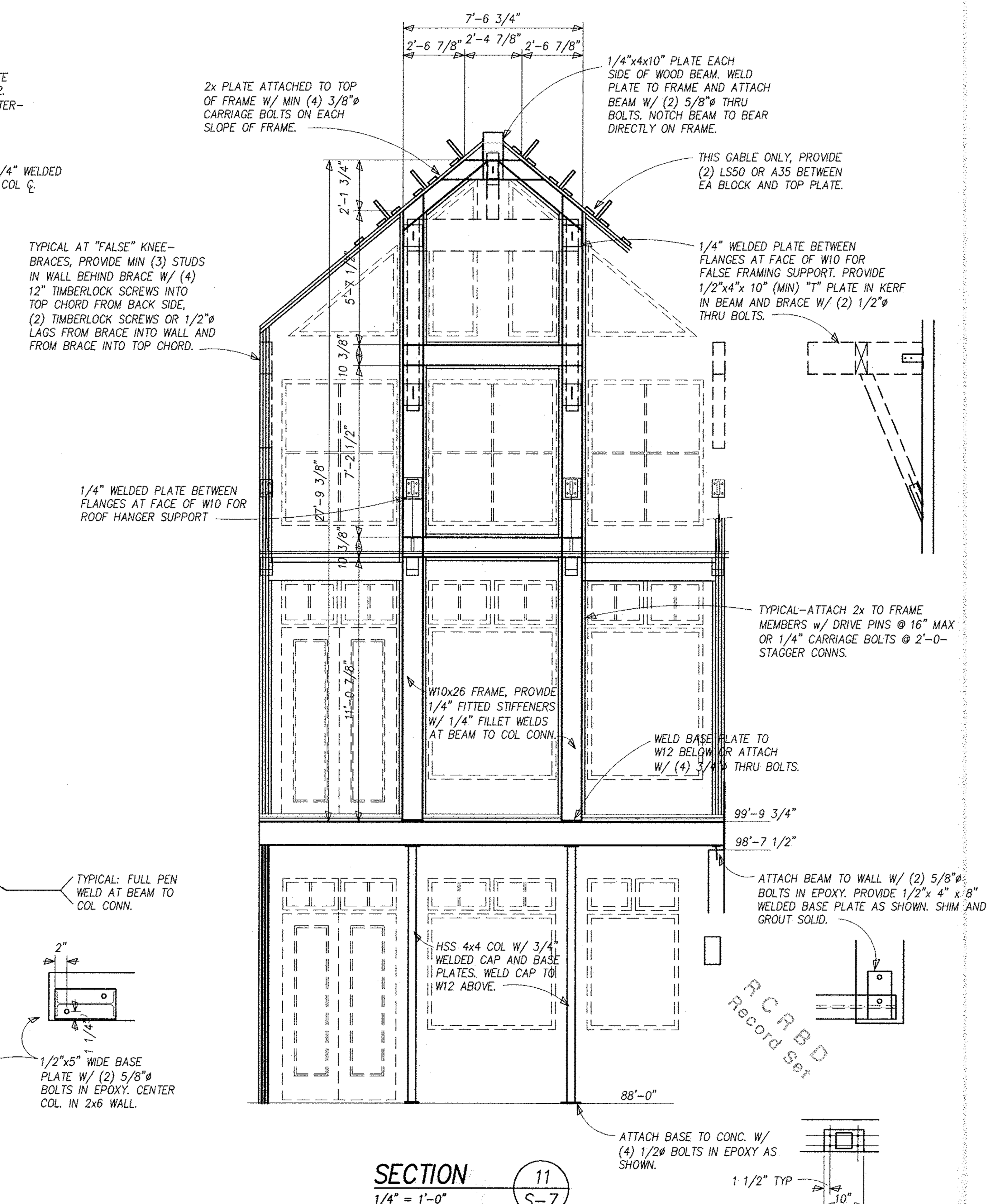
TYP STEEL BEAM TO WOOD COL EXCEPT AS NOTED



SECTION 9 (S-7)
1/4" = 1'-0"



SECTION 10 (S-7)
1/4" = 1'-0"



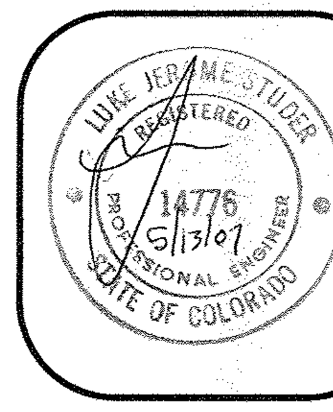
SECTION 11 (S-7)
1/4" = 1'-0"

REVISIONS: | DATE:

STRUCTURAL ENGINEER
STUDER ENGINEERING
117 12th STREET BOX 3501
STEAMBOAT SPRINGS, COLORADO 80477
(970) 879-1181

DATE:	May 5, 2007
PROJECT No:	06052
DRAWN BY:	ljs
FILE:	Foundation Plan
SCALE:	AS NOTED

Colorado Joint Ventures
DETAILS
Custom Home
TBD
STEAMBOAT SPRINGS, COLORADO 80487



SHEET
S-7
7 OF 7