ROUTT COUNTY
REGIONAL BUILDING DEPARTMENT

Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School Districts

Date: 07/16/2021

Address: 1859 RIVER QUEEN LN, STEAMBOAT	Property Use: VAC
Owner: SUNSHINE STEAMBOAT, LLC	Lot Area: 0
Parcel ID: 313400003	Year Built: 0
Zoning: TOWN	Book Page: SPECIAL

Building TB-21-755

RCRBD Record Set
T.A.
08/24/2021

To: Bradley Bartels
Design information:
Occupancy Classification: R3, U
Character and Use: Two-Family Residence w/ Detached Garage under TB-21-835
Number of Stories: 2 w/Basement
Type of Construction: Type V-B
Occupant Load: <10

The following items and questions below will need to be addressed prior to the Building Permit being issued. 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.

1. This project is in the concurrent review process with the other Departments. Review comments in Viewpermit as applicable, when available.
2. Based on the submittal Work Description – Duplex- Unit A and Unit B under permit TB-21-834 makes this a single building, however will these units will be divided with a property line between units?
   If solely by a property line, the party wall shall separate into two buildings with more flexibility with common or condominium ownership. Either way, shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302 for exterior walls (two one-hour walls).
   Other items that shall be met include extent of rating and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing. Projections of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1) as per R302.1 Exterior walls with 1 hour on the underside. Gas piping installed downstream of the point of delivery shall not extend through any unit other than the unit served by such piping. G2415.3 (404.3) Prohibited locations.
3. The insulation values appear out of compliance for Zone 7. Building sections for this project shall include the information per prescriptive energy path as per attached Energy Code Compliance chart for reference below

for values and distances. Building sections should incorporate all items and corrected to show following specific items:

a. While 1/A3.04 shows F-1 with R-21 insulation under Entry, however a minimum of R-10 insulation as required from the top of concrete downward 48" (vertical and/or horizontal) for slab on grade.
b. Similarly, the garage appears to have similar conditions at slab on grade. Please specify how each element is to be insulated with minimum R-values and attention to minimum distances (if applicable).

Either could be traded off in REScheck.

4. Appendix F Radon Mitigation: This appendix was adopted with the 2018 IRC, please submit plans showing how and where you intend to install under slab radon mitigation piping, and the location where this pipe will rise vertically above the slab. Our adoption only requires the under slab portion of the work to be done in accordance with Appendix F, then you may cap the pipe and label it above the slab. You also must provide an outlet or junction box for a future power for a fan within a close proximity of the capped pipe or future fan location.
5. Provide missing structural connections referenced in details on Sheet A5.10
6. Provide complete plans with structural and insulation details for detached garage and trash storage if taller than 6-feet (permit will be required).

✓**Items noted below do not require a response or comment back during the Plan Review in order for us to approve this permit. The Items below are required and will be checked by field inspectors. Please take time to review these items in advance of starting any work to ensure your project is ready for inspection.**

1. Separate Electrical Plumbing Permits must be applied for and obtained prior to any work being done within these trades. Note Electrical and Plumbing trades are protected by the State, Licensed Contractors must apply and perform this work on all Commercial Properties, and additionally their employees working on these projects must be registered or licensed with the State of Colorado and work directly under Licensed Individual managing the project.
    - On Residential Properties owners are allowed to apply for the permit and perform their own Electrical and Plumbing work if this is their primary residence and they sign and complete our Home Owner Agreement form.
2. Separate Mechanical Permits must be applied for and obtained prior to any work being done within this trade. Mechanical Contractors must be registered and approved by the Routt County Regional Building Department.
3. Deferred Submittal Required: Heat Load Calculations and heating information for the new construction must be submitted prior to Electrical, Plumbing, and Mechanical Permits being issued.
7. Deferred Submittal Required: Stamped Truss Drawings to be provided for review and approval by RCRBD prior to trusses being set and inspections being done.
8. Deferred Submittal: Applicant to provide information on how Whole House Ventilation requirements will be met in accordance with IEEC R403.6 and 403.6.1 and IRC M1507.3.
9. Deferred Blower Door Test Certificate of Compliance: The building or dwelling unit (except within the Town of Hayden) must complete a Blower Door Test with a passing score of Equal/Less than 3 air changes per hour (3ACH), this certificate must be present for our Inspectors prior to approval of a Temporary Certificate of Occupancy/ Certificate of Occupancy. Please also upload this Blower Door Certificate to the Building Department Permit Record, or email this to our staff and they will upload the document.
10. The Routt County Building Department has developed the Residential Private Garage Floor Drain Policy. This Policy outlines the regulations per Jurisdiction on private residential garage floor drains throughout Routt County, ask Routt County personnel for policy.
11. 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.

12. Fenestration U-factors windows and doors less than or equal to 0.30 will be required. This will apply for all glazing in windows and doors. The builder shall leave the National Fenestration Rating Council (NFRC) labels on all windows and doors with glazing at time of rough inspections so inspectors can verify the glazing requirements. Also provide documentation that the garage doors have a maximum U-factor of 0.32.
13. Bath Exhaust ducts if ran in unconditioned space must be done in insulated duct.
14. 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.
15. SECTION R314 SMOKE ALARMS

    R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314.

    R314.1.1 Listings. Smoke alarms shall be listed in accordance with UL 217. Combination smoke and carbon mon-oxide alarms shall be listed in accordance with UL 217 and UL 2034.

    R314.2 Where required. Smoke alarms shall be provided in accordance with this section.

    R314.2.1 New construction. Smoke alarms shall be pro-vided in dwelling units.

    R314.3 Location. Smoke alarms shall be installed in the following locations:

    1. In each sleeping room.
    2. outside each separate sleeping area in the immediate vicinity of the bedrooms.
    3. on each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
    4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

    SECTION R315

    CARBON MONOXIDE ALARMS

    R315.1 General. Carbon monoxide alarms shall comply with Section R315.

    R315.1.1 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

    R315.2 Where required. Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

    R315.2.1 New construction. For new construction, car-bon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

    1. The dwelling unit contains a fuel-fired appliance.
    2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

    R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bath-room, a carbon monoxide alarm shall be installed within the bedroom.

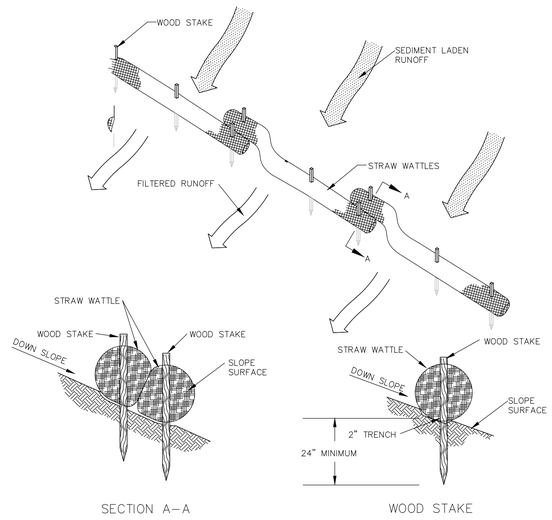
    R315.4 Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

    R315.5 Power source. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Carbon monoxide alarms installed in accordance with Section R315.2.2 shall be permitted to be battery powered.

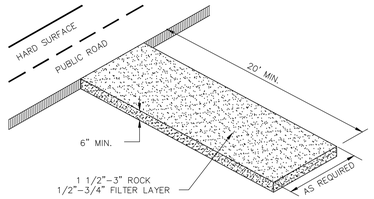
Reviewed by: Ted Allen Date: July 16, 2021



STRAW WATTLE DETAIL
N.T.S.

PURPOSE

TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.



VEHICLE TRACKING CONTROL DETAIL
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- STRAW WATTLE
- VEHICLE TRACKING
- STOCKPILE AREA
- SLOPE STABILIZATION
- ROCK/COBBLE
- DRAINAGE PIPE

RCRBD Record Set
T.A.

08/24/2021

CITY STANDARD CONSTRUCTION SITE MANAGEMENT NOTES:

1. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
2. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL CONTROL MEASURES HAVE BEEN INSTALLED.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT CONTROL MEASURES TO PREVENT RELEASE OF POLLUTANTS FROM THE PROJECT SITE.
4. CONTROL MEASURES SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROL MEASURES WHEN THE SEDIMENT LEVEL REACHES ½ THE HEIGHT OF THE CONTROL MEASURE.
5. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATER WAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
6. ALL INGRESS AND EGRESS ACCESS POINTS ON TO THE DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMP.
7. TEMPORARY SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED WHERE GROUND DISTURBANCES HAVE TEMPORARILY OR PERMANENTLY CEASED FOR 14 DAYS OR FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
8. CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE, AND PROPERLY DISPOSED. MATERIALS SHALL NOT BE ALLOWED TO ENTER STATE WATERS.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN REQUIRED PERMITS.
10. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
11. FOR ANY WORK TO BE DONE IN THE RIGHT OF WAY, COORDINATE WITH THE CITY ROW MANAGER REGARDING SPECIAL PERMITTING. NO WORK SHALL BE CONDUCTED IN THE ROW BETWEEN NOVEMBER 1 AND MAY 1 WITHOUT PRIOR APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
12. WHERE REQUIRED AS PART OF THE ROW PERMIT OR WHERE SITE WORK AFFECTS THE PEDESTRIAN OR VEHICLE TRAVEL WAY, TRAFFIC CONTROL SHALL BE INSTALLED. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
13. SIDEWALKS ADJACENT TO CONSTRUCTION SITES SHALL BE MAINTAINED, FOR PUBLIC USE, BY THE CONTRACTOR. IN AREAS WHERE CONSTRUCTION IS TAKING PLACE NEXT TO THE SIDEWALK AND OVERHEAD HAZARDS ARE POSSIBLE, SITE IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SIDEWALK PROTECTION.
14. FINAL GRADING AND REVEGETATION SHALL BE COMPLETED WITHIN ONE CONSTRUCTION SEASON. ALL ROADWAY, SHOULDER, AND DITCH DAMAGE SHALL BE RESTORED. REVEGETATE ADJACENT PROPERTY DISTURBANCE.

FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

LOT 3, EAGLE'S VISTA SUBDIVISION
1859 RIVER QUEEN LANE
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
10' 0 5' 10'
1" = 10'

Contour Interval = 2 ft

DATE: 8-2-2021
JOB #: 1998-001
DRAWN BY: JLW
DESIGN BY: JLW
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: CSMP & ECP

SHEET # 3

RCRBD Record Set
T.A.

08/24/2021

Steamboat Springs Alpine House

1859 River Queen Lane,

Steamboat Springs, CO 80487

PJ4979-1
PJ4980-1
PJ4981-1
Fire Prevention
In: 07/14/2021
Out: 07/15/2021

City of Steamboat Springs
Planning and Community Development
APPROVED
August 04, 2021

ATMOS ENERGY CORPORATION
2# Systems will not be allowed unless proof of an appliance requiring a MINUMUM of over 7" W.C. is provided to Atmos Energy Corporation personnel for review.
Meter location must be approved by an Atmos Energy Corporation employee during a mandatory site visit to be scheduled after foundation is in place.
Meters will not be allowed under a shedding roofline or where overhanging snow is a danger to the meter set.
Any work being performed in utility easements must be approved by Atmos Energy Corp.

CIVIL

DESIGN

STRUCTURAL

DESIGN

SCOTT&SCOTT
299 E19TH AVENUE
VANCOUVER BC
V5V 1J3

DAVID SCOTT MAIBC MRAIC
604 737 2541
DAVID@SCOTTANDSCOTT.CA

SUSAN SCOTT MAIBC
604 788 7990
SUSAN@SCOTTANDSCOTT.CA

STRUCTURAL ENGINEER

ENGINEERING DESIGNWORKS, INC.
1855 SKI TIME SQUARE, UNIT E2C
STEAMBOAT SPRINGS, CO
80487

Contact: Carl Warnke
p. 970-879-4890
email: carl@engineeringdesignworks.com

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING
440 S LINCOLN AVE #4A
STEAMBOAT SPRINGS, CO
80487

Contact: Walter Magill
p. 970-871-6772
email: walterm@fourpointsse.com





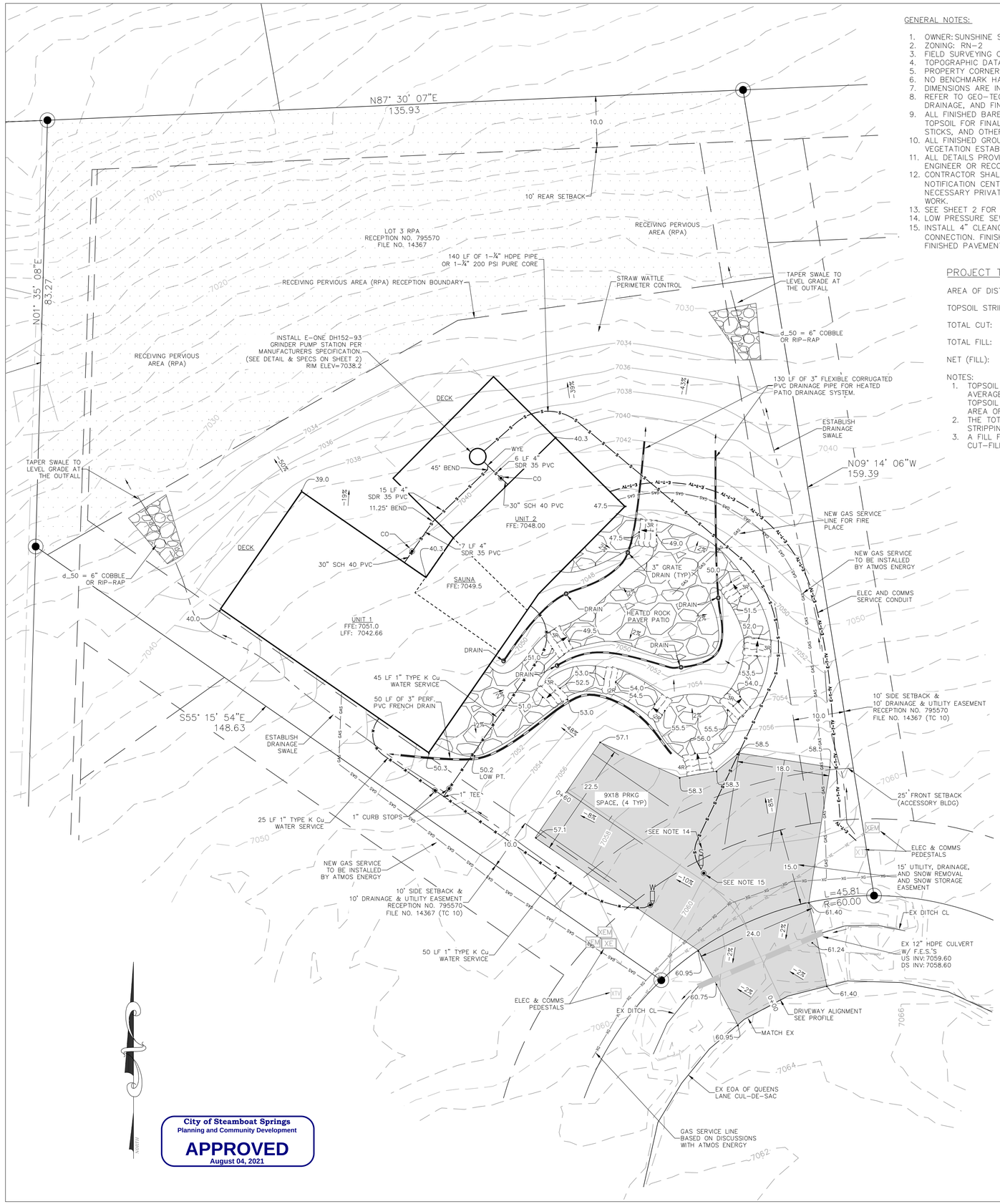


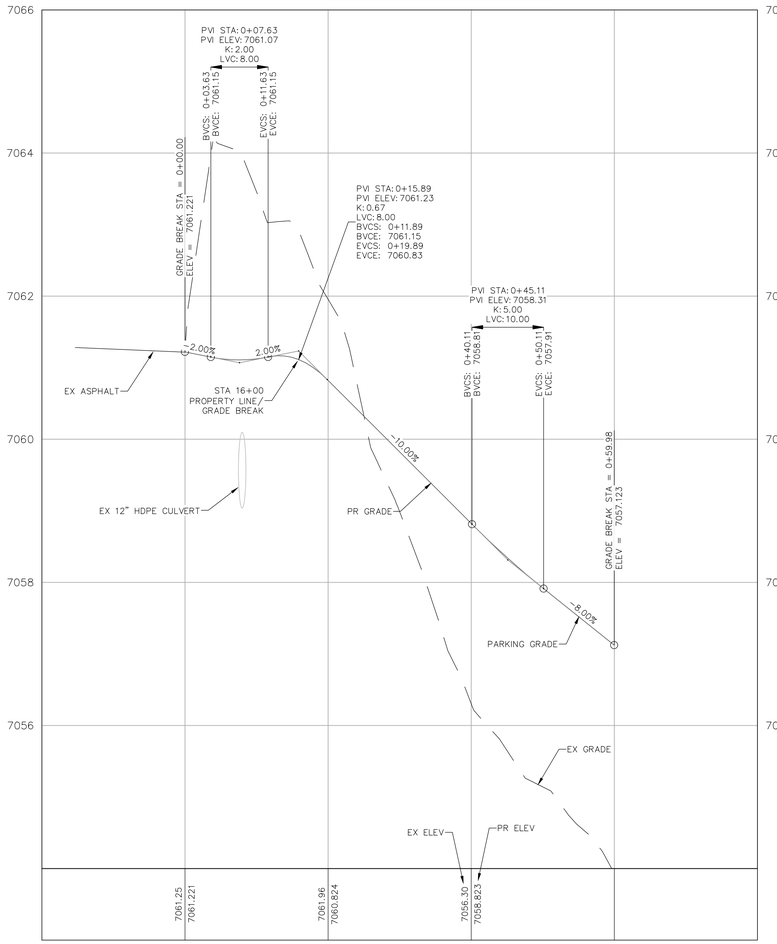
SCOTT & SCOTT

604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

ISSUED FOR BUILDING PERMIT

23 JUNE 2021





DRIVEWAY VERTICAL PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=1'

GENERAL NOTES:

1. OWNER: SUNSHINE STEAMBOAT, LLC
2. ZONING: RN-2
3. FIELD SURVEYING COMPLETED BY LANDMARK INC.
4. TOPOGRAPHIC DATA GENERATED FROM 2018 LIDAR DATA.
5. PROPERTY CORNERS WERE FOUND AS INDICATED HEREON PER FIELD SURVEY.
6. NO BENCHMARK HAS BEEN SET.
7. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
8. REFER TO GEO-TECNICAL ENGINEERING STUDY AND REPORT FOR ALL GRADING, DRAINAGE, AND FINAL STABILIZATION RECOMMENDATIONS AND SPECIFICATIONS.
9. ALL FINISHED BARE GROUND SURFACES SHALL RECEIVE A MINIMUM OF 6" OF NATIVE TOPSOIL FOR FINAL GRADING AND SHALL BE RELATIVELY FREE OF STONES, CLODS, STICKS, AND OTHER DEBRIS.
10. ALL FINISHED GROUND SHALL BE PROPERLY SEEDED, FERTILIZED, MULCHED AND VEGETATION ESTABLISHED WITHIN ONE CONSTRUCTION SEASON.
11. ALL DETAILS PROVIDED SHALL BE ADHERED TO UNLESS OTHERWISE APPROVED BY CIVIL ENGINEER OR RECORD.
12. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
13. SEE SHEET 2 FOR UTILITY INSTALLATION NOTES AND SPECIFICATIONS.
14. LOW PRESSURE SEWER CONNECTION TO EXISTING GRAVITY SERVICE LINE. SEE SHEET 2.
15. INSTALL 4" CLEANOUT ON THE EXISTING GRAVITY SEWER SERVICE AFTER LPS CONNECTION. FINISH W/ 8" DIA NEENAH #R-1970 CAST IRON BOX W/ TOP ~1" BELOW FINISHED PAVEMENT GRADE.

ANNOTATIONS:

BOW	BOTTOM OF WALL
CL	CENTERLINE
COMMS	COMMUNICATIONS
CO	CLENAOUT
EL	ELEVATION
ELEC	ELECTRICAL
EOA	EDGE OF ASPHALT
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
LF	LINEAR FEET/FOOT
LFF	LOWER FINISHED FLOOR
LPS	LOW PRESSURE SEWER
INV	INVERT
P/A	PLANTING AREA
R	RADIUS
ROW	RIGHT OF WAY
RPA	RECEIVING PERVIOUS AREA
PR	PROPOSED
TOW	TOP OF WALL
TYP	TYPICAL

PROJECT TOTAL EARTHWORK QUANTITIES:

AREA OF DISTURBANCE:	10,000	SQ. FT.
TOPSOIL STRIPPING:	200	CU. YDS.
TOTAL CUT:	240	CU. YDS.
TOTAL FILL:	450	CU. YDS.
NET (FILL):	210	CU. YDS.

NOTES:
1. TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 1.0 FEET. ACTUAL TOPSOIL DEPTH MAY VARY ACROSS THE ENTIRE AREA OF DISTURBANCE.
2. THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.
3. A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.

MATERIAL QUANTITIES

DRIVEWAY: CLASS 1/2 SUB-BASE	33 CU. YDS
DRIVEWAY: CLASS 6 ROAD BASE	17 CU. YDS
DRIVEWAY: HOT-MIX ASPHALT	17 CU. YDS
STONE PAVERS & STAIRS	25 CU. YDS
STONE PAVER SUB-BASE	25 CU. YDS

RCRBD Record Set T.A.

08/24/2021

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- BUILDING ENVELOPE
- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- EXISTING WATER LINE
- CENTER LINE OF DITCH/SWALE
- EXISTING EDGE OF GRAVEL
- EXISTING CULVERT
- PROPOSED ROCK PAVERS
- PROPOSED ASPHALT DRIVEWAY
- RPA RECEPTION AREA
- PROPOSED CONCRETE
- FLOW ARROW
- PROPOSED 1" WATER SERVICE LINE
- PROPOSED LPS SERVICE LINE
- PR ELECTRICAL SERVICE LINE
- PR COMBINED ELEC AND COMMS
- WATER/SEWER SERVICE MARKERS
- ELECTRICAL & COMMS PEDESTALS
- SPOT GRADE
- PROPOSED TREES & SHRUBS
- PROPOSED HOUSE OUTLINE
- PROPOSED PATIO OUTLINE
- PROPOSED DECK OUTLINE
- PROPOSED GAS SERVICE LINE
- EXISTING GAS MAIN
- DRAINAGE PIPE/FRENCH DRAIN

City of Steamboat Springs
Planning and Community Development
APPROVED
August 04, 2021

COLORADO LICENSED
Joseph Wiedemeyer
0054959
PROFESSIONAL ENGINEER

FOUR POINTS SURVEYING ENGINEERING

440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

LOT 3, EAGLE'S VISTA SUBDIVISION

1859 RIVER QUEEN LANE
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
1" = 10'

Contour Interval = 2 ft

DATE: 8-2-2021
JOB #: 1998-001
DRAWN BY: JLW
DESIGN BY: JLW
REVIEW BY: RL

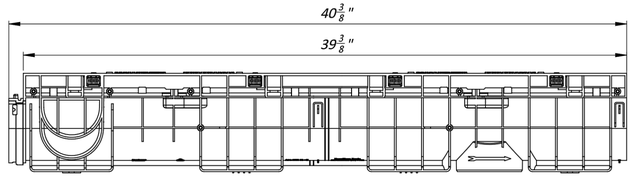
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

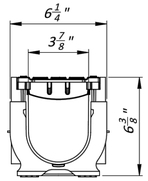
DRAWING: SITE PLAN & DRIVEWAY PROFILE

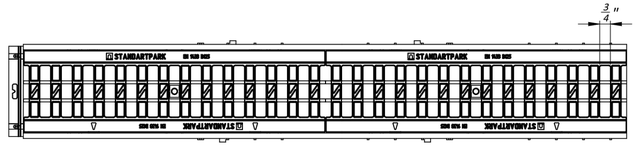
SHEET # 1

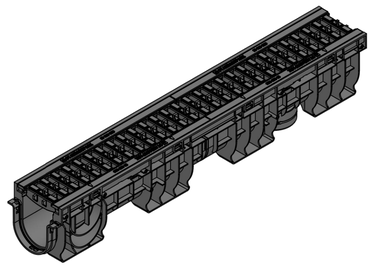
Primary Usage | Reference No. | Sign. and date | Copy inv. No. | Repl. Inv. No. | Sign. and date | Orig. Inv. No.

4" Plastic Channel Set









NOTES:
1. INSTALL (7) SECTIONS OF 4" PLASTIC CHANNEL SET OR APPROVED SIMILAR

1. Area of water intake slots 56 sq in
2. Deviation of the actual weight of the nominal can be up to 10%

Rev.	Sheet	Doc. No.	Sign.	Data
				11.09.18

Art. 0814082

4" Plastic Channel Set

0814082

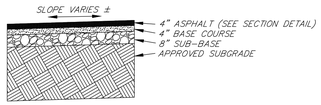
Load Class B

Plastic

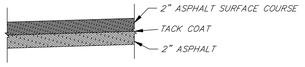
Let.	Weight (lb)	Scale
	9.9	1:5

Sheet | Sheets 1

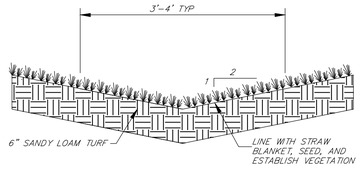
Copied by | Size A3



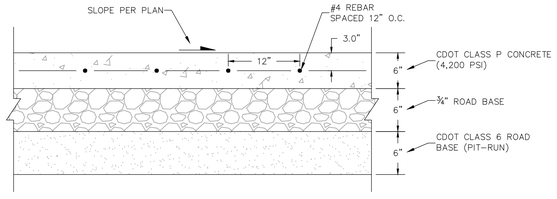
STANDARD ASPHALT PAVEMENT SECTION
N.T.S.



4"ASPHALT SECTION DETAIL
N.T.S.



TYPICAL DRAINAGE SWALE DETAIL
N.T.S.



CONCRETE PAVING NOTES:

1. PRIOR TO THE PLACEMENT OF SUB-BASE AGGREGATES, THE EXPOSED SUB-GRADE SOILS SHALL BE UNIFORMLY SCARIFIED, MIXED, AND MOISTURE TREATED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AND THEN RE-COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
2. ¾" ROAD BASE AND CDOT CLASS 6 ROAD BASE AGGREGATES SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM 1557.
3. CONCRETE SHALL BE CDOT CLASS P (4,200 PSI AT 28 DAYS). OR APPROVED EQUAL.
   3.1. CEMENT CONTENT: 660 LBS/CY
   3.2. AIR CONTENT: 4%-8%
   3.3. WATER-CEMENT RATIO: 0.44
4. CONCRETE SHALL RECEIVE A BROOM FINISH.
5. CONTROL JOINTS SHALL BE INSTALLED 10' O.C.
6. CONTROL JOINTS SHALL BE SAW CUT 2" DEEP AND ¼" WIDE.
7. ALL CONTROL JOINTS SHALL RECEIVE JOINT SEALANT.
8. EXPANSION JOINTS SHALL BE USED AT ABUTTING CONCRETE FOUNDATIONS AND ASPHALT PAVING AND SHALL RECEIVE PREFORMED JOINT FILLER AND JOINT SEALER. EXPANSION JOINTS SHALL BE ½" WIDE WITH 1" DEPTH OF JOINT SEALER.

REINFORCED CONCRETE PAVING DETAIL
HORIZONTAL SCALE: 1"=10'

RCRBD Record Set
T.A.

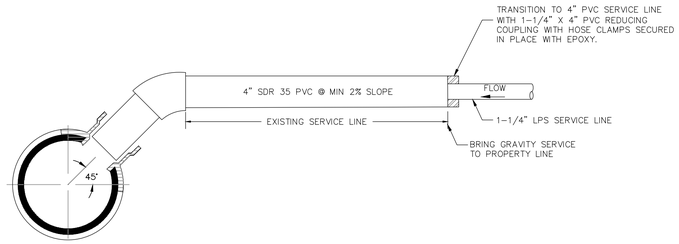
08/24/2021

UTILITY INSTALLATION NOTES:

1. UTILITY LOCATES ARE PER FIELD LOCATES AND AS-BUILT RECORDS AND ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH POTHOLING. FOUR POINTS SURVEYING AND ENGINEERING SHALL NOT BE ACCOUTABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF UNDERGROUND UTILITIES.
2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICES IS TEN (10') FEET.
3. ALL WATER AND SEWER SERVICE INSTALLATION WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MOUNT WERNER WATER AND SEWER STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. ALL DRY UTILITY WORK (ELECTRICAL, GAS, AND COMMUNICATIONS) SHALL BE IN ACCORDANCE WITH THE RESPECTIVE UTILITY SERVICE PROVIDERS.
5. WATER SERVICE LINES AND FITTINGS SHALL BE 1" COPPER TYPE K. WATER SERVICE LINE SHALL SHALL HAVE A MINIMUM OF 7-FT OF COVER.
6. SEWER SERVICE LOW PRESSURE LINE SHALL BE HDPE OR 200 PSI POLY PURE CORE. SEWER SERVICE LINE SHALL HAVE A MINIMUM OF 4-FT OF COVER. GRAVITY SERVICE LINES SHALL BE 4" SDR 35 PVC INSTALLED AT A MIN 2% SLOPE AND MIN 4-FT DEPTH. GRAVITY SERVICE LINE EXITING THE HOUSEHOLD SHALL BE SCHEDULE 40 PVC FOR A MINIMUM OF 30".
7. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM DEBRIS, ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
8. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER (NWCC).

GRINDER PUMP INSTALLATION NOTES:

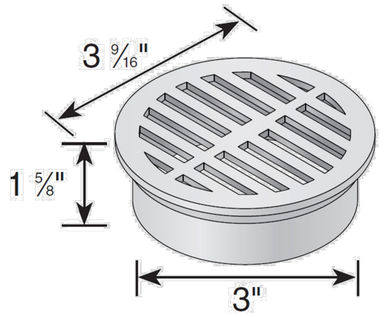
1. INSTALL E-ONE DH152-93 GRINDER PUMP PER MANUFACTURERS TYPICAL INSTALLATION INSTRUCTIONS.
2. BEDDING MATERIAL SHALL CONSIST OF 6-INCHES OF ROAD BASE OR APPROVED SIMILAR. COMPACTION REQUIREMENTS SHALL EXCEED 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 TEST PROCEDURES.



PRESSURIZED WASTEWATER SERVICE LINE AND CONNECTION TO A GRAVITY SERVICE LINE
N.T.S.

NDS™ WE PUT WATER IN ITS PLACE — TECHNICAL SPECIFICATIONS

3"Round Grate



Part #: 14,15,16,&16S
Material: (HDP) High Density Polypropylene
Color: #14(Black), #15(Gray), #16(Green), & #16S(Sand)
Fits: 3" sewer and drain pipe & fittings,
3" corrugated and triple wall pipe.
Grate Opening: 3/16"
Open Surface Area: 2.60 Sq. Inches
Head Pressure / Flow Rate:
Head (inches) - Max Flow
1"= 11.25 GPM
0.5" = 7.95 GPM
Weigh Per Each: 0.13 lbs.

Load Recommendation Guide

Class A
- Loads of 1-60 psi.
- Recommended for pedestrians, bicycles and wheel chair traffic.

ADA Compliant/Heel-proof

851 N. Harvard Avenue
Lindsay, CA 93247
800-726-1994

Visit ndspro.com for specs, detail drawings, and case studies

NDS WE PUT WATER IN ITS PLACE

3" GRATE DRAIN

NOTES:

1. CONTRACTOR MAY USE AN APPROVED SIMILAR GRATE DRAIN.
2. ATTACH GRATE DRAIN TO 3" FLEXIBLE PVC W/ 3" PVC TEE AND 3" PVC RISER.

FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS
		INT

LOT 3, EAGLE'S VISTA SUBDIVISION
1859 RIVER QUEEN LANE
STEAMBOAT SPRINGS, CO 80487

DATE: 7/21/2021
JOB #: 1998-001
DRAWN BY: JLW
DESIGN BY: JLW
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: DETAILS

SHEET # 2

COLORADO LICENSED — Joseph Wiedemeyer — 0054959 — PROFESSIONAL ENGINEER
Joseph Wiedemeyer

Scope of Work

The following is a preliminary overview for schematic level costing.
Structural information is preliminary and subject to finalization.

GENERAL CONDITIONS

1 *Site Prep / Planning*

Site preparation for foundation, service connections and rainwater management to be provided inc. backfill, sub slab and perimeter gravel and draintile, base and driveway to garage (Area TBD on Site).

2 *Services*

200 amp min. Electrical services to be provided inc. sub panel to garage. Services to be underground from client specified pole location to garage.
Sanitary plumbing to Grinder Pump. Underground to dwelling units and perimeter drain/ rock pits as req'd.
1" water line for each dwelling unit.
Cable and data lines to client specified mast and underground to dwelling units.
Propane service (gas if available)

3 *Foundation/ Slabs*

8" CIP concrete foundation to frost protection depth.

Visible face to be formed with first use forming and considered for appearance (Windows to be 1/2" reveal to window frame with A Grade form blockouts at locations) :

Option A- To be board form/ EZ strip forming with ties between boards
Option B- To be standard D.Fir form plywood with cone or button ties.

Bituminous Waterproof membrane to exterior of concrete forms to 6" below grade + Mirror Drain (Dorken Delta or Equiv.) Silane sealer to concrete above.

All slabs/ stairs and associated flat work to be placed and finished to +/- 1/8'- 10' with square cornered inside and outside corners. Cut lines to confirmed with Design Consultant and completed w./ circular (Skil) saw with diamond blade and straightedge. All finished trowelled slabs to be (interior) smooth troweled w./ silane sealer and no sheen janitorial wax. Exterior slab work to be float finished w./ 1-2 passes of power trowel to traction finish.
All interior topping slabs to be 3" thickness typ. c/w mesh reinforcement and heating tubing where applicable.

4 *Framing (prelim. to be confirmed)*

Exterior walls as noted to be 2x6 stud per Structural on 2x6 plate (c/w R-21 cavity insulation with continuous 1" XPS outsulation)
All 6x10 Roof/ Wall Framing exterior walls as noted to be SPF per Structural (visible) with 2x tongue and groove decking, c/w 1/2" plywood sheathing.
All interior walls to be 2x4/6 as per romm dimension requirments as noted.
Main floor framing to be TJI or LVL per Structural c/w Ply subfloor to receive concrete topping
Upper floor framing to be 6x10 per Strucutral with 2x tongue and groove decking, c/w 1/2" plywood sheathing. Floor assembly to c/w. 1 1/2" furring strips for mineral wool sound insulation through out and dropped @ bathroom for flush tile and shower pan installation. 1" subfloor for 3/4" wood flooring.
All 6x10 Roof/ Wall Framing as noted to be SPF (visible) per Structural with 2x tongue and groove decking, c/w 1/2" plywood sheathing. C/w with outsulation.

5 *Thermal and Moisture Protection (ACH <0.6)-provide blower door test prior to interior finish installation and pre-occupancy.*

Wall moisture barrier (ext) to be Solitex Adhero c/w Tescon Vana Tape
Air barrier (int) to be Proclima Intello Plus c/w Tescon Vana Tape
Roofing Underlayment to be fully adhered Soprema Lastobond Shield HT. (to be returned 8-10" down top of wall exterior moisture barrier as perimeter sub flashing.
Insulation to be rockwool for cavity fill and exterior above grade board
Basement to be XPS with mineral wool cavity (c/w 2lb. closed cell spray foam as req'd for air barrier continuity at joist pockets)
Roof insulation to be: 2 lb. closed cell spray foam insulation, min. R-49.
Provide Rock wool sound insulation for all interior walls and floor cavities (and rockwool board for upper floor framing)
Roofing to be metal - 7/8" corrugated steel siding (22ga/ Weathering Steel finish), with 18 ga. flashing to match.

6 *Exterior*

Windows and sliding doors to be metal (clear anodized aluminum, or color to match Weathering steel.) max. U-30 as req'd.
Wall Cladding to be: Where indicated 7/8" corrugated steel siding (22ga/ Weathering Steel finish), with flashing to match.
Douglas Fir T&G Boards where indicated (3-1/4" face w/ 1/8" shadowline) where indicated - C Clear or better T&G Soffit/ Wall Cladding.
Flashing to be square back hem returned 3/4" @ windows and doors, 2" at eave, and 4" at top of wall/ roof transition.

7 *Interior*

Wall and Ceiling Finishes:

Lower Level	T&G Ceiling Cladding throughout to match visible 2X decking. T&G Wall Cladding where noted to match visible 2X decking. Hallway Walls- GWB * tile and backer board in bathroom.
Main Floor	Inside face of exterior wall- Visible 6x10 Rafters/ 2X decking. Interior Walls- GWB * tile and backer board in bathrooms.
Upper Floor	Inside face of exterior wall - Visible 6x10 Rafters/ 2X decking. Interior Walls- GWB * tile and backer board in bathrooms.
Garage	Exposed Framing.

All GWB to #4 finish typ. and #5 within 6' of adjacent wall or ceiling where perpendicular to glass.
All GWB to be painted with washable flat paint.
All GWB walls to finished to the edges have a 1/2" shadow trim bead (Flannery, Fry Reglet or Gordon) or 1/8" shadow edge or L bead where abutting a dissimilar material or frame.

All tile to be preped with cement or schulter backing panel w./ fabric reinforces liquid waterproofing for all shower/ tub deck and skirt and base transitions.
tile TBD@ +/- 3-4" square or rect.- assume 1/16" grout lines and bullnose edge tiles on corners and edges.

Interior doors to be 1 3/4" solid core wood painted with frames bevel prepped for mud into adjacent GWB wall w./ confil and feather. To be supplied with stainless steel or brushed nickel hinges and levers to be supplied by Design Consultant (mortice prep req'd). Sliding doors to be Slid Retrac or Hawa Junior with track recessed for door to be pocketed or 1/8" off of ceiling face.

Flooring:

Basement, main floor, and garage to be smooth trowelled concrete- protected during construction, all hairline cracks filled with a maipai or flextile unsanded tile grout of matching colour, cleaned with a light pass of 180 grit on a hand orbital sander or janitorial screen, sealed with a silane sealer and a low sheen janitorial floor wax.

Upper floor to be a T&G flooring to match visible 2X decking, finished with Saicos hardwax oil finish. To be engineered if over radiant and C-Clear mixed grain 3.25"W x 6-8' L with min 30% over 10' and max 30% under 4'.

Stair treads to be Jointed 90` L caps from C-Clear 2x12 and 2x8 stock to match upper level flooring.

8 *Millwork*

Casework to be exposed edge GIS D.Fir Plywood where back of panel not visible and marine grade D.fir plywood for all doors and visible panel. To be finished in a rubbing linseed or hardwax oil of the design consultant's colour selection. rods to be 1- 1/2" Hem fir dowel or 1 1/4" stainless steel ornamental tube. Drawer boxes to be prefabricated maple dovetail boxes or b.birch plywood construction. All shelves below 4' to have 1.5" upstands and be pullout. all shelves above 4' to be pin adjustable. Full height pantry pullout units to be Hafele or Richelieu supplied w./ chrome baskets. Allow for panels for fridge and dishwashers and hardware installation. All drawers to be softclose, typ.

Millwork to include vanities, kitchens, and closets (2 drawer bases w./ shelf and rod).
Counter tops TBD. Cost per solid surface, stone, quartz or stainless steel.

8 *Appliances*

Fixtures TBD- $20,000 Budget allowance for GC or owner supply.
Allow for installation, connections and coordination of panel ready fridge and DW. Allow for water RI to fridges.

9 *Electrical*

Rough in wiring to be supplied and installed.
Fixtures TBD- $20,000 Budget allowance for electrician or owner supply.
A Lighting and device plan will be provided by the design consultant.
Lights are semi-recessed wallmount (TBD) for most applications (no potlights) and to be wired for trade supplied dimmers for all locations.`
Allow for pendant light above dining tables. 4 aluminum round floor outlets in the living areas and stainless steel (or white painted steel) device covers with white decora devices.
All tel data locations to be in a partitioned multgang single plate with adj. line volt power.
Provide data ports in each floor level and suite w./ homerun to garage.
Provide option for Security.
If central heating is not hydronic provide for undertile heating mats in each bathroom.

10 *Plumbing*

Rough-in plumbing to be supplied and installed.
All wastelines to be wrap insulated or cast iron in partition walls.
Fixtures TBD- $20,000 Budget allowance for plumber or owner supply. Plumber to supply chrome stops, escuteons and Ptraps where visible. (no visible plastic inwall pipe).
Allow for 4 frost free hosebibs and 1 landscape water termination.
Provide cost option for shop sink in garage and floor drain.
Provide cost option for Hydronic boiler heating system with domestic water heating component.
Provide cost option for water filtration/ softner.
Provide cost option for gas cooktops.

11 *HVAC*

Concrete toppings/ slab on grade to have radiant infloor heating.
Provide cost option for radiant infloor heating for upper levels (Warmboard, or equiv).
Kitchen cooktops to have downdraft vent.
All vents to be coordinated in existing wall or ceiling framing (no bulkheads) head positions to be provided +/- 4' tin mark up for design consultant to return specific location in drawings.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

SCOTT & SCOTT

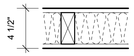
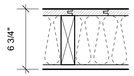
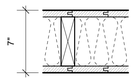
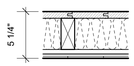
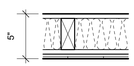
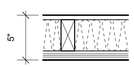
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

A0.00

Scope of Work

23 JUNE 2021

TYPE	PARTITION TYPE DESCRIPTION
P1	 **Partition Type Assembly 1** + 1/2" GWB, Level 4/5 finish. + 2x4 studs @ 16" o.c. + acoustic batt in cavity + 1/2" GWB, Level 4/5 finish.
P2	 **Partition Type Assembly 2** + 3/4" Vertical Pine T&G to match Decking. + 2x6 studs @ 16" o.c. + acoustic batt in cavity + 1/2" GWB, Level 4/5 finish.
P3	 **Partition Type Assembly 3** + 3/4" Vertical Pine T&G to match Decking. + 2x6 studs @ 16" o.c. + acoustic batt in cavity + 3/4" Vertical Pine T&G to match Decking.
P4	 **Partition Type Assembly 4** + 3/4" Vertical Pine T&G to match Decking. + 2x4 studs @ 16" o.c. + acoustic batt in cavity + 1/2" tile backer board in wet areas + Wall tile
P5	 **Partition Type Assembly 5** + 1/2" GWB, Level 4/5 finish. + 2x4 studs @ 16" o.c. + acoustic batt in cavity + 1/2" tile backer board in wet areas + Wall tile
P6	 **Partition Type Assembly 6** + 1/2" GWB, Level 4/5 finish. + 2x4 studs @ 16" o.c. + acoustic batt in cavity + 1" Marine Grade Plywood to Match Millwork

ENERGY COMPLIANCE SUMMARY:

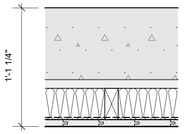
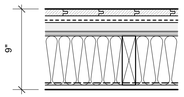
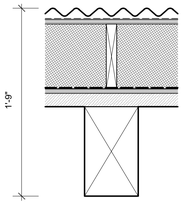
METHOD OF ANALYSIS: Prescriptive Envelope

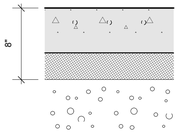
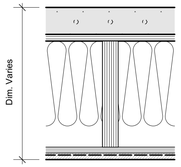
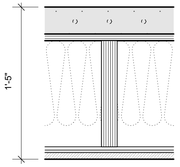
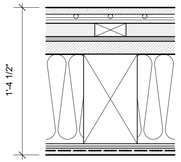
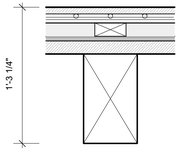
CLIMATE ZONE: 7

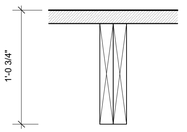
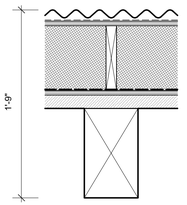
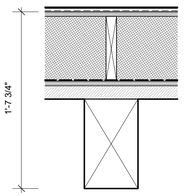
BUILDING TYPE: Two Family Residential

PRESCRIPTIVE REQUIREMENTS (Building Thermal Envelope R402) :

	REQ'D PERFORMANCE	PROPOSED
Wood Framed Wall (2x6):	R-20/ 5	R-26
Basement Wall:	R-15/19	R-20
Flat Ceilings:	R-49	-
Roof Without Attic Space:	R-49	R-50.75
Slab on Grade:	R-10	R-21
Floor Insulation:	R-38	R-38
Windows:	U-.30	U-.30
Skylights:	U-0.55	U-0.55

TYPE	EXTERIOR WALL TYPE DESCRIPTION
W1	 **Exterior Wall Assembly 1 (Basement) (R-20)** + 6" min. clean gravel backfill below grade + Foundation dampproofing below grade + Reinforced concrete wall per Structural (CIP - Boardform Architectural Grade) + 1" continuous XPS rigid insulation (R-5) + 2x4 stud wall @ 16" O.C. (min. R-4 insulated headers) + 3 1/2" Rockwool Comfortbatt insulation in cavity (R-15) + 6 mil poly VB/AB (seal all joints) + 3/4" Vertical T&G wall cladding to match Decking
W2	 **Exterior Wall Assembly 2 (R-26)** + 3/4" Vertical Douglas Fir T&G Cladding + 3/4" cedar strapping (airspace) + Vapour Permeable Weather Barrier + 1" continuous XPS rigid insulation (R-5) + Plywood sheathing per Structural + 2x6 stud wall @ 16" O.C. (min. R-4 insulated headers) + 5 1/2" Rockwool Comfortbatt insulation in cavity (R-21) + 6 mil poly VB/AB (seal all joints) + 1/2" GWB, PTD. Level 4/5 finish, or interior finish as noted.
W3	 **Exterior Wall Assembly 3 (R-50.75)** + Vertical 7/8" corrugated steel siding (22ga/ Weathering Steel finish) + Vapour Permeable Weather Barrier + 1/2" plywood sheathing + 7-1/4" 2lb. closed cell spray foam (R-7/ inch=R-50.75) attached with 2x8s per Structural (fixing centers to be aligned with rafters for no visible fasteners on exposed decking) + Fully adhered Peel & Stick Air/Vapour Barrier + 1/2" plywood sheathing per Structural + 2x6 T&G decking per Structural + Columns per Structural (Visible)

TYPE	FLOOR TYPE DESCRIPTION
F1	 **Exterior Floor Assembly 1 - R-21** + 5" reinforced concrete slab on grade (in floor radiant) per Structural + 3" 2 lb. closed cell sprayfoam insulation (Vapor/ Air barrier) (R-21) + 6" min. 1/4" clean gravel fill
F2	 **Exterior Floor Assembly 2 (R-38)** + 3" concrete topping (in floor radiant) per Structural + 3/4" plywood sheathing per Structural + Joists per Structural + 9-1/2" Rockwool comfortbatt insulation in cavity (R-38) + 5/8" plywood sheathing + Vapour Permeable Weather Barrier + 3/4" Douglas Fir T&G Cladding
F2b	 **Interior Floor Assembly 2b** + 3" concrete topping (in floor radiant) per Structural + 3/4" plywood sheathing per Structural + Joists per Structural + Acoustic Insulation in cavity + 5/8" plywood sheathing + 3/4" Pine T&G Cladding to match Decking
F3	 **Exterior Floor Assembly 3 (R-38)** + 3/4" T&G Flooring to match Decking, or interior finish as noted. + 1" Plywood subfloor sheathing (in floor radiant) + 2x4s on the flat w/ 1-1/2" Rockwool Comfortboard in cavity + 1/2" plywood sheathing per Structural + 2x6 T&G Decking per Structural + Joists per Structural + 9-1/2" Rockwool comfortbatt insulation in cavity (R-38) + 1/2" Plywood sheathing + Vapour Permeable Weather Barrier + 3/4" Douglas Fir T&G Cladding
F3b	 **Interior Floor Assembly 3b** + 3/4" T&G Flooring to match Decking, or interior finish as noted. + 1" Plywood subfloor sheathing (in floor radiant) + 2x4s on the flat w/ 1-1/2" Rockwool Comfortboard in cavity (fixing centers to be aligned with joists below for no visible fasteners on exposed decking) + 1/2" Plywood sheathing per Structural + 2x6 T&G Decking per Structural + Floor Joists per Structural (Visible)

TYPE	EXTERIOR ROOF TYPE DESCRIPTION
F4	 **Exterior Floor Assembly 4 (Deck)** + 1-1/2" Cedar Deck Boards (gapped 1/4") + Joists per Structural
R1	 **Exterior Roof Assembly 1 (R-50.75)** + 7/8" corrugated steel siding (22ga/ Weathering Steel finish) + Roofing underlayment (Soprema Lastobond Shield HT or equiv.) + 1/2" plywood sheathing + 7-1/4" 2lb. closed cell spray foam (R-7/ inch=R-50.75) attached with 2x8s per Structural (fixing centers to be aligned with rafters for no visible fasteners on exposed decking) + Fully adhered Peel & Stick Air/Vapour Barrier + 1/2" plywood sheathing per Structural + 2x6 T&G Decking per Structural + Rafters per Structural (Visible)
R2	 **Exterior Roof Assembly 2 (R-50.75)** + 1/8" Weathering Steel Plate + Roofing underlayment (Soprema Lastobond Shield HT or equiv.) + 1/2" plywood sheathing + 7-1/4" 2lb. closed cell spray foam (R-7/ inch=R-50.75) attached with 2x8s per Structural (fixing centers to be aligned with rafters for no visible fasteners on exposed decking) + Fully adhered Peel & Stick Air/Vapour Barrier + 1/2" plywood sheathing per Structural + 2x6 T&G Decking per Structural + Rafters per Structural (Visible)

RCRBD Record Set
T.A.

08/24/2021

1 *Exterior Assemblies Legend*
1-1/2" = 1' *(@24"x36" plot)*

GENERAL NOTES:

1. General notes are an aid to the Contractor in understanding the work and should not be construed to be complete in every detail. It is the specific and explicit responsibility of the Contractor to visit the site, verify the existing conditions, familiarize him/herself thoroughly with the scope of work, and report all discrepancies between the drawings and the assumed or actual conditions to the attention of the Design Consultant.

2. It is the specific and explicit responsibility of the Contractor to examine the contract documents in their entirety, to report all discrepancies encountered therein to the attention of the Design Consultant and await resolution before proceeding with any work affected by those discrepancies. No one drawing or specification shall "govern"; Contractor shall coordinate between design drawings and specifications.

3. All lines, symbols, notes, poche, and other graphic devices contained in the contract documents and specifications carry specific or inferential meaning and are all part of the Contractor's scope of work, whether or not they have been included in the original estimate. Any items for which the Contractor requires further clarification shall be brought to the attention of the Design Consultant before commencement of any work.

4. Design work is the responsibility of the Design Consultant. The Contractor shall assume all responsibility and design liability for changes in the scope of work not brought to the attention of the Design Consultant.

5. Contractor to secure and pay for all licenses, permits, and other applicable fees necessary for the performance, completion, inspection and approval of all work.

6. Contractor shall coordinate the work of all sub-contractors, including those under separate contract with the Owner.

7. Contractor shall maintain a clean and safe project site at all times.

8. Contractor shall provide all necessary barricades and other forms of protection to prevent injury to Owner, employees and the General Public during the period of construction.

9. Alternates and Substitutions to specified items are to be submitted to the Design Consultant/ Engineer for review and approval.

10. Contractor to provide structural backing/ blocking for all wall-mounted fixtures, finishes, and equipment.

11. Contractor to install all materials and equipment as per manufacturer's written instructions and/or recommendations.

12. Contractor is responsible for all means and methods of construction, including temporary shoring, bracing, or other protection as required. Engineering specifies finished condition only, without assuming knowledge nor responsibilty for how the Contractor will acheive the result.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

Scott & Scott is registered in the Province of British Columbia. All aspects of work completed outside of British Columbia is conceptual in nature and where required an Architect of record is to be engaged by the client for the completion of work.

SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

A0.01

Notes & Assemblies Legend

23 JUNE 2021

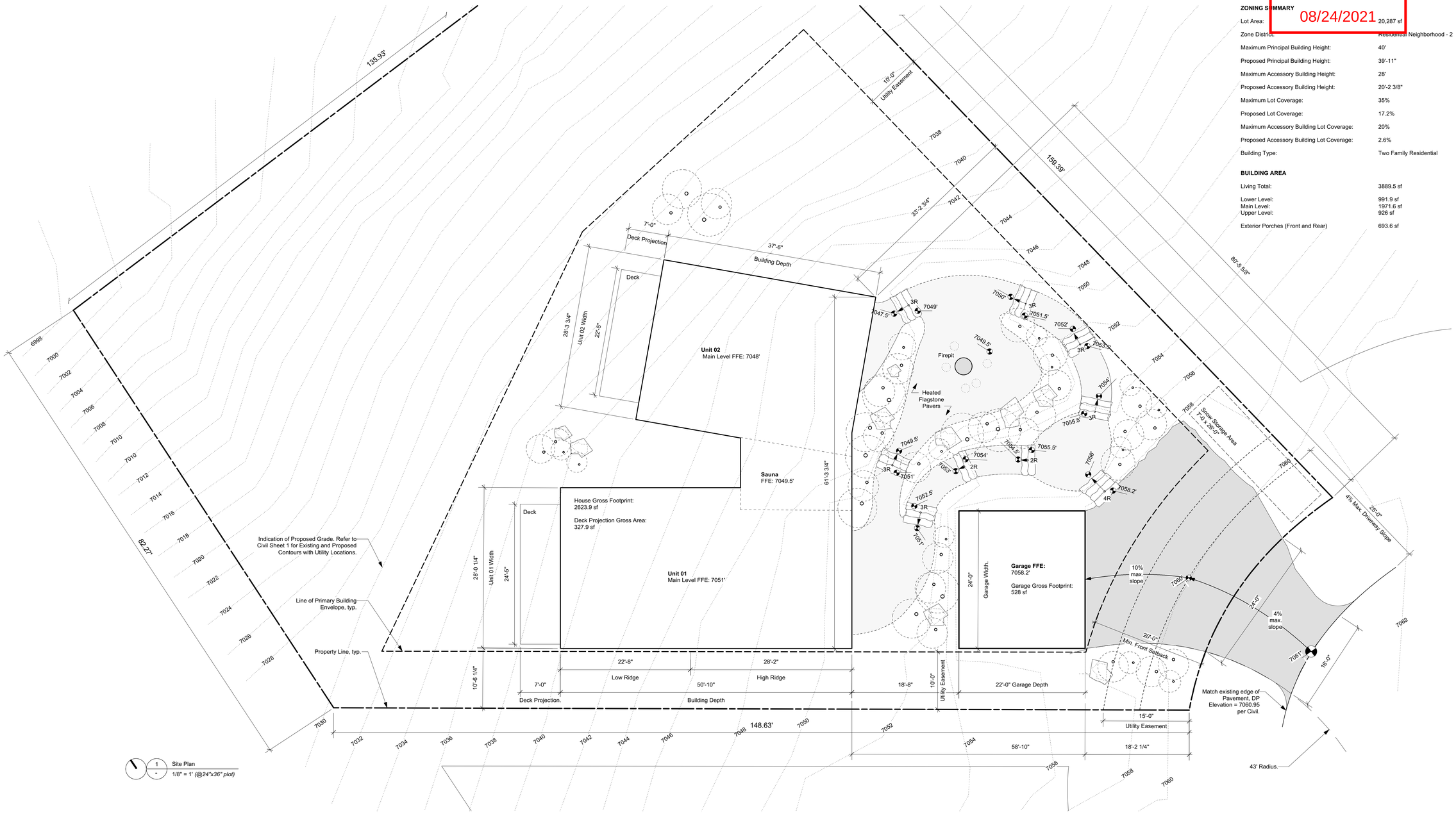
RCRBD Record Set
T.A.
08/24/2021

ZONING SUMMARY

Lot Area:	20,287 sf
Zone District:	Residential Neighborhood - 2
Maximum Principal Building Height:	40'
Proposed Principal Building Height:	39'-11"
Maximum Accessory Building Height:	28'
Proposed Accessory Building Height:	20'-2 3/8"
Maximum Lot Coverage:	35%
Proposed Lot Coverage:	17.2%
Maximum Accessory Building Lot Coverage:	20%
Proposed Accessory Building Lot Coverage:	2.6%
Building Type:	Two Family Residential

BUILDING AREA

Living Total:	3889.5 sf
Lower Level: Main Level: Upper Level:	991.9 sf 1971.6 sf 926 sf
Exterior Porches (Front and Rear)	693.6 sf



1 / - Site Plan
1/8" = 1' *(@24"x36" plot)*

SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

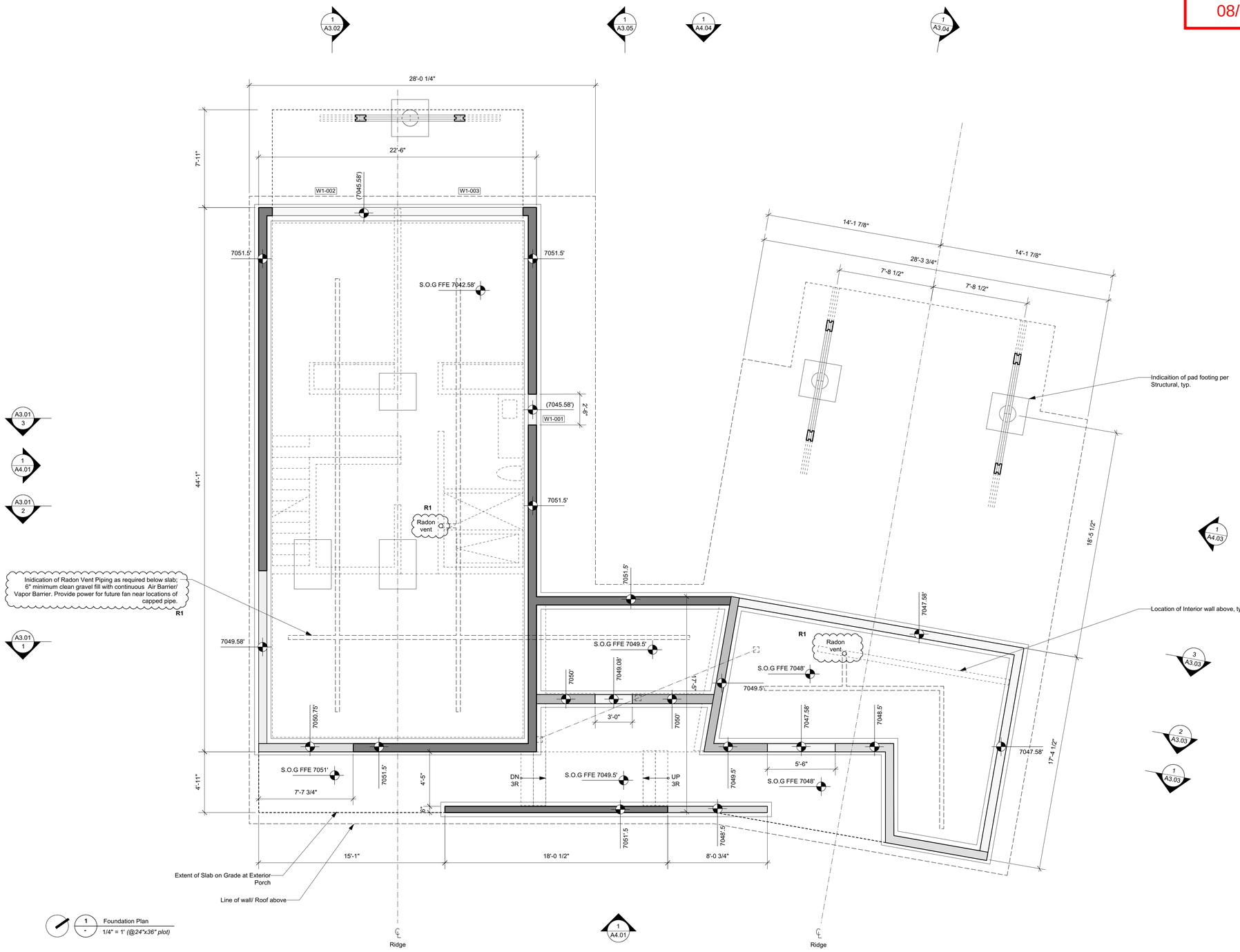
A1.00

Site Plan

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



1 - Foundation Plan
1/4" = 1' (@24"x36" plot)

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

Steamboat Springs
Alpine House
Steamboat Springs, Co

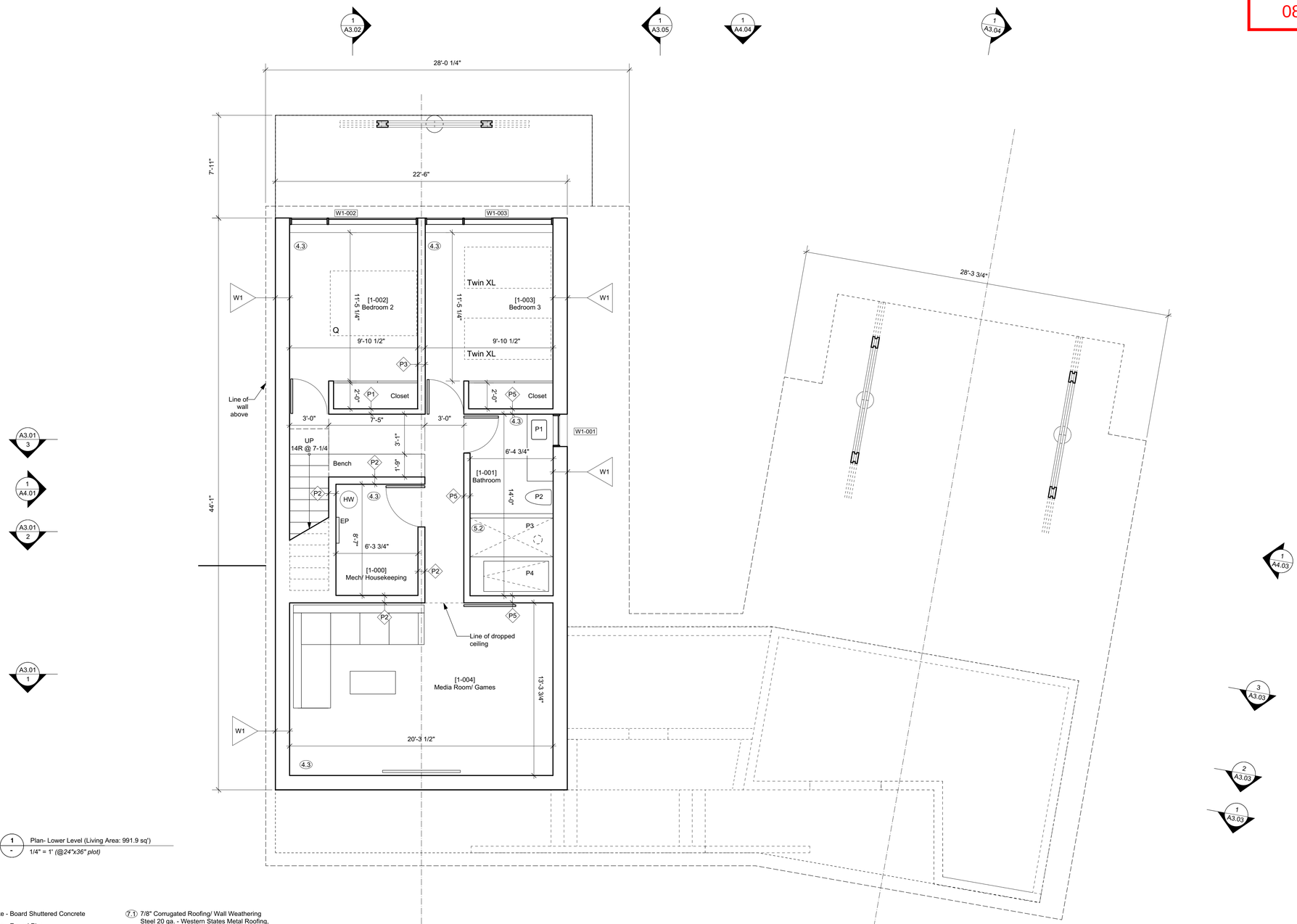
C2.00R1

Foundation Plan

27 JULY 2021

RCRBD Record Set
T.A.

08/24/2021



1 / - Plan- Lower Level (Living Area: 991.9 sq')
1/4" = 1' *(@24"x36" plot)*

MATERIAL SCHEDULE

2.1 Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow
2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen
3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel
3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.
3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.
4.1 Concrete - Board Shuttered Concrete
4.2 Concrete - Round Pier
4.3 Concrete- Polished Floor
5.1 GWB, PTD. Level 4/5 finish.
5.2 Floor/ Wall Tile TBC
6.4 1-1/2" Cedar Deck Boards (gapped 1/4")
6.5 T&G Flooring/ Cladding to Match Decking
6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.
7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.
7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.
7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

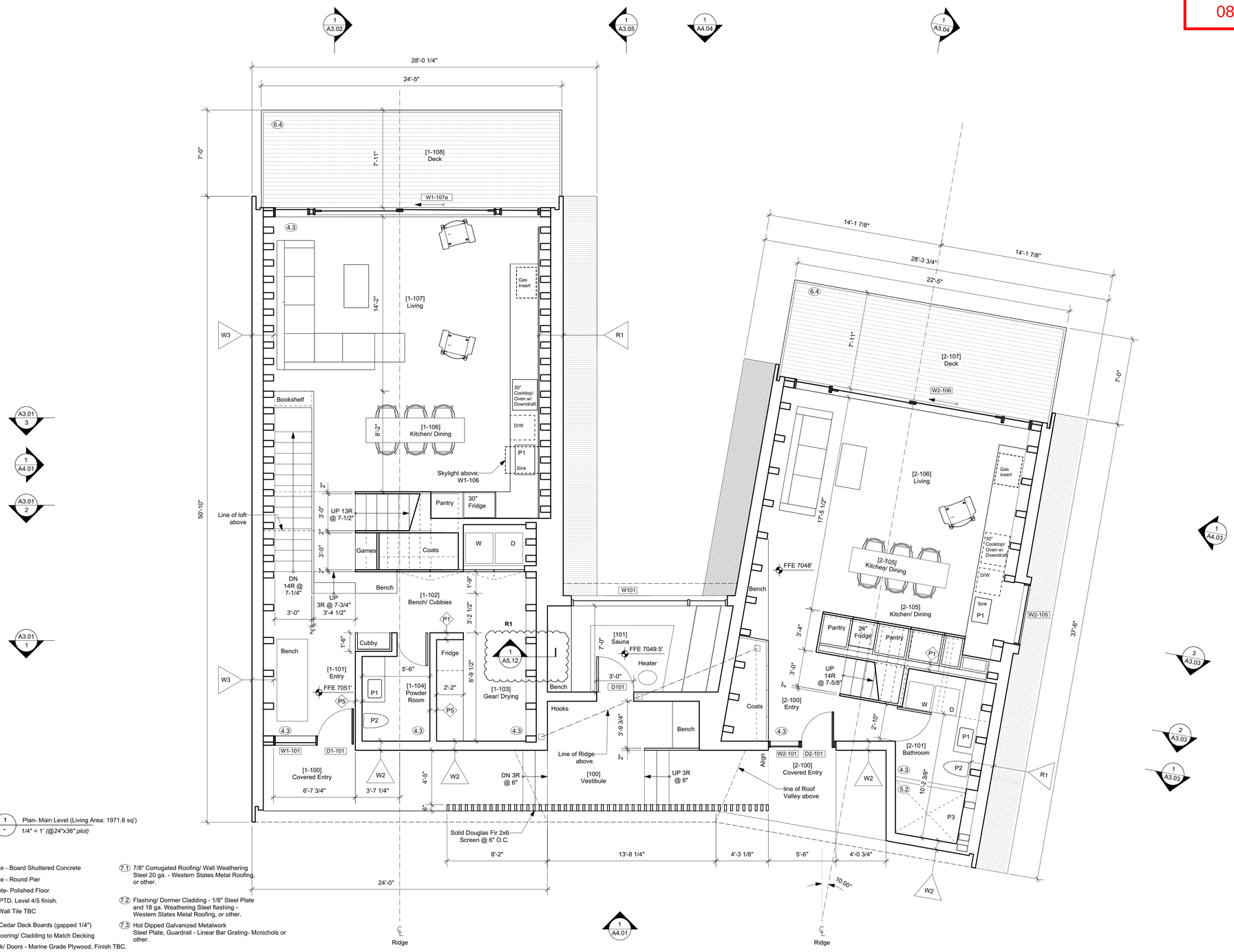
A2.00

Floor Plan - Lower Level

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



1 / - Plan- Main Level (Living Area: 1971.6 sq')
1/4" = 1' *(@24"x36" plot)*

MATERIAL SCHEDULE

2.1 Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow
2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen
3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel
3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.
3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.
4.1 Concrete - Board Shuttered Concrete
4.2 Concrete - Round Pier
4.3 Concrete- Polished Floor
5.1 GWB, PTD. Level 4/5 finish.
5.2 Floor/ Wall Tile TBC
6.4 1-1/2" Cedar Deck Boards (gapped 1/4")
6.5 T&G Flooring/ Cladding to Match Decking
6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.
7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.
7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.
7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

Scott & Scott is registered in the Province of British Columbia. All aspects of work completed outside of British Columbia is conceptual in nature and where required an Architect of record is to be engaged by the client for the completion of work.

Steamboat Springs
Alpine House
Steamboat Springs, Co

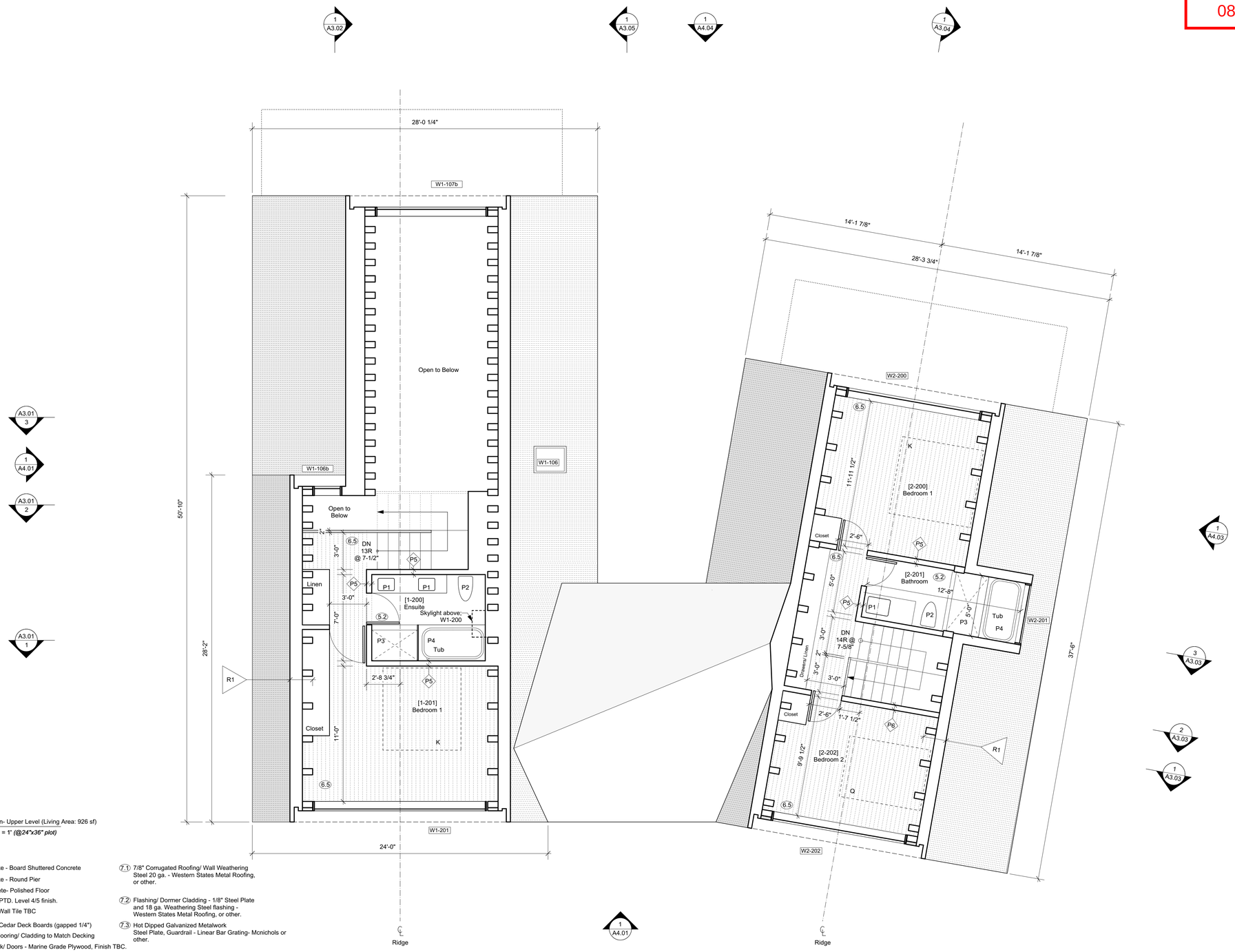
A2.01 R1

Floor Plan - Main Level

27 JULY 2021

RCRBD Record Set
T.A.

08/24/2021



A3.02 1
A3.05 1
A4.04 1
A3.04 1
A3.01 3
A4.01 1
A3.01 2
A3.01 1
A4.03 1
A3.03 3
A3.03 2
A3.03 1
A4.01 1

1 / - Plan- Upper Level (Living Area: 926 sf)
1/4" = 1' (@24"x36" plot)

MATERIAL SCHEDULE

2.1 Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow
2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen
3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel
3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.
3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.
4.1 Concrete - Board Shuttered Concrete
4.2 Concrete - Round Pier
4.3 Concrete- Polished Floor
5.1 GWB, PTD. Level 4/5 finish.
5.2 Floor/ Wall Tile TBC
6.4 1-1/2" Cedar Deck Boards (gapped 1/4")
6.5 T&G Flooring/ Cladding to Match Decking
6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.
7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.
7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.
7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

S&S
SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

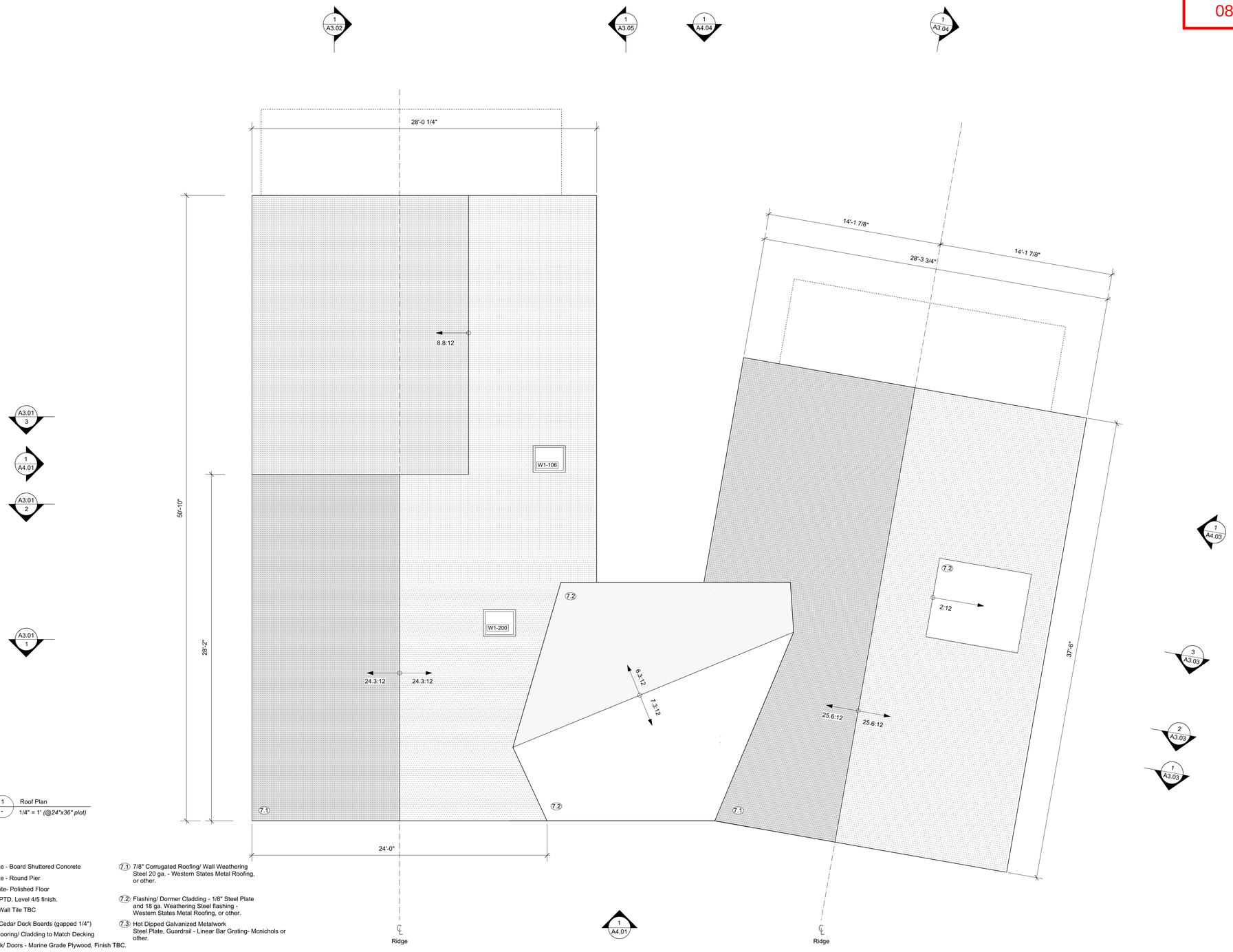
A2.02

Floor Plan - Upper Level

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



1 - Roof Plan
1/4" = 1' *(@24"x36" plot)*

MATERIAL SCHEDULE

2.1 Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow

2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen

3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel

3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.

3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.

4.1 Concrete - Board Shuttered Concrete

4.2 Concrete - Round Pier

4.3 Concrete- Polished Floor

5.1 GWB, PTD. Level 4/5 finish.

5.2 Floor/ Wall Tile TBC

6.4 1-1/2" Cedar Deck Boards (gapped 1/4")

6.5 T&G Flooring/ Cladding to Match Decking

6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.

7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.

7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.

7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

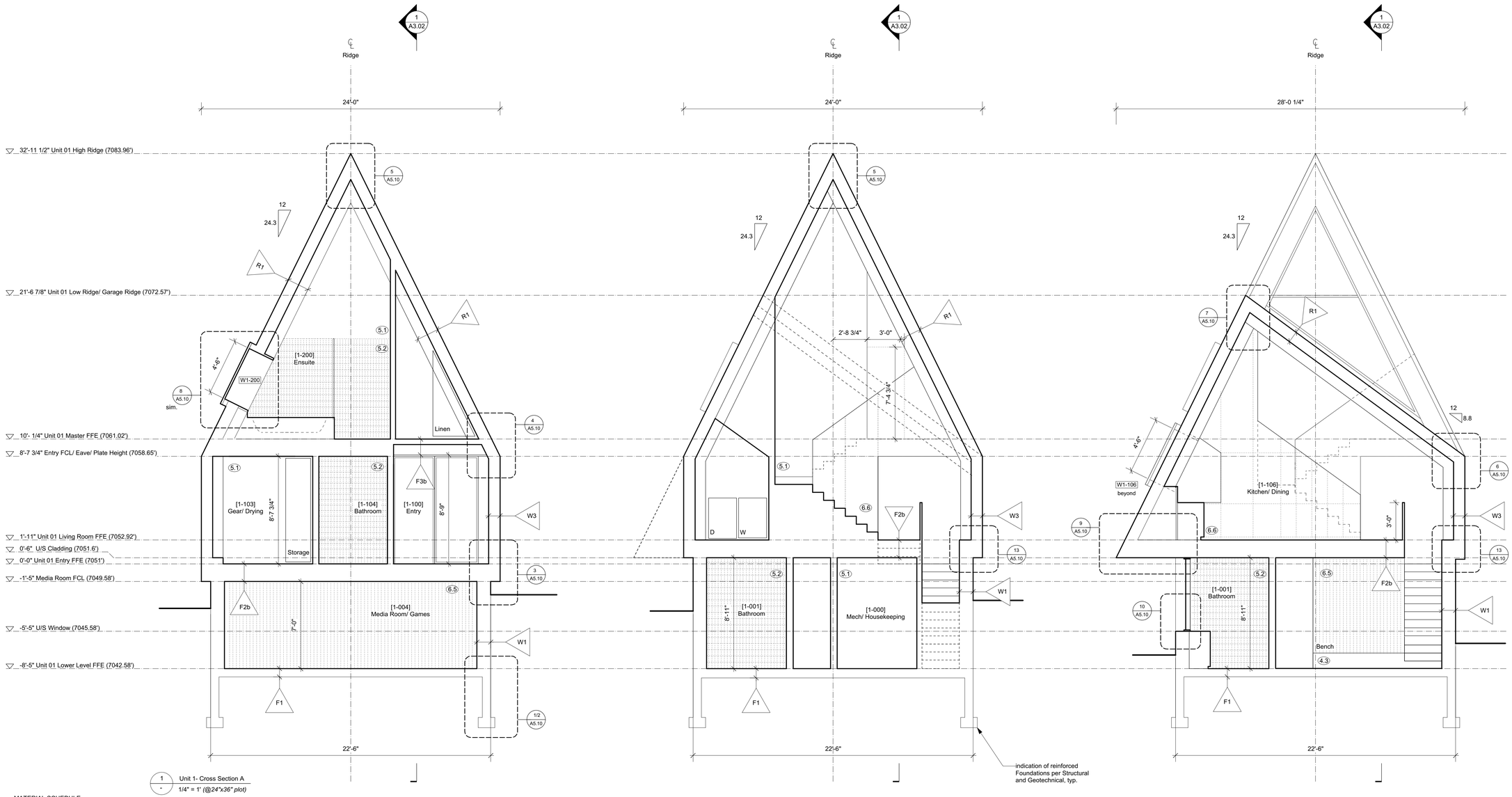
A2.03

Roof Plan

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



1 / - Unit 1- Cross Section A
1/4" = 1' *(@24"x36" plot)*

2 / - Unit 1- Cross Section B
1/4" = 1' *(@24"x36" plot)*

3 / - Unit 1- Cross Section C
1/4" = 1' *(@24"x36" plot)*

MATERIAL SCHEDULE

2.1 Solid DF Boards -C Clear or better;
T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow

2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen

3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel

3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.

3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

4.1 Concrete - Board Shuttered Concrete

4.2 Concrete - Round Pier

4.3 Concrete- Polished Floor

5.1 GWB, PTD. Level 4/5 finish.

5.2 Floor/ Wall Tile TBC

6.4 1-1/2" Cedar Deck Boards (gapped 1/4")

6.5 T&G Flooring/ Cladding to Match Decking

6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.

7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.

7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.

7.3 Hot Dipped Galvanized Metalwork
Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

S&S
SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

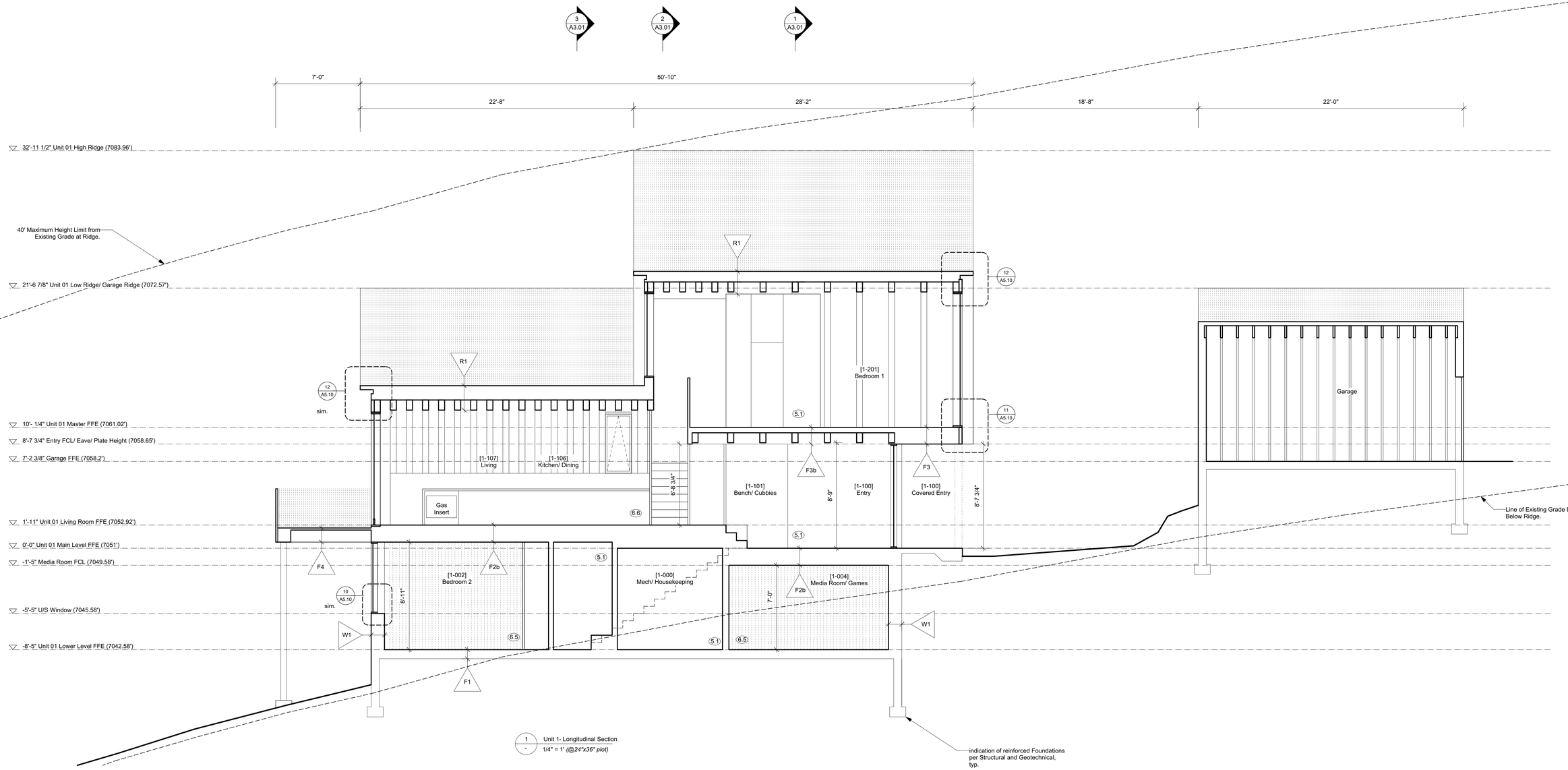
A3.01

Building Sections

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



1 / - Unit 1- Longitudinal Section
1/4" = 1' *(@24"x36" plot)*

MATERIAL SCHEDULE

2.1 Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow

2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen

3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel

3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.

3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.
NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

4.1 Concrete - Board Shuttered Concrete

4.2 Concrete - Round Pier

4.3 Concrete- Polished Floor

5.1 GWB, PTD. Level 4/5 finish.

5.2 Floor/ Wall Tile TBC

6.4 1-1/2" Cedar Deck Boards (gapped 1/4")

6.5 T&G Flooring/ Cladding to Match Decking

6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.

7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.

7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.

7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

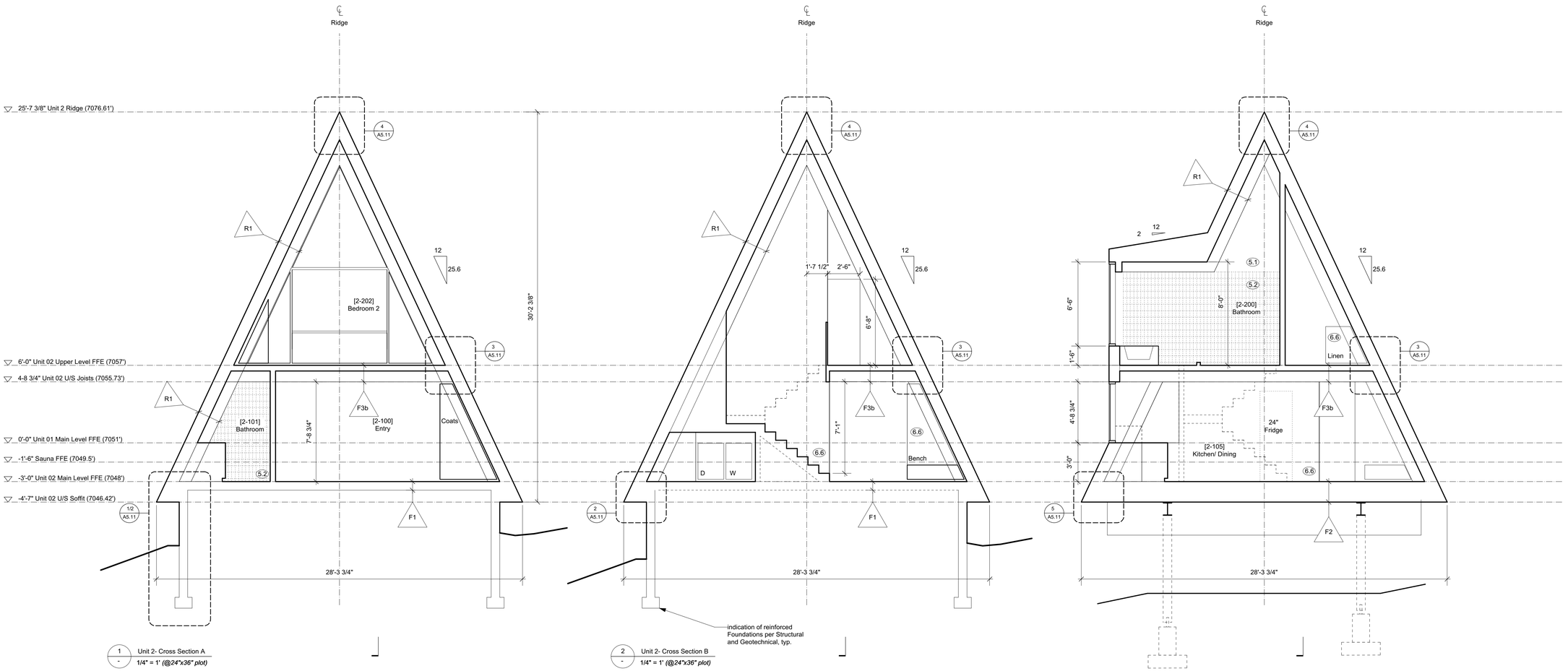
A3.02

Building Sections

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



1 / - Unit 2- Cross Section A
1/4" = 1' (@24"x36" plot)

2 / - Unit 2- Cross Section B
1/4" = 1' (@24"x36" plot)

3 / - Unit 1- Cross Section C
1/4" = 1' (@24"x36" plot)

MATERIAL SCHEDULE

2.1 Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow

2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen

3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel

3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.

3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.

4.1 Concrete - Board Shuttered Concrete

4.2 Concrete - Round Pier

4.3 Concrete- Polished Floor

5.1 GWB, PTD. Level 4/5 finish.

5.2 Floor/ Wall Tile TBC

6.4 1-1/2" Cedar Deck Boards (gapped 1/4")

6.5 T&G Flooring/ Cladding to Match Decking

6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.

7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.

7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.

7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

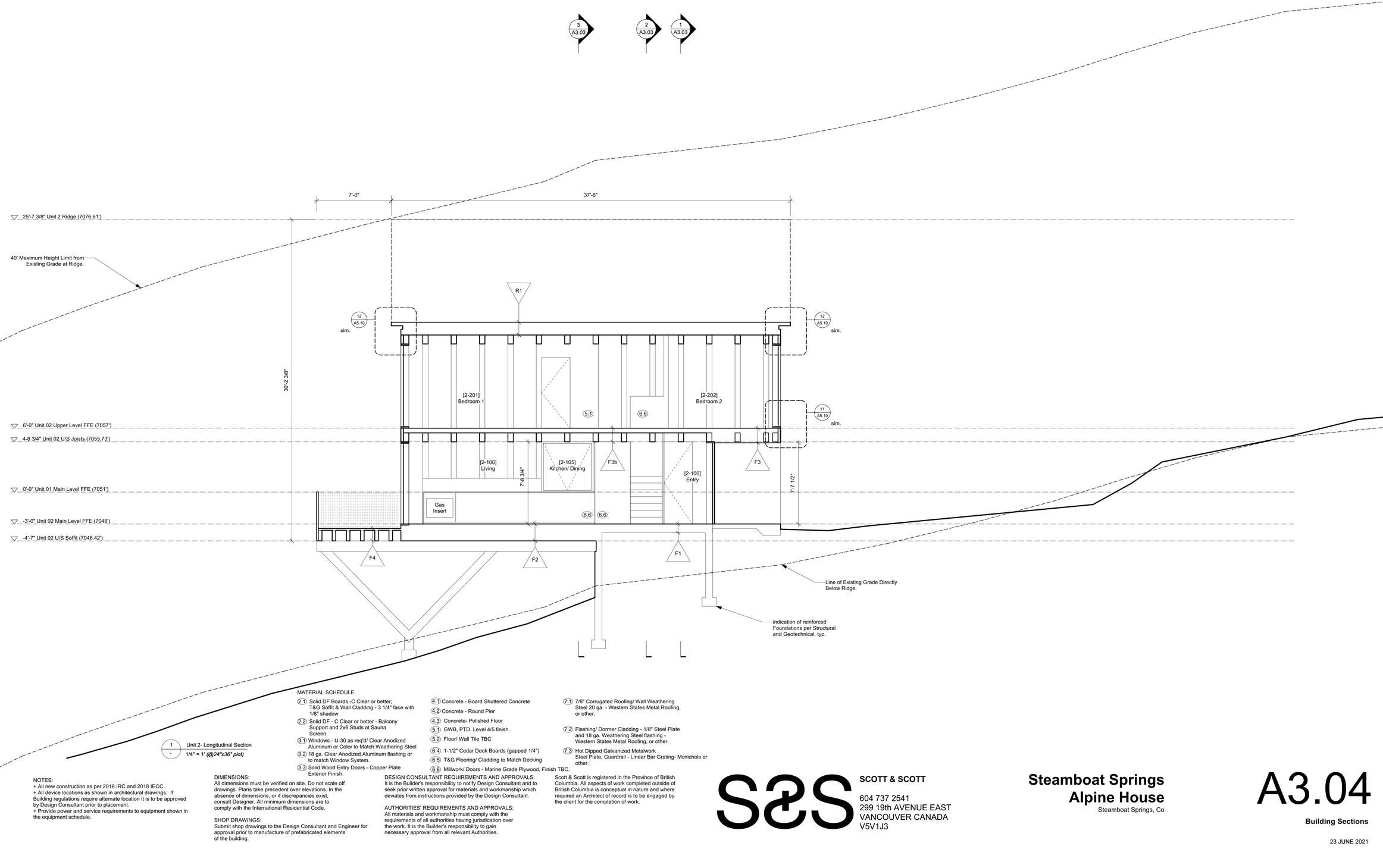
A3.03

Building Sections

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



1 / - Unit 2- Longitudinal Section
1/4" = 1' *(@24"x36" plot)*

MATERIAL SCHEDULE

2.1 Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow
2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen
3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel
3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.
3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.
4.1 Concrete - Board Shuttered Concrete
4.2 Concrete - Round Pier
4.3 Concrete- Polished Floor
5.1 GWB, PTD. Level 4/5 finish.
5.2 Floor/ Wall Tile TBC
6.4 1-1/2" Cedar Deck Boards (gapped 1/4")
6.5 T&G Flooring/ Cladding to Match Decking
6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.
7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.
7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.
7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

Scott & Scott is registered in the Province of British Columbia. All aspects of work completed outside of British Columbia is conceptual in nature and where required an Architect of record is to be engaged by the client for the completion of work.

SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

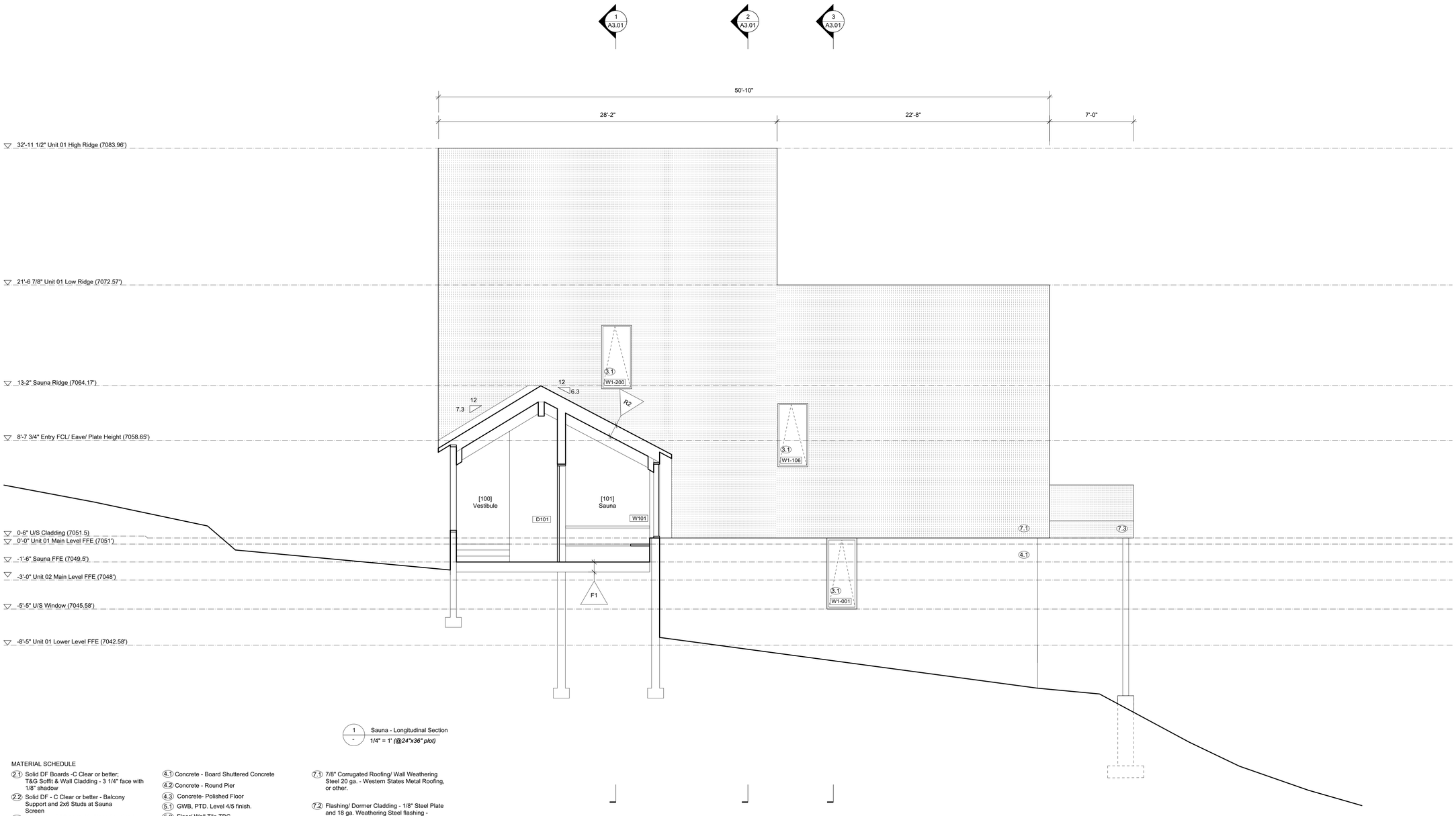
A3.04

Building Sections

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



1 / - Sauna - Longitudinal Section
1/4" = 1' *(@24"x36" plot)*

MATERIAL SCHEDULE

2.1 Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow
2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen
3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel
3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.
3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.

4.1 Concrete - Board Shuttered Concrete
4.2 Concrete - Round Pier
4.3 Concrete- Polished Floor
5.1 GWB, PTD. Level 4/5 finish.
5.2 Floor/ Wall Tile TBC
6.4 1-1/2" Cedar Deck Boards (gapped 1/4")
6.5 T&G Flooring/ Cladding to Match Decking
6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.

7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.
7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.
7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

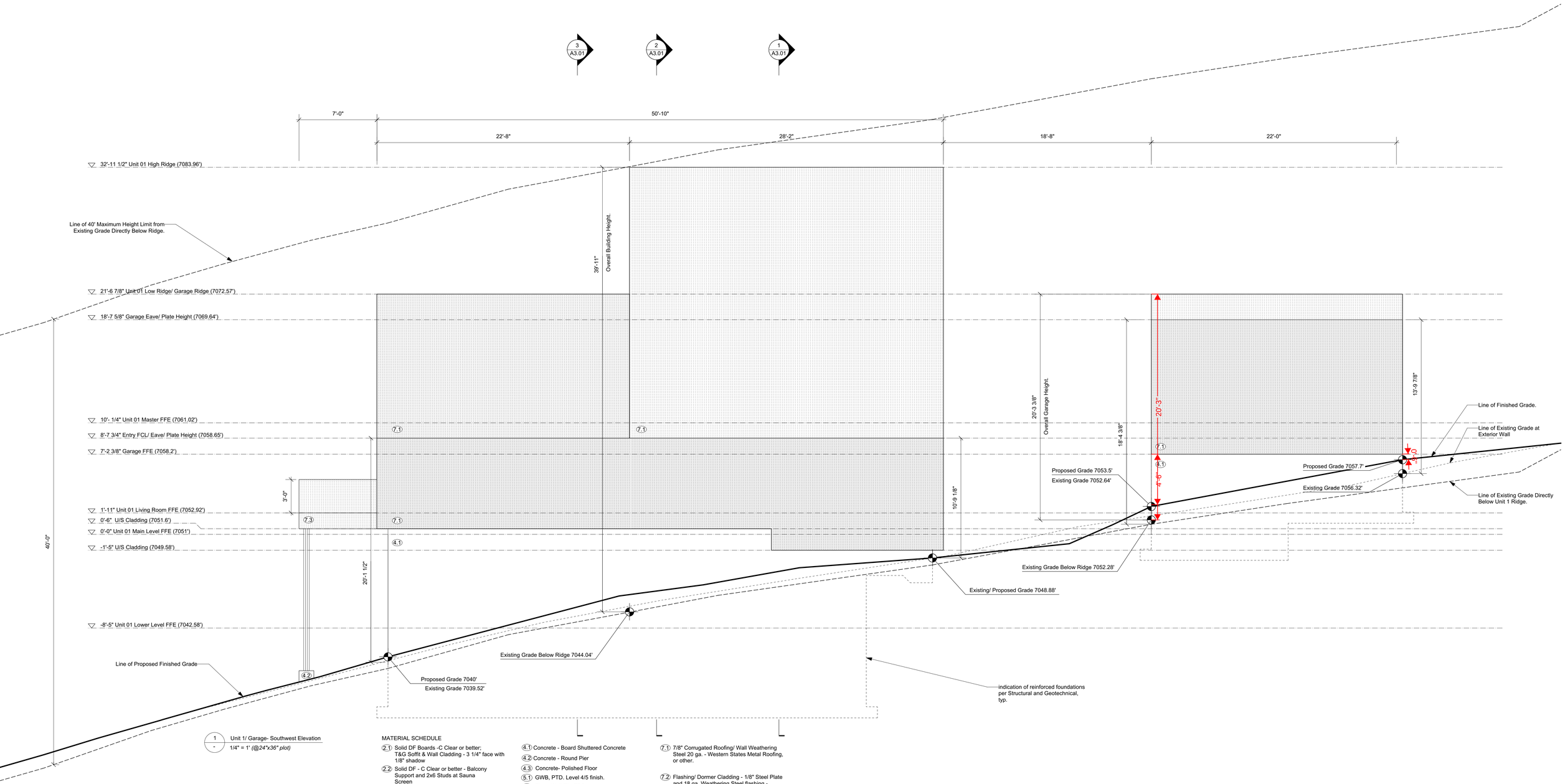
A3.05

Building Sections

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



1 / - Unit 1/ Garage- Southwest Elevation
1/4" = 1' *(@24"x36" plot)*

MATERIAL SCHEDULE

2.1 Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow
2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen
3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel
3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.
3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.
4.1 Concrete - Board Shuttered Concrete
4.2 Concrete - Round Pier
4.3 Concrete- Polished Floor
5.1 GWB, PTD. Level 4/5 finish.
5.2 Floor/ Wall Tile TBC
6.4 1-1/2" Cedar Deck Boards (gapped 1/4")
6.5 T&G Flooring/ Cladding to Match Decking
6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.
7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.
7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.
7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

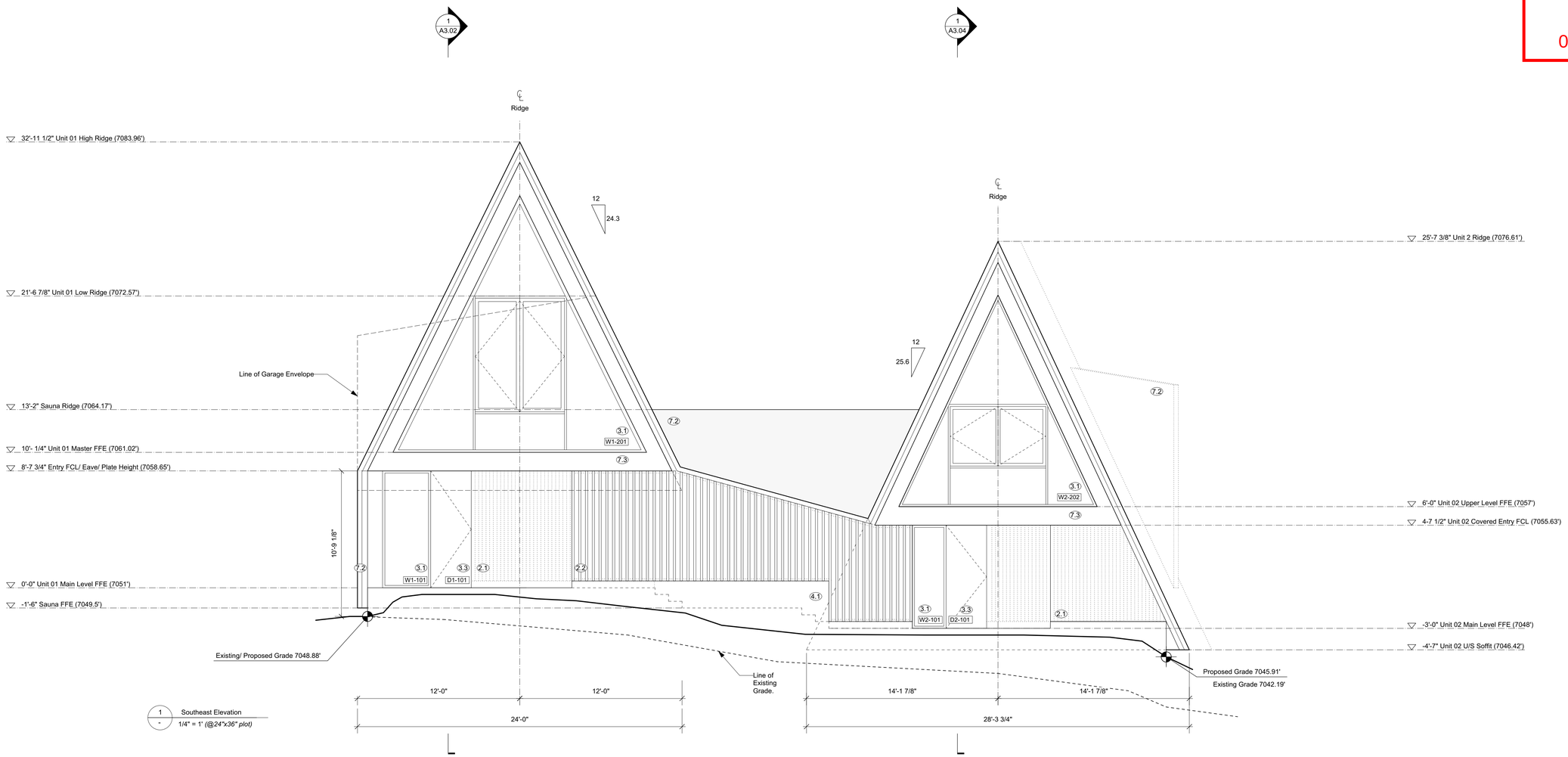
A4.01

Exterior Elevations

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



MATERIAL SCHEDULE

- 2.1 Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow
- 2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen
- 3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel
- 3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.
- 3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.
- 4.1 Concrete - Board Shuttered Concrete
- 4.2 Concrete - Round Pier
- 4.3 Concrete- Polished Floor
- 5.1 GWB, PTD. Level 4/5 finish.
- 5.2 Floor/ Wall Tile TBC
- 6.4 1-1/2" Cedar Deck Boards (gapped 1/4")
- 6.5 T&G Flooring/ Cladding to Match Decking
- 6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.
- 7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.
- 7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.
- 7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

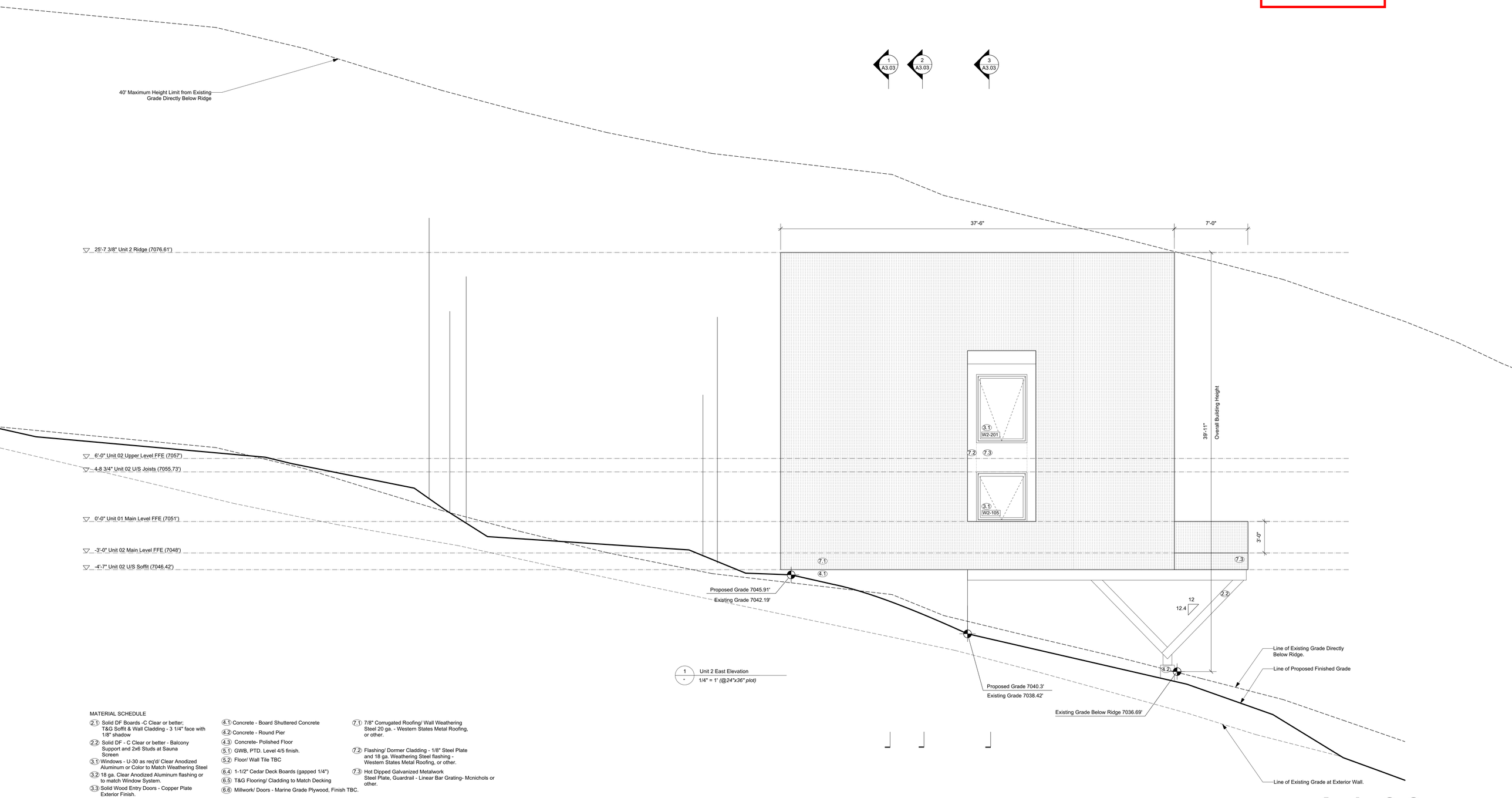
A4.02

Exterior Elevations

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



1 / - Unit 2 East Elevation
1/4" = 1' *(@24"x36" plot)*

MATERIAL SCHEDULE

2.1 Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow
2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen
3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel
3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.
3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.
4.1 Concrete - Board Shuttered Concrete
4.2 Concrete - Round Pier
4.3 Concrete- Polished Floor
5.1 GWB, PTD. Level 4/5 finish.
5.2 Floor/ Wall Tile TBC
6.4 1-1/2" Cedar Deck Boards (gapped 1/4")
6.5 T&G Flooring/ Cladding to Match Decking
6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.
7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.
7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.
7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

Scott & Scott is registered in the Province of British Columbia. All aspects of work completed outside of British Columbia is conceptual in nature and where required an Architect of record is to be engaged by the client for the completion of work.

S&S
SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

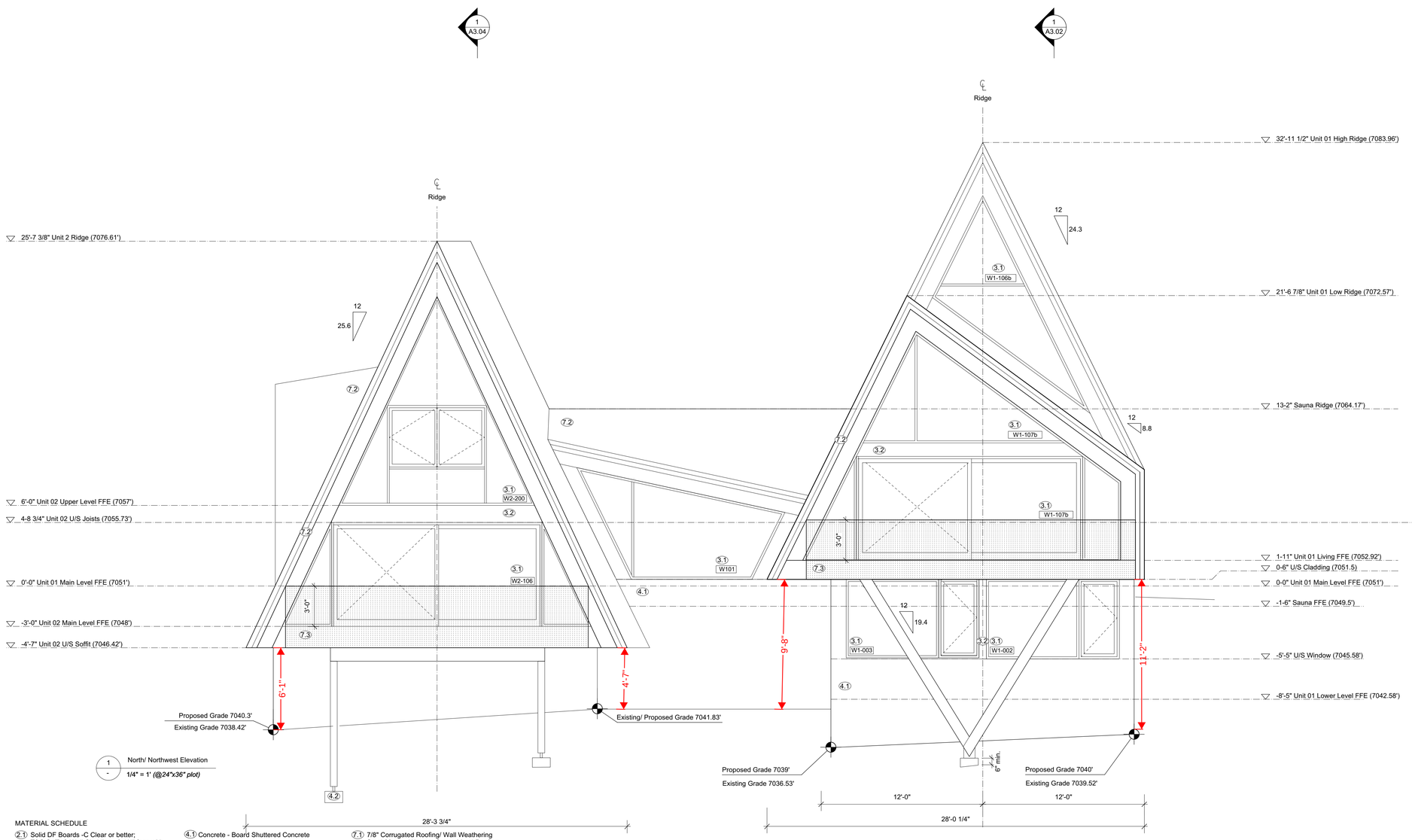
A4.03

Exterior Elevations

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



1 / - North/ Northwest Elevation
1/4" = 1' (@24"x36" plot)

MATERIAL SCHEDULE

2.1 Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with 1/8" shadow

2.2 Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen

3.1 Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel

3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.

3.3 Solid Wood Entry Doors - Copper Plate Exterior Finish.

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

4.1 Concrete - Board Shuttered Concrete

4.2 Concrete - Round Pier

4.3 Concrete- Polished Floor

5.1 GWB, PTD. Level 4/5 finish.

5.2 Floor/ Wall Tile TBC

6.4 1-1/2" Cedar Deck Boards (gapped 1/4")

6.5 T&G Flooring/ Cladding to Match Decking

6.6 Millwork/ Doors - Marine Grade Plywood, Finish TBC.

7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.

7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.

7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

Scott & Scott is registered in the Province of British Columbia. All aspects of work completed outside of British Columbia is conceptual in nature and where required an Architect of record is to be engaged by the client for the completion of work.

SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

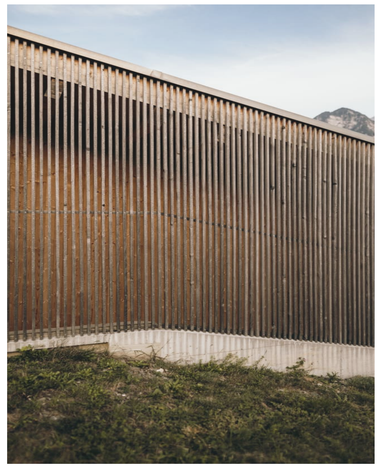
A4.04

Exterior Elevations

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021



2.2 Roughsawn Solid DF - C Clear or better - Balcony Support and 2x6 Studs at Sauna Screen

4.1 Concrete- Board Shuttered Concrete.

2.1 DF Boards - C Clear or better T&G Soffit/ Wall Cladding

7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.

7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.

7.3 Guardrail - Linear Bar Grating- Mcnichols or other, Hot Dipped Galvanized Finish.

3.3 Entry Doors - Copper Plate

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

Scott & Scott is registered in the Province of British Columbia. All aspects of work completed outside of British Columbia is conceptual in nature and where required an Architect of record is to be engaged by the client for the completion of work.

SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

A4.05

Exterior Materials

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021

SCOTT & SCOTT

604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

A4.06

Exterior Street View

23 JUNE 2021

RCRBD Record Set
T.A.
08/24/2021

32'-11 1/2" Unit 01 High Ridge

5 - Section Detail @ Ridge
Scale: 1 1/2" = 1'-0"

18 ga. ridge cap flashing, weathering steel finish to match roofing, typ.

12
24.3

R1

Master Bedroom

10'- 1/4" Unit 01 Master FFE

self adhering roof underlayment over vapor permeable roof underlayment at eave, typ.

2"

8'-7 3/4" Unit 01 Entry FCL/ Eave

2"

18 ga. eave flashing with drip edge, weathering steel to match roofing, typ.

vapor permeable weather barrier, typ.

self adhering peel and stick membrane, typ.

4 - Section Detail @ Eave
Scale: 1 1/2" = 1'-0"

1'-3 1/4"

1 1/4"

F3b

W3

Entry

line of Rafter/ Column per Structural, typ.

2x base plate below per Structural, typ.

F2b

7051' (0'-0")
Unit 01 Main Level FFE

2

10

R1

2X Rim joist per Structural, typ, refer to sheet S2.

Anchor and full width P.T. sill plate per Structural, typ, refer to sheet S2.

3 - Section Detail @ Unit 1 Main Level Floor
Scale: 1 1/2" = 1'-0"

-1'-5" Media Room FCL

1"

3/4"

9"

1/2"

Acoustic insulation in floor cavity, typ.

W1

Media Room

F1

-8'-5" Lower Level FFE

1/2"

2" - Section Detail @ Unit 01 Lower Level Floor
Scale: 1 1/2" = 1'-0"

2"

Damp proofing for all below grade concrete (6" below top line of visible concrete), typ.

1 - Section Detail @ Unit 01 Footing
Scale: 1 1/2" = 1'-0"

4" drainage tile set in gravel, typ.

Footing depth per Strucutral and Geotechnical requirements, typ.

minimum R-10 insulation to depth of footing, typ.

21'-6 7/8" Unit 01 Low Ridge

7 - Section Detail @ Ridge
Scale: 1 1/2" = 1'-0"

12
8.8

12
24.3

R1

Living Room

12
8.8

R1

2"

18 ga. eave flashing with drip edge weathering steel finish to match roofing, typ.

6 - Section Detail @ Eave
Scale: 1 1/2" = 1'-0"

Connection per Structural, typ, Refer to D/S5.

R1

W3

1 1/4"

1'-11"
Unit 01 Living Room FFE

1/2"

Stair

0'-6
U/S Cladding

1"

3/4"

9"

13 - Section Detail @ Stair Opening
Scale: 1 1/2" = 1'-0"

W1

3/4" vertical T&G wall cladding

Roofing underlayment

Velux adhesive skylight underlayment

Velux EDW saddle flashing placed between two layers of roofing underlayment

Velux mounting bracket, typ.

2 1/2"

Velux deck mounted skylight

4"

Velux EDW sill flashing and dress apron over corrugated roofing panel

8 - Section Detail @ Skylight, typ.
Scale: 1 1/2" = 1'-0"

F2b

Rim joists and Rafter base connection per Structural, typ, refer to A/S3.

R1

9 - Section Detail @ Living Room Floor
Scale: 1 1/2" = 1'-0"

Bathroom [1-001]

1/2"

W1-001

line of jamb flashing beyond

18 ga. galvanized flashing, full return hem

1"

Stone countertop.

-5'-5
U/S Window

slope top of concrete away from window, minimum 2%, typ.

Marine Grade plywood Millwork, typ.

1/4" sawcut, return peel and stick membrane and seal, typ.

Peel and stick membrane at all openings, typ.

W1
sim.

clear silane sealer for all above grade concrete, typ.

10 - Section Detail @ W1-001 Sill
Scale: 1 1/2" = 1'-0"

1"

3/4"

Weathering Steel Drip Edge flashing,18 ga.

Weathering Steel Perforated closure flashing,18 ga.

3/4" Douglas Fir T&G Soffit

2 lb. closed cell spray foam at box joists, min. R-38, typ.

12 - Section Detail @ Rake/ Window Head, typ.
Scale: 1 1/2" = 1'-0"

Framing

R1

3 Piece 18 ga. corner flashing (counter flash/ corner cap/ rake face), weathering steel finish to match roofing, typ.

2"

4"

4"

3/4"

2"

11"

6

Peel & Stick membrane below flashing, typ.

min. 1" XPS (R-5) insulation at headers, typ.

Peel and Stick membrane at openings, typ.

1/2" shim, fill void with spray foam, typ.

10

1/2"

3/4"

Clear anodized aluminum window system, typ.

W1-201

Jamb extension with reveal trim strip to match rafters, typ.

Sealant and backer rod, typ.

10'- 1/4" Unit 01 Master FFE

1/2"

3/4"

18 ga. galvanized sill flashing with drip edge, typ.

6

1/4" steel plate, hot-dipped galvanized finish.

10

8'-7 3/4" Unit 01 Entry FCL/ Eave

1/2"

3/4"

3/4" Douglas Fir Soffit

6"

F3

11 - Section Detail @ Covered Entry/ Window Sill, typ.
Scale: 1 1/2" = 1'-0"

Steamboat Springs
Alpine House
Steamboat Springs, Co

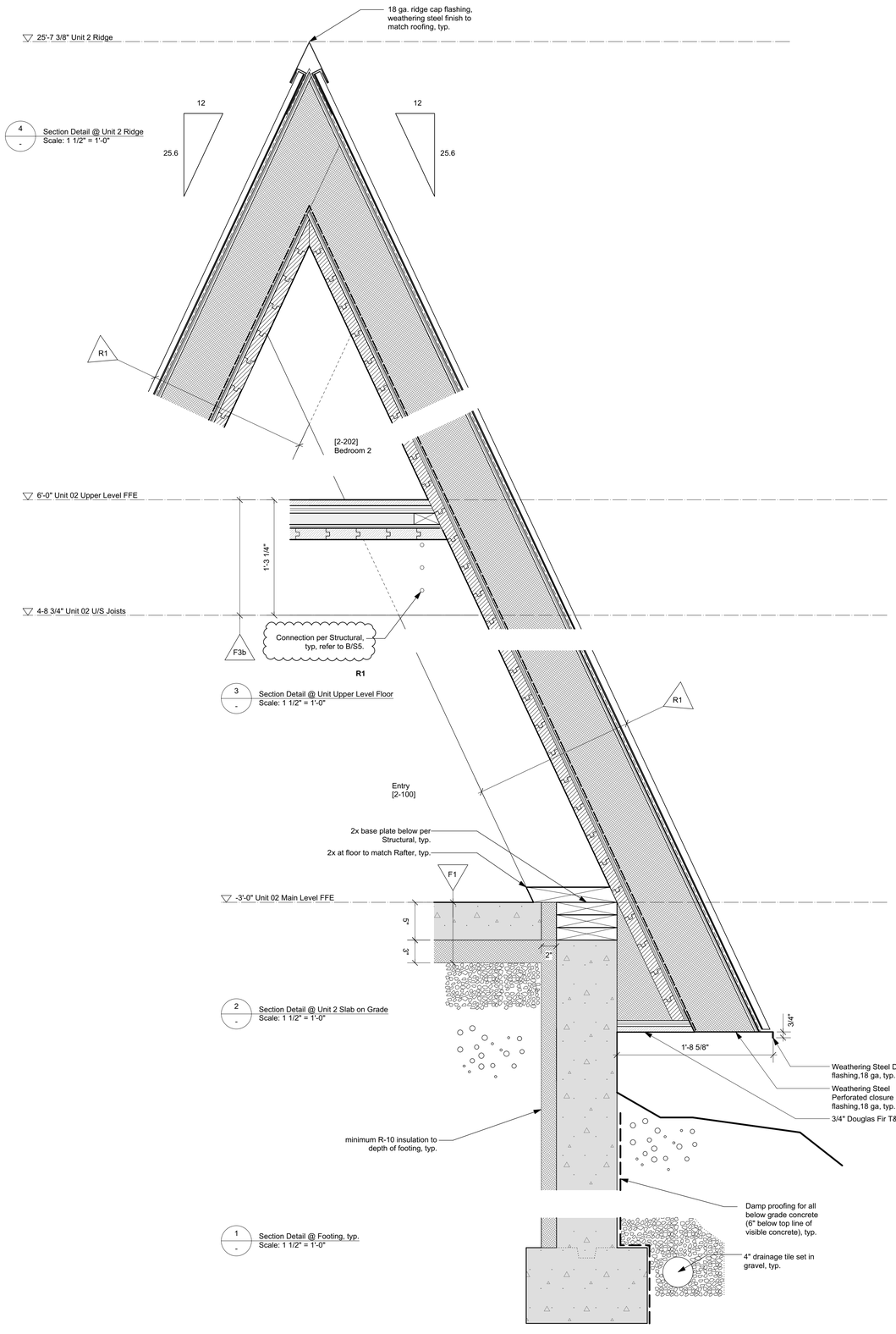
A5.10R1

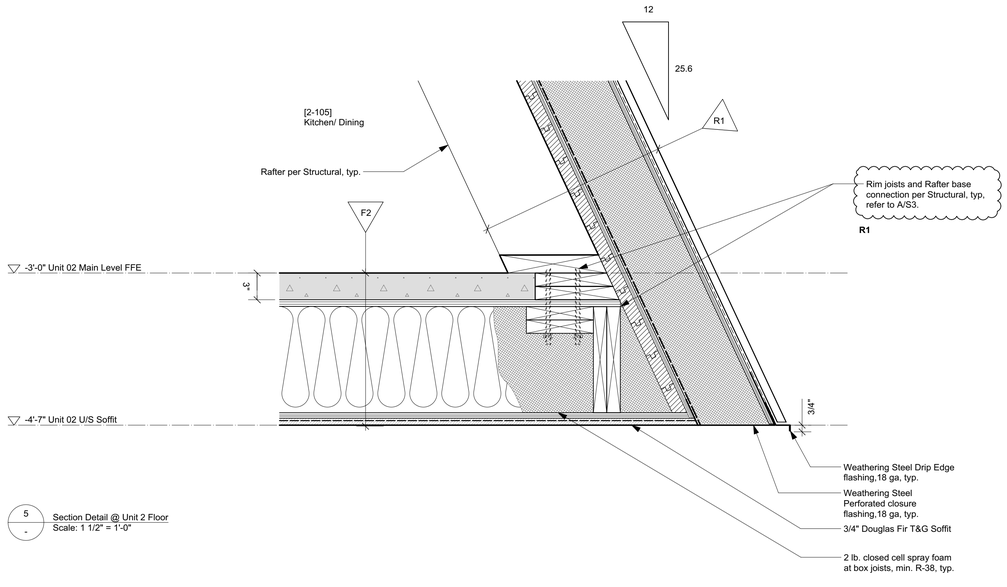
Wall Section

27 JULY 2021

RCRBD Record Set
T.A.

08/24/2021



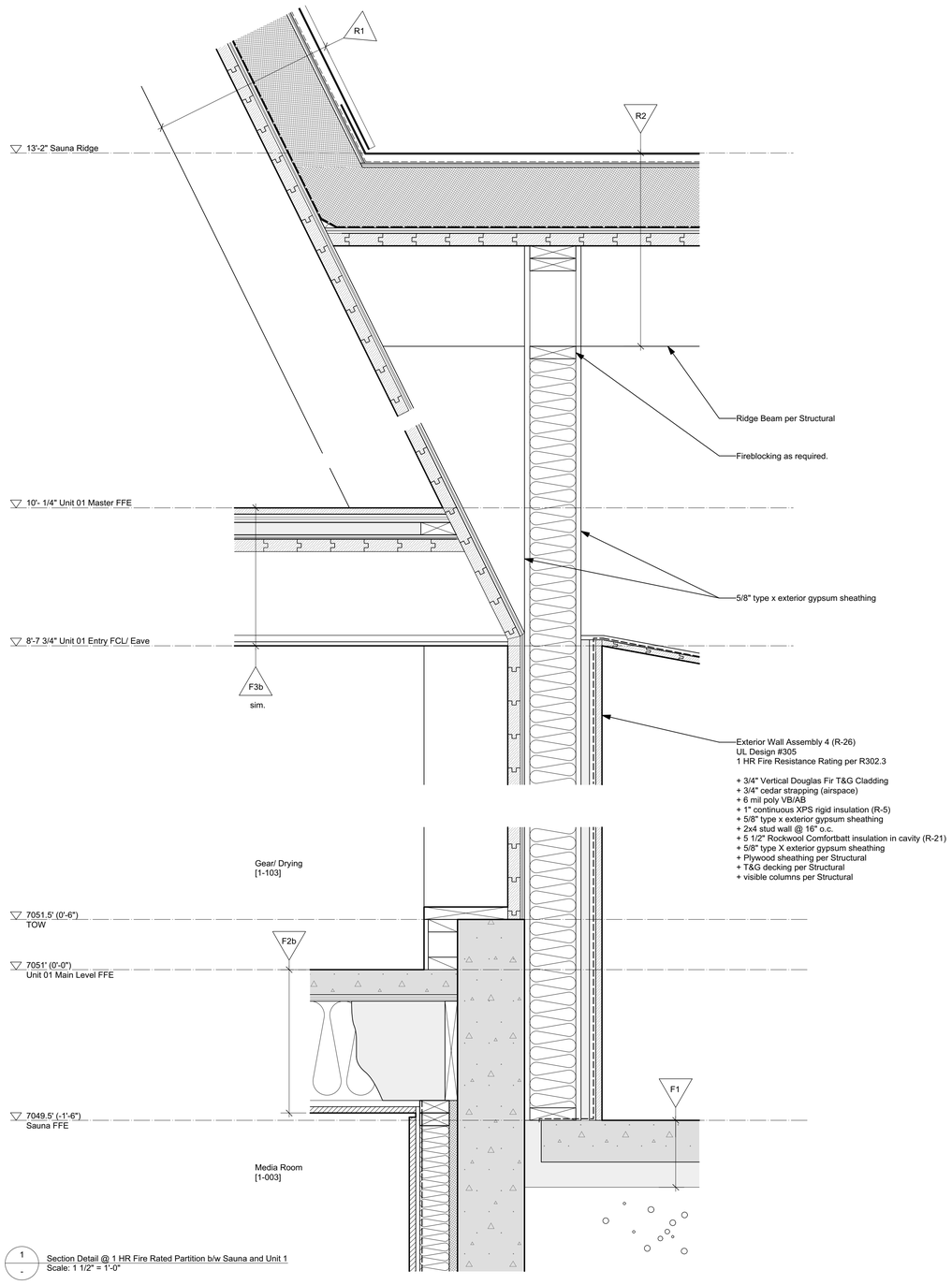


Steamboat Springs
Alpine House
Steamboat Springs, Co

A5.11R1

Wall Section

27 JULY 2021



1 / - Section Detail @ 1 HR Fire Rated Partition b/w Sauna and Unit 1
Scale: 1 1/2" = 1'-0"

RCRBD Record Set
T.A.

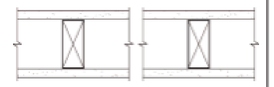
08/24/2021

GA FILE NO. WP 3605	GENERIC	1 HOUR FIRE	30 to 34 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X plain or predecorated gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints of square edge, bevel edge or predecorated wallboard may be left exposed.

Joints staggered 16" on opposite sides. **(LOAD-BEARING)**



Thickness: 47/8"
Approx. Weight: 7 psf
Fire Test: UL R1319-4, -6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301
Sound Test: OR 64-8, 2-4-64

Steamboat Springs
Alpine House
Steamboat Springs, Co

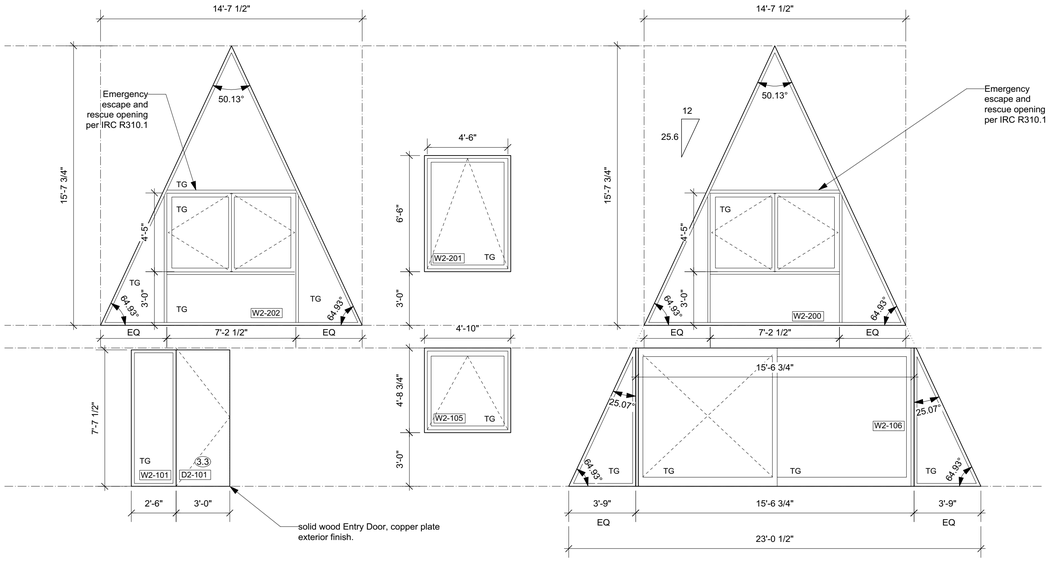
A5.12

Wall Section

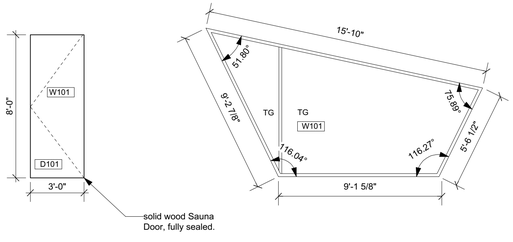
27 JULY 2021

RCRBD Record Set
T.A.

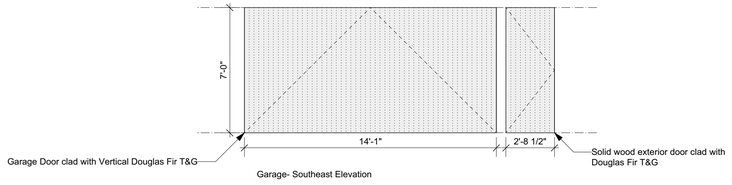
08/24/2021



1 — Unit 2 Window/ Door Elevations
1/4" = 1' *(@24"x36" plot)*

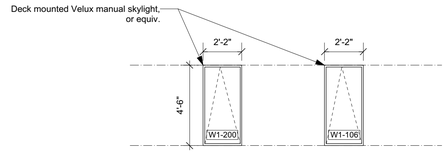


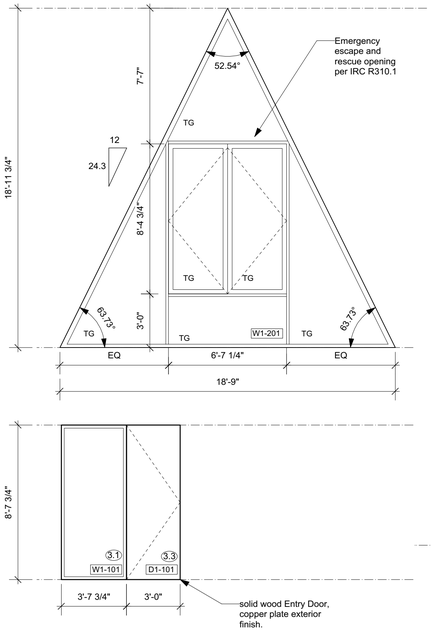
2 — Sauna Window/ Door Elevations
1/4" = 1' *(@24"x36" plot)*



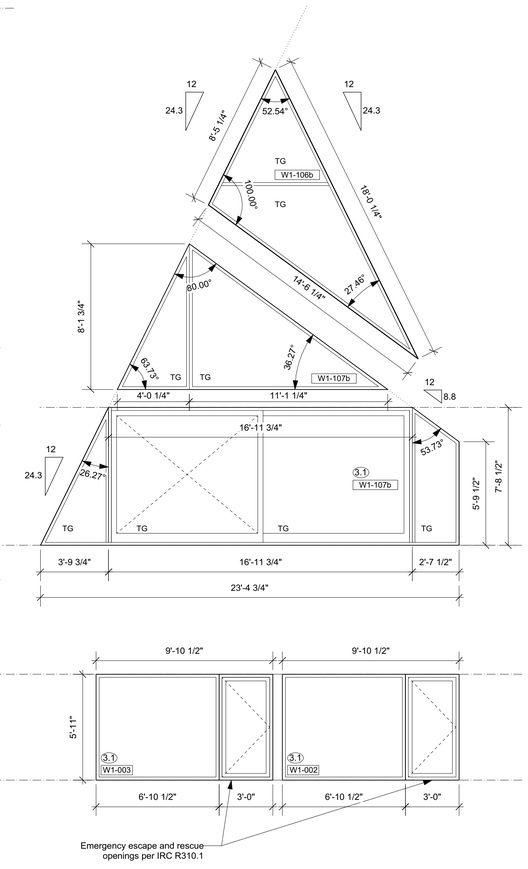
Garage- Southeast Elevation

3 — Garage Door Elevations
1/4" = 1' *(@24"x36" plot)*





4 — Unit 1 Window/ Door Elevations
1/4" = 1' *(@24"x36" plot)*



GENERAL NOTES:

1. The sizes indicated are rough openings, it is the Contractor's responsibility to determine finished frame sizes.
2. All window dimensions in this drawing to be verified in field prior to fabrication.
3. Provide window and door shop drawings for review prior to fabrication, showing all sizes, hardware types, and assembly details.
4. All windows and doors to meet 2018 IRC, 2018 IECC, and local requirements for security and tempered glazing locations.
5. TG indicates Tempered Glazing.
6. Refer to Floor Plans for door swing directions.
7. All windows and doors in this drawing are shown viewed from the outside unless otherwise indicated.
8. Operable windows are to open outward unless otherwise indicated.
9. Window exterior to be Clear anodized Alumimum, or color to match weathering steel.
10. Windows and Sliding Doors to have a maximum U-value of 0.30
11. Skylights to have a maxium U-value of 0.55

NOTES:
+ All new construction as per 2018 IRC and 2018 IECC.
+ All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.
+ Provide power and service requirements to equipment shown in the equipment schedule.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements of the building.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

Scott & Scott is registered in the Province of British Columbia. All aspects of work completed outside of British Columbia is conceptual in nature and where required an Architect of record is to be engaged by the client for the completion of work.

S&S
SCOTT & SCOTT
604 737 2541
299 19th AVENUE EAST
VANCOUVER CANADA
V5V1J3

Steamboat Springs
Alpine House
Steamboat Springs, Co

A9.00

Window Door Schedule

23 JUNE 2021

RCRBD Record Set
T.A.

08/24/2021

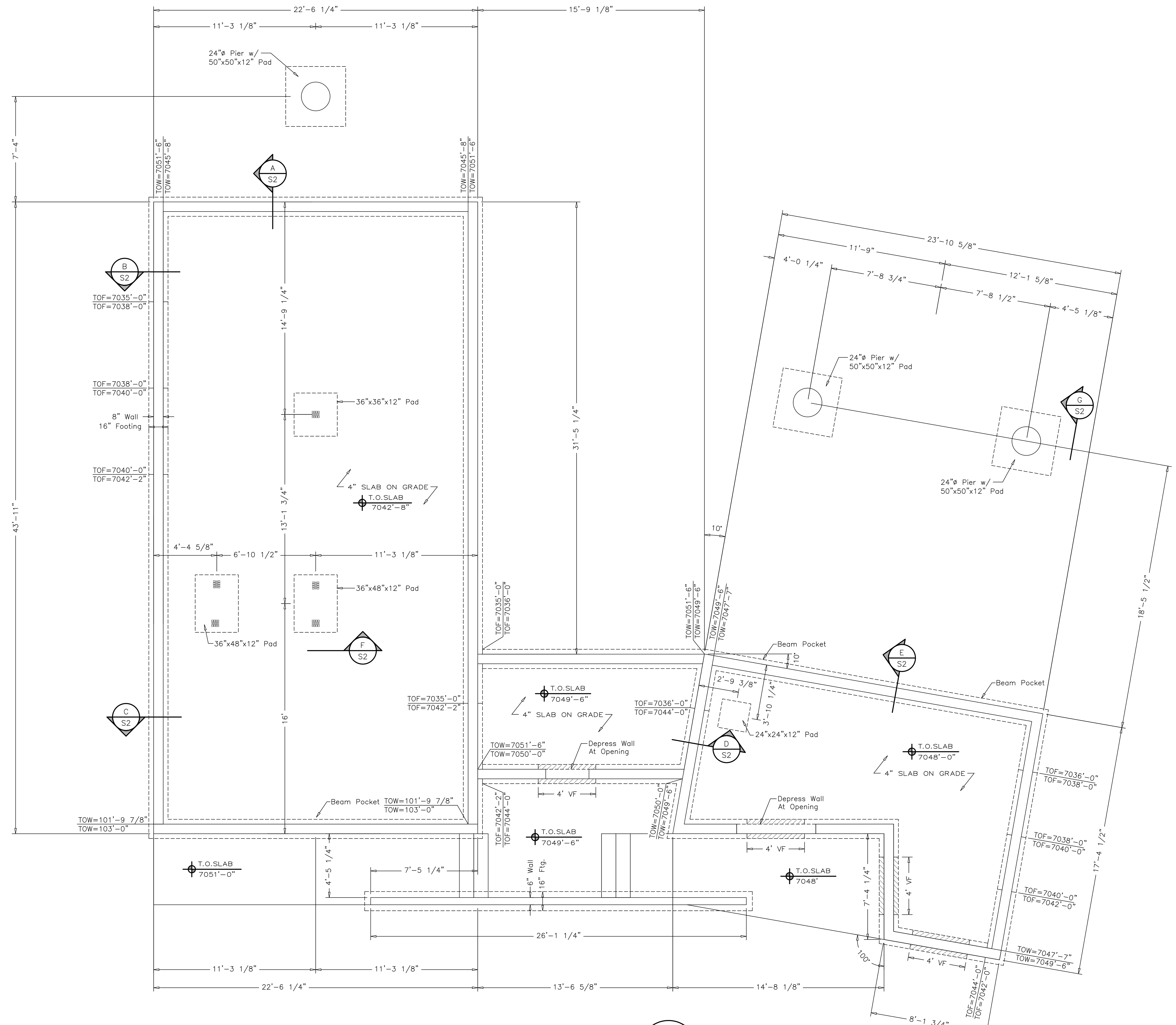
GENERAL
1. DESIGN LIVE LOADS: Snow=85psf, Floor=40psf, Wind 90mph (3 Second Gust), Seismic Zone B
2. RESPONSIBILITY: The contractor is responsible for cross referencing all plans and inspecting work placement at the site to assure that no omissions or discrepancies exist that might adversely affect construction or the integrity of the finished product. Job site and construction safety are not addressed in these plans and are the responsibility of the contractor. These responsibilities are industry standard.
3. These plans are intended to be in accordance with 2018 IBC and IRC codes. All construction to be in conformance with these codes.

FOUNDATION
1. Foundation designed in accordance with NWCC Site Specific Soils Report with a Maximum allowable soil bearing pressure = 3000 psf, 700 min.
Proper authorization for use of the report or its recommendations are the responsibility of the owner.
2. We recommend the soils engineer verify during excavation (and before construction of any part of the foundation) that soils types and conditions match those described in the pit log(s) of the above mentioned soils report.
3. Remove topsoils, organic material, and any questionable material below pads and footers. All pads and footings exposed to frost must maintain the required 48" frost depth. Minimum pad thickness = 12". The footing elevations of this design are indicated in economical relation to architectural elements. Proper soil bearing and/or the soil report may require lower footings.
4. Drainage and grading details to divert surface drainage at least 10' away from the structure. Do not backfill against any foundation or retaining wall until all supporting floor and slab systems are in place and securely anchored, or other adequate wall support is provided.
5. Where exterior backfill rises above any adjacent floor, use granular free draining backfill from drain tile up. Exterior backfill may be native inorganic material where final grade is below lowest floor (UNO). Before placing finish topsoil, we recommend capping backfill with a Mirafi fabric under 12"–24" of water impermeable material (e.g. clay).
6. Provide 4" diameter perforated PVC draintile in a 12" by 12" gravel envelope at lowest levels of and perimeter of excavation sloped a minimum of 1/8" per foot to an adequate daylighting drain. Provide cleanouts and screen end. Mirafi or other filter barriers will help prevent drain clogging. Test draintile before and after backfilling.
7. All construction and materials to conform with ACI 318.
8. Reinforcing bar to be deformed 60 ksi steel (per ASTM A–615). Lap all rebar splices and corners 38 bar diameters minimum.
9. Concrete supplier to provide mixes that replace 20% of portland cement with recycled fly ash from local coal burning power plants.
10. Minimum concrete 28 day compressive strength = 3500psi for walls, footers, and pads, and 4000psi for slabs.
11. Concrete cover: Concrete cast against and permanently exposed to earth: footing, pad = 3". Concrete exposed to earth or weather: walls, slabs = 1.5"
12. Consolidate concrete per ACI 309. Cast in place concrete shall be poured continuously so as to prevent cold joints.
13. Provide 1/2" diameter by 10"min anchor bolts at 24" on center with an embedment of 7" to connect framing to foundation (UNO). Anchor bolts to be located not more than 12" from foundation corner (TYP). Use galvanized anchor bolts with pressure treated plates. Finish all concrete wall tops to within 1/8" of specified elevations.
14. Foundation insulation and waterproofing to be specified and installed in accordance with the above mentioned soils report, IRC, local codes, and accepted construction practice.
15. Do not use foam form systems without approval of Engineer.
16. Provide slab shrinkage reinforcement of 6x6xW1.4 welded wire mesh with 2" laps, or a poly fiber mesh per manufacturer's instructions.
17. Slab surfaces to be left free from trowel marks, uniform in appearance, and with a surface plane tolerance not exceeding 1/8" in 10'0" when tested with a 10' straightedge.
18. Provide 1" deep tooled (or cut) control joints at approximately 10' on center in each direction.
19. Provide 1/2" expansion joint material at all slab to wall, footing, or column interfaces. Provide a 6 mil poly barrier under all interior slabs for moisture protection and as a bond breaker. Provide an approved hardener and sealer to the surface of all slabs.
20. If foundation is to sit through winter without complete framing, we recommend the building achieve enough backfill, framing, and floor sheathing to protect foundation bearing soils from moisture accumulation and frost heave.

WOOD FRAMING
1. Framing plans show structural requirements only. Additional members may be required for blocking, nailers and code requirements.
2. Use Douglas Fir or Hem Fir "stud grade" (S4S) 2x4/2x6 at 16"o.c. for all wall studs(UNO). Use DF#2 (S4S) or better for all multi–stud posts, joists, rafters, headers, posts, beams and plates. Sill plates and any other lumber in direct contact with concrete– California Foundation Grade Redwood or Species Group B Pressure Treated Lumber. Use galvanized anchor bolts with pressure treated plates.
3. Glulams (GL)– 24F–V8 manufactured in accordance with AITC 117–84, fb=2400psi. OK to use 24F–V4 for simple span applications only. All Glulams used in exterior applications must be sealed and protected from moisture with an appropriate preservative.
4. Laminated Veneer Lumber (LVL)– manufactured in accordance with APA criteria. fb=2600psi.(or X–Beam Equiv.)
5. Timbers– Douglas Fir (DF) Grade specified on plan– #1 Fb>1300psi, #2 Fb>850psi.
6. Exterior Wall Ply– 7/16" OSB APA rated 24/16 min with 8d's @6"oc edge, 12" oc field. Manufactured in conformance with APA PS 1–83. Floor Ply– 3/4" T&G OSB APA rated 24/0 minimum, 8d's @6"oc edge, 10"oc field. Glue to joists. Roof Ply – 5/8" OSB APA rated 40/20 minimum, 8d's @6"oc edge, 12"oc field. OK to use 1 1/2" Zip wall system in lieu of 7/16" OSB. 1 1/2" Zip wall system nailing: 16d sinkers (0.131" dia.) 3"oc Edge and 12"oc Field.
7. Roof Trusses– 85 psf snow load, 24"oc. Truss design and fabrication by others. No drop top gable truss adjacent to scissor truss without approval of Engineer.
8. Rigid insulation decking– 9 1/2" Insulam or equal. Attach with 10 1/2" deck screws @12"oc each way.
9. Maintain 6" clearance between untreated wood or siding and soils at finish grade.
10. 1/2" Sheath 100% all exterior frame. Ply to lap floor rim, top plates and sill plate.
11. All floor and roof plywood place with 8' dimension perpendicular to framing with end joints staggered.
12. Typical headers unless noted otherwise on plans: All load bearing headers in 2x6 wall (2)2x10; in 2x4 wall (2)2x10, (UNO).
13. Provide 2 studs under each end of all load bearing beams or headers >38"(UNO). (1)King stud min.(UNO)
14. Multiple stud posts anticipate 2'min wall sections preventing buckling. Verify new adjacent openings with engineer.
15. Studs removed for doors and windows shall be placed equally at the end of headers, up to (2)king (full height) studs each end.
16. Posts to stack over equal below (UNO). Trusses spanning >18' to stack over studs below (UNO). Provide end joist where studs above do not stack over studs below.
17. Solid block all bearing walls and posts for continuity to foundation.
18. Block all trusses, outlookers, rafters and joists at all bearing points.
19. Where full height foundation wall parallel to joists, block 1st joist space @24"oc.
20. Wall studs to be continuous from floor to floor, or floor to roof. Balloon frame all gable walls. Provide firestop blocking at 10' max intervals in any wall with studs over 10' height.
21. Connect joists to blocking with a minimum of (2)10d nails and connect joists to plate or beam below with a minimum of (3)10d toenails. Connect rim to plate below with 10d toenails @6"oc.
22. Nail exterior wall sole plate to joists below with (3)10d and to blocking, rim or end joist with 10d's @4"oc.
23. Connect all TJI rafters to blocking with (3)10d nails, and to plate or beam below with (4) 10d nails. Provide beveled bearing plate at interior bearing, birdsmouth cut at exterior bearing. Provide beveled web stiffeners at birdsmouth and regular web stiffeners at interior bearing. Strap TJI rafters across ridge with LSTA 18. Connect blocking to plate below with (3)16d toenails minimum. Refer to TJI Specifiers Guide roof details.
24. Connect all 2x rafters to blocking with (3)10d nails, and to plate or beam below with (4) 10d nails. Provide birdsmouth or seat cut bearing at all beams and wall plates UNO.
25. Connect common trusses to all bearing points with Simpson H2.5 connectors (UNO). Scissor trusses connect one end with Simpson TC26. Connect to blocking with (3)16d nails
26. Ventilate roof framing per local codes.
27. Nailing, blocking, and all other construction details per 2018 IBC and IRC, such as Table R602.3(1). (UNO)
28. All connector callouts to be Simpson Strong–Tie or equal by Simpson Strong–Tie Company, Inc. Install per manufacturer's instructions.
29. TJI and MicroLam (ML) are products by Trus Joist MacMillan. Install per manufacturer's instructions.
30. Steel beams pack out per detail where noted. Where not otherwise noted, provide 2x full width nailer on top with 1/2" Thru bolt at 24"oc staggered side to side of beam web. Where frame wall pocket prevents beam rolling, connect steel beam base to post or beam below with (2)5/8" Lags. Otherwise connect beam to bearing via welded "ears" i.e., flanges similar to Simpson CC. Provide 1/4" fitted web stiffeners at steel beam point loads and bearing points (UNO).
31. If slab on grade is placed on expansive soils (i.e. minimum soil bearing required, see foundation note 1 above) all partition walls framed on slab to be slip jointed per soils report.

STRUCTURAL STEEL
1. All structural steel shall conform to ASTM specifications A36 except pipe columns which shall conform to ASTM A53 Grade B, and steel tube columns which shall conform to ASTM A500 Grade B. Steel to steel member connection bolts shall be A325 steel and miscellaneous wood embedded items shall be A36 steel.
2. Steel column base plates shall bear evenly to concrete below via 4000 psi non shrink grout.
3. Minimum welds to be per AISC and/or AWS, but not less than 3\16" continuous fillet unless otherwise noted. Welding quality control shall be per AWS. All welders shall have evidence of passing the American Welding Society Standard Qualifications Test as detailed in AWS D1.1.

TYPICAL ABBREVIATIONS
BOGB = bottom of grade beam
BRG = bearing
CL = center line
E.E. = each end
E.M. = each member
E.S. = each side
E.W. = each way
GL = Glulam
HDR = header
LVL = Laminated veneer lumber
oc = on center
OF = overframe
OH = overhang
OPP SIM = opposite similar
PL = plate
PT = pressure treated
PSL = parallam
R.O. = Rough opening
SOG = slab on grade
STR = Structural
TOBL = top of brick ledge
TOF = top of footing
TOGB = top of grade beam
TOS = top of slab
TOSB = top of steel beam
TOW = top of wall
TYP = Typical
UNO = Unless noted otherwise
WS = steel web stiffeners



1 S1 FOUNDATION PLAN
Scale: 1/4"=1'-0"

NORTH

6-23-21

ENGINEERING DESIGNWORKS, INC.
1855 Ski Time Square, Unit E2C
Steamboat Springs, CO 80487
P.O. Box 775729
Steamboat Springs, CO 08477
carl@engineeringdesignworks.com
PHONE: (970)879-4890

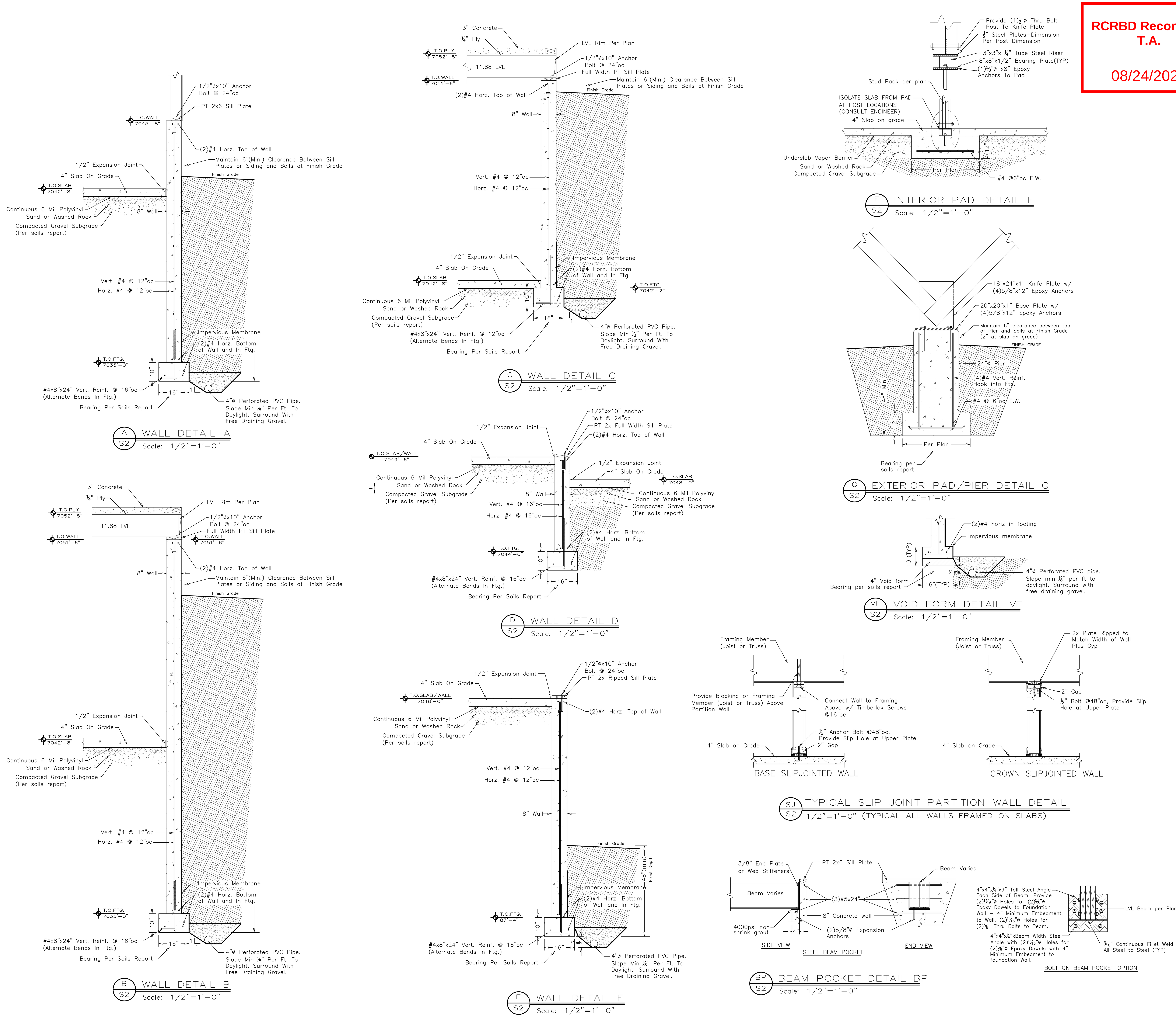
DATE: 6-23-2021
JOB #: 202153
DRAWN: EDW
ENG: CW
REVISED: ----
REVISED: ----

ISSUE: PERMIT

FOUNDATION PLAN for the proposed:
STEAMBOAT SPRINGS ALPINE HOUSE
1859 RIVER QUEEN LANE
STEAMBOAT SPRINGS, COLORADO

PAGE
S1
#202153 of 5

RCRBD Record Set
T.A.
08/24/2021



COLORADO REGISTERED PROFESSIONAL ENGINEER – 6-23-21 – 35114

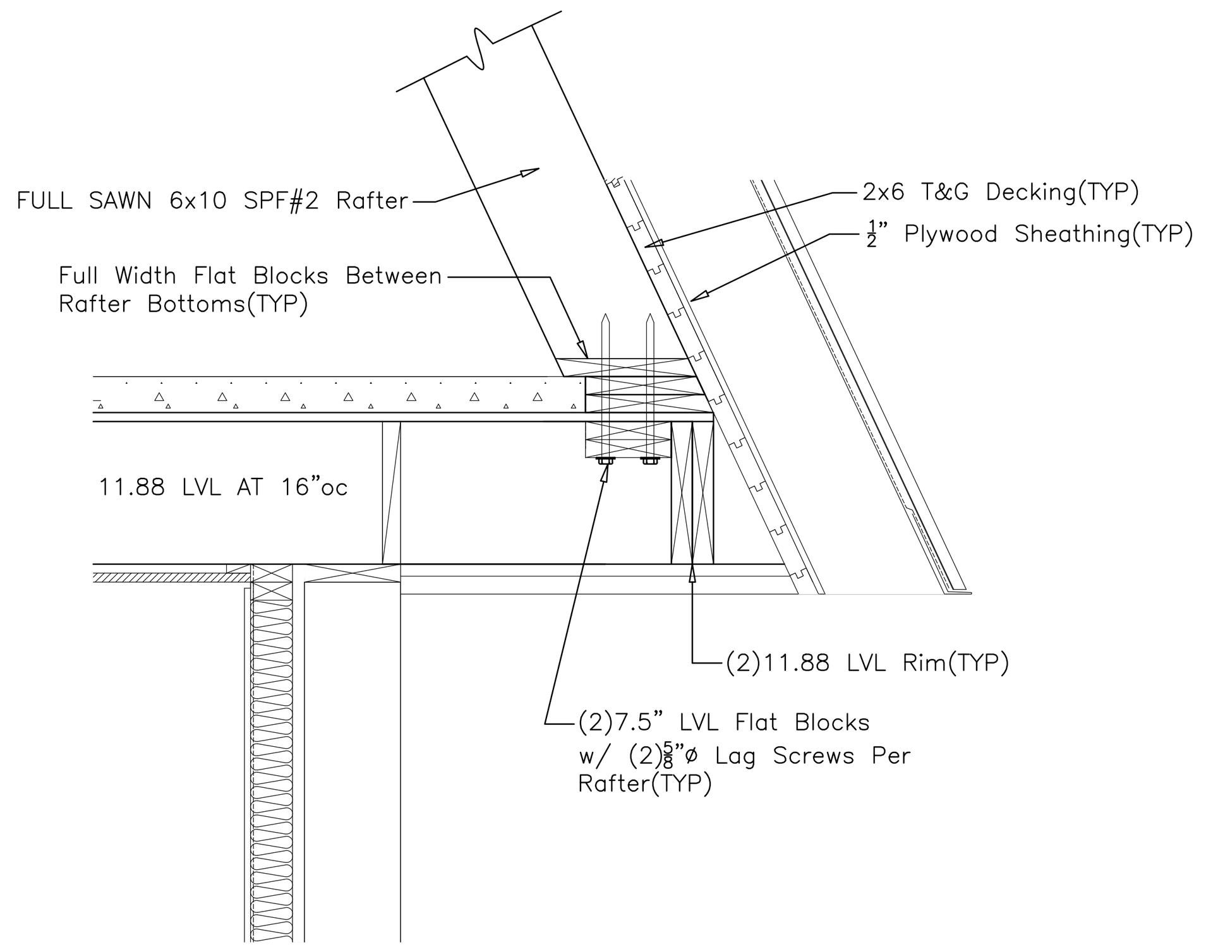
ENGINEERING DESIGNWORKS, INC.
1855 Ski Time Square, Unit E2C
Steamboat Springs, CO 80487
P.O. Box 775729
Steamboat Springs, CO 80477
carl@engineeringdesignworks.com
PHONE: (970)879-4890

DATE: 6-23-2021
JOB #: 202153
DRAWN: EDW
ENG: CW
REVISED: ----
REVISED: ----

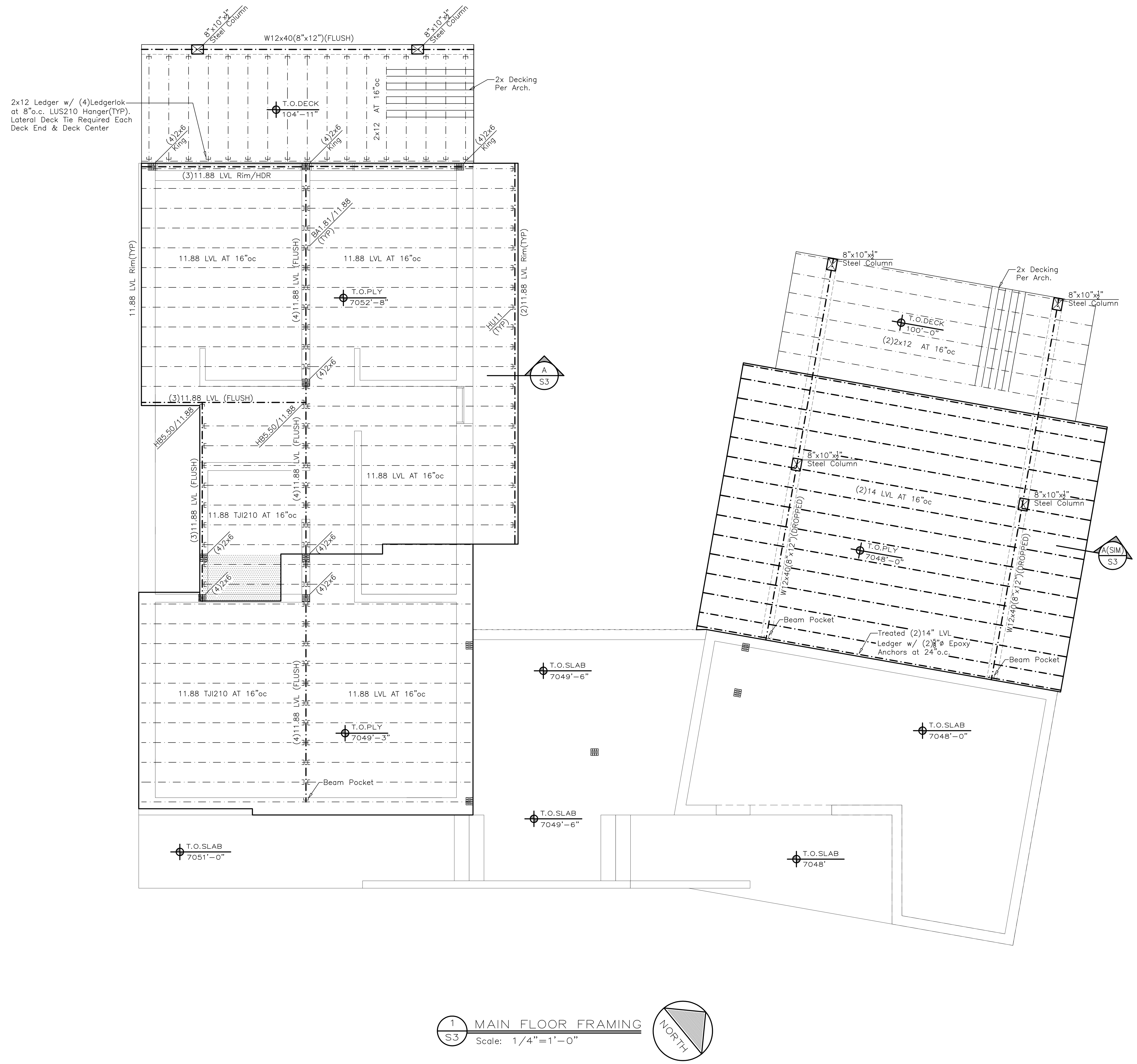
ISSUE: PERMIT

DETAILS for the proposed:
STEAMBOAT SPRINGS ALPINE HOUSE
1859 RIVER QUEEN LANE
STEAMBOAT SPRINGS, COLORADO

PAGE
S2
#202153 of 5



A / S3 RAFTER TO FLOOR DETAIL A
Scale: 3/4"=1'-0"



1 / S3 MAIN FLOOR FRAMING
Scale: 1/4"=1'-0"

6-23-21
35114
PROFESSIONAL ENGINEER

ENGINEERING DESIGNWORKS, INC.
1855 Ski Time Square, Unit E2C
Steamboat Springs, CO 80487
P.O. Box 775729
Steamboat Springs, CO 08477
carl@engineeringdesignworks.com
PHONE: (970)879-4890

DATE: 6-23-2021
JOB #:202153
DRAWN: EDW
ENG: CW
REVISED: ----
REVISED: ----

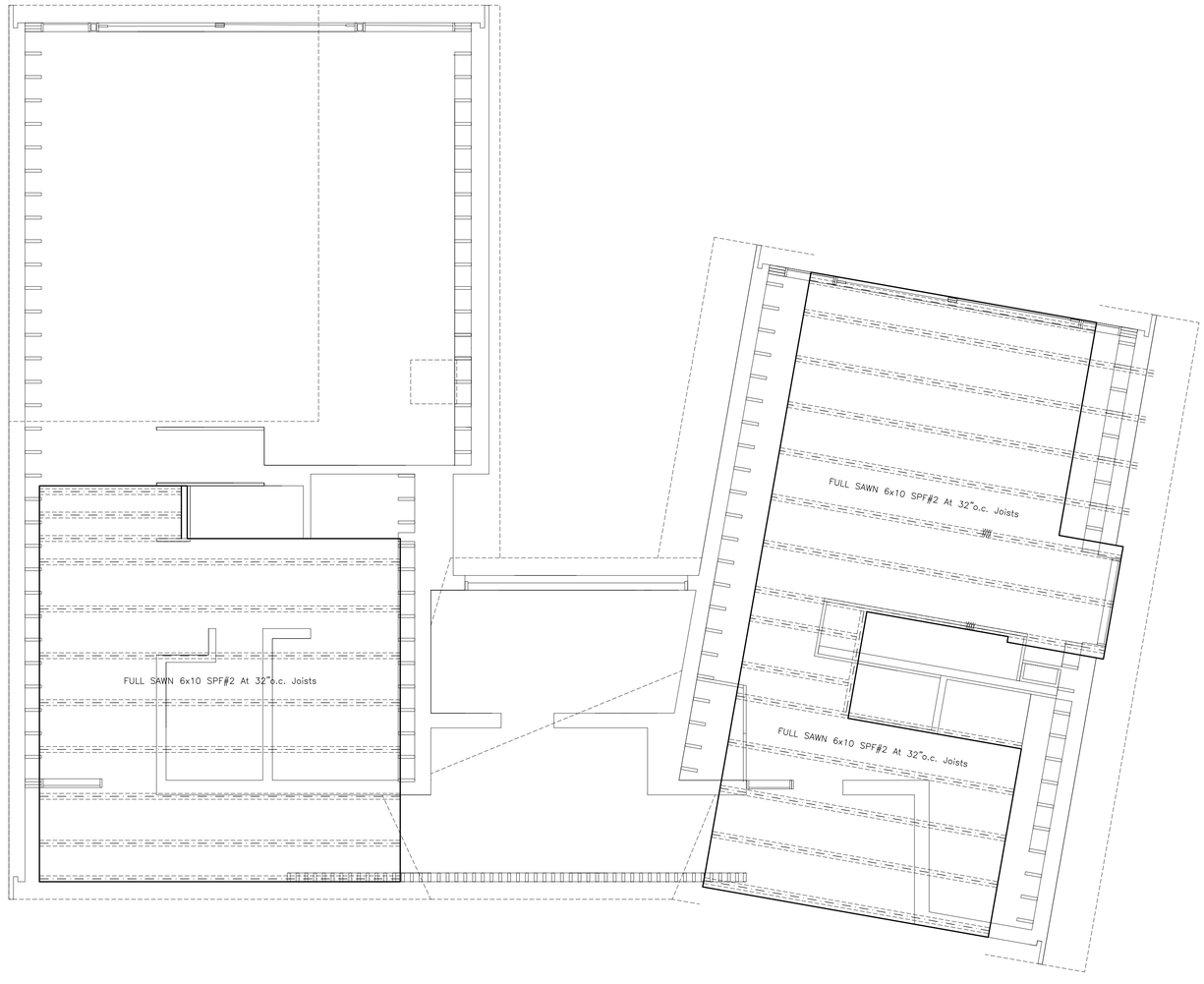
ISSUE: PERMIT

MAIN FLOOR FRAMING for the proposed:
STEAMBOAT SPRINGS ALPINE HOUSE
1859 RIVER QUEEN LANE
STEAMBOAT SPRINGS, COLORADO

PAGE
S3
#202153 of 5

RCRBD Record Set
T.A.

08/24/2021



1/S4 UPPER FLOOR FRAMING
Scale: 1/4"=1'-0"

NORTH

6-23-21
25114

ENGINEERING DESIGNWORKS, INC.
1855 Ski Time Square, Unit E2C
Steamboat Springs, CO 80487
P.O. Box 772771
Steamboat Springs, CO 08477
carl@engineeringdesignworks.com
PHONE: (970)879-4890

DATE:6-23-2021
JOB #:202153
DRAWN: EDW
ENG: CW
REVISED: ----
REVISED: ----

ISSUE: PERMIT

UPPER FLOOR FRAMING for the proposed:

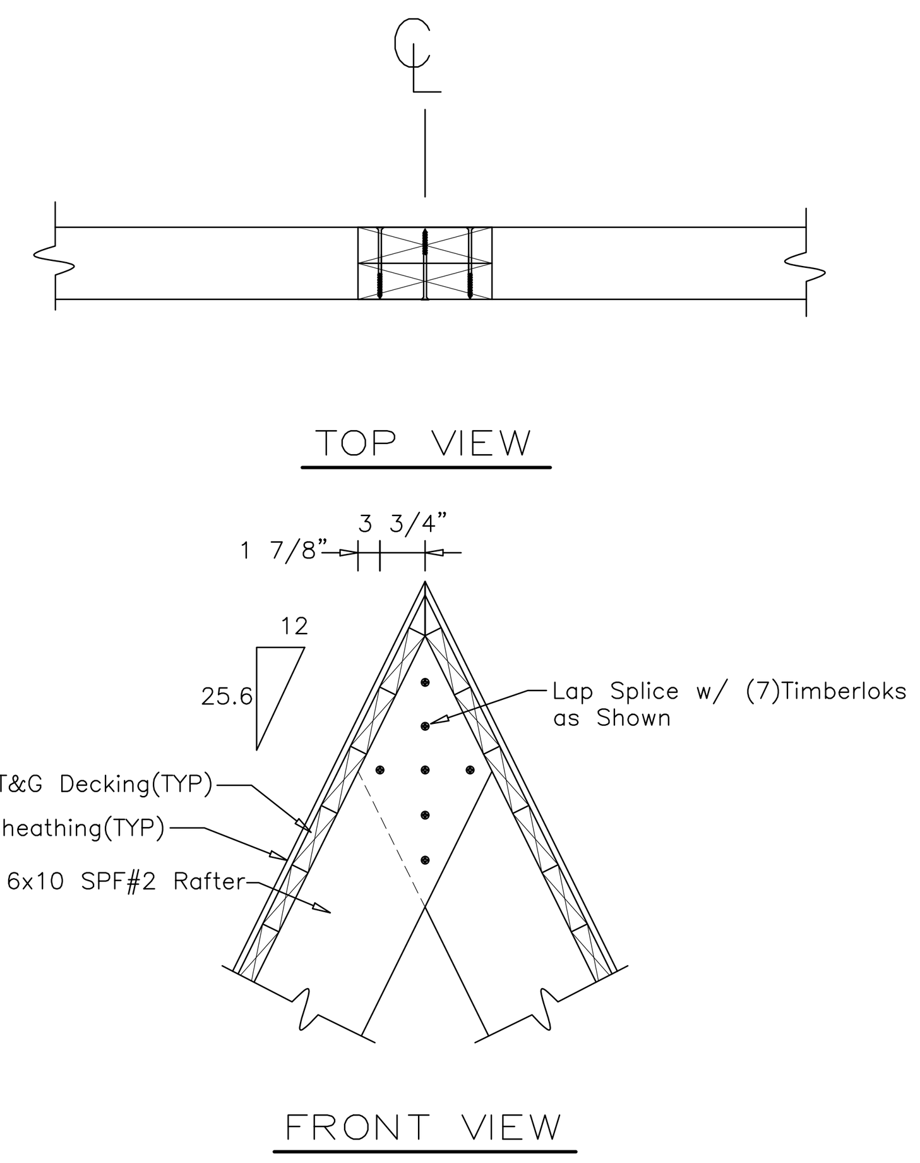
STEAMBOAT SPRINGS ALPINE HOUSE

1859 RIVER QUEEN LANE
STEAMBOAT SPRINGS, COLORADO

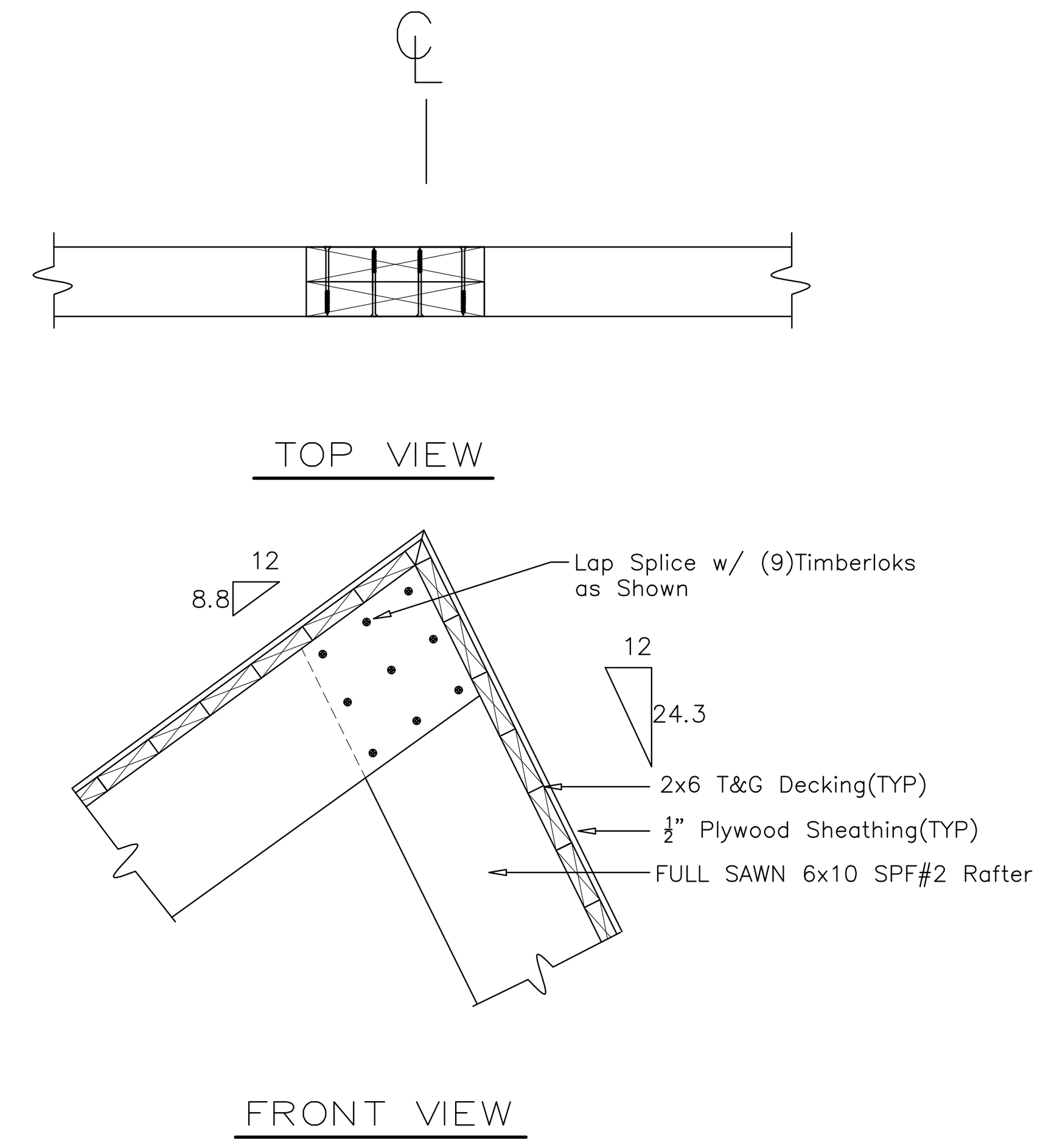
PAGE
S4
#202153 of 5

RCRBD Record Set
T.A.

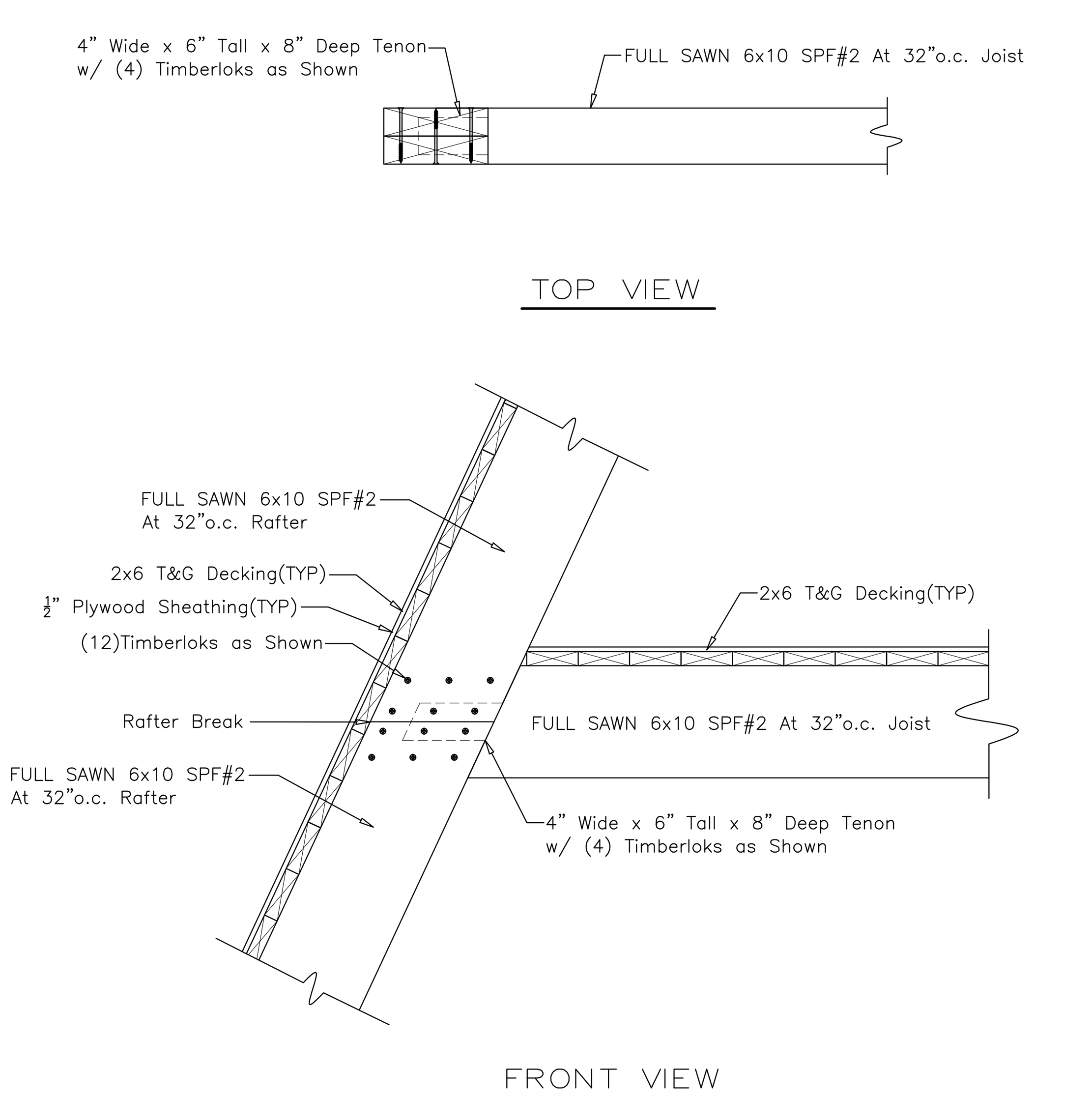
08/24/2021



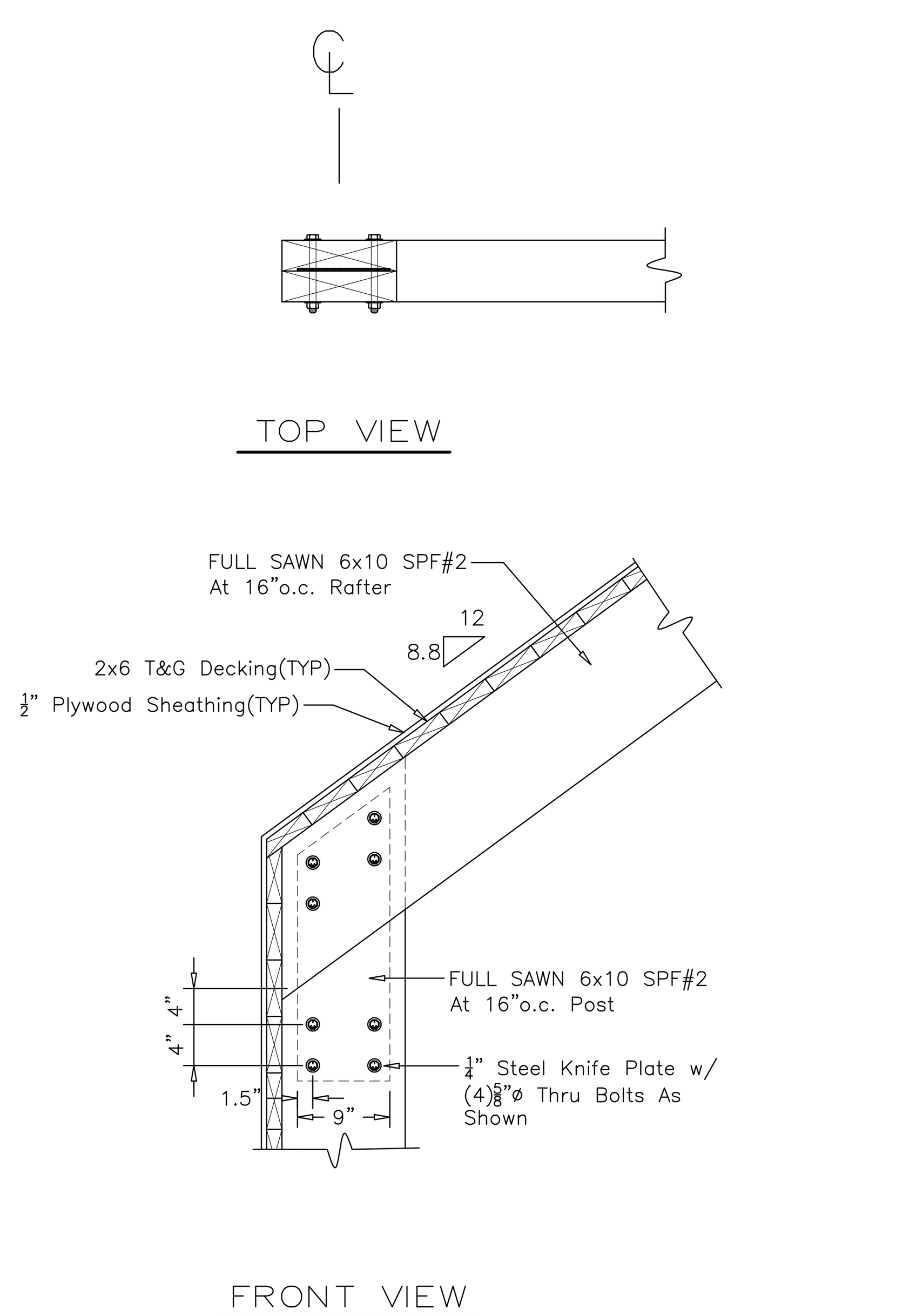
A/S5 RIDGE LAP DETAIL A
Scale: 3/4"=1'-0"



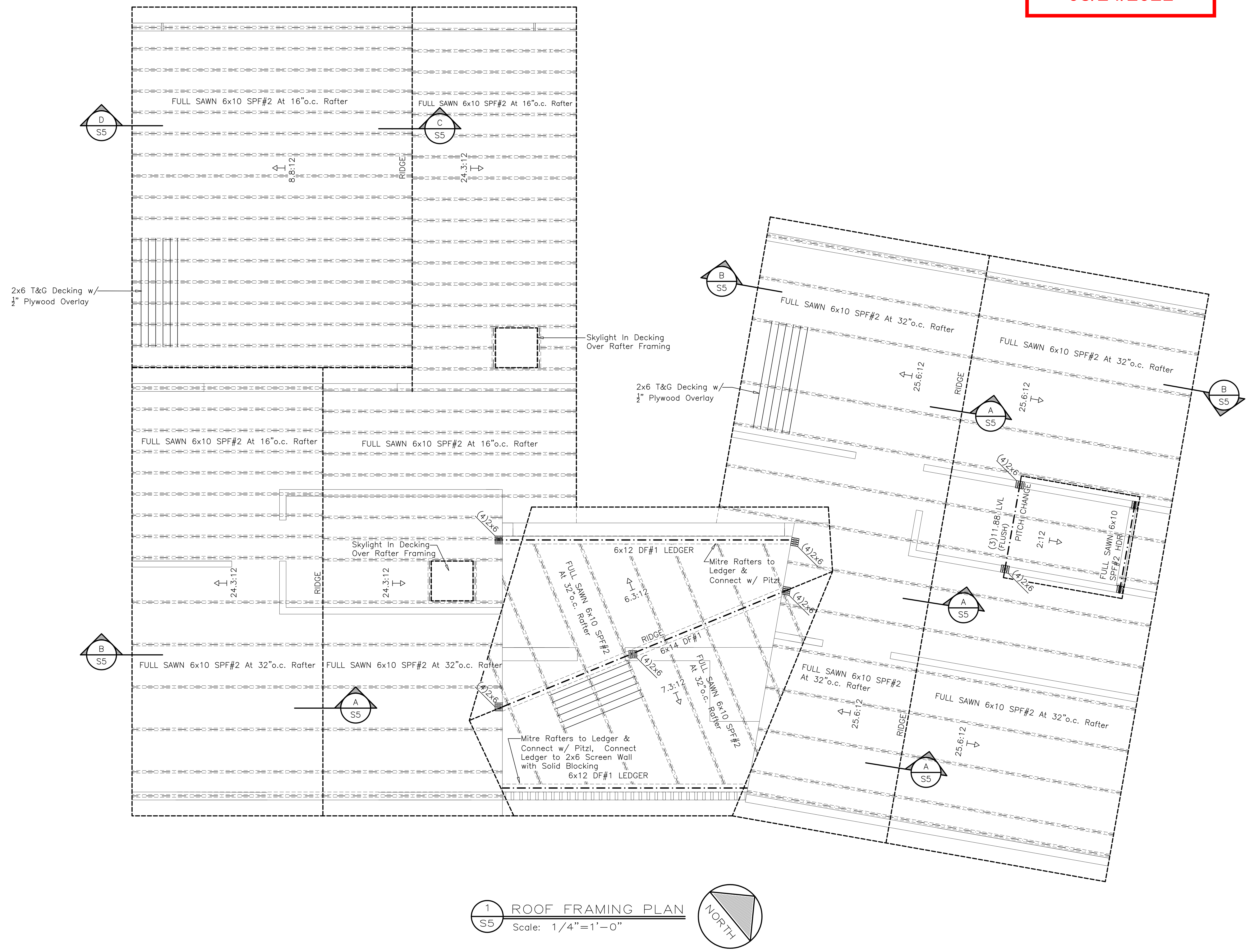
C/S5 RIDGE LAP DETAIL C
Scale: 3/4"=1'-0"



B/S5 RAFTER/LOFT JOIST LAP DETAIL B
Scale: 3/4"=1'-0"



D/S5 RAFTER/POST LAP DETAIL D
Scale: 3/4"=1'-0"



1/S5 ROOF FRAMING PLAN
Scale: 1/4"=1'-0"

COLORADO REGISTERED PROFESSIONAL ENGINEER
CARL JOHN WEBER
35114
6-23-21

ENGINEERING DESIGNWORKS, INC.
1855 Ski Time Square, Unit E2C
Steamboat Springs, CO 80487
P.O. Box 775729
Steamboat Springs, CO 80477
carl@engineeringdesignworks.com
PHONE: (970)879-4890

DATE: 6-23-2021
JOB #: 202153
DRAWN: EDW
ENG: CW
REVISED: ----
REVISED: ----

ISSUE: PERMIT

ROOF FRAMING PLAN for the proposed:
STEAMBOAT SPRINGS ALPINE HOUSE
1859 RIVER QUEEN LANE
STEAMBOAT SPRINGS, COLORADO

PAGE
S5
#202153 of 5

GENERAL NOTES:

1. OWNER SUNSHINE STEAMBOAT, LLC
2. FIELD SURVEYING COMPLETED BY LANDMARK INC.
3. TOPOGRAPHIC DATA GENERATED FROM 2018 LIDAR DATA.
4. PROPERTY CORNERS WERE FOUND AS INDICATED HEREON PER FIELD SURVEY.
5. NO BENCHMARK HAS BEEN SET.
6. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
7. REFER TO GEO-TECHNICAL ENGINEERING STUDY AND REPORT FOR ALL GRADING, DRAINAGE, AND FINAL STABILIZATION RECOMMENDATIONS AND SPECIFICATIONS.
8. ALL FINISHED BARE GROUND SURFACES SHALL RECEIVE A MINIMUM OF 6" OF NATIVE TOPSOIL FOR FINAL GRADING AND SHALL BE RELATIVELY FREE OF STONES, CLODS, STICKS, AND OTHER DEBRIS.
9. ALL FINISHED GROUND SHALL BE PROPERLY SEEDED, FERTILIZED, MULCHED AND VEGETATION ESTABLISHED WITHIN ONE CONSTRUCTION SEASON.
10. ALL DETAILS PROVIDED SHALL BE ADHERED TO UNLESS OTHERWISE APPROVED BY CIVIL ENGINEER OR RECORD.
11. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
12. SEE SHEET 2 FOR UTILITY INSTALLATION NOTES AND SPECIFICATIONS.

ANNOTATIONS:

BOW	BOTTOM OF WALL
CL	CENTERLINE
COMMS	COMMUNICATIONS
EL	ELEVATION
ELEC	ELECTRICAL
EOA	EDGE OF ASPHALT
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
LF	LINEAR FEET/FOOT
LPS	LOW PRESSURE SEWER
INV	INVERT
P/A	PLANTING AREA
R	RADIUS
ROW	RIGHT OF WAY
PR	PROPOSED
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- BUILDING ENVELOPE
- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- EXISTING WATER LINE
- CENTER LINE OF DITCH/SWALE
- EXISTING EDGE OF GRAVEL
- EXISTING CULVERT
- PROPOSED ROCK PAVERS
- PROPOSED ASPHALT DRIVEWAY
- RPA RECEPTION AREA
- PROPOSED CONCRETE
- FLOW ARROW
- PROPOSED 1" WATER SERVICE LINE
- PROPOSED LPS SERVICE LINE
- PR ELECTRICAL SERVICE LINE
- PR COMBINED ELEC AND COMMS
- WATER/SEWER SERVICE MARKERS
- ELECTRICAL & COMMS PEDESTALS
- SPOT GRADE
- PROPOSED TREES & SHRUBS
- PROPOSED HOUSE OUTLINE
- PROPOSED PATIO OUTLINE
- PROPOSED DECK OUTLINE

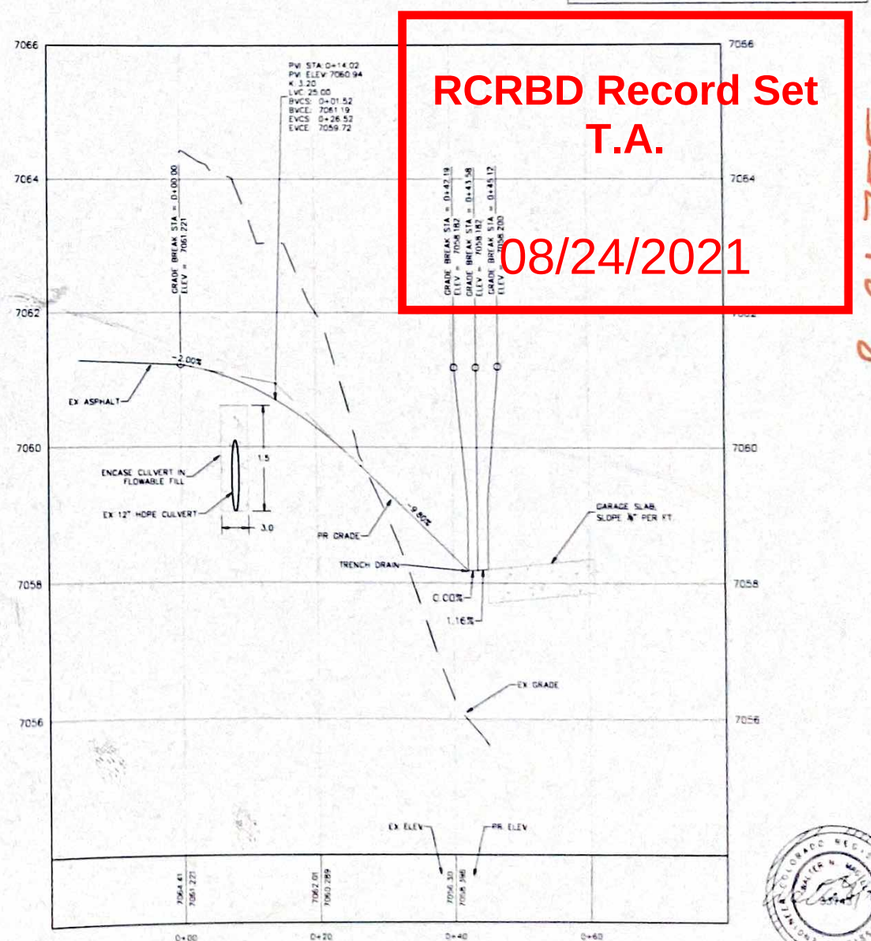
PROJECT TOTAL EARTHWORK QUANTITIES:

AREA OF DISTURBANCE:	10,000	SQ. FT
TOPSOIL STRIPPING:	200	CU. YDS.
TOTAL CUT:	240	CU. YDS.
TOTAL FILL:	450	CU. YDS.
NET (FILL):	210	CU. YDS.

NOTES:
1. TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 1.0 FEET. ACTUAL TOPSOIL DEPTH MAY VARY ACROSS THE ENTIRE AREA OF DISTURBANCE.
2. THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.
3. A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.

MATERIAL QUANTITIES

DRIVEWAY: CLASS 1/2 SUB-BASE	33	CU. YDS
DRIVEWAY: CLASS 6 ROAD BASE	17	CU. YDS
DRIVEWAY: HOT-MIX ASPHALT	17	CU. YDS
STONE PAVERS & STAIRS	25	CU. YDS
STONE PAVER SUB-BASE	25	CU. YDS



RCRBD Record Set
T.A.
08/24/2021

B-21-755

FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775866
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

LOT 3, EAGLE'S VISTA SUBDIVISION

1859 RIVER QUEEN LANE
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
1" = 10'

Contour Interval = 2 ft
DATE: 6-15-2021
JOB #: 1998-001
DRAWN BY: JLW
DESIGN BY: JLW
REVIEW BY: RL

DRAWING:
SITE PLAN & PROFILE

SHEET #
1

Checklist #1 for Building Permit Applications

Routt County Regional Building Department

City of Steamboat Springs

RCRBD Record Set
T.A.
08/24/2021

This list is provided to help speed up your plan review by making sure the basic required information is shown on your submittal. **Plans will not be accepted if the required information is not shown or if an item marked as "N/A" is deemed to be applicable for this type of project.** Additional information may be required based on site-specific conditions or to respond to City development review comments. Please call the appropriate City department if you have any questions related to a specific requirement. The applicant is required to review and sign the affidavit on the bottom of this checklist, accepting responsibility for any incomplete submittal and thus possible result of a delayed review time. For additional information regarding a particular requirement, see the Routt County Building Department website.

City Water/Sewer- 871-8200 Fire Prevention- 879-7170 Engineering- 871-8200 Planning- 871-8258

Applicant Name: Bradley Bartels (Please Print) **Permit #: TB -** 21 - 755

Important: *Any project required to submit Civil Construction Plans and/or Documents to Public Works must include the approved Civil Construction Plans (w/ approval block signed by departments) as part of the Building Permit submittal. See development approval conditions or contact Planning staff. If the Building Department verifies this has been attached, then only the CSMP and SWMP requirements need be verified.*

	Yes	No
Building Permit has associated grading and drainage Civil Construction Documents on record with Public Works?		✓

Site Plan Information	Check Yes	No
North Arrow Indicator, Scale, and Benchmark	✓	
Legal Description, Property Address, Owner's Name, Lot Size in Square Feet	✓	
Existing and Proposed Topography: Contour Lines at 2 foot Intervals, Source of Topography	✓	
Location and Dimensions of all Roads on or Adjacent to the Subject Property. Show Location of Adjacent and Opposing Driveways.	✓	
Location and Dimensions of Right-of –Way and all Easements- **No Landscaping or Structural Improvements in the ROW or Easement**	✓	
Location and Dimension of Lot Lines, Building Envelopes and Setbacks	✓	
Location and Dimensions of all Buildings on the Lot (Existing and Proposed). Include decks, patios, roof overhangs, etc.	✓	
Building and Garage Finish Floor Elevation	✓	
Alignment and Pipe Type of ALL Existing and Proposed Utilities, Including Meters (Water, Sewer, Gas). The Plan must clearly identify changes in bury depth to all existing utilities.	✓	
Show ALL Above Surface Public Appurtenances Identified in	✓	

Relationship to any Proposed Improvement (i.e. Fire hydrants)	✓	
Driveway Location, Width, Grade. Size and Length of any Culverts.	✓	
Location and Dimensions of Sidewalks, Parking Areas, and Paving	✓	
Existing Water Bodies, Drainages, Floodplain (limit and elevation), or Wetland Areas	✓	
Existing and Proposed Storm Water Systems (swales, ditches, culverts, etc.); Arrow showing proposed drainage direction.	✓	
Existing and Proposed Culverts w/ Invert Elevations, Size, and Flared End Sections or Headwalls Indicated	✓	
Extent of Soil Disturbance and Phasing Plan; Show all proposed Erosion & Sedimentation Control Measures; Plans should indicate the total expected disturbed area in acres (to include all excavation, soil stockpile, and project access areas)	✓	
Details for any Permanent Storm Water Quality feature (i.e. % slope for grass buffers, level spreader designs, grass swale cross-sections, etc.)	✓	
Add Note: All Disturbed Areas to be Re-vegetated	✓	
Location and Elevations (top and bottom) of any Retaining Walls; Provide a Cross-Section Design with Engineer's Stamp for any Retaining Wall greater than 4 feet.	✓	
Floor Area Ratio Calculations		

Building Plan Information

Existing and Finished Grades on Building Elevation Drawings- **Including Building Height(s)**.	✓	
Provide a Detailed Code Analysis- Contact Fire Prevention w/ Questions	✓	
Soils Report- See RCBD informational materials for when required.	✓	

Stormwater Management Plan/Construction Site Management Plan

Construction Site Management Plan (CSMP)- see additional checklist on City of Steamboat Springs Engineering documents website	
Stormwater Management Plan (SWMP) if area of disturbance is greater than 1 acre - see additional checklist on City of Steamboat Springs Engineering documents website	

Historic Preservation

Exterior work on a property that is 50 years or older **and may be eligible** to an historic register will be reviewed by the Historic Preservation Commission. To find out if the property is eligible contact the Historic Preservation Division at 970-871-8258.	✓	
Staff Review By:		

I Bradley Bartels accept responsibility for the accuracy and completeness of the contents of this Building Permit application and accept responsibility for any associated delays in City review due to incompleteness.

Applicant: _____ **Phone #:** 970·846·8026

(Applicant Signature)

2/19/2018

Checklist #2 for Building Permit Applications

Routt County Regional Building Department

City of Steamboat Springs

RCRBD Record Set
T.A.
08/24/2021

This list is provided to help speed up your plan review by making sure the basic required information is shown on your submittal. **Plans will not be accepted if the required information is not shown or if an item marked as "N/A" is deemed to be applicable for this type of project**. Additional information may be required based on site specific conditions or to respond to City development review comments. Please call the appropriate City department if you have any questions related to a specific requirement. The applicant is required to review and sign the affidavit on the bottom of this checklist, accepting responsibility for any incomplete submittal and thus possible result of a delayed review time. For additional information regarding a particular requirement, see the Routt County Building Department website.

City Water/Sewer- 871-8200 Fire Prevention- 879-7170 Engineering- 871-8200 Planning- 871-8258

Applicant Name: Bradley Bartels (Please Print) **Permit #: TB -** 21 - 755

Site Plan Information	**Check Yes**	**No**
Existing Conditions and Proposed Conditions Site Plan- can be printed off http://maps.steamboatsprings.net/ss/map.aspx for certain permits.	✓	
North Arrow Indicator and Scale	✓	
Legal Description, Property Address, Owner's Name, Lot Size in Square Feet	✓	
Existing and Proposed Topography: Contour Lines at 2 foot Intervals, indicated source of topography information - **applicable if any work is proposed outside the existing building footprint.**	✓	
Location and Dimensions of all Roads on or Adjacent to the Subject Property. Show Location of Adjacent and Opposing Driveways.	✓	
Location and Dimensions of Right-of –Way and all Easements- **No Landscaping or Structural Improvements in the ROW or Easement**	✓	
Location and Dimension of Lot Lines, Building Envelopes and Setbacks	✓	
Location and Dimensions of all Buildings on the Lot (Existing and Proposed). Include Decks, Patios, Roof overhangs, etc.	✓	
Building and Garage Finish Floor Elevation	✓	
Alignment and Pipe Type of ALL Existing and Proposed Utilities, Including Meters (Water, Sewer, Gas).	✓	
Show ALL Above Surface Public Appurtenances Identified in Relationship to any Proposed Improvement (i.e. Fire hydrants)	✓	
Location and Dimensions of Sidewalks, Parking Areas, and Paving impacted by scope of work	✓	
Existing and Proposed Storm Water Systems Impacted by Work (swales, ditches, culverts, etc.); Arrow showing proposed drainage direction.	✓	
Existing Water Bodies, Drainages, Floodplain (limit and elevation), or Wetland Areas impacted by scope of work	✓	
Location and Elevations (top and bottom) of any Retaining Walls;	✓	

Provide a Cross-Section Design with Engineer's Stamp for any Retaining Wall greater than 4 feet.	✓	
Floor Area Ratio Calculations	✓	

Building Plan Information

Existing and Finished Grades on Building Elevation Drawings- **Including Building Height(s)**.	✓	
Provide Code Information- Contact Fire Prevention w/ Questions	✓	

Historic Preservation

Exterior work on a property that is 50 years or older **and may be eligible** to an historic register will be reviewed by the Historic Preservation Commission. To find out if the property is eligible contact the Historic Preservation Division at 970-871-8258.	✓	
Staff Review By:		

I Bradley Bartels accept responsibility for the accuracy and completeness of the contents of this Building Permit application and accept responsibility for any associated delays in City review due to incompleteness.

Applicant : _____ **Phone #:** 970·846·8026

(Applicant Signature)

City of Steamboat Springs

RCRBD Record Set
T.A.
08/24/2021

Construction Site Management Plan Checklist B-21-755

Prior to the approval of a building/ROW permit, any commercial, multi-family, or applicable single family/duplex project must complete an approved Construction Site Management Plan (CSMP). Below are the required items to be included in the CSMP. Please check "yes" if the item is included, "no" if it is not, and "N/A" if not-applicable. Please provide an explanation for any "No" answers at the bottom of the checklist.

Project Name: Steamboat Springs Alpine House **Date:** 7-4-21

Estimated Construction Start Date: 8-15-21 **End Date:** 8-15-22

Individual responsible for CSMP monitoring and compliance

Name: Bradley Burdels **Phone # (local):** 970-846-8026

	Yes	No	N/A
1. General			
a. CSMP is shown on the proposed site plan	✓		
b. Schedule Pre-Construction Meeting *(required only for commercial, industrial, and multifamily projects)*			✓
c. Right of Way permit (i.e. work or obstruction within ROW). *If required, describe below and include estimated start and stop dates.*			✓
2. Erosion and Sedimentation Control Plan showing			
a. Topographic Information – including sufficient detail to characterize the site	✓		
b. Areas and extent of soil disturbance (show any phasing)	✓		
c. Location of all on site and adjacent water bodies, wetlands, drainages, and storm water systems	✓		
d. Vehicle tracking control measures (vehicle track pad, vehicle wash station, etc.)			✓
e. Inlet protection			✓
f. Perimeter control measures (BMPs)	✓		
g. Standard details for all proposed control measures	✓		
3. Site Construction Facilities (Identify the following):			
a. Staging areas	✓		
b. Stockpile areas	✓		
c. Dumpsters and trash receptacles	✓		
d. Material recycling (wood, metal, plastics, etc.)		✓	
e. Sanitary facilities	✓		
f. Loading/Unloading areas	✓		
g. Trailers and field offices (show access)			✓
4. Parking:			
a. Location and number of onsite and any offsite stabilized parking areas	✓		
b. Is project located downtown or at ski resort base area? *If so, describe below where contractor parking will occur:* on site & on cul de sac	✓		

5. External Traffic Control Plan showing:			
a. Show/label all traffic control devices (MUTCD compliant)			✓
b. Site access points; show existing adjacent streets and driveways; identify any changes and associated signage	✓		
c. Sidewalks and trails; identify any changes and associated signage			✓
d. Use of the public Right of Way (ROW) - generally not permitted (for constrained sites show any proposed use of ROW)			✓
e. Crane use details, including but not limited to, ROW encroachment, swing radius, loading locations (Crane will require ROW permit from the City)			✓
6. Internal Access Control showing			
a. Emergency access- 24' wide all weather surface for emergency access thru site (to be maintained at all times)	✓		
7. CSMP Standard Notes:			
a. Standard CSMP notes included on the site plan or Civil Plan Sheets	✓		
8. Dust Control			
Provide narrative describing efforts to reduce fugitive dust from construction activities: No fugitive dust expected.			
Provide explanation for any "No" or "N/A" answers:			

** **Plans shall be phased and updated as the project evolves and site conditions change.**

** **Please notify adjacent property owners prior to mobilization.**

** **Refer to chapter 36 of the Community Development Code for more information.**

SUBSOIL AND FOUNDATION INVESTIGATION
LOCKHART SUBDIVISION AKA: Eagles Vista
RIVER QUEEN LANE
STEAMBOAT SPRINGS, COLORADO

RCRBD Record Set
T.A.

07/16/2021

Prepared by

NWCC, Inc.
2580 Copper Ridge Drive
Steamboat Springs, CO 80487

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

Prepared for

Kokee Kokee, LLC
Ty Lockhart
830 Lincoln Avenue
Steamboat Springs, CO 80847

NWCC Project NO. 17-10640

September 5, 2017

TABLE OF CONTENTS

List of Figures, Tables and Appendices.

1.0 CONCLUSIONS

Based on results of the field and laboratory investigations, NWCC, Inc. (NWCC) recommends the proposed single-family residences and garages to be constructed within this subdivision be founded on footings placed on the natural sands and clays and/or natural sands and gravels encountered beneath the existing fill materials and the topsoil and organic materials.

2.0 PURPOSE AND SCOPE OF WORK

This report presents the results of the Subsoil and Foundation Investigation completed for the Lockhart Subdivision to be constructed within a vacant parcel of land located at the southwest end of River Queen Lane in Steamboat Springs, Colorado. The approximate location of the project site is shown in Figure #1.

The scope of our work included obtaining data from a visual inspection of the site; the excavation of seven (7) test pits; sampling of the soils and the laboratory testing of the samples obtained. This report summarizes the results of the field investigation and the laboratory test results, as well as our recommendations for foundation design, floor slabs, foundation walls, site grading and pavement sections based on the proposed construction and the subsurface conditions encountered.

3.0 PROPOSED CONSTRUCTION

NWCC understands the proposed construction will consist of six (6) single family residences within the subdivision. The lot sizes will range from 0.23 to 0.48 acres in size. NWCC has assumed the residences will consist of 1 to 2 story wood framed structures constructed with attached garages and walkout basement levels. NWCC has assumed the lower levels of the residences and garages will be constructed with concrete slab-on-grade floor systems. We have assumed the loads generated by the proposed building structures will be variable and range from light to moderate, typical of this type of residential construction.

Some overlot site grading, roadway and utility construction will be required. The majority of the grading will occur at the end of the existing cul-de-sac; at the west end of the property for the water quality detention pad; and cut and fill placement within a majority of the lot entrances. NWCC has assumed that the remaining cuts and fills constructed within each of the individual lots will be on the order of 5 to 15 feet or less to bring the sites to the finish grades.

4.0 SITE CONDITIONS

The project site is located at the southwest end of River Queen Lane in Steamboat Springs, Colorado. The site is bordered on the north, south and west by developed single and multi-family homes and on the east by existing townhomes.

A majority of the site consists of vacant, undisturbed land that is vegetated with native grasses, weeds, scrub oaks and sage brush. Previous site grading, which appears to consist of fill placement on the order of 5 to 10 feet in depth, has occurred at and around the existing cul-de-sac.

The topography of the project site is variable and the central portion of the lot, where the road and pond will be constructed, sits on a ridgeline that slopes gently to strongly down to the west. The remainder of the property, proposed building lots and greenbelt area, generally slope moderately to steeply down to the south, southwest and northwest at 5 to 25 percent. Steeper natural slopes, greater than 30%, are situated along the southern and northern edges of the property. A maximum elevation difference of approximately 25 to 60 feet appears to exist at each of the lots.

5.0 FIELD INVESTIGATION

The field investigation for this project was conducted on August 18, 2017. Seven (7) test pits were advanced at the approximate locations shown in Figure #2. The test pits were excavated with a PC 138 trackhoe. The test pits were logged and samples were obtained at the time of excavation by an engineer from NWCC. Graphic logs of the exploratory test pits are shown in Figure #3 and #4 along with the associated Legend and Notes.

6.0 LABORATORY INVESTIGATION

Samples obtained from the test pits were examined and classified in the laboratory by the project engineer. Laboratory testing included standard index property tests including natural densities and moisture contents, dry unit weights, grain size analyses and liquid and plastic limits. Swell-consolidation testing was also conducted on relatively undisturbed samples of the natural sands and clays. Swell-consolidation test results are shown in Figures #5 to #7 and the results are discussed in the following section. The results of the laboratory testing are summarized in the Table #1 that follows the figures. Laboratory testing was conducted in general accordance with applicable ASTM specifications.

7.0 SUBSURFACE CONDITIONS

The subsurface conditions encountered in the test pits excavated across the proposed subdivision were highly variable and generally consisted of a layer of natural topsoil and organic materials or existing fill materials overlying natural sands and clays or sands and gravels to the maximum depth investigated, 12 feet beneath existing ground surface (bgs).

Natural topsoil and organic materials were encountered at the ground surface or beneath the existing fill materials in all of the test pits. The layers of topsoil and organic materials were approximately 1 ½ to 3 feet in thickness. The natural topsoil and organic materials were silty dry to moist and dark brown to black in color.

Sand and gravel fill materials were encountered at the ground surface in the central portion of the site (Test Pits 3 and 4) and beneath the proposed roadway and pond. The fill materials ranged from 4 ½ to 9 feet in thickness. The sand and gravel fill materials were silty to clayey, fine to coarse grained with cobbles and boulders, non to very low plastic, medium dense, slightly moist and brown in color. Samples of the fill materials classified as SM and GM soils in accordance with the Unified Soil Classification System (USCS).

Natural sands and clays were encountered below the natural topsoil and organic material and natural sands and gravels in all but two of the test pits. The sands and clays were fine to coarse grained with gravels, low plastic, very stiff to dense, moist to slightly moist and brown in color. Samples of the natural sands and clays classified as SC to CL soils in accordance with the USCS.

Sands and gravels were also encountered below the natural topsoil and organic materials and existing fill materials. The sands and gravels were clayey, fine to coarse grained with cobbles and boulders, low plastic, dense, dry to moist and brown to gray in color.

Swell-consolidation testing conducted on relatively undisturbed samples of the natural sands and clays indicate that the materials tested will exhibited a low swell potential when wetted under a constant load. The swell-consolidation test results are shown in Figures #5 through #7, and all of the other test results are summarized in the associated Table 1.

Groundwater seepage was not encountered in any of the test pits at the time of excavation and no signs of a seasonal high groundwater table were observed. It should be noted that the groundwater conditions at this site can be expected to fluctuate with precipitation and seasonal runoff.

Based on the subsurface conditions encountered at the site, the laboratory test results and our review of the available literature, NWCC recommends that a Site Class C be used for the foundation designs in accordance with Table 20.3-1 in Chapter 20 of ASCE 7-10.

8.0 FOUNDATION RECOMMENDATIONS

Based on the subsurface conditions encountered in the test pits, the results of the field and laboratory investigations and our assumptions regarding the proposed building construction, NWCC believes an economically feasible and safe type of foundation system is spread footings or individual pads with grade beams founded on the natural sand and clays and/or sands and gravels encountered below the topsoil and organic materials and any existing fill materials. The precautions and recommendations itemized below will not prevent the movement beneath the foundation if the underlying sands and clays swell. However, they should reduce the amount of differential movement beneath the foundation system.

1) Footings placed on the undisturbed natural sands and clays and/or sands and gravels should be designed using an allowable soil bearing pressure of 3,000 psf. Based on the swell-potential of

the natural sands and clays, the footings should also be designed for a minimum dead load pressure of at least 700 psf. Increasing minimum dead load pressures will help reduce differential foundation movement if the sands and clays become wetted and swell.

2) Footings or pad sizes should be computed using the above soil pressures and placed on the natural undisturbed sands and clays and/or sands and gravels found beneath the existing topsoil and fill materials and any fill materials.

3) Any topsoil, as well as any existing fill materials or loose and soft natural soils encountered within the foundation excavations should be removed and the excavations extended to competent natural soils prior to concrete placement. The footings may have to be narrow or interrupted to maintain the minimum dead load. The foundation design should be closely checked to assure that it distributes the loads per the allowable pressures given.

4) Foundation walls should be designed and reinforced to span an unsupported distance of 10 feet or the length between pads, whichever is greater.

5) Footings or pads should be placed well enough below final backfill grades to protect them from frost heave. Forty-eight (48) inches is typical for this location considering normal snow cover and other winter factors.

6) Based on experience, we estimate the total settlement for footings and pads designed and constructed as discussed in this section will be approximately 1 inch. Additional bearing capacity values along with the associated settlements are presented in Figure #8.

7) We strongly recommend that the client retain NWCC to observe the foundation excavations when they are near completion to identify the bearing soils and confirm the recommendations in this report.

9.0 FLOOR SLAB RECOMMENDATIONS

NWCC has assumed the proposed residences and garages will be constructed with concrete slab-on-grade floor systems placed at varying depths across the site. The on-site soils, apart from the existing topsoil and organic materials, are capable of supporting slab-on-grade construction. However, floor slabs present a very difficult problem where swelling materials are present near floor slab elevation because sufficient dead load cannot be imposed on them to resist the uplift pressure generated when the materials are wetted and expand. Based on the moisture-volume change characteristics of the sands and clays encountered at this site, we recommend that structural floor systems over well-ventilated crawlspaces or void form be used in the proposed residences.

If the client elects to construct concrete slab-on-grade floor systems, we recommend the following special design and construction precautions be followed so that the amount of movement in the floor slabs can be reduced, if the sands and clays become wetted.

1) Floor slabs should be separated from all bearing walls, columns and their foundation supports with a positive slip joint. We recommend the use of ½-inch thick cellotex or impregnated felt.

2) Interior non-bearing partition walls resting on the floor slabs should be provided with a slip joint, preferably at the bottom, so that in the event the floor slab moves, this movement is not transmitted to the upper structure. This detail is also important for wallboard and doorframes and is shown in Figure #9.

3) A minimum 6-inch gravel layer should be provided beneath all floor slabs to act as a capillary break and to help distribute pressures. Prior to placing the gravel, the excavation should be shaped so that if water does get under the slab, it will flow to the low point of the excavation. In addition, all of the topsoil and organic materials should be removed prior to placement of the underslab gravels or new structural fill materials.

4) Floor slabs should be provided with control joints placed a maximum of 12 feet on center in each direction to help control shrinkage cracking. The location of the joints should be carefully checked to assure that the natural, unavoidable cracking will be controlled. The depth of the control joints should be a minimum of ¼ the thickness of the slab.

5) Underslab soils should be kept as close as possible to their in-situ moisture content. Excessive wetting or drying of these soils prior to placement of the floor slab could result in differential movement after the slabs are constructed.

6) It has been our experience that the risk of floor slab movement can be reduced by removing at least 2 feet of the expansive materials and replacing them with a well compacted, non-expansive fill. If this is done, or if fills are required to bring the underslab soils to the desired grade, the fill should consist of non-expansive, granular materials. The fill should be uniformly placed and compacted in 6 to 8 inch lifts to at least 95% of the maximum standard Proctor density at or near the optimum moisture content, as determined by ASTM D-698/AASHTO T-99.

The above precautions and recommendations will not prevent floor slab movement in the event the sands and clays beneath the floor slabs undergo moisture changes. However, they should reduce the amount of damage if such movement occurs. The only way to eliminate the risk of all floor slab movement is to construct a structural floor over a well-vented crawl space or void form materials.

10.0 PERIMETER DRAINAGE SYSTEM RECOMMENDATIONS

Any floor levels or crawl space areas constructed below the existing or finished ground surfaces and the foundations should be protected by underdrain systems to help reduce the problems associated with surface and subsurface drainage during high runoff periods.

Localized perched water or runoff can infiltrate the lower levels of the structures at the foundation levels. This water can be one of the primary causes of differential foundation and slab movement. Especially, when expansive soils are encountered. Excessive moisture in crawl space areas or lower levels can also lead to rotting and mildewing of wooden structural members and the formation of mold and mold spores. Formation of mold and mold spores could have detrimental effects on the air quality in these areas, which in turn can lead to potential adverse health effects.

Drains should be located around entire perimeter of the lower levels and be placed and at least 12 inches below any floor slab or crawl space levels and at least 6 inches below the foundation voids and bottom of the foundation walls or footings. NWCC recommends the use of perforated PVC pipe for the drainpipe, which meets or exceeds ASTM D-3034/SDR 35 requirements, to minimize potential for pipe crushing during backfill operations. Holes in the drainpipe should be oriented down between 4 o'clock and 8 o'clock to promote rapid runoff of water. Drainpipe should be surrounded with at least 12 inches of free draining gravel and should be protected from contamination by a filter covering of Mirafi 140N subsurface drainage fabric or an equivalent product. Drains should have a minimum slope of 1/8 inch per foot and be daylighted at positive outfalls protected from freezing, or be led to sumps from which water can be pumped. The use of interior laterals, multiple daylights or sumps may be required for the proposed structure. Caution should be taken when backfilling so as not to damage or disturb the installed underdrains. NWCC recommends the drainage systems include a cleanout every 100 feet, be protected against intrusion by animals at outfalls and be tested prior to backfilling. NWCC also recommends the client retain our firm to observe the underdrain systems during construction to verify that they are being installed in accordance with recommendations provided in this report and observe a flow test prior to backfilling the system.

In addition, NWCC recommends an impervious barrier be constructed to keep water from infiltrating through the voided areas and/or under the foundation footings. Barrier should be constructed of an impervious material, which is approved by this office and placed below the perimeter drain and up against the sides of the foundation walls. A typical perimeter/underdrain detail is shown in Figure #10.

Placement of and impervious membrane and/or properly compacted clays in crawl space areas to the top of the footings or at least 12 inches above the top of the foundation voids or bottom of the foundation walls should help reduce the moisture problems in these areas.

11.0 FOUNDATIONS WALLS AND RETAINING STRUCTURE RECOMMENDATIONS

Foundation walls and retaining structures, which are laterally supported and can be expected to undergo only a moderate amount of deflection (at rest), may be designed for a lateral earth pressure computed on

the basis of an equivalent fluid unit weight of 45 pcf for imported, free draining granular backfill and 55 pcf for the on-site soils.

Cantilevered retaining structures on the site can be expected to deflect sufficiently to mobilize the full active earth pressure condition. Therefore, cantilevered structures may be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of 35 pcf for imported, free draining granular backfill and 45 pcf for the on-site soils.

Foundation walls and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent buildings, traffic and construction materials. An upward sloping backfill and/or natural slope will also increase the earth pressures on foundation walls and retaining structures.

NWCC recommends imported granular soils for backfilling foundation walls and retaining structures because their use results in lower lateral earth pressures. The imported granular materials should be placed to within 2 to 3 feet of the ground surface. Imported granular soils should be free draining and have less than 7 percent passing the No. 200 sieve. The granular soils behind foundation and retaining walls should be sloped from the base of the wall at an angle of at least 45 degrees from the vertical. The upper 2 to 3 feet of fill should be a relatively impervious soil or pavement structure to prevent surface water infiltration into the backfill.

Wall backfill should be carefully placed in uniform lifts and compacted to at least 95 % of the maximum standard Proctor density and within 2% of the optimum moisture content. Care should be taken not to overcompact the backfill since this could cause excessive lateral pressure on the walls. Some settlement of deep foundation wall backfill materials will occur even if the material is placed correctly.

12.0 SITE DRAINAGE RECOMMENDATIONS

Proper surface drainage at these lots is of paramount importance for minimizing the infiltration of surface drainage into the wall backfill and bearing soils, which could result in increased wall pressures, differential foundation and slab movement. The following drainage precautions should be observed during construction and at all times after the structures have been completed:

1) Ground surface surrounding the structures should be sloped (minimum of 1.0 inch per foot) to drain away from the structure in all directions to a minimum of 10 feet. Ponding must be avoided. If necessary, raising the top of foundation walls to achieve a better surface grade is advisable.

2) Non-structural backfill placed around the structures should be compacted to at least 95% of the maximum standard Proctor density at or near the optimum moisture content in order to minimize future settlement of the fill. Backfill should be placed immediately after the braced foundation walls are able to structurally support the fill. Puddling or sluicing must be avoided.

3) Top 2 to 3 feet of soil placed within 10 feet of the foundations should be impervious in nature to minimize infiltration of surface water into the wall backfill.

4) Roof downspouts and drains should discharge well beyond the limits of all backfill. Roof overhangs, which project two to three feet beyond the foundations, should be considered if gutters are not used.

5) Landscaping, which requires excessive watering and lawn sprinkler heads, should be located a minimum of 10 feet from the foundation walls of the structures.

6) Plastic membranes should not be used to cover the ground surface adjacent to foundation walls.

13.0 SITE GRADING RECOMMENDATIONS

All fill materials placed beneath the interior floor slabs, exterior flat work, pavement areas, underground utilities and within the proposed pond should be compacted to at least 95 percent of the maximum standard Proctor density and within 2 percent of the optimum moisture content as determined in accordance with ASTM D698/AASHTO T99. The fills placed in these areas should not contain boulders, topsoil, organics or other deleterious substances. The fill materials placed in the landscaped areas should be compacted to at least 90 percent of the maximum standard Proctor density. The materials not suitable for use under the buildings and pavement areas should be placed in the bottom of the fills in landscaped areas, where some settlement can be tolerated.

Site grading should be carefully planned to provide positive surface drainage away from all the buildings and pavement areas. The buildings and pavement areas should be placed as high as possible on the sites so that positive drainage away from these structures can be provided. Surface diversion features should be provided around the paved areas to prevent surface runoff from flowing across the paved surfaces.

Although site grading plans for each of the lots were not available at the time of this report, we have assumed that cuts and fills of up to 5 to 15 feet in depth may be required to develop the individual lots. We recommend that the final fill slopes not exceed 2 (H) to 1 (V) configuration if they are properly compacted and drained. Positive surface drainage should be provided around all permanent cut and fill slopes to direct surface drainage away from the slope faces. All cut and fill slopes and other stripped areas should be protected against erosion by revegetation or other methods.

14.0 PAVEMENT RECOMMENDATIONS

Pavement section alternatives presented below are based on laboratory test results, assumed traffic loadings indicated below, pavement design procedures presented in the AASHTO Guide for Design of Pavement Structures and our experience with similar sites and conditions in the Steamboat Springs area. AASHTO pavement design procedures have been adopted and are used by the Colorado Department of Transportation (CDOT).

Based on the results of the field and laboratory investigations and our understanding of the proposed construction, it appears the materials to be encountered at proposed pavement subgrade elevations along

River Queen Lane will likely consist of existing sand and gravel fill materials. These materials generally classified as SC to GC soils in accordance with the Unified Soil classification system and as A-4 to A-6 soils in accordance with the AASHTO classification system. These materials are generally considered to provide adequate to fair support for pavement structures. Using these classifications and our experience with similar soils, NWCC has correlated the soil classification to a modulus of subgrade reaction of 3,750 psi, which was used in the pavement design calculations.

NWCC recommends the pavement areas subjected to both automobile and truck traffic, such as the new along River Queen Lane be constructed with a composite pavement section consisting of at least 4 inches of asphalt placed over 4 inches of Class 6 aggregate base course and 8 inches of subbase materials consisting of Class 2 aggregate base course. Pavements for driveways and other areas subjected to automobile traffic only should receive a composite pavement section consisting of at least 3 inches of asphalt placed over 4 inches of Class 6 aggregate base course and 8 inches of subbase materials.

NWCC recommends the areas subjected to heavy truck traffic turning movements, such as in the apron areas in front of the trash dumpster approach areas be paved with a rigid pavement section consisting of at least 7 inches of Portland cement concrete (PCC). Sidewalks subjected to pedestrian traffic should be paved using at least 4 inches of PCC and 5 inches in areas where occasional emergency or snow removal vehicle traffic is anticipated.

Prior to placement of subbase materials, NWCC recommends the exposed subgrade soils be uniformly mixed, moisture treated to within 2 % of the optimum moisture content and then be recompacted to at least 95 % of the maximum standard Proctor density. Depending on the time of year when subgrade preparation is considered, moisture conditioning including drying and/or moistening of subgrade materials will most likely be required in order to attain uniform compaction. NWCC also recommends that the properly moisture conditioned and recompacted subgrade soils be proofrolled with a loaded tandem dump truck prior to placing the subbase gravels. Areas exhibiting deflection and rutting will most likely require deeper stabilization. The depth and type of stabilization should be determined at the time of construction.

NWCC recommends the asphalt pavement material consist of an approved "Superpave" mix designed by a qualified, registered engineer. The mix design should be designed using the SX gradation and mixed with PG 58-28 oil or other performance graded asphaltic materials. The mix should be produced and placed by a qualified contractor and should be compacted to between 92 and 96 percent of the maximum theoretical (Rice) density. Quality control activities should be conducted on paving materials at the time of placement.

Base course materials should consist of a well-graded aggregate base course material that meets CDOT Class 6 ABC grading and durability requirements. Base course and subbase materials (Class 2 ABC) should be uniformly placed and compacted in 4 to 6-inch loose lifts to at least 95 % of the maximum modified Proctor density and within +/- 2 % of the optimum moisture content as determined by ASTM D1557.

Concrete pavement materials shall be based on a mix design established by a qualified engineer. Concrete should have a minimum 28-day compressive strength of 4,500 psi, be air entrained with approximately 6 percent air and have a maximum water/cement ratio of 0.42. Concrete should have a maximum slump of 4 inches and should contain control joints not greater than 12 feet on centers. The depth of the control joints should be at least ¼ of the slab thickness.

The collection and diversion of surface and subsurface drainage away from the paved areas is extremely important to satisfactory performance of the pavement. The design of the surface and subsurface drainage features should be carefully considered to remove all water from paved areas and to prevent ponding of water on and adjacent to paved areas. NWCC recommends subgrade areas be graded to drain if feasible so that surface runoff is not allowed to pond on the subgrade surface.

15.0 LIMITATIONS

The recommendations given in this report are based on the subsurface conditions encountered in the test pits advanced across the project site, our assumptions regarding the proposed construction and the behavior of structures at neighboring, similar sites. We believe that this information gives a high degree of reliability for anticipating the behavior of the proposed structures; however, our recommendations are professional opinions and cannot control nature, nor can they assure the soils profiles beneath those or adjacent to those observed. No warranties expressed or implied are given on the content of this report.

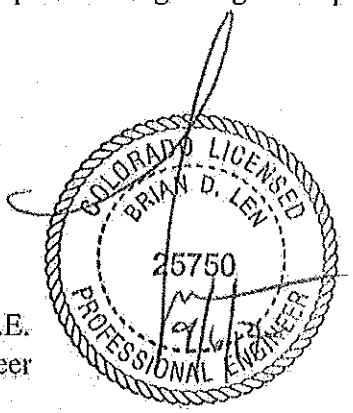
Swelling soils were encountered throughout the subdivision. These soils are stable at their natural moisture content but can shrink or swell with changes in moisture. The behavior of swelling soils is not fully understood. The swell potential of any particular site can change erratically both in lateral and vertical extent. Moisture changes also occur erratically, resulting in conditions, which cannot always be predicted. The recommendations presented in this report are based on the current state of the art for foundations and floor slabs on swelling soils. The owner should be aware that there is a risk in construction on these types of soil. Performance of the structures will depend on following the recommendations and in proper maintenance after construction is complete. As water is the main cause for volume change in these soils, it is necessary that the changes in moisture content be kept to a minimum. This requires judicious irrigation and providing positive surface drainage away from the structures. Any distress noted in the structures should be brought to the attention of this office.

This report is based on the investigation at the described site and on the specific anticipated construction as stated herein. If either of these conditions is changed, the results would also most likely change. Therefore, we strongly recommend that our firm be contacted prior to finalizing the construction plans so that we can verify that our recommendations are being properly incorporated into the construction plans. Man-made or natural changes in the conditions of a property can also occur over a period of time. In addition, changes in requirements due to state of the art knowledge and/or legislation do from time to time occur. As a result, the findings of this report may become invalid due to these changes. Therefore, this report is subject to review and not considered valid after a period of 3 years or if conditions as stated above are altered. It is the responsibility of the owner or his representative to insure that the information in this report is incorporated into the plans and/or specifications and construction of the project. It is

advisable that a contractor familiar with construction details typically used to dealing with the local subsoils and climatic conditions be retained to build the structures.

If you have any questions regarding this report or if we may be of further service, please do not hesitate to contact us.

Sincerely,
NWCC, INC.



Brian D. Len, P.E.
Principal Engineer

RCRBD Record Set
T.A.

07/16/2021

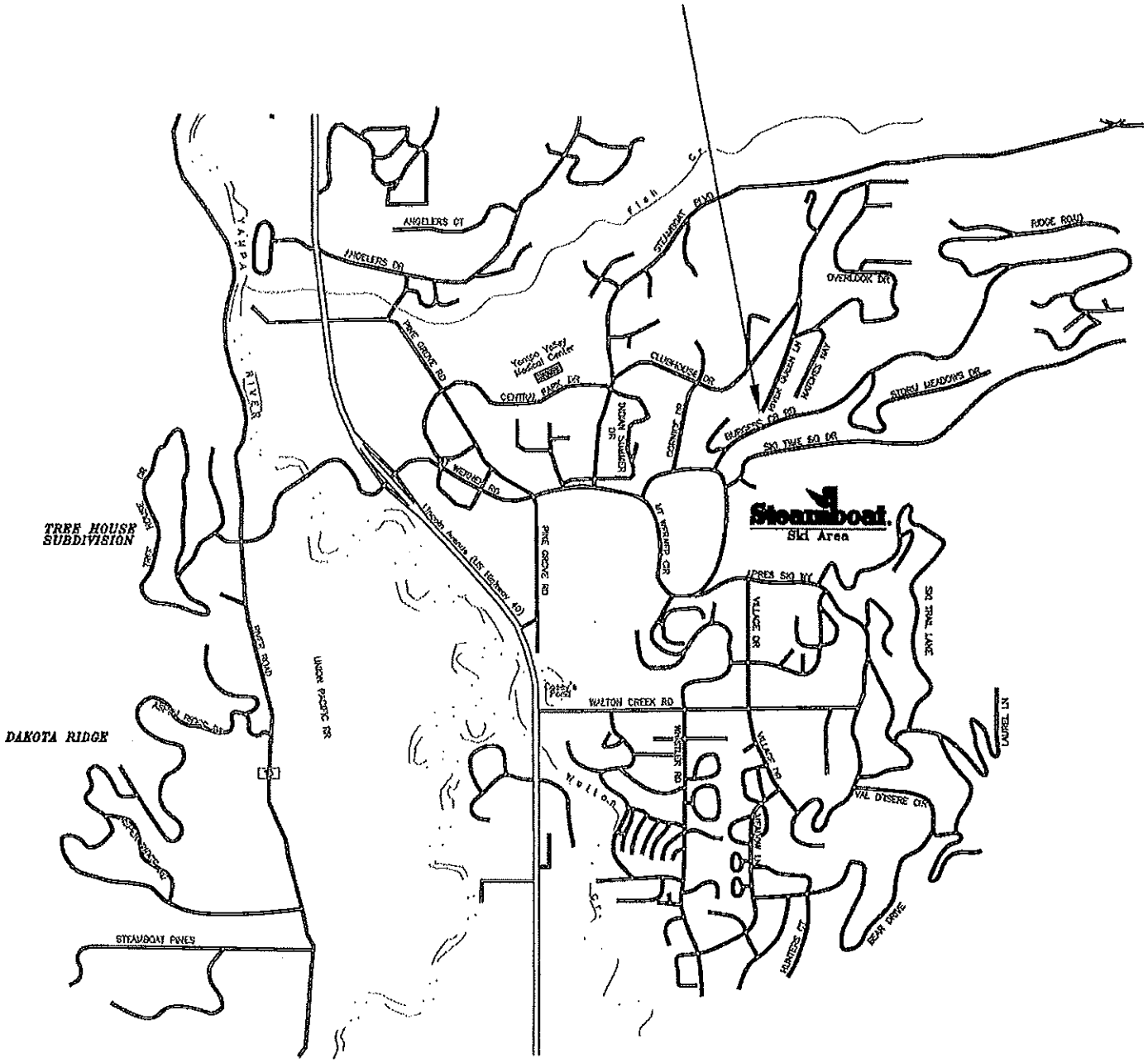
Reviewed by Timothy S. Travis, P.E.
Sr. Project Engineer

cc: Erik Griepentrog – Landmark Consultants

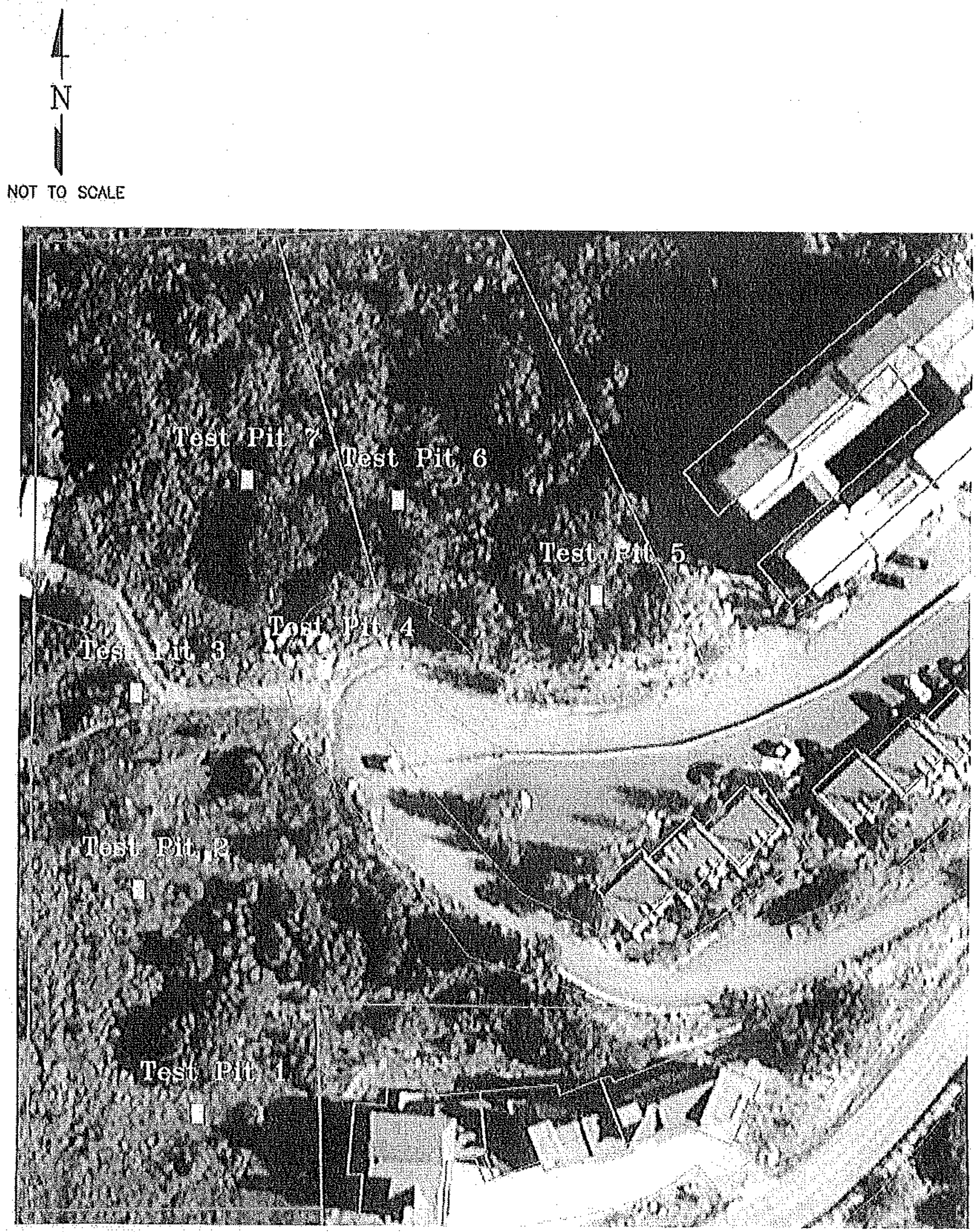
N

NOT TO SCALE

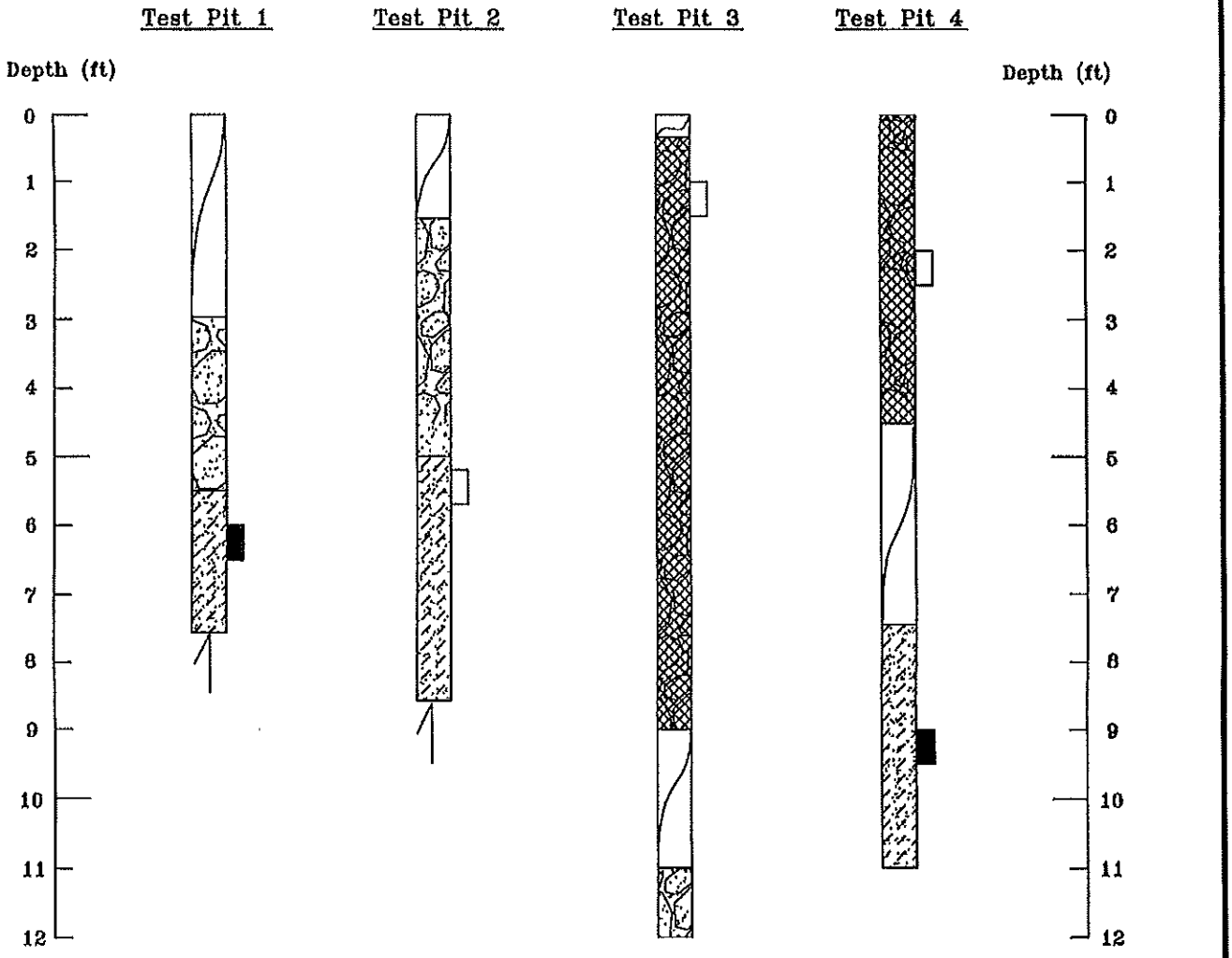
PROJECT SITE



Title: VICINITY MAP	Date: 9/5/2017	NWCC Northwest Colorado Consultants, Inc. Geotechnical / Environmental Engineering · Materials Testing
Job Name: Lockhart Subdivision	Job No. 17-10640	(970)879-7688 • Fax (970)879-7691 2550 Copper Ridge Drive Steamboat Springs, Colorado 80487
Location: River Queen Lane, Steamboat Springs, CO	Figure #1	



Title: SITE PLAN – TEST HOLE LOCATIONS	Date: 9/5/2017	NWCC North West Colorado Consultants, Inc. Geotechnical / Environmental Engineering · Materials Testing
Job Name: Lockhart Subdivision	Job No. 17-10640	
Location: River Queen Lane, Steamboat Springs, CO	Figure #2	



LEGEND:

Topsoil and Organics: Silty, dry to moist, and dark brown to black.

FILL: Sand and gravel, silty to clayey, fine to coarse grained with cobbles and boulders, non to very low plastic, medium dense, slightly moist and brown.

SANDS AND GRAVELS: Clayey, fine to coarse grained with cobbles and boulders, low plastic, dense, dry to moist and brown to gray.

SANDS AND CLAYS: Fine to coarse-grained with gravels, low plastic, very stiff to dense, moist to slightly moist and brown.

Small Disturbed Bag Sample.

Small Disturbed Bag Sample.

Indicates depth of practical rig refusal on cobbles and boulders.

NOTES:

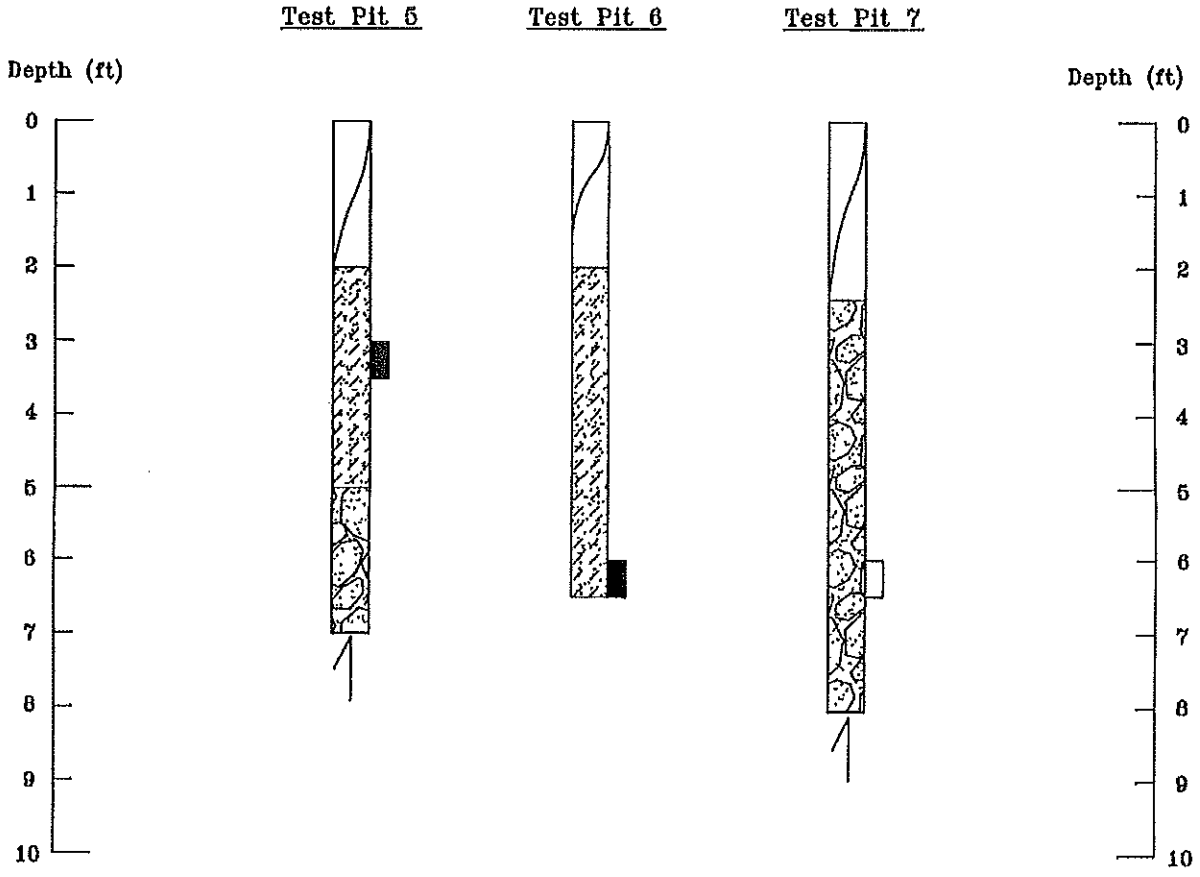
1) Test pits were excavated on August 18, 2017 with a Komatsu PC 138 trackhoe.

2) Test pit locations were determined by pacing from existing site features.

3) Elevations of the test pits were not measured and the logs are drawn to the depths investigated.

4) The lines between materials shown on the test pit logs represent the approximate boundaries between material types and transitions may be gradual.

Title: LOGS, LEGEND AND NOTES	Date: 9/5/2017	NWCC Northwest Colorado Consultants, Inc. Geotechnical / Environmental Engineering • Materials Testing (970)879-1688 • Fax (970)879-7681 2580 Copper Ridge Drive Steamboat Springs, Colorado 80487
Job Name: Lockhart Subdivision	Job No. 17-10640	
Location: River Queen Lane, Steamboat Springs, CO	Figure #3	



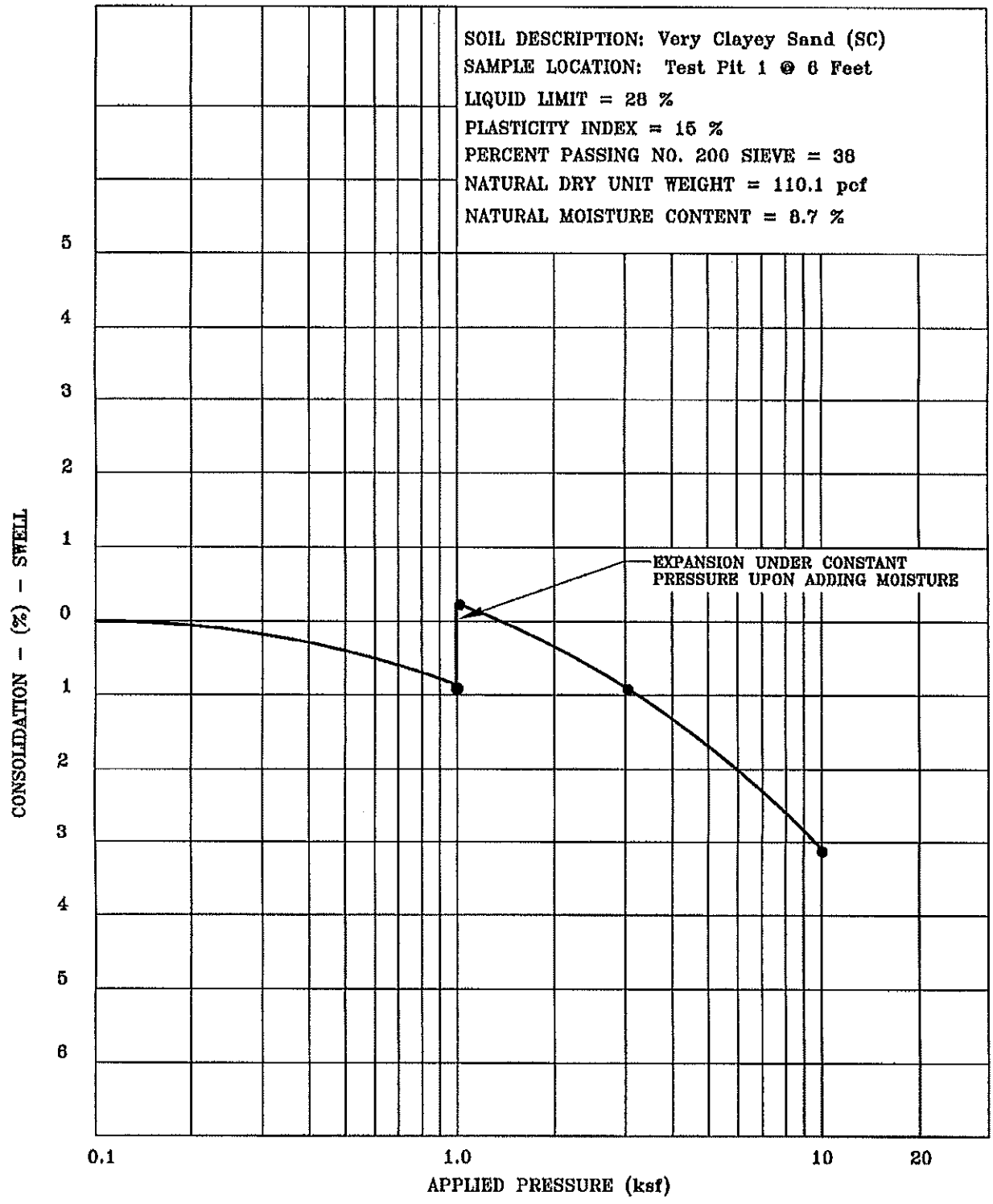
LEGEND:

- Topsoil and Organics: Silty, dry to moist, and dark brown to black.
- FILL: Sand and gravel, silty to clayey, fine to coarse grained with cobbles and boulders, non to very low plastic, medium dense, slightly moist and brown.
- SANDS AND GRAVELS: Clayey, fine to coarse grained with cobbles and boulders, low plastic, dense, dry to moist and brown to gray.
- SANDS AND CLAYS: Fine to coarse-grained with gravels, low plastic, very stiff to dense, moist to slightly moist and brown.
- Small Disturbed Bag Sample.
- Small Disturbed Bag Sample.
- Indicates depth of practical rig refusal on cobbles and boulders.

NOTES:

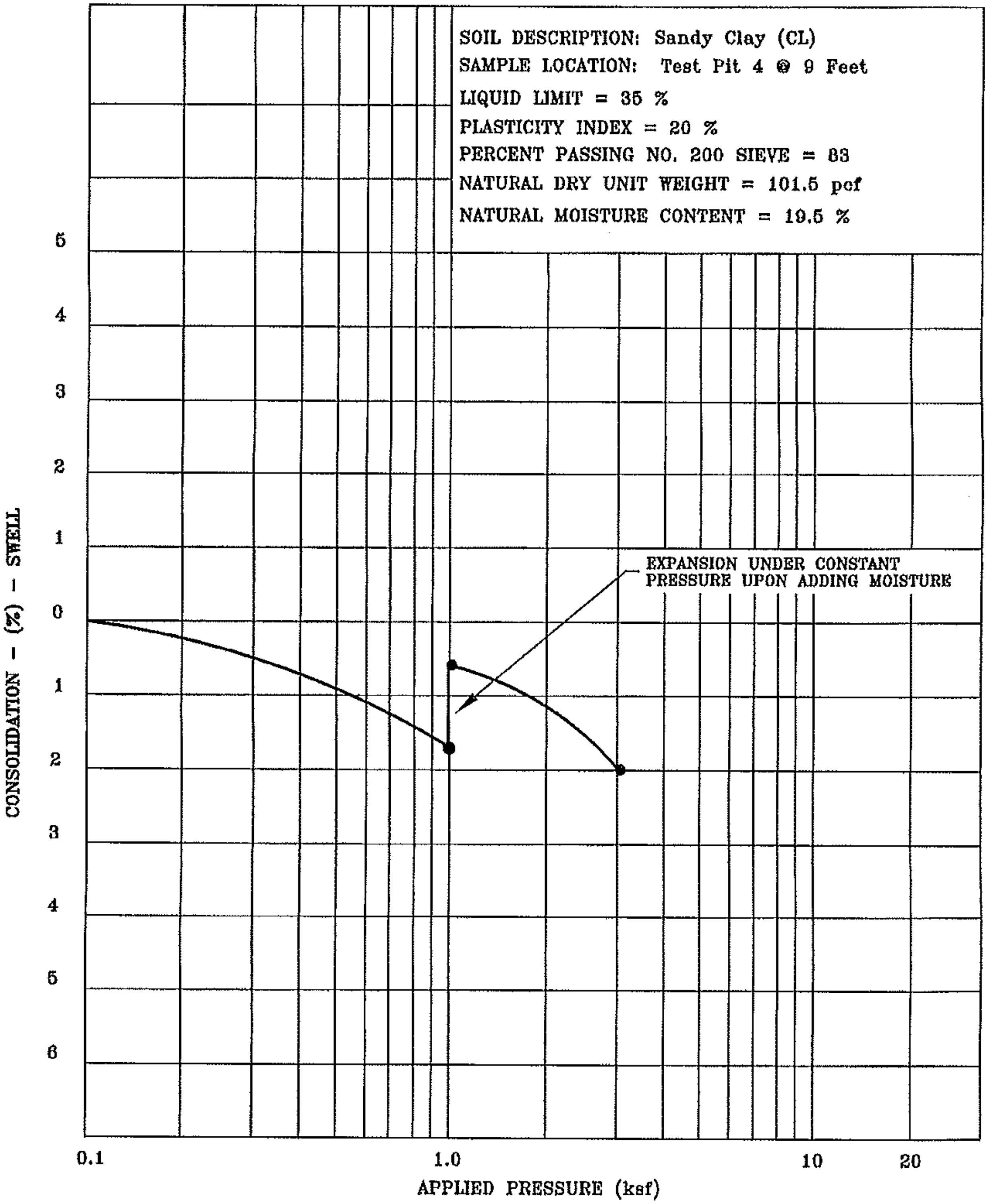
1) Test pits were excavated on August 18, 2017 with a Komatsu PC 138 trackhoe.
2) Test pit locations were determined by pacing from existing site features.
3) Elevations of the test pits were not measured and the logs are drawn to the depths investigated.
4) The lines between materials shown on the test pit logs represent the approximate boundaries between material types and transitions may be gradual.

Title: LOGS, LEGEND AND NOTES	Date: 9/5/2017	NWCC Northwest Colorado Consultants, Inc. Geotechnical / Environmental Engineering - Materials Testing (970)879-7880 • Fax (970)879-7881 2580 Copper Ridge Drive Steamboat Springs, Colorado 80487
Job Name: Lockhart Subdivision	Job No. 17-10640	
Location: River Queen Lane, Steamboat Springs, CO	Figure #4	



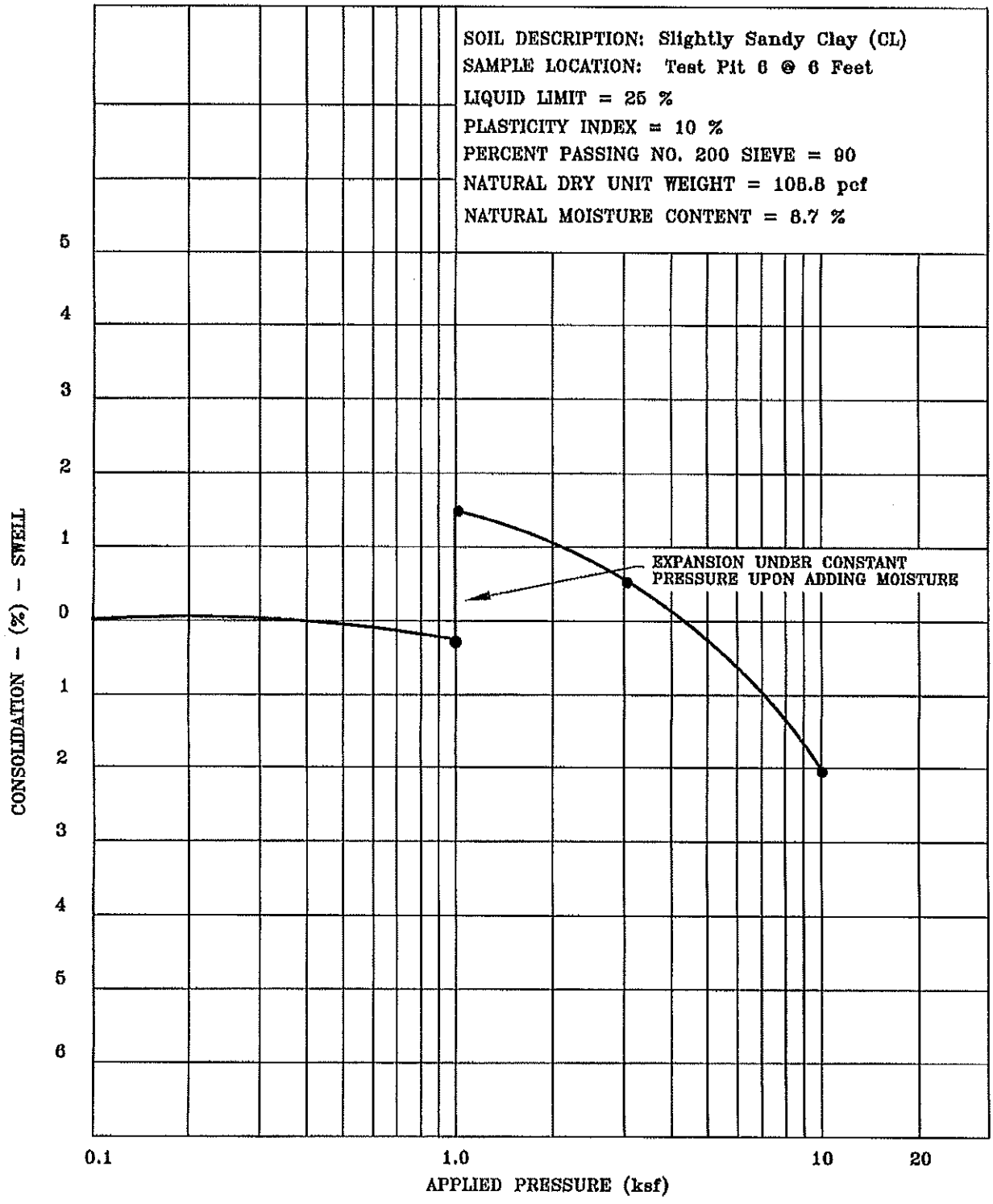
Title: SWELL–CONSOLIDATION TEST RESULTS		Date: 9/5/17	
Job Name: Lockhart Subdivision		Job No. 17-10640	
Location: River Queen Lane, Steamboat Springs, CO		Figure #5	

NWCC
North West Colorado Consultants, Inc.
Geotechnical / Environmental Engineering - Materials Testing
(970)879-7658 - Fax (970)879-7851
2580 Copper Ridge Drive
Steamboat Springs, Colorado 80487



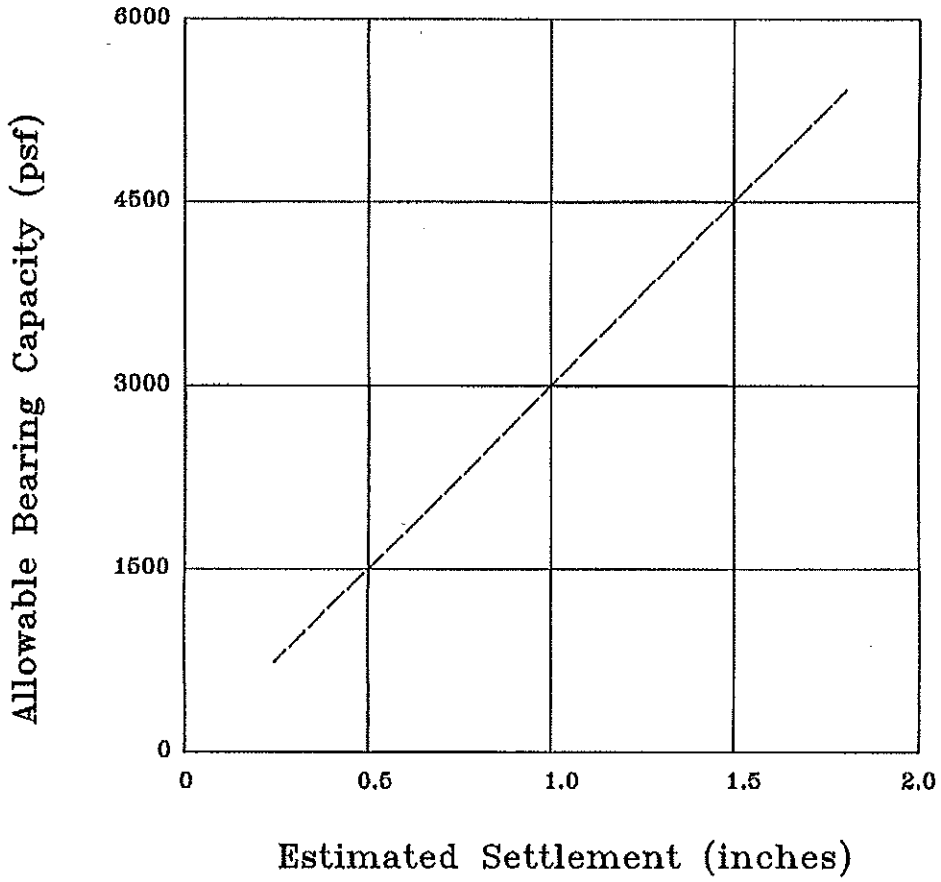
Title: SWELL-CONSOLIDATION TEST RESULTS	Date: 9/5/17	North West Colorado Consultants, Inc.
Job Name: Lockhart Subdivision	Job No. 17-10640	
Location: River Queen Lane, Steamboat Springs, CO	Figure #6	

SOIL DESCRIPTION: Slightly Sandy Clay (CL)
SAMPLE LOCATION: Test Pit 6 @ 6 Feet
LIQUID LIMIT = 25 %
PLASTICITY INDEX = 10 %
PERCENT PASSING NO. 200 SIEVE = 90
NATURAL DRY UNIT WEIGHT = 108.8 pcf
NATURAL MOISTURE CONTENT = 8.7 %



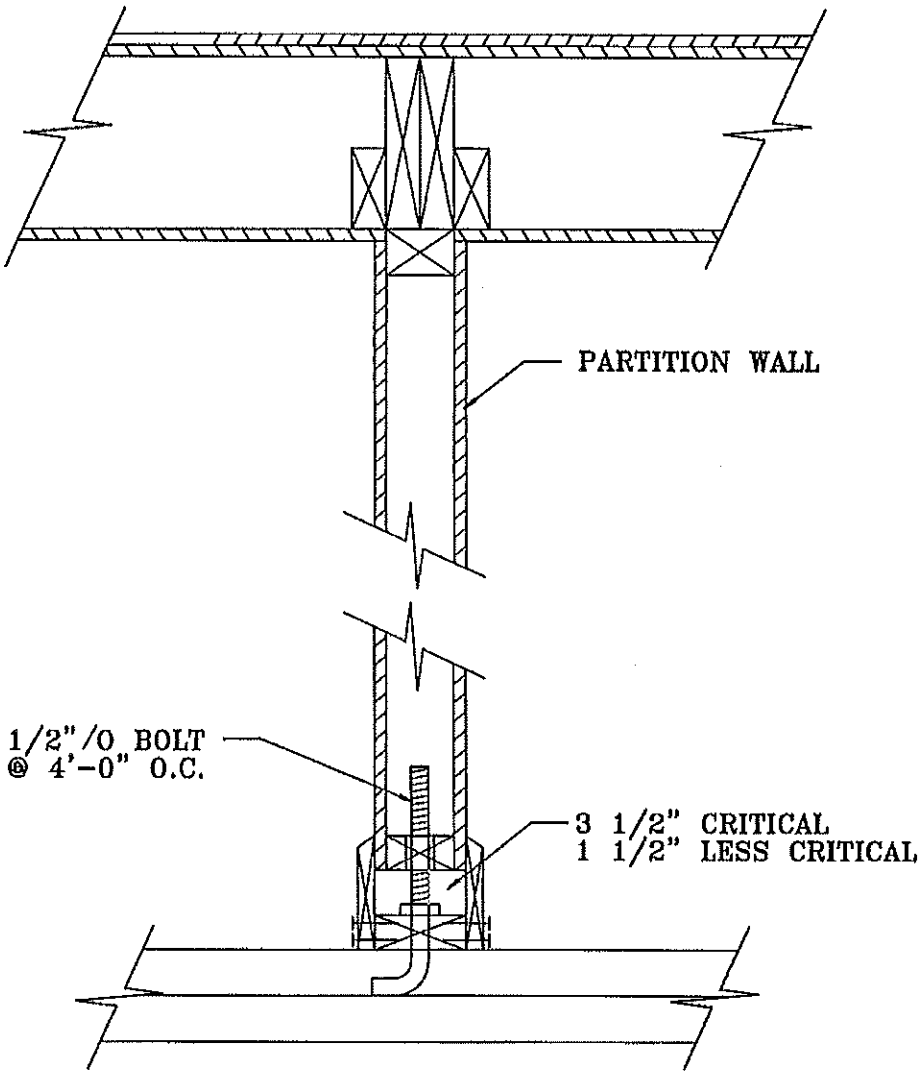
Title: SWELL-CONSOLIDATION TEST RESULTS		Date: 9/5/17
Job Name: Lockhart Subdivision		Job No. 17-10640
Location: River Queen Lane, Steamboat Springs, CO		Figure #7

NWCC
North West Colorado Consultants, Inc.
Geotechnical / Environmental Engineering - Materials Testing
(970)879-7855 - Fax (970)879-7851
1969 Copper Ridge Drive
Steamboat Springs, Colorado 80487

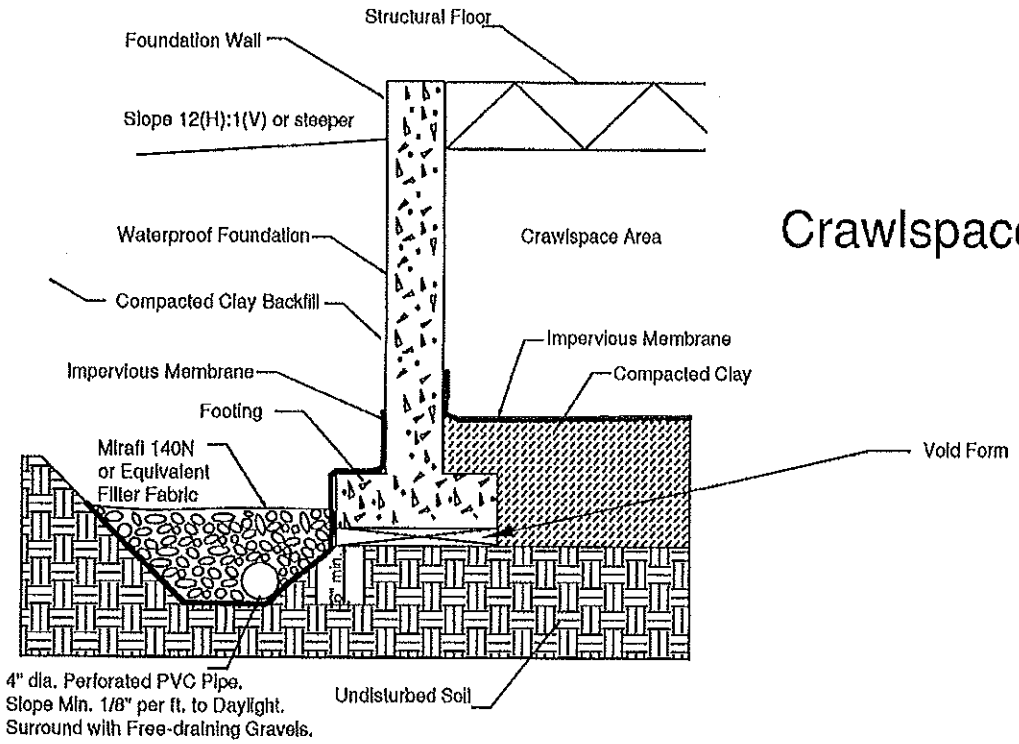


Note: These values are based on footing widths of 1 to 4 feet. If the footing width is to be greater than 4 feet in width, then we should be notified to re-evaluate these recommendations.

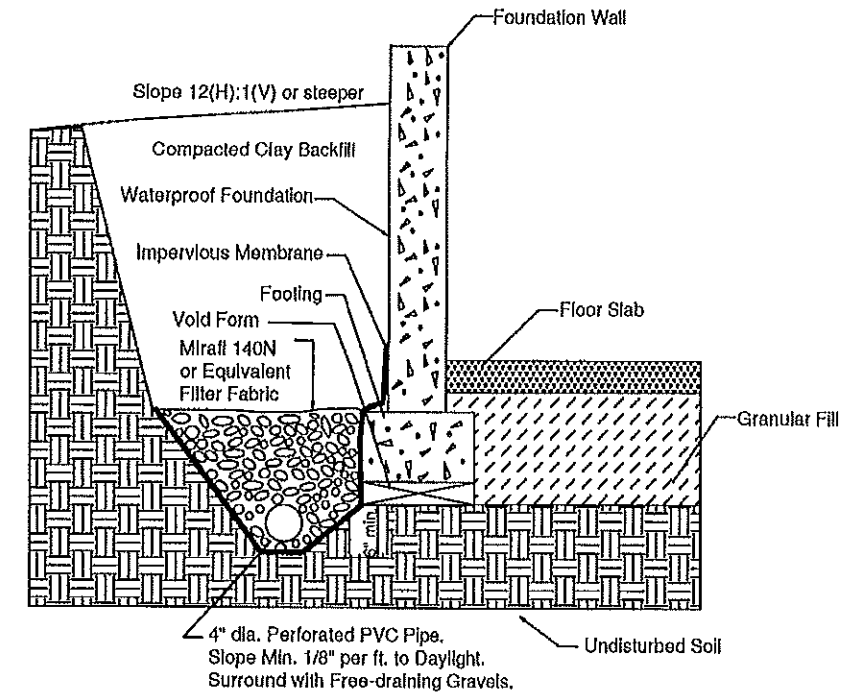
Title: BEARING CAPACITY CHART	Date: 9/5/17	NWCC North West Colorado Consultants, Inc. Geotechnical / Environmental Engineering - Materials Testing (970)879-7888 - Fax (970)879-7831 2580 Copper Ridge Drive Steamboat Springs, Colorado 80487
Job Name: Lockhart Subdivision	Job No. 17-10640	
Location: River Queen Lane, Steamboat Springs, CO	Figure #8	



Title: HUNG PARTITION WALL DETAIL	Date: 9/5/17	NWCC Northwest Colorado Consultants, Inc. Geotechnical / Environmental Engineering · Materials Testing (970)879-2858 · Fax (970)879-2881 2550 Copper Ridge Drive Steamboat Springs, Colorado 80487
Job Name: Lockhart Subdivision	Job No. 17-10640	
Location: River Queen Lane, Steamboat Springs, CO	Figure #9	



Crawlspace Area



Floor Slab

Title: PERIMETER/UNDERDRAIN DETAIL	Date: 9/5/17	NWCC Northwest Colorado Consultants, Inc. Geotechnical / Environmental Engineering • Materials Testing (970)879-7855 • Fax (970)879-7831 2580 Copper Ridge Drive Steamboat Springs, Colorado 80487
Job Name: Lockhart Subdivision	Job No. 17-10640	
Location: River Queen Lane, Steamboat Springs, CO	Figure #10	

NWCC, Inc.

TABLE 1

SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT (%)	NATURAL DRY DENSITY (pcf)	ATTERBERG LIMITS		GRADATION		PERCENT PASSING No. 200 SIEVE	UNCONFINED COMPRESSIVE STRENGTH (psf)	SOIL or BEDROCK DESCRIPTION	UNIFIED SOIL CLASS.
TEST PIT	DEPTH (feet)			LIQUID LIMIT (%)	PLASTICITY INDEX (%)	GRAVEL (%)	SAND (%)				
1	6	8.7	110.1	28	15	20	42	38		Gravelly Clayey Sand	SC
2	5	10.3		24	11	21	48	31		Gravelly Clayey Sand	SC
3	1–2	4.0		21	5	41	39	20		Silty Sand and Gravel Fill	GM
4	2–3	5.3		NP	NP	36	47	17		Silty Sand and Gravel Fill	SM
4	9	19.5	101.5	35	20	3	14	83		Sandy Clay	CL
5	3	10.8		32	19	0	24	76		Sandy Clay	CL
6	6	8.7	108.8	25	10	0	10	90		Slightly Sandy Clay	CL
7	6	5.3		20	5	21	53	26		Gravelly Clayey Sand	SC

JOB NUMBER: 17–10640

FOUR POINTS
SURVEYING ENGINEERING

Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

RCRBD Record Set
T.A.

08/24/2021

Date: July 23, 2021

City of Steamboat Springs Planning Department
137 10th Street
Steamboat Springs, CO

RE: Lot 3 Eagle's Vista Duplex, 1859 River Queen Lane, Final Drainage Letter

Dear Engineering Department:

Introduction

This drainage letter presents an analysis of storm water runoff and stormwater management for the proposed duplex on Lot 3 Eagle's Vista Subdivision. Lot 3 parcel is 0.47 acres in size. The primary areas of focus is drainage into an existing designated receiving pervious area or RPA and maintaining drainage patterns per the Eagle's Vista Final Drainage Study.

Referenced Drainage Reports:

- Final Drainage Study and Stormwater Quality Plan for Eagle's Vista, Landmark Consultants, June 21, 2018.

Existing Conditions

Lot 3 is vacant/undeveloped land with native vegetation. The existing conditions of the lot is considered to be 2% impervious. Topography is variable, with moderate (10%-30%) to steep (30+%) grades on the majority of the site and transitioning to steep 2:1 and greater slopes to the northwest within the RPA. In general, all runoff from Lot 3 sheet flows into the designated RPA. There is no stormwater infrastructure currently present on the lot. A 12" HDPE culvert is located just in front of Lot 3 that manages ditch flow around the cul-de-sac. A defined outfall point was not identified from field surveying. Flows are tributary to the Yampa River.

Proposed Conditions

The proposed use of Lot 3 is a residential duplex with a detached garage and paved parking, paved access, and landscaping features. The disturbed area will be approximately 0.25 acres and proposed imperviousness will be approximately 35%. Grass lined swales are proposed along the east and west property lines within the 10-foot wide drainage/utility easements. These swales will convey runoff from Lot 3 northerly into the RPA. The swale outlets shall be tapered to a level grade approximately 8-10 feet wide at the outfall point into the RPA in order to disperse concentrated flows. Decorative cobble or rip-rap shall be utilized to reduce flow velocity and disperse runoff. A driveway trench drain will collect driveway sheet flows and outfall into the westerly swale. Swale flows are not anticipated to be significant given the relatively small drainage area so no drainage basin peak flows or swale capacity calcs were performed.

Proposed Conditions (Continued)

The driveway entrance off the Queen Lane cul-de-sac was designed to meet the intent of the Eagle's Vista Drainage Study and Eagle's Vista Civil Construction Drawings in order to capture and convey runoff within the right-of-way in front of Lot 3 to the permanent treatment facility located just southwest of Lot 3.

Conclusions

In conclusion:

- Drainage from Lot 3 will be conveyed and dispersed into the RPA on site.
- The driveway entrance was designed to conform with the Final Drainage Study and Civil Construction Drawings for the Eagle's Vista Subdivision.
- The site complies with City of Steamboat Springs engineering drainage criteria.

References

City of Steamboat Springs Engineering Standards, Section 5.0 Drainage Criteria. Prepared for City of Steamboat Springs, Department of Public Works, September 2007, updated July 2019.

Final Drainage Study and Stormwater Quality Plan for Eagle's Vista, Landmark Consultants, June 21, 2018.

Note

City of Steamboat Springs plan review and approval is only for general conformance with City design criteria and City code. The City is not responsible for the accuracy and adequacy of the design, dimensions, and elevations that shall be confirmed and correlated at this job site. The City of Steamboat Springs assumes no responsibility for the completeness or accuracy of this document.

Certification Statement

I, hereby affirm that this drainage letter and plan for Lot 2 Airport Meadows Subdivision was prepared by me (or under my direct supervision) for the owners thereof and is, the best of my knowledge, in accordance with the provisions of the City of Steamboat Springs Drainage Criteria and approved variances. I understand that the City of Steamboat Springs does not and will not assume liability for drainage facilities designed by others.

_____
Joe Wiedemeier, PE,
License No. 0054959, State of Colorado
Four Points Surveying and Engineering

Attachments

- Standard Form No. 1 Checklist
- Proposed Conditions Grading and Drainage Plan

RCRBD Record Set
T.A.

08/24/2021