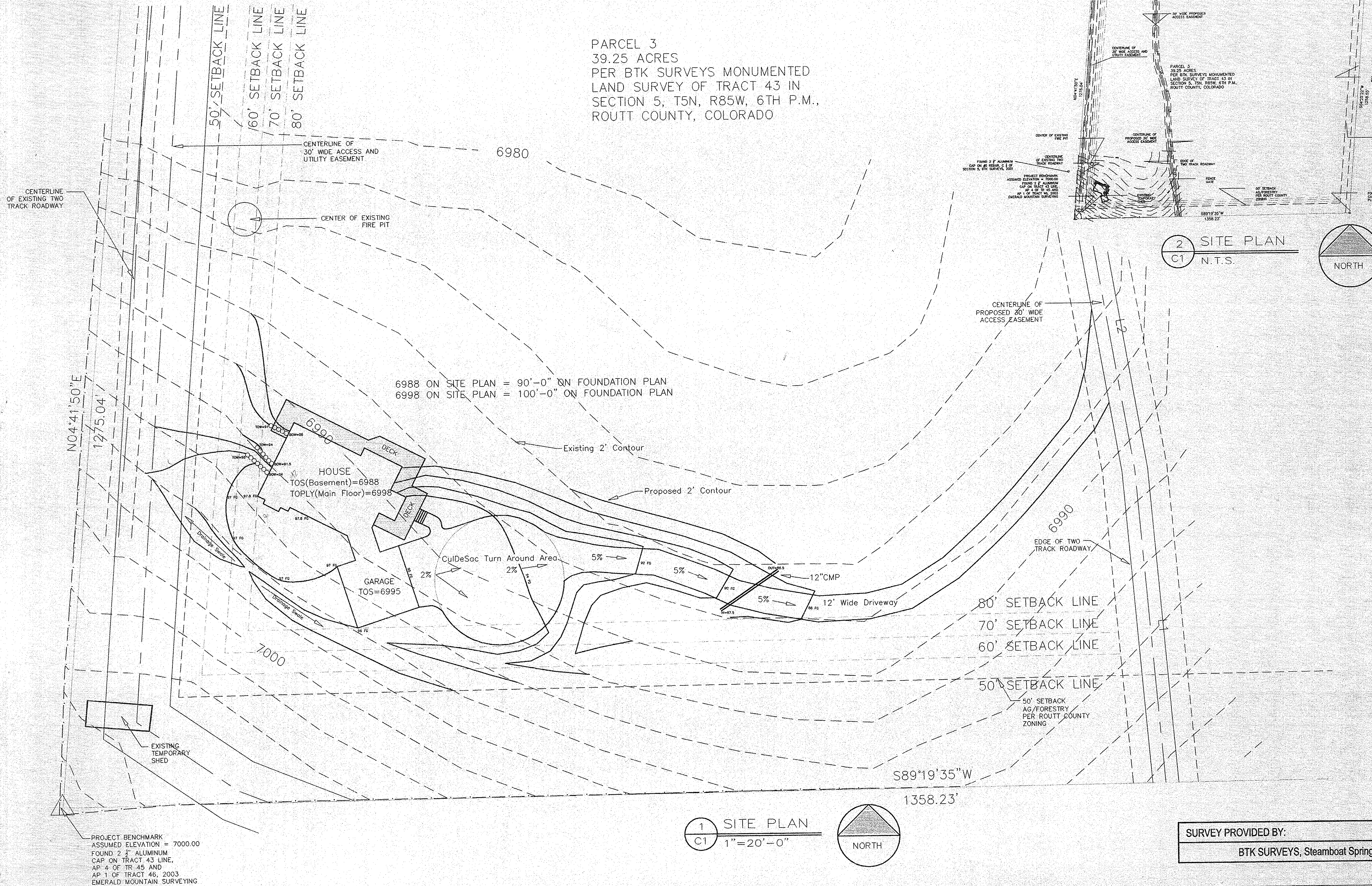
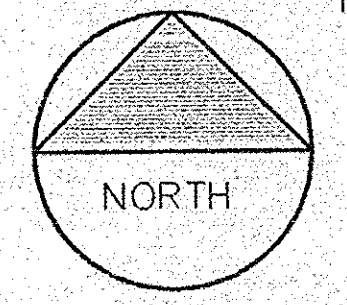
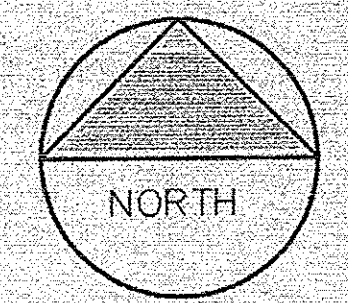




1 SITE PLAN
C1 1"=20'-0"



2 SITE PLAN
C1 N.T.S.



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2-16-05
JOB# 0430
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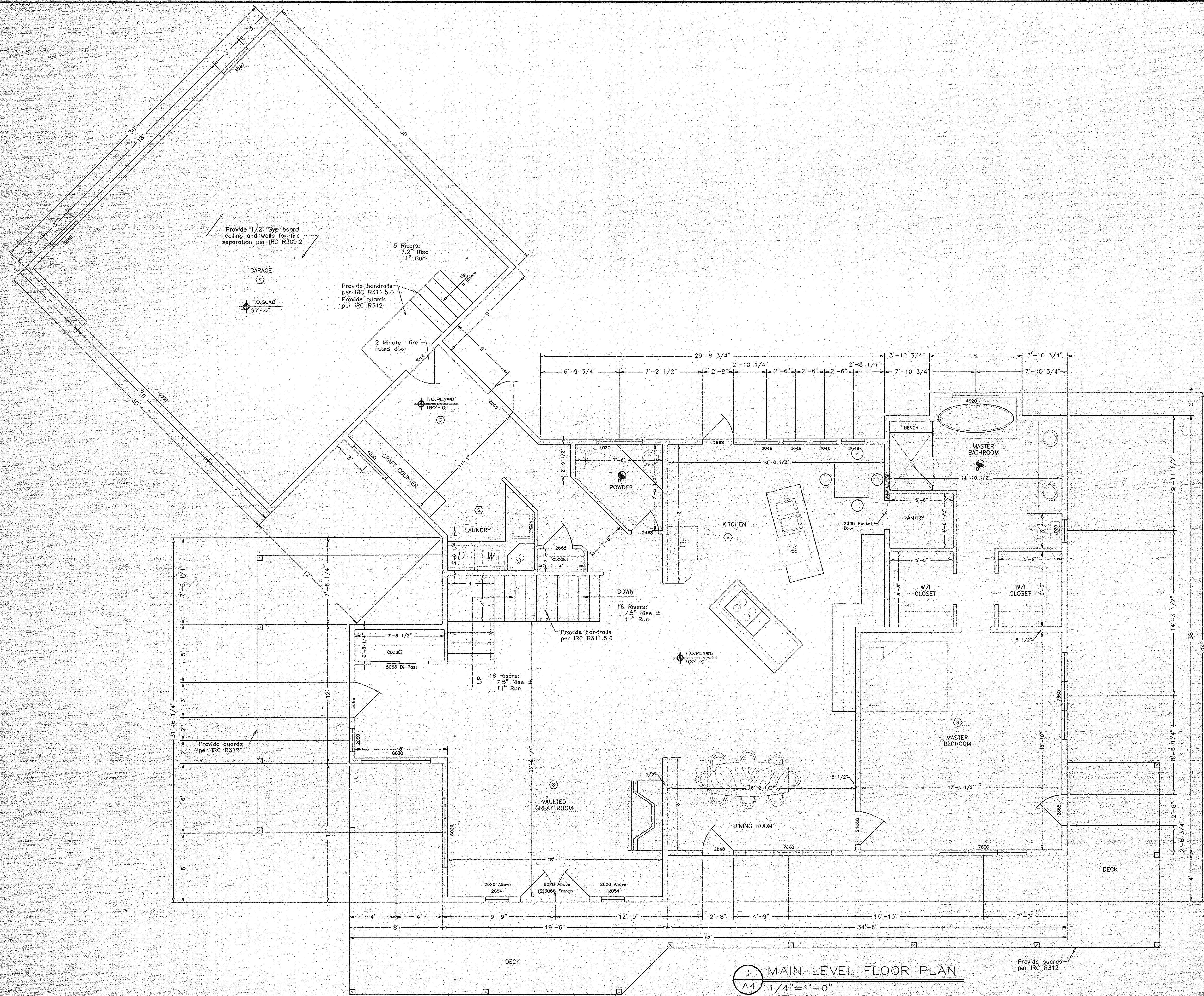
SITE PLAN for the proposed:
PARKS RESIDENCE
A Tract in Section 5, Township 6, North, Range 85 West
Routt County, CO

Page

C1

#0430 of 1

SURVEY PROVIDED BY:
BTK SURVEYS, Steamboat Springs, CO



1
A4

MAIN LEVEL FLOOR PLAN
 1/4" = 1'-0"
 2274 SF Living Space
 780 SF Garage
 952 SF Decks

ENGINEERING DESIGNWORKS, INC.
 P.O. Box 775729
 Steamboat Springs, CO 80477
 (970)879-4890 FAX 879-4905

2-16-05
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 DRWN: DLS
 ENG: CF
 FILE: 0430
 REVS:

MAIN LEVEL FLOOR PLAN for the proposed:
PARKS RESIDENCE
 A Tract in Section 5, Township 6, North, Range 85 West
 Routt County, CO

GENERAL REQUIREMENTS

- All work shall comply with state and local codes and ordinances, and shall be done to the highest standards of craftsmanship by journeymen of the respective trades.
- Samples shall be supplied to the owner of all materials proposed for substitution of specified materials and of workmanship representing artistic techniques specified below.
- Temporary facilities for protection of tools and equipment shall conform to local regulations and shall be the contractor's responsibility.
- Contractor shall present the building to the owner for acceptance, clean and ready for occupancy. All glass shall be cleaned and polished; floors swept broom clean; carpets vacuumed; fixtures washed; with all labels removed, and exterior hand-raked free of trash and debris.
- Winter protection, heat and snow removal shall be the contractor's responsibility.
- Rental charges, safety, protection, and maintenance of rented equipment shall be the contractor's responsibility.
- Contractor shall maintain the job clear of trash and debris. All waste materials shall be removed from site prior to substantial completion and prior to final acceptance.
- Costs for building permits, landfill taxes, use tax, sales tax, and other charges relative to construction of this project shall be included in the contract price.
- These documents do not include the necessary components for construction safety. Safety is the contractor's responsibility.

SITE WORK

Contractor shall provide necessary labor, materials, and equipment to perform all site work shown or specified in these documents.

- Where necessary, strip site of existing topsoil and stockpile for reuse in landscaping.
- Provide specified fills in compliance with engineer's recommendations.
- All disturbed vegetation and ground cover shall be reseeded with native grasses and mulched with a layer of straw.

CARPENTRY

Contractor shall provide all labor, materials and equipment to frame up, sheath, and trim out building as shown or specified in these documents.

Finish: Wood fascia to be back-painted and screwed at corners. Balcony and stair railings per the owner. Closet shelving to be painted particle board. All stains and finishes per the owner.

Cabinets in bathrooms shall be selected by owner, installed by contractor.

THERMAL AND MOISTURE PROTECTION

Contractor shall provide all labor, materials, and equipment to install insulation, roof and waterproofing as detailed in these documents and as required for a complete and proper installation.

- Provide R-30 insulation in all attics. R-19 in all exterior walls.
- Use a 30# felt underlayment for all roofing. Provide a minimum 5' width of "Weatherall" or equivalent bituthane sheathing at all overhangs and valleys.
- All flashing to be 24 GA G.I. metal.
- Foundation to be damp proofed/waterproofed per plans and accepted construction practice and the owner.
- Throughout the work caulk all cracks and penetrations to provide a positive seal against moisture and air infiltration.

DOORS, WINDOWS, GLASS

Contractor shall supply and install all doors, windows and glazing as detailed and/or scheduled in these documents or as directed by the owner.

Doors: shall be operating snug and smoothly. All exterior doors to be caulked and weatherstripped with hidden aluminum spring strip and shall have hardwood weatherproof thresholds. Door style and finishes per the owner.

Windows: shall be operating snug and smoothly. Safety glass and tempered glass where required by code. Mirrors and glass shower doors per owner.

FINISHES

- Drywall to be 1/2" thick, taped, filled and sanded smooth. Drywall texture per owner.
- Carpet and flooring to be selected by the owner, installed by the contractor.
- Exterior walls to be sealed and weatherproofed to owners satisfaction.
- All points and finishes to be selected by the owner from options presented by the contractor.

MECHANICAL

Mechanical Contractor shall provide all labor, materials and equipment necessary to install plumbing, related fixtures, ventilation, floor drains and heating. All work shall comply with state and local codes and ordinances. Subcontractors shall coordinate work with all other trades. Terminal hookup of all fixtures and tap in to all utilities is required. Contractors shall install and check all pressure-reducing valves, pop-off valves, and other safety devices prior to operation of system.

PLUMBING

- Install domestic hot and cold water supply in copper.
- Install waste and vent system in PVC, except risers may be cast iron for sound reduction per owner. Provide routing and connection to existing sewer system.
- All plumbing fixtures per owner, installed in unmarred condition, and protected to completion of work.

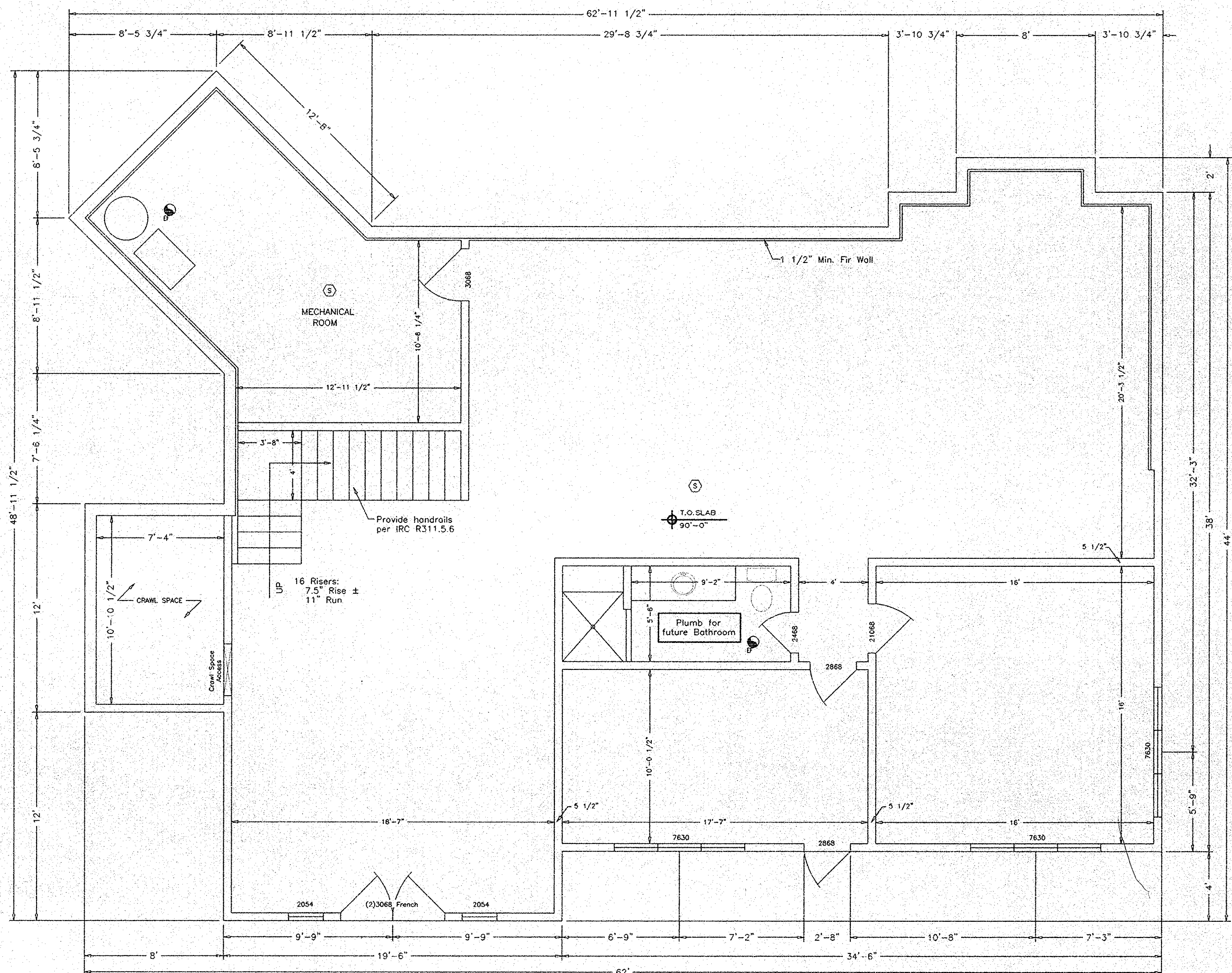
HVAC

- New heat distribution system to be design/build per the owner.
- Provide combustion air and venting for all HVAC and hot water equipment per the manufacturer's recommendations and local codes.
- All interior bathroom exhaust fans to be 25 CFM and ducted to the exterior in Class 1 ducting with backdraft-dampened exterior termination caps.

ELECTRICAL

Contractor shall provide and install all labor, materials, and equipment necessary to install wiring, related fixtures, electric heat elements and control. All work shall comply with state and local codes and ordinances. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all fixtures and appliances, motors, fans and controls.

- Verify adequacy of existing main panel board.
- All wiring to be Romex copper.
- Meet with owner for light fixture selection. All fixtures and lamps to be complete.
- Provide wiring and receptacles for television and phone per the owner.
- Provide and wire fire alarms per local codes.



1
A3 FUTURE LOWER LEVEL FLOOR PLAN
1/4"=1'-0"
2237 SF Unfinished Space

ENGINEERING DESIGNWORKS, INC.

These plans are intended to be used by the owner or its agent. The engineer is not responsible for the construction of the project. The engineer is not responsible for the construction of the project. The engineer is not responsible for the construction of the project.

P.O. Box 775729
Steamboat Springs, CO 80477
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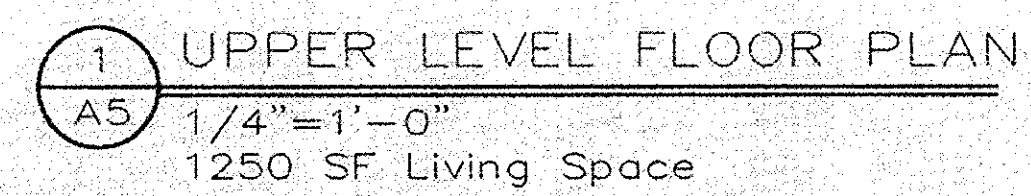
LOWER LEVEL FLOOR PLAN for the proposed:
PARKS RESIDENCE
A Tract in Section 5, Township 6, North, Range 85 West
Routt County, CO

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A3

#0430

of 5



A Tract in Section 5, Township 6, North, Range 85 West
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