



07BLD-00000-00156

237 CARACARA LN, COMO, CO 80432

Parcel: R0031210

Owner: HENDRICKS PAUL E

Owner Address: 4001 S ELATI ENGLEWOOD, CO 80110

Contractor	Business Name	License Number
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Description of Work:

PLACE PERMIT #12044, 2738, AND 1021 INTO COMPLETION PROGRAM. HAVE ILC WAIVER.

Total Invoiced: 50.00

Balance: 0.00

Workflow Status:

Application	Approved	6/11/2007	Abby Carrington
Plan Review	Not Required	6/11/2007	Greg Kimsey
Issue Building Permit	Issued	6/11/2007	Abby Carrington
Inspections			
C of O			
Closed			

BUILDING PERMIT

No. 1021

PARK COUNTY,
COLORADO

CONTRACT	FEE 74.00	DATE 1/23/78	ZONING DISTRICT R1	S. D.	SQUARE FEET 8640 H08 L (R/A Page 31-X)
CONTRACTOR OR OWNER MOUNTAIN PLANNING RANCHES 9/10/76 from Mtn Planning Inc.			ADDRESS OF JOB 237 Cherokee Lane		
LEGAL DESCRIPTION EIK HORN Subdivision					
UNIT 4					
Lot 213					

PERMISSION IS HEREBY GRANTED TO CONSTRUCT A (1 1/2) STORY Dwelling

- CONDITIONS:
- (1) THIS PERMIT WAS ISSUED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN YOUR APPLICATION AND IS SUBJECT TO THE LAWS OF THE STATE OF COLORADO AND TO THE ZONING REGULATIONS AND ~~ORDINANCES~~ OF PARK COUNTY.
 - (2) THIS PERMIT SHALL EXPIRE IF (A) THE WORK AUTHORIZED IS NOT COMMENCED WITHIN SIXTY (60) DAYS FROM ISSUE DATE OR (B) THE BUILDING AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF SIXTY (60) DAYS.
 - (3) IF THIS PERMIT EXPIRES, A NEW PERMIT MAY BE ACQUIRED FOR A FEE OF ONE-HALF THE AMOUNT NORMALLY REQUIRED; PROVIDED NO CHANGES HAVE BEEN OR WILL BE MADE IN THE ORIGINAL PLANS AND SPECIFICATIONS AND ANY SUSPENSION OR ABANDONMENT HAS NOT EXCEEDED ONE (1) YEAR. IF CHANGES ARE MADE OR IF SUSPENSION OR ABANDONMENT EXCEEDS ONE (1) YEAR, FULL FEES SHALL BE PAID FOR A NEW PERMIT.
 - (4) NO WORK OF ANY MANNER SHALL BE DONE THAT WILL OBSTRUCT THE NATURAL FLOW OF WATER CAUSING A DRAINAGE PROBLEM.
 - (5) CONTRACTOR SHALL NOTIFY THE BUILDING INSPECTOR TWENTY-FOUR (24) HOURS IN ADVANCE FOR ALL INSPECTIONS AND SHALL RECEIVE WRITTEN APPROVAL ON INSPECTION CARD BEFORE PROCEEDING WITH SUCCESSIVE PHASES OF THE JOB.

Richard J. Hamilton BY VGT
CHIEF BUILDING INSPECTOR

THIS PERMIT IS NOT TRANSFERABLE

PARK COUNTY BUILDING PERMIT APPLICATION
P.O. BOX 517 FAIRPLAY, COLO. 80440
PH: 836-2451

OWNER

NAME MOUNTAIN PLANNING
ADDRESS P.O. Box 126
CITY FAIRPLAY STATE COLO
ZIP CODE 80440 TEL. NO. 836-2480

CONTRACTOR

NAME SAME AS ABOVE
ADDRESS _____
CITY _____ STATE _____
ZIP CODE _____ TEL. NO. _____

TYPE OF BUILDING

DWELL ☒ COMM _____ INDUST _____ OTHER _____
BRICK _____ BLOCK _____ FRAME ☒ OTHER _____
NO. STORIES 2 NO. UNITS 1 NO. ROOMS 6
USE SHOW HOUSE FOR RE SALE AT LATER DATE
TYPE II

BUILDING DIMENSIONS

BSMT. AREA, ROUGH SQ. FT. _____
BSMT. AREA, FINISH SQ. FT. _____
GROUND FLOOR AREA, SQ. FT. 864
SECOND FLOOR AREA, SQ. FT. 408 Loft
GARAGE AREA, SQ. FT. _____
OTHER _____

LEGAL DESCRIPTION

SEC. 5 TS. 10 S R. T5. W
SUBDIVISION ELKHORN SUBDIVISION - FILING NO. 4
UNIT _____ BLOCK _____ LOT 213
FIRE NUMBER _____
LOT SIZE, WIDTH 201.91 DEPTH 394.16 AREA 3 AC
SEWER SERVICE BY _____
WATER SERVICE BY _____
SANITATION PERMIT NO. 1978-4
WELL PERMIT NO. PROPOSED
WATER PLANS _____

PROPERTY COST \$ 3500.00

BUILDING SETBACK FROM PROPERTY LINE

N 270 S 120 E 120 W 125
(SPECIFY WHICH IS FRONT SETBACK)
CORRECT SETBACKS FROM PROPERTY LINES ARE
THE RESPONSIBILITY OF THE APPLICANT.

ON THE REVERSE SIDE OF THIS APPLICATION
MAKE A DRAWING OF YOUR SITE. INDICATE
THE DIMENSIONS OF THE FRONT, SIDE AND
REAR PROPERTY LINES. SPECIFY WHICH
PROPERTY LINE IS FRONT, THE NAME OF THE
FRONTAGE ROAD, AND INDICATE WHICH WAY IS
NORTH. ALSO, INDICATE ALL PRE-EXISTING
STRUCTURES, THEIR USE, SIZE, AND LOCATION
ON THE SITE. INDICATE LOCATION OF PRO-
POSED NEW CONSTRUCTION.

I HEREBY ACKNOWLEDGE THAT I HAVE READ
THIS APPLICATION AND STATE THAT THE ABOVE
IS CORRECT AND AGREE NOT TO START THIS
PROJECT UNTIL THIS APPLICATION IS APPROV-
ED. I FURTHER AGREE THAT THE DESCRIBED
BUILDING WILL NOT BE OCCUPIED WITHOUT A
CERTIFICATE OF OCCUPANCY AND DO UNDER-
STAND THAT A CERTIFICATE OF OCCUPANCY
WILL NOT BE ISSUED UNTIL ALL APPLICABLE
FINAL INSPECTIONS HAVE BEEN MADE AND
APPROVED.

APPLICANT'S SIGNATURE Rm Bama

DO NOT WRITE IN THIS SPACE

ZONING R1
APPROVED ☒
DISAPPROVED _____
VIOLATION OF ARTICLE _____
PLAN APPROVED ☒
DISAPPROVED _____
CORRECTION _____
RESPONSIBLE _____
ARCHITECT _____
ENGINEER _____
CONTRACTOR _____
OWNER _____

BUILDING COSTS \$ _____ FEE 44.80

IS A CULVERT REQUIRED FOR YOUR DRIVEWAY? _____ YES _____ NO

SENT EXTENSION Letter 2/6/79

EXISTING

Box 517
Fairplay, Colo.
80440

PARK COUNTY
BUILDING AND ZONING DEPT.

Phone
836-2451
838-7509
893-2282

2/6/79

MOUNTAIN PLANNING
Box 126
FAIRPLAY, COLO. 80440

Re: ELKHORN SUB., FILING 4, LOT 213 B.P. 1021
(1) dwelling.

Dear Applicant:

Your building permit for the referenced property has expired. In accordance with article VIII:2:b of the Park County Zoning Resolution, building permits are valid for one year from the date of issuance.

Please check the appropriate box below to indicate the status of your building project and return this letter to our office.

- () I completed the building on the following date: _____
- () I have not completed the building and request and extension of the building permit.
- () I have not started the building and I wish to void the building permit.
- (x) I have started the building, but due to unforeseen circumstances, I am unable to complete the project and wish to have the building permit voided.

(x) Other: we put in the foundation but since then
have resold the property, the new owners will apply for
a new permit.

The Park County Building and Zoning Office wishes to thank you for your cooperation. If you have questions or require assistance, please contact this office.

Thank you.

Park County Building & Zoning Office

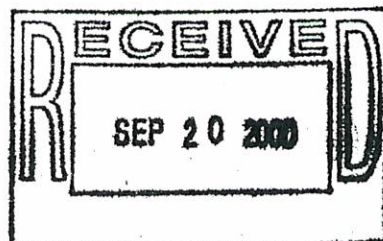
*Sent this
to Handwerker
along with B.P. 1021*

12044

877 353 3112

RESIDENTIAL INSPECTION
FOR
PAUL HENDRICKS
4001 S. ELATI
ENGLEWOOD, COLORADO

54



750⁰⁰



Mr. Dennis A. Maroney
PO Box 364
Rye, CO 81069-0364

A visual inspection was made on April 8, 2000, of an existing structure located on Lot 213, Filing No. 4, Elkhorn Ranches Subdivision. The single family residence is located on Caracaar Road and is partially completed. The purpose of the inspection was to assess the structural integrity of the existing building. The following comments relate to that inspection.

I. FOUNDATION

The foundation appears to be structurally sound with no cracking or settlement noted. The following recommendations are made regarding necessary improvements.

- Provide additional perimeter insulation on the interior of all stem walls to replace deteriorated and missing bead board insulation. Use closed cell styrofoam (Dow blue board or equal).
- Crawl space must be ventilated to meet code requirements.
- Provide 3' horizontal insulation over exposed foundation at crawl space entrance and a minimum of 1' cover over insulation.
- Provide closure at crawl space entrance: access door under the existing deck.
- Grade all surfaces away from foundation walls a minimum of 10' at 1% slope.

II. 1ST FLOOR

- Floor joists are 2" x 10" at 16" o.c. with a maximum clear span of 11' 0". (Code: 2" x 10" - #2 or better max span = 15' 3").
- Blocking has been provided at midspan and over foundation and beam supports.
- Flooring consists of 3/4" plywood and 3/8" masonite per owner's statement.
- Cantilevered decks exist at the SE corner and along the westernly side of the residence. Max. 4' cantilever is recommended (Code allows 1/3 adjacent span).
- Replace existing damaged stairway and provide adequate foundation supports (concrete steps recommended).
- Provide new decking and rim joist for all decks.
- All support members must have min. 8" clearance from existing soils.
- Provide handrails to meet all code requirements.

III. 2ND FLOOR

- Span limitations: #2 or better 2" x 8" at 16' o.c. - 12' 7" (cantilever $1/3 \times 12 = 40'$). Existing clear span of 11' 6" is okay.
- 4" x 6" col. - adequate structural capacity for existing load.
- Beam support between columns 3 - 2" x 10", adequate capacity for existing span.
- Recommend plating beam with 2 - 2" x 10" where notched over center column to provide for adequate shear strength.
- All flooring is 1" oak overlay with 3/8" masonite.
- Recommend hand rail be constructed to meet current code requirements (max. 6" opening; minimum 36" high) on all cantilevered decks and stairways.
- Replace all exterior decking and inspect floor joist for rot and decay (replace if necessary).
- Provide rim joist at ends of all cantilevered members - cut to match.

IV. EXTERIOR WALLS

- Are 2" x 6" at 16" o.c., provide adequate structural support.
- Recommend replacing all weathered and deteriorated siding and provide adequate exterior vapor barrier.
- Check all insulation and replace damaged sections with minimum 5 ½ " R-19 fiberglass batts.
- Paint and seal all exterior siding and deck materials.

V. ROOF

- Truss construction is adequate structurally. 2" x 6" top and bottom chord with 2" x 4" compression and tension members; all joints are double plated with 3/4 plywood, glued and adequately nailed.
- Roofing tiles appear to be adequate with little displacement or damage.
- Replace all soffit materials and brace roof extensions over north and south walls. Replace roofing plywood and tiles where damaged. Angle braces should be placed a minimum of 4' o.c. and tied to 2" x 6" wall studs or columns.
- All window placement must meet code requirements for residential units (use thermal pane windows).
- Replace all exterior doors that have weathered and deteriorated with metal foam core exterior doors.
- All windows should be placed and anchored to meet code requirements.
- Bathrooms should be vented per code requirements.
- All electrical and plumbing installations must meet code requirements (none existing at time of inspection).

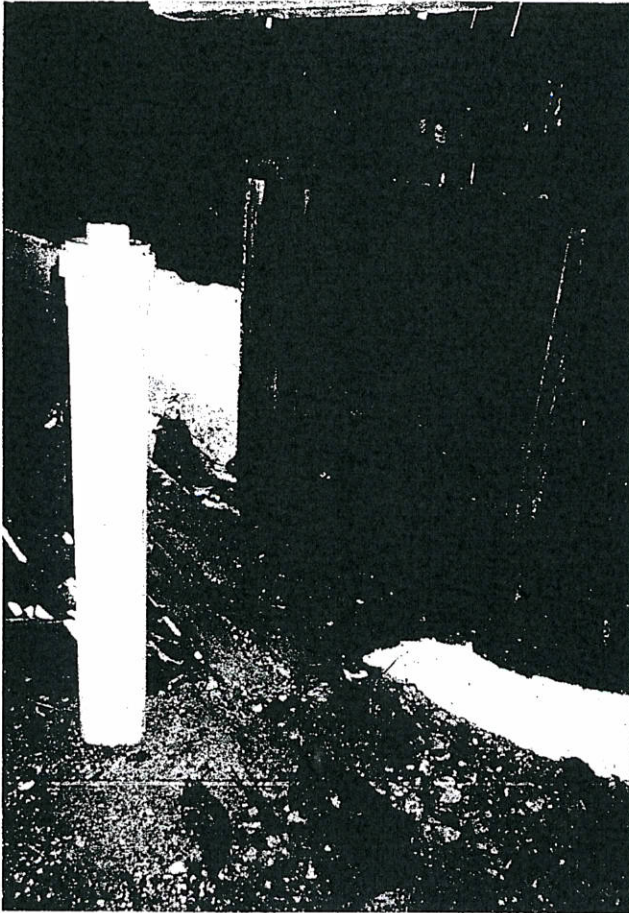
VI. EXTERIOR DECKING

- All weathered decking should be replaced with exterior grade decking or exterior redwood planking.
- All supporting cantilevered members should be carefully inspected for damage caused by excessive exposure to weather and moisture. Replace all damaged members by double plating with 2" x 8" or 2" x 10" joists running from the end of the cantilever to mid span of floor joist on adjacent floor span.
- As an alternate to replacing decking and damaged cantilevered supports, all decking and cantilevered members could be removed and exterior doors and landings modified to meet code requirements. Concrete slabs could replace all cantilevered decks at the 1st floor level excepting areas over the crawl space entry.

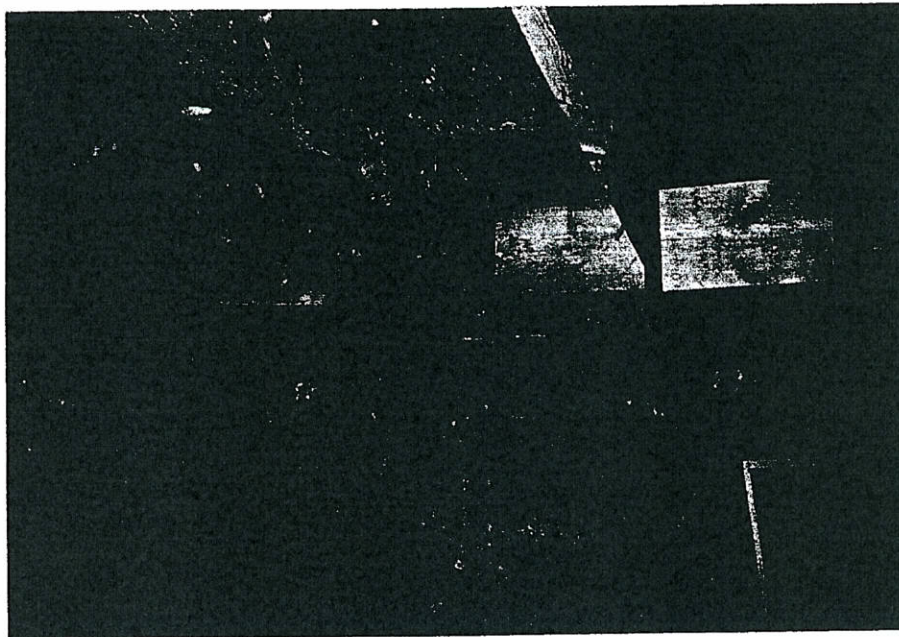
VII. SUMMARY

Structural framing with #2 or better hemfir will meet all code requirements. However, exterior damaged and weathered materials must be replaced. All exterior decking and siding must be replaced. Roof extensions over north and south walls must be replaced and adequately braced to carry structural loads.

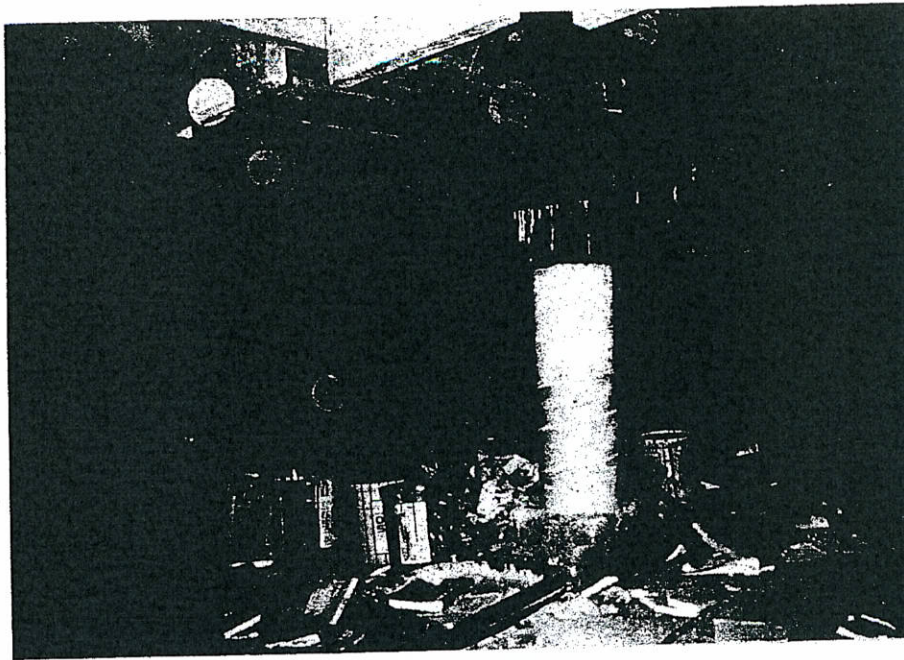
Exterior decks must be replaced and have handrails installed to meet code requirements. An alternative is to remove exterior decks. Exterior stairs must be replaced and properly supported on adequate foundations extending below frost depths (recommend using concrete steps). The attached photos show areas of concern and structural stability.



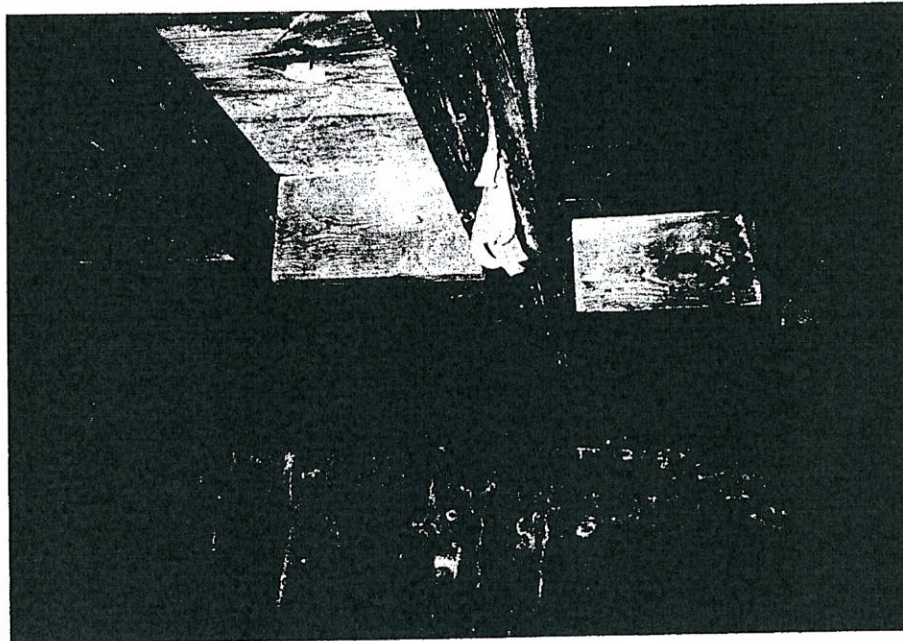
1. CRAWL SPACE ENTRY; SW CORNER
 - Top of 16" footing exposed
 - Horizontal closed cell insulation required
 - Closure and ventilation required



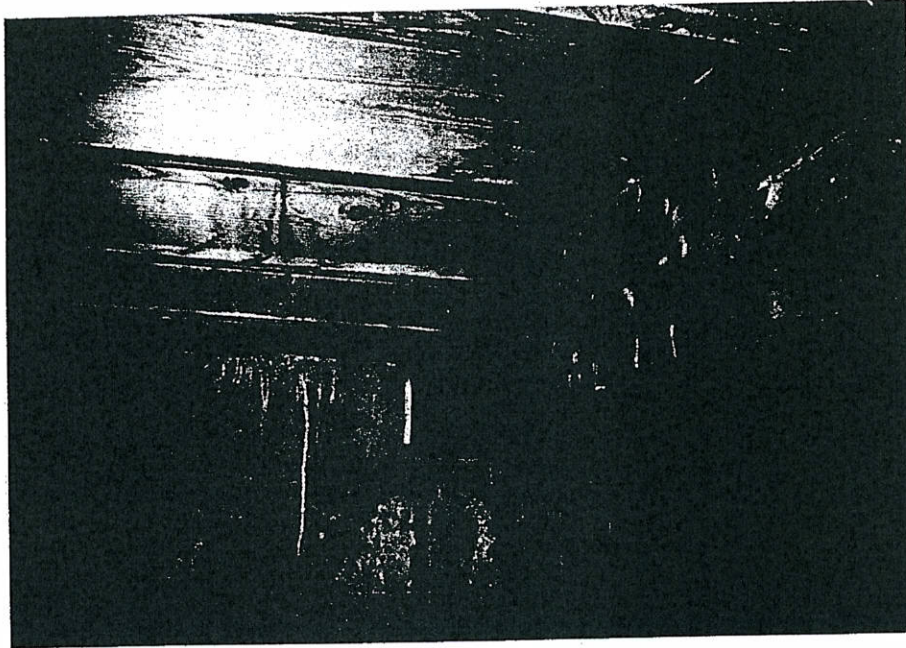
2. 2 x 10" FLOOR JOIST
 - 16" o.c. and 12' span
 - Blocking provided at supports and mid span



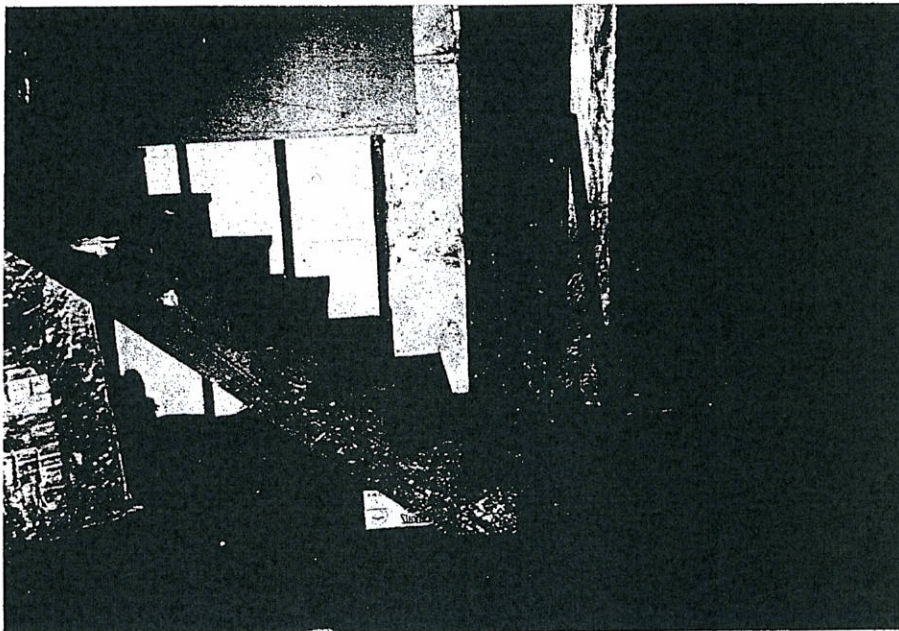
3. 12" DIAMETER CONCRETE PIER (3' HIGH) OVER 24"x21"x8" CONCRETE FOOTING
- Concrete footing bearing on undisturbed soil



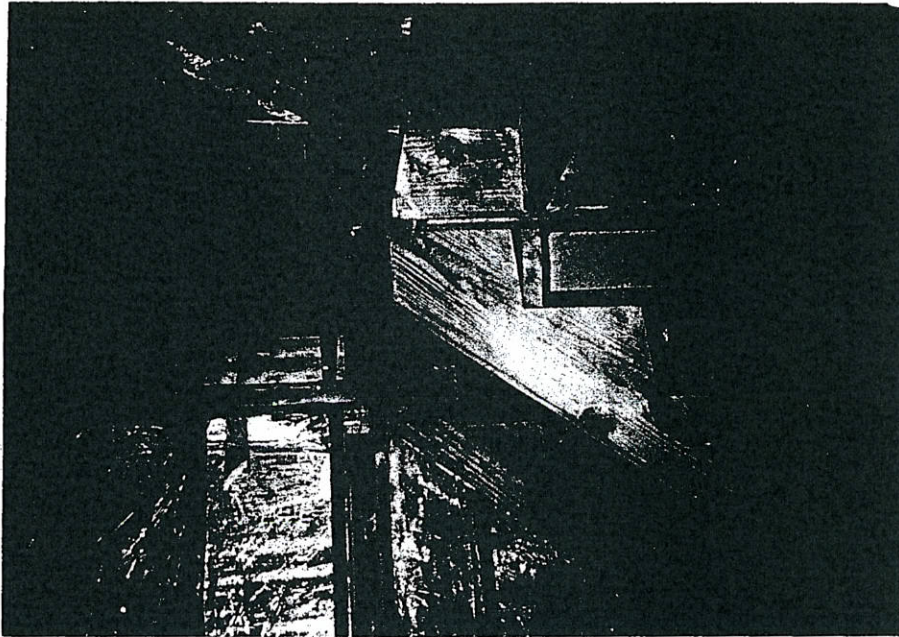
4. STATIONARY SUPPORT: 3 - 2" X 10"
- Bearing plate over 8" stem wall



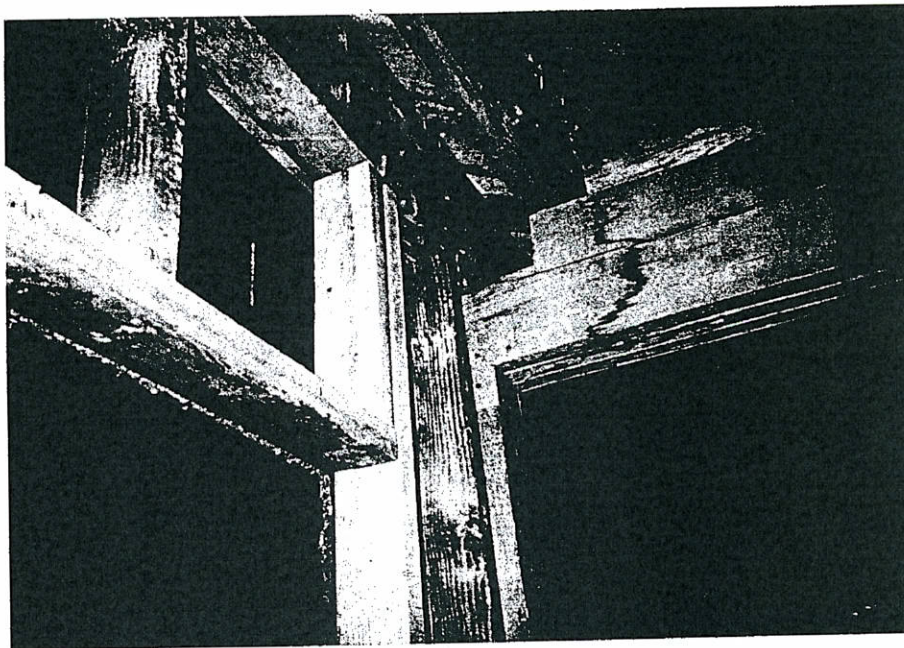
5. 8" STEM WALL NOTCHED FOR 3 - 2" X 10" CENTER SUPPORT BEAM
- Span 12' maximum



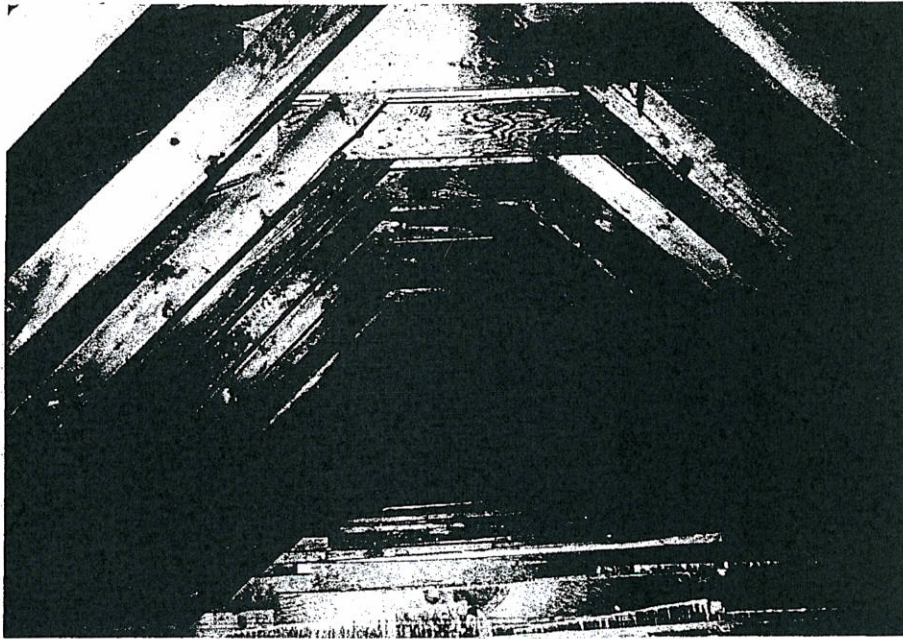
6. STAIRWAY SUPPORT STRINGERS
- Door to be replaced with exterior foam core opening to outside



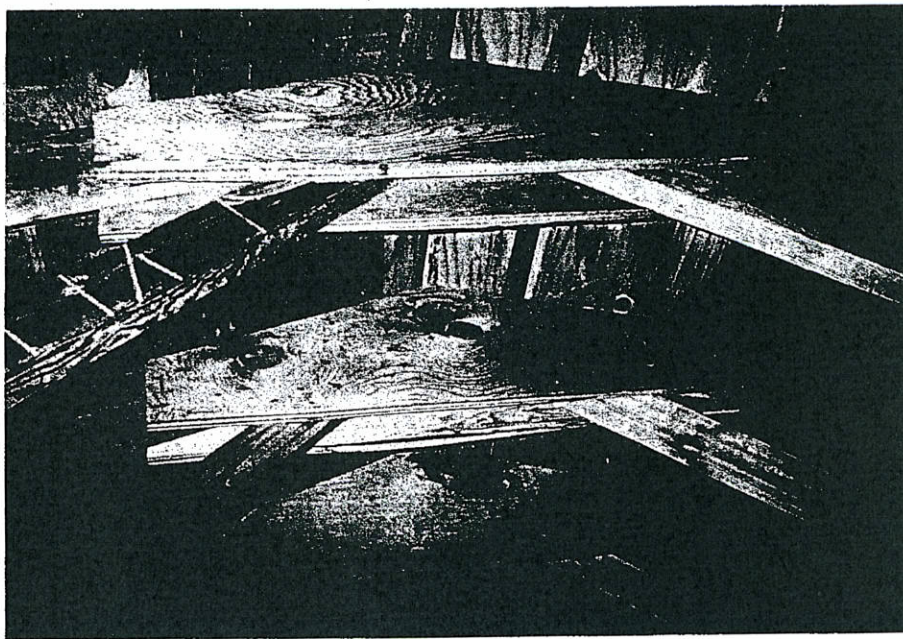
7. TRIPLE 2 X 8 SUPPORT OF STAIRWAY
- 2 x 12 treds
- 2 x 8 risers



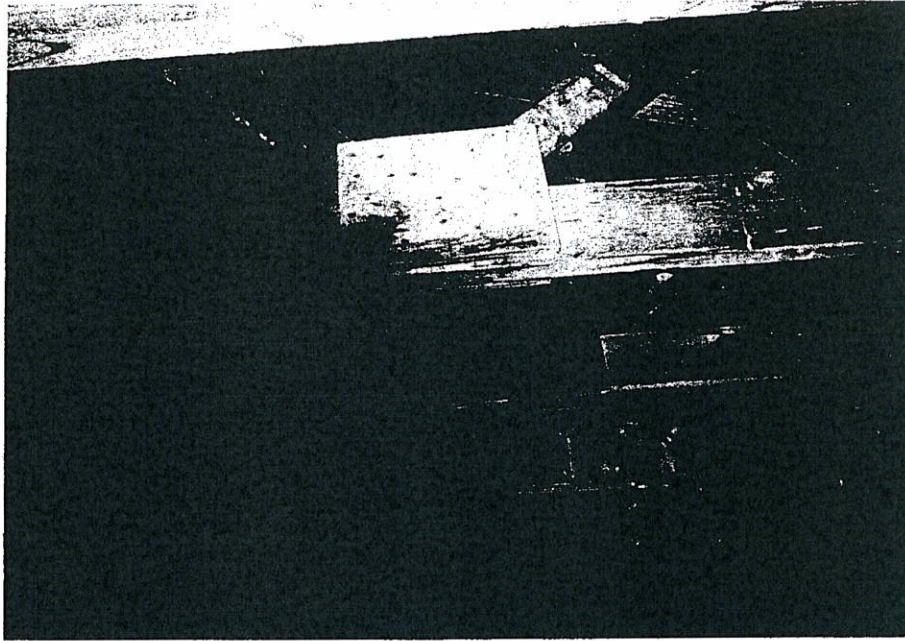
8. 3 - 2" X 10" NOTCHED OVER 4" X 6" COLUMN SUPPORT (5" X 5")
- Recommend double plate over column support



9. 2 X 6 TRUSSES AT 16" O.C.
- 2 X 6 top and bottom chords
- 2 X 4 diagonals

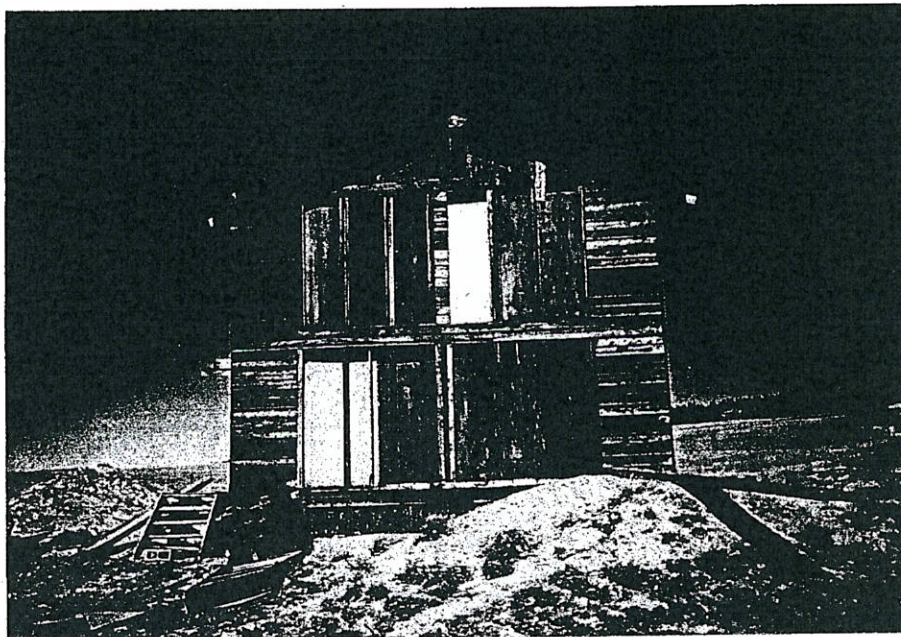


10. TRUSS JOINTS - TOP CHORD
- double 3/4" plywood plates: glued and nailed (44 - 48, #8 nails/joint)
- no sign of movement or truss deterioration



11. TRUSS JOINTS - BOTTOM CHORD

- double 3/4" plywood plate: glued and nailed (30 - #8 nails/joint)
- truss anchors used at all bearing plates over existing exterior walls
- no sign of movement or truss deterioration



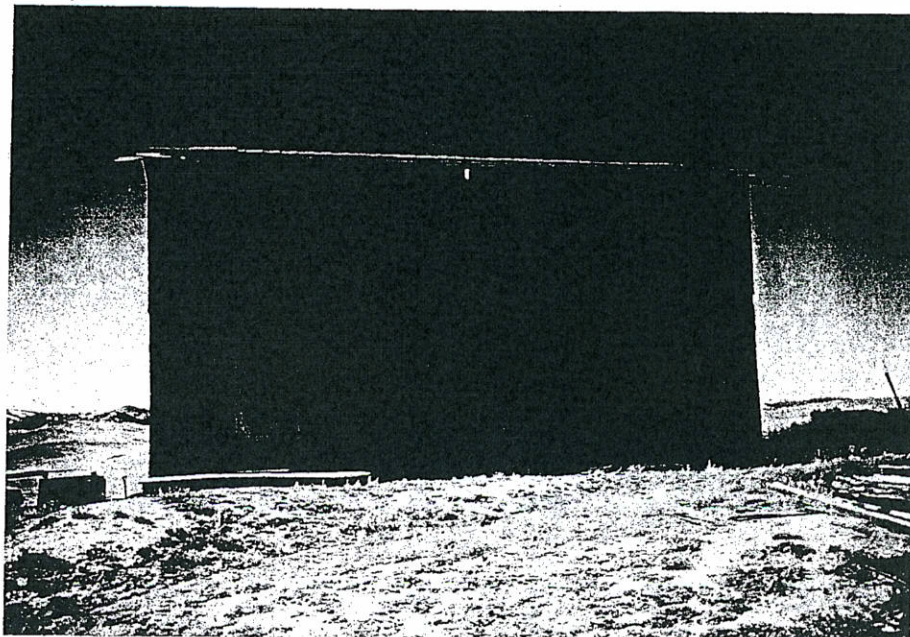
12. SOUTH ELEVATION

- replace soffit and brace to vertical support
- framed for 28" wide fixed pane windows
- 1" cedar siding



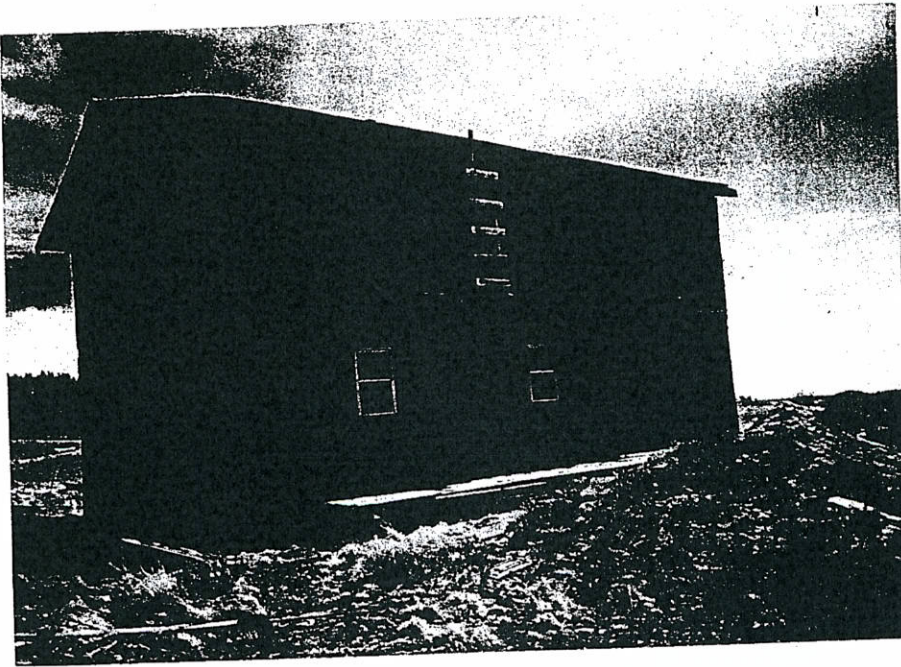
13. NORTH ELEVATION

- 1" cedar siding: all rotten or severely weathered materials to be replaced



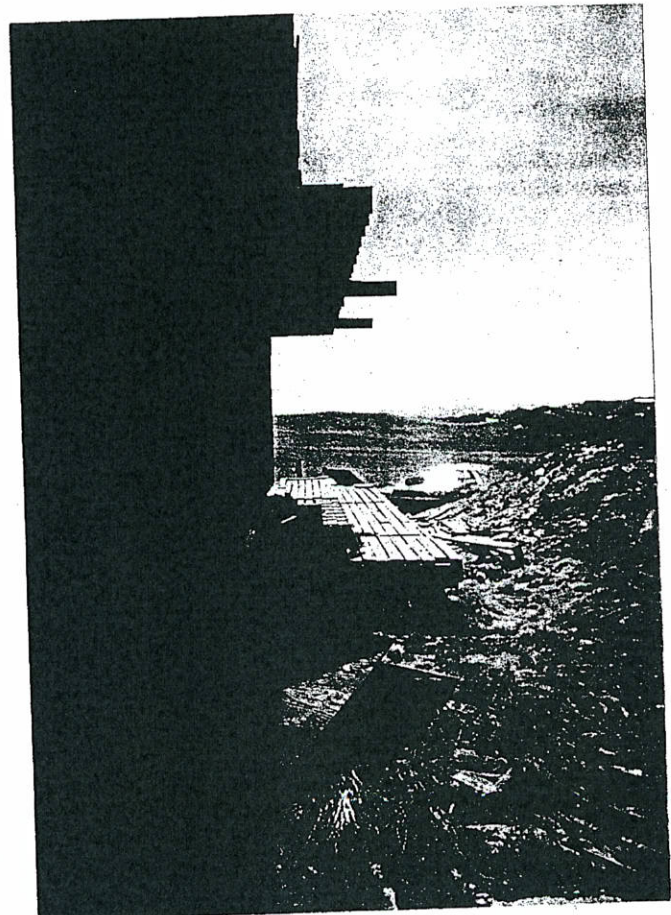
14. EAST ELEVATION

- Masonite siding - all weathered materials to be replaced
- cantilevered deck to be removed and replaced with concrete landing and stairway



15. WEST ELEVATION

- Masonite siding - all weathered materials to be replaced
- remove cantilevered deck at 2nd floor
- remove exterior door
- replace lower cantilevered deck with concrete landing and stairway



16. CANTILEVERED DECK (WEST WALL)

- 1st floor level: remove weathered and deteriorated decking (max length is 4')
- replace rim joint
- alternative: remove cantilevered deck and replace with concrete slab (allow for crawl space access)



17. SW CORNER OF CABIN

- replace wood steps with concrete steps on concrete pier foundation
- reserve access to crawl space
- replace roof overhang along south wall

March 29, 2007

Jack Lance
2445 Youngfield
Suite 140
Golden Co. 80401
P 303.232.3313
F 303.277.1252

RE: YOUR HOUSE PROJECT IN PARK COUNTY
237 Caracara Lane, lot 213 Elk Horn Ranch filling, Park County, Co. 80440

Dear Jack

This is the report you requested for the above property.

GENERAL - The building is a two story residence located at the top of a small hill in the center of a meadow. The house is approx 24' x 36', constructed of wood frame and resting on a concrete, crawl space foundation. There is temporary wall sheathing in place. Also, there is existing permanent, (but deteriorated) roof sheathing and clay tile roofing. The wood frame is intact and the concrete foundation is intact, although the reinforcing steel or the underground foundation drainage cannot be verified. Per the conservation code, this building has withstood the test of time and should be permitted to remain. The reasons for this conclusion are listed below.

SOIL - The soil was observed to be a type GM per table R405.1 and will have a bearing capacity of at least 2000 psf per table R401.4.1. This soil is very free draining and since the house is located on a small hill, underground drainage, although always a good idea, will have marginal usage. A test hole should be dug beside the foundation wall to see if the drain exists. If not existing, the building official should decide if the drain should be installed.

FOUNDATION - The foundation is 8" thick and 36" below grade, properly located below frost line. A portion of the footing is exposed inside the crawl space and appears to be 16" wide. Per table R403.1, a two story frame house is only required to have a 12" wide footing. There is an existing coating of bituminous waterproofing on the exterior of the foundation wall. Because the footing is already poured, no reinforcing could be observed. Since the house has withstood the test of time, there is probably reinforcing inside the foundation. However, there is no simple way to verify the reinforcing as in the foundation drain. It is possible to xray or core drill but neither of these methods will be conclusive. The most logical method of verification is to accept the owners written statement that the foundation contains adequate reinforcing per table R404.1.1(2) of the IRC. However, the building official must decide if the written statement is acceptable. In addition, there is no insulation for the interior of the crawl space. Provide insulation per the IRC.

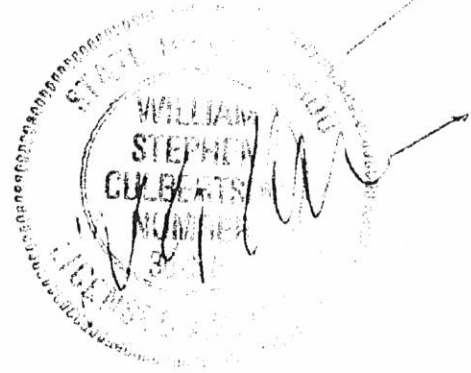
WOOD FRAME - The wood frame is comprised of 2x6 studs at 16" oc for exterior walls, 2x4 studs at 16" oc for interior walls, 2x8 joist at 16" spanning 12'-0" at the first and second floors and site fabricated 2x6 trusses at 16" oc spanning 12'-0" with a center bearing wall or girder and 2x6 fabricated trusses at 16" spanning 24'-0". Visual inspection indicates that the wood material is hem fir no. 2 or better. The wood material is not rotted and has been tested by the contractor using utility screws. The screws cannot be pulled from the wood. Per table R502.3.1(1), an acceptable span for these joist would be 14'-6" so the joist are ok. The trusses are site fabricated with 2x6 members screwed and nailed together with 1/2" plywood gussets. There is no design or shop drawing available for the truss design. Because of this, a simple and logical method of insuring adequate support for the roof is to continuously support the truss in the center with bearing walls or girders. Existing girders and bearing

walls partly support the truss now. Additional 2x6 bracing should be provided to transfer the load from roof to bearing support. The additional girders should match the existing girder design. The existing girders are 3 - 2x12's. This girder is more than enough to carry the load, but is not continuous. This girder should run the full 24' dimension of the house. If the above suggestions are followed, the roof structure will support the 125 psf snow load. However, the building official must decide if the above method is adequate. The exterior sheathing is only temporary and therefore not adequate. This sheathing should be replaced with a design acceptable to the building official. With new sheathing per the IRC the structure will withstand a 110 mph wind.

ROOF - The existing roof sheathing is badly deteriorated $\frac{3}{4}$ " exterior plywood with no roofing felt and broken clay tile roofing. This roof should be replaced with a design acceptable to the building official.

Photos are included for information.

Steve Culbertson
Architect
Colorado Registration Number 302548





Mountain Planning & Development
P. O. Box 126 Fairplay, Colo. 80440



PARK COUNTY BUILDING AND ZONING DEPT.
P.O. BOX 517
FAIRPLAY, COLORADO 80440