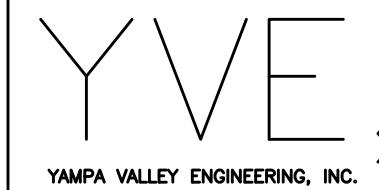


A WALK-IN ADDITION FOR:
VISTA VERDE GUEST RANCH

58000 COWBOY WAY
CLARK, COLORADO

ZONING = AF



STRUCTURAL
MECHANICAL
ENGINEERING
DESIGN
DRAFTING
SERVICES

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PLANS FOR:
VISTA VERDE KITCHEN ADDITION
58000 COWBOY WAY
CLARK, COLORADO

JOB NO: 18-048
DRAWN: ECS
DATE: 08-13-19

REVISIONS		
NO.	DATE	DRAWN

SHEET NUMBER
T-1

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, PERMITS AND LAWS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL NEW CONSTRUCTION ON THE SITE
3. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS BEFORE STARTING WORK. IF A DISCREPANCY APPEARS BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS, NOTIFY YAMPA VALLEY ENGINEERING AT ONCE.
4. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDUCT. THE JOB SITE SHALL BE FREE OF DEBRIS AND TRASH. MATERIALS AND EQUIPMENT SHALL BE REASONABLY PLACED. EACH SUB-CONTRACTOR ON COMPLETION OF HIS/HER PHASE OF THE JOB SHALL REMOVE ALL DEBRIS,TRASH AND EQUIPMENT.
5. ALL MATERIALS AND EQUIPMENT ON THE JOB SITE SHALL BE STACKED AND PROTECTED PROPERLY TO PREVENT DAMAGES AND OR DETERIORATION.
6. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. ALL DIMENSIONS ARE TO FACE OF FRAMING AND FACE OF CONCRETE. ALL INTERIOR STUDS ARE TO BE 2X4 UNLESS OTHERWISE NOTED. ALL EXTERIOR STUDS ARE TO BE 2X6 UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL PROVIDE ALL BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES AND ELECTRICAL EQUIPMENT.
8. PROVIDE ALL ACCESS PANELS TO ALL ENCLOSED SPACES,VOIDS AND ATTICS AS REQUIRED BY GOVERNING CODES.

APPLICABLE CODES OF 2019

- 2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

SHEET INDEX

- ARCHITECTURALS
- T-1 TITLE SHEET
A-0 INFO SHEET
EX-1 EXISTING CONDITIONS
C-1 SITE PLAN
A-1 PROPOSED ELEVATIONS
A-2 PROPOSED ELEVATIONS
A-3 PROPOSED MAIN LEVEL FLOOR PLAN SECTION
- STRUCTURALS
- F-1 FOUNDATION PLAN
S-1 MAIN FLOOR & ROOF FRAMING PLAN
- MEPS
- E-1 SINGLE LINE DIAGRAM
E-2 SCHEDULES
E-3 ELECTRICAL PLAN
E-4 NOTES



SYMBOLS	LEGEND
WINDOW TAG	NATIVE SOILS OR STRUCTURAL FILL
DOOR ID (TOP) DOOR WIDTH (BOTTOM)	GRANULAR BACKFILL
SECTION MARK	POST
DETAIL NUMBER W/ SHEET NUMBER	2x4 WALL
EXHAUST FAN	2x6 WALL
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	RIGID INSULATION
FLOOR DRAIN	BATT INSULATION
ROOF SLOPE	
EL. = 100'-0" TO PLYWOOD TOP OF ELEVATION	

PROJECT DIRECTORY

OWNER

G.W. FAMILY HOLDINGS, INC.
58000 COWBOY WAY
CLARK, COLORADO

CONTRACTOR

VISTA VERDE GUEST RANCH

LICENSED DESIGN PROFESSIONAL & STRUCTURAL ENGINEER

YAMPA VALLEY ENGINEERING, INC.
1794 KAMAR PLAZA
P.O. BOX 772192
STEAMBOAT SPRINGS, COLORADO 80477
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yvengr@yvengr.com

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PLANS FOR:

VISTA VERDE KITCHEN ADDITION

58000 COWBOY WAY
CLARK, COLORADO

JOB NO:	18-048
DRAWN:	ECS
DATE:	08-13-19

REVISIONS		
NO.	DATE	DRAWN

SHEET NUMBER

A-0



S 65°28'27" W
1442.38'

SITE INFO

ZONING: AF
DISTRICT: ROUTT COUNTY
ADDRESS: 38000 COWBOY WAY
SET BACKS: 50' FRONT; 50' REAR; 50' SIDES.

AREA INFO

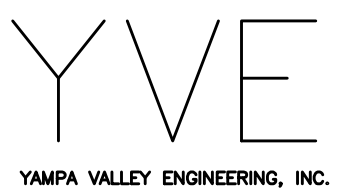
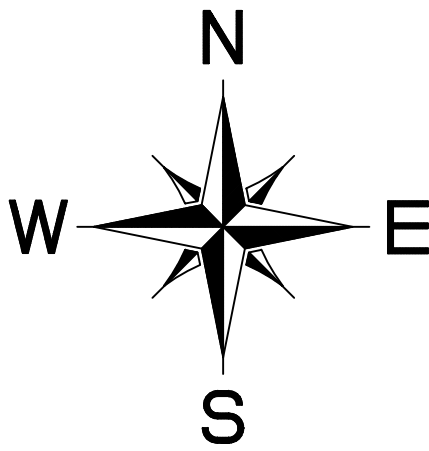
LOT AREA: 216,075.02.40 sf.
TOTAL ADDITION AREA: 454 sf.

LEGEND

- COUNTY SETBACK LINE
- WCPVA SETBACK LINE
- EASEMENT LINE
- LOT BOUNDARY LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- FINISH CONTOUR
- ELECTRIC LINE
- TELEPHONE LINE
- WATER SERVICE LINE
- SEWER SERVICE LINE
- LINE OF OUTSIDE EDGE OF CONCRETE
- NEW DRIVEWAY

EX. CONDITIONS SITE PLAN

SCALE: 1" = 80'



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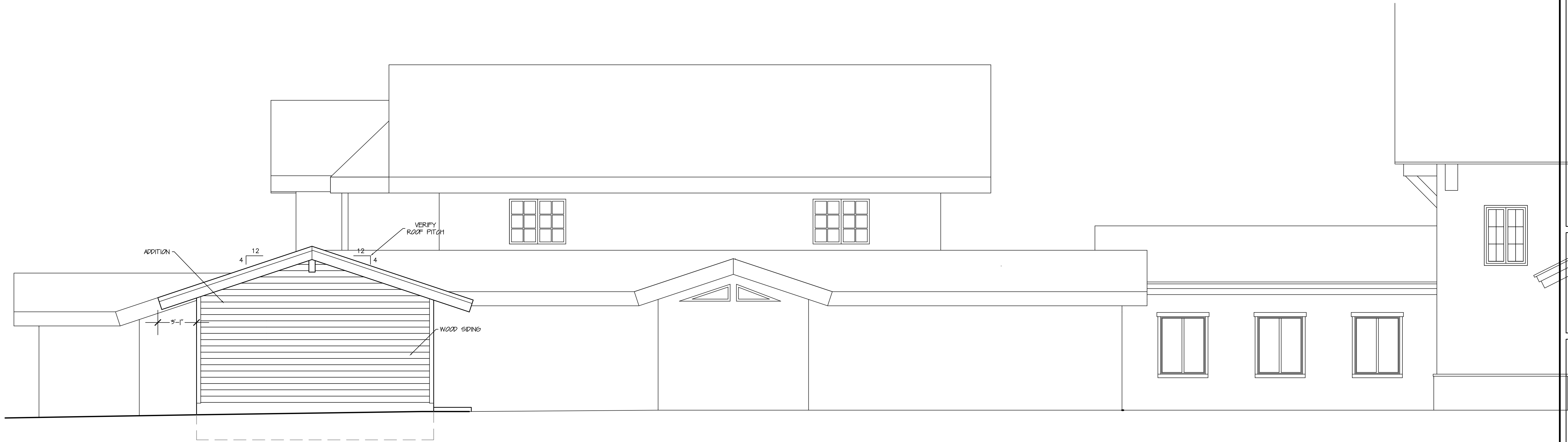
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PLANS FOR:
VISTA VERDE WALK-IN ADDITION
58000 COWBOY WAY
CLARK, COLORADO

JOB NO: 18-048
DRAWN: ECS
DATE: 08-13-19

REVISIONS		
NO.	DATE	DRAWN
	XX-XX-XX	XXX

SHEET NUMBER
EX-1
sheet ___ of ___



1
A-A
PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"



2
A-A
PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

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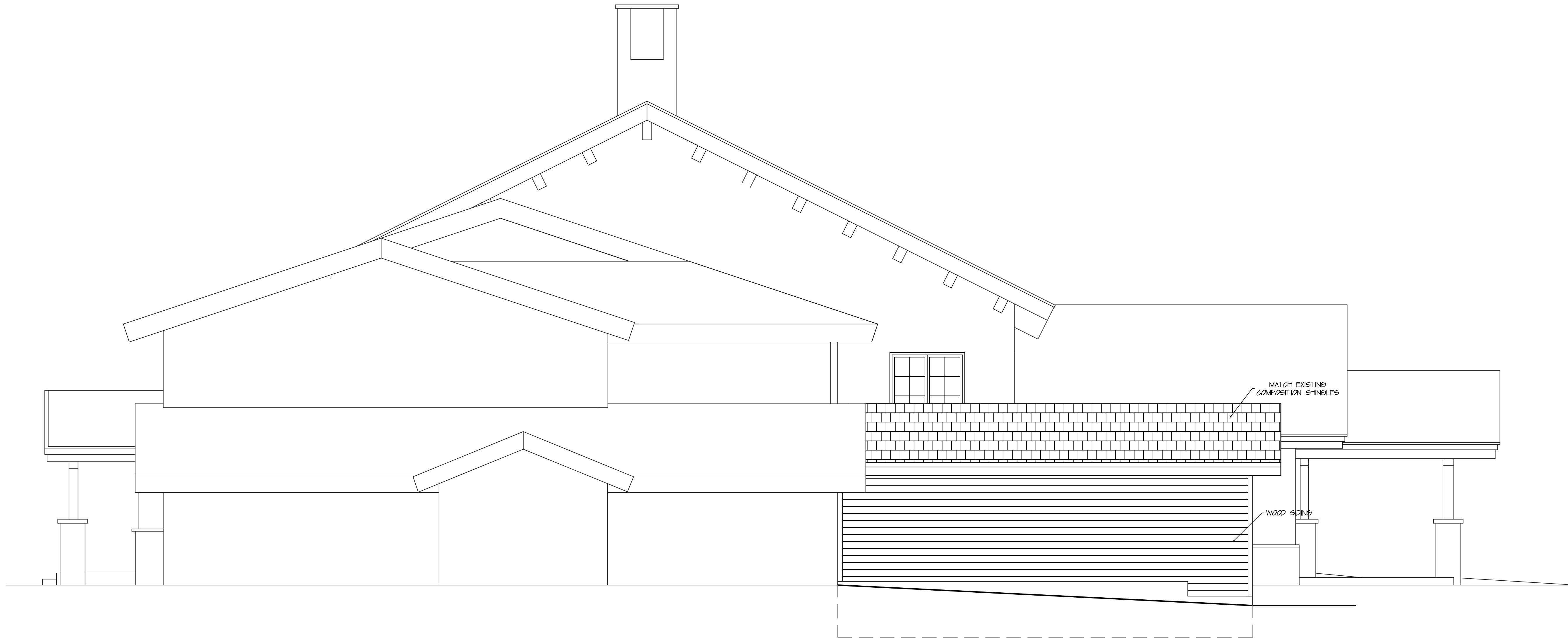
PLANS FOR:
VISTA VERDE KITCHEN ADDITION

58000 COWBOY WAY
CLARK, COLORADO

JOB NO: 18-048
DRAWN: ECS
DATE: 08-13-19

REVISIONS		
NO.	DATE	DRAWN

SHEET NUMBER
A-1



1
A-2
PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"

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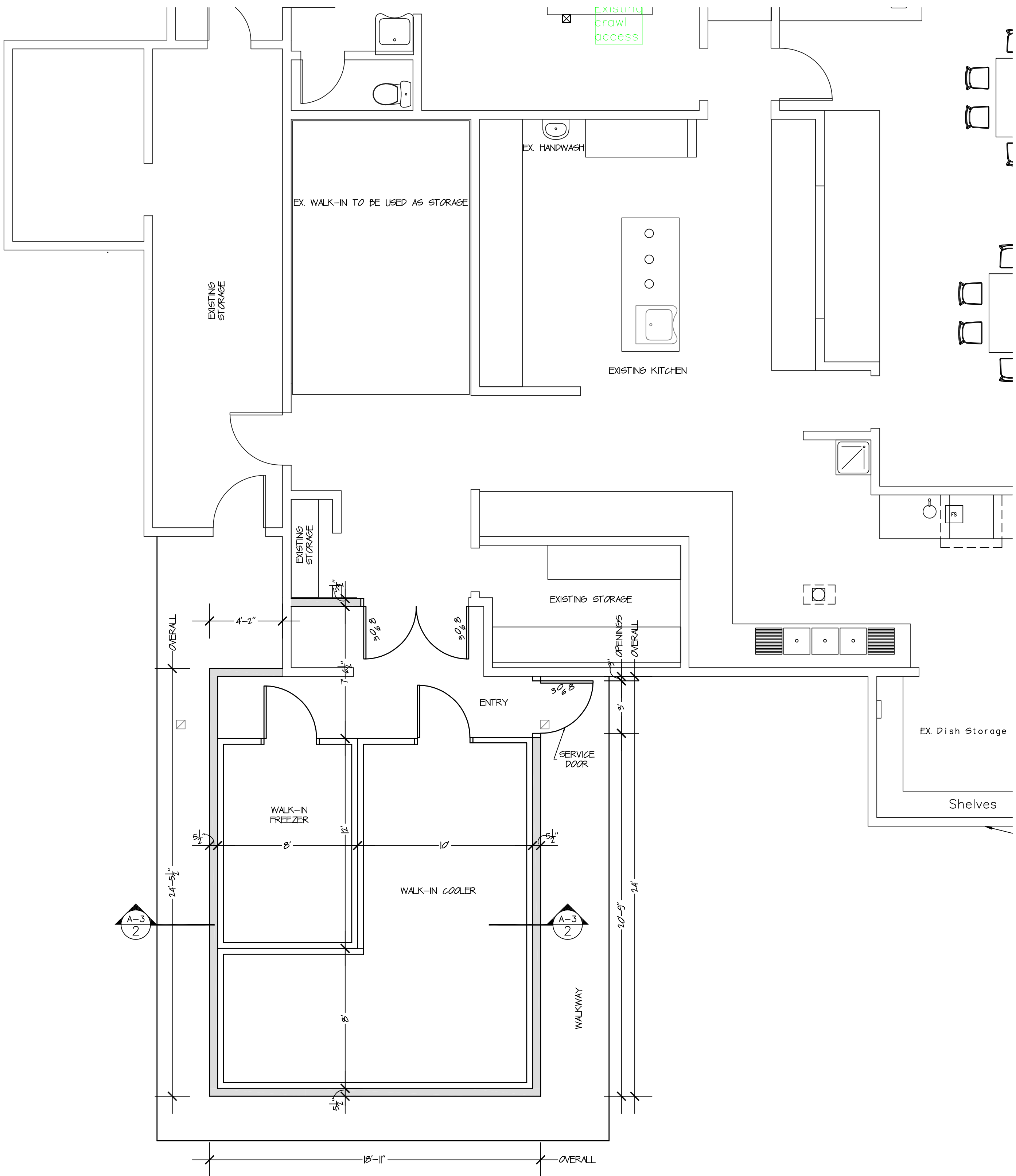


PLANS FOR:
VISTA VERDE KITCHEN ADDITION
58000 COWBOY WAY
CLARK, COLORADO

JOB NO: 18-048
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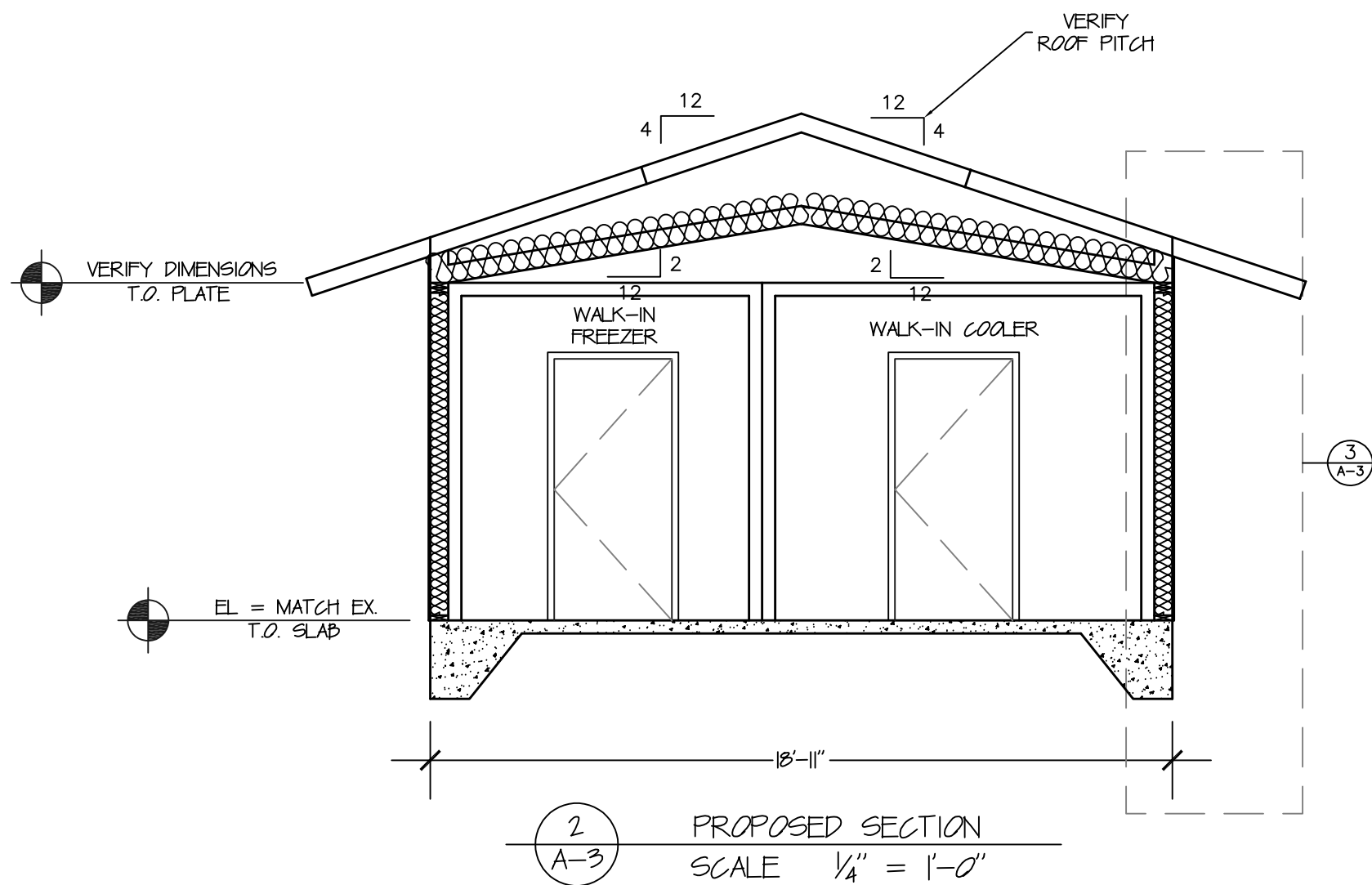
REVISIONS		
NO.	DATE	DRAWN

SHEET NUMBER
A-2

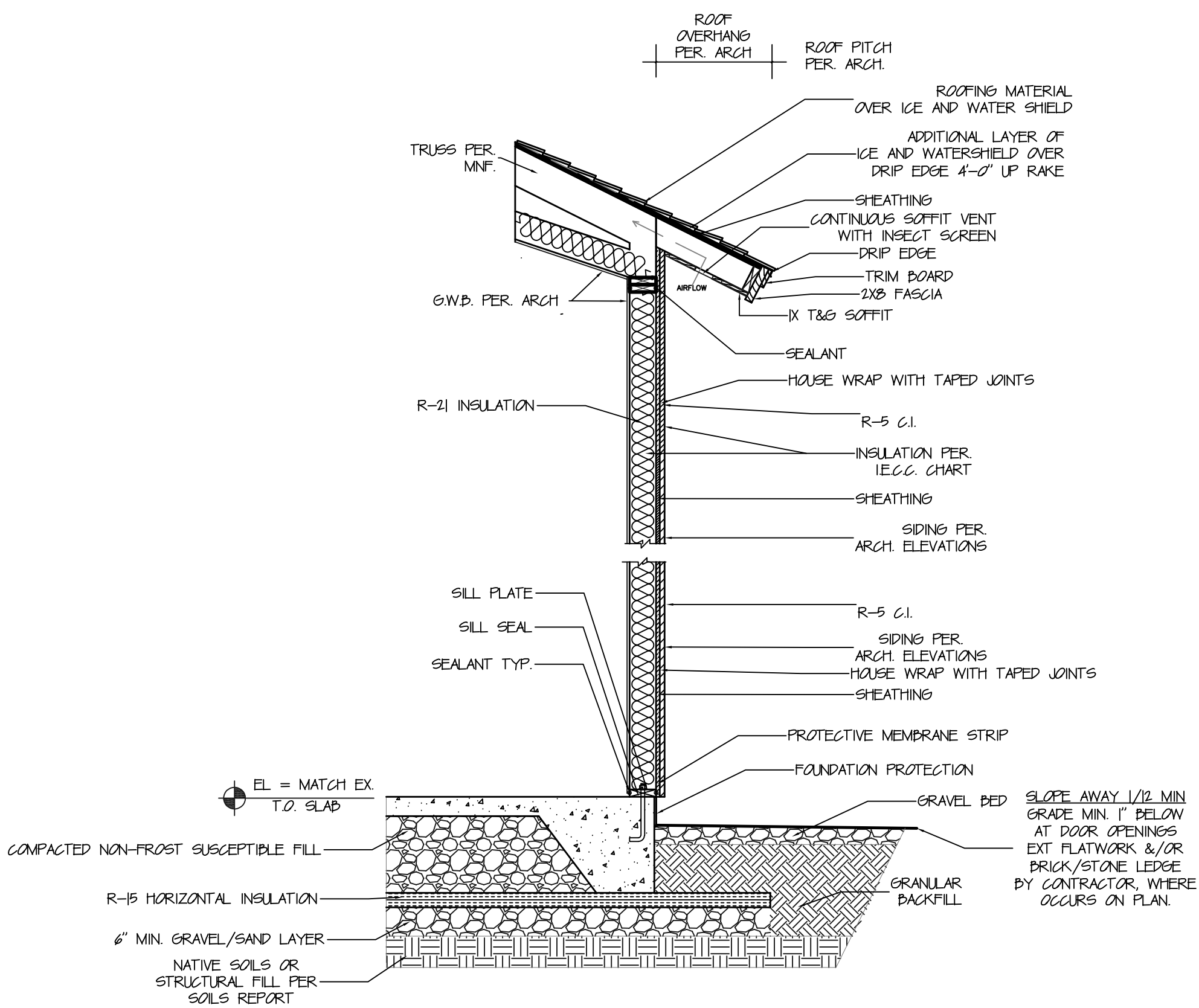


1
A-3
2
PROPOSED MAIN LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"
454 SQ.FT.

CONTRACTOR TO VERIFY
EXISTING DIMENSIONS IF
DISCREPANCIES ARISE
NOTIFY YAMPA VALLEY ENG.
PRIOR TO CONSTRUCTION



2
A-3
PROPOSED SECTION
SCALE 1/4" = 1'-0"



3
A-3
WALL SECTION
SCALE 1/2" = 1'-0"

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PLANS FOR:
VISTA VERDE KITCHEN ADDITION
58000 COWBOY WAY
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SHEET NUMBER
A-3

YVE JOB# 18-048

Design Loads	
Roof	100 PSF
Floors	40 PSF
Wind	115 MPH, Exposure C
Seismic design category	B
Maximum soil bearing pressure	2500 PSF

On-site soil conditions are assumed for foundation design purposes. An open hole investigation should be conducted by a geotechnical engineer prior to construction. Any deviations in the assumed conditions shall be reported to Yampa Valley Engineering, Inc. which may require substantial design changes. The contractor/owner is proceeding with the assumed on-site conditions at their own risk.

The design herein and all construction standards shall utilize the 2015 International Building Code.

Concrete:

- Place footings on firm, undisturbed natural soil. Footings placed on compacted fill shall require the approval of a geotechnical engineer.
- No concrete shall be poured on frozen sub-grade or be subject to freezing conditions until fully cured.
- All concrete form work shall be adequately braced and tied to form true lines, square corners and plumb walls. Trench forming is not allowed.
- All cast-in-place concrete shall be type I/II and develop 3,000 PSI compressive strength in 28 days.
- All concrete work and reinforcement detailing shall be in accordance with ACI Building Code 301 and 318.
- All reinforcing shall be deformed bars conforming to ASTM A615 grade 60. Deformed bars specified to be field bent, stirrups, and ties can be grade 40, UNO.
- Welded wire fabric shall conform to ASTM 185 and shall be lapped 1 full mesh at splices and be tied together.
- Concrete protection for reinforcement shall be:
 - 3" minimum for concrete cast against earth
 - 2" minimum for concrete poured in forms
 - 3/4" in slabs and walls, not exposed to weather
- Reinforcement shall be fabricated and placed per ACI 315. Make all bars continuous around corners. Lap splices shall be a minimum of 50 bar diameters.
- Slabs, footings, and walls shall not have joints in a horizontal plane. Any stop in concrete work (cold joints) must be made at a third point of span with vertical bulkheads and horizontal shear keys. Continue top bar in wall down through corners of openings for 2'-0" & tie with a vertical bar 3' from opening.
- Provide all accessories necessary to support reinforcing at positions shown on the plans and in accordance with ACI 318.
- All concrete walls shall be mechanically vibrated.
- Floor slabs shall be placed with construction joints per the geotechnical report or 10ft max spacing and/or as shown on the plans.

Metals:

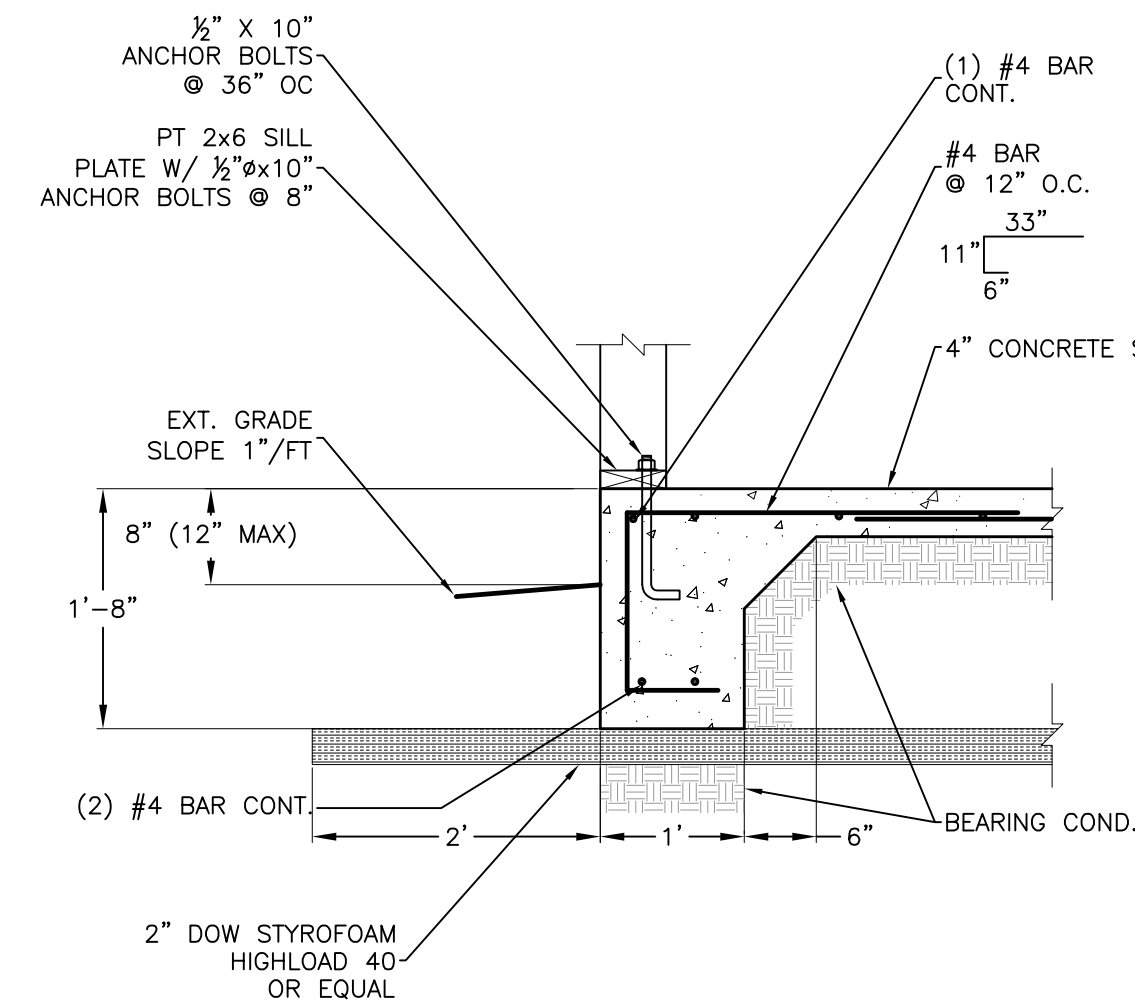
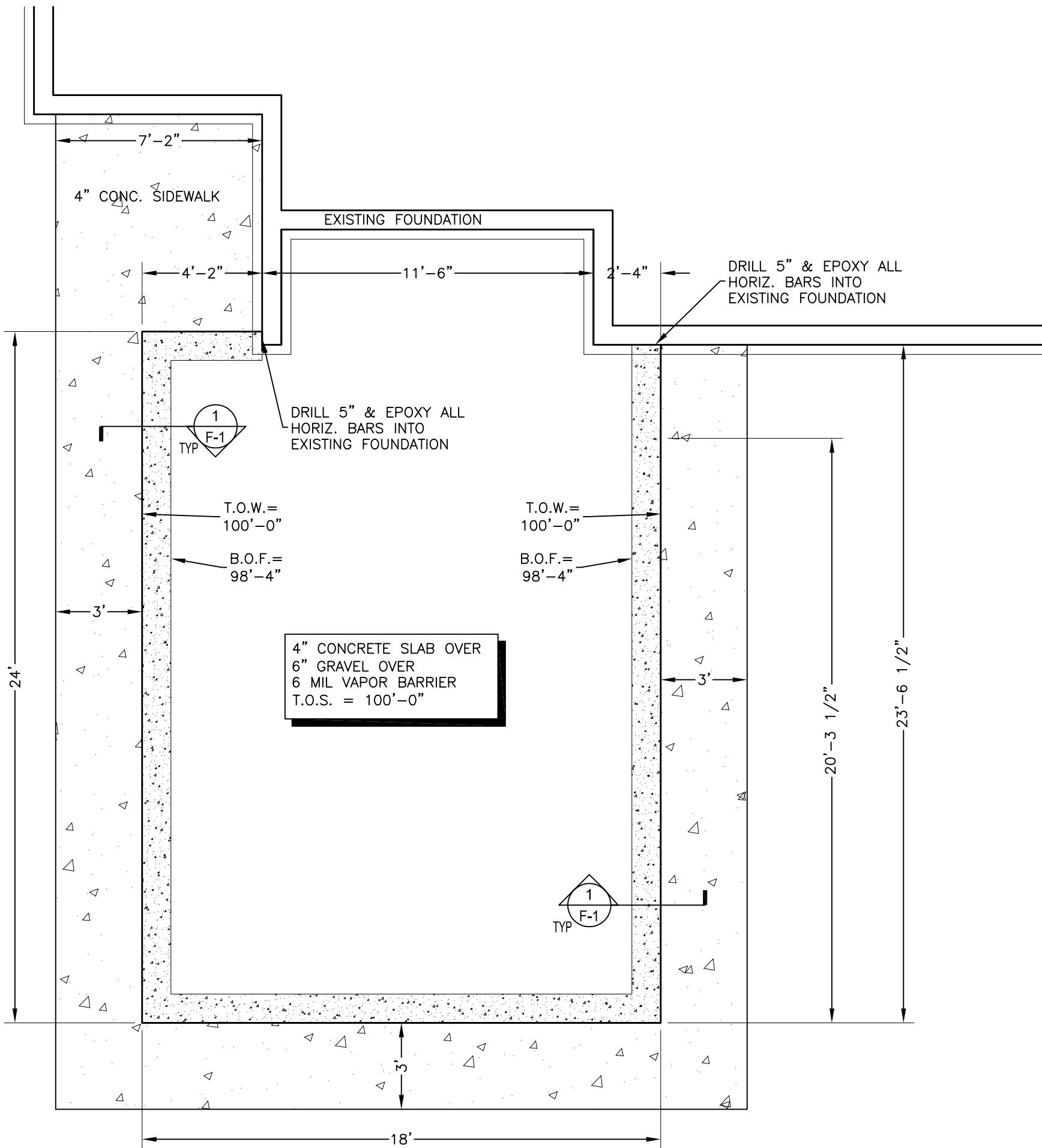
- All steel shall conform to the following:
 - Beams: A992
 - Angles & miscellaneous: ASTM A36
 - Bolts: ASTM 307
 - Tube Columns: ASTM A500, Grade B 46ksi
- Miscellaneous clips, anchors and connectors shall be Simpson strong tie or approved equal, unless otherwise noted. Products shall be installed in accordance with manufacturer's instructions.
- Anchor bolts installed in contact with pressure treated wood shall meet the manufacturers specifications for corrosion protection.

Carpentry:

- All framing not specifically shown, detailed, or drawn on plan shall comply with the non-engineered requirements specified in the IRC.
- Minimum nailing and wood structural panel attachments shall be as specified in TABLE #R602.3(1) of the IRC. Additional nailing or attachment required for connections are per plan.
- All treated lumber shall be treated in accordance with AWPA Standard U1 to the requirements of the intended use.
- All 2"-4" thick dimensional framing lumber shall be visually graded, S-dry with the following minimum design values:
 - Wall framing: SPF Stud grade or better, E=1,200,000 psi, Fb=675 psi, Ft=350 psi, Fv=135 psi, Fc⊥=425 psi, Fc||=725 psi
 - Joist or Rafter:
 - SPF No.2 or better, E=1,400,000 psi, Fb=875 psi, Ft=450 psi, Fv=135 psi, Fc⊥=425 psi, Fc||=1,150 psi
 - DF-L (N) No.1/No.2 or better, E=1,600,000 psi, Fb=850 psi, Ft=500 psi, Fv=180 psi, Fc⊥=625 psi, Fc||=1400 psi
- All 2"-4" dimensional lumber in contact with concrete or masonry shall be treated and have the following minimum design values:
 - Hem-Fir No.2 or better, E=1,300,000 psi, Fb=850 psi, Ft=525 psi, Fv=150 psi, Fc⊥=405 psi, Fc||=1300 psi
- All 5" thick and greater dimensional timber framing lumber shall be visually graded, S-dry with the following minimum design values:
 - Beams: DF-L (N) No.1 or better, E=1,600,000 psi, Fb=1,300 psi, Ft=675 psi, Fv=170 psi, Fc⊥=625 psi, Fc||=925 psi
 - Columns: DF-L (N) No.1 or better, E=1,600,000 psi, Fb=1,200 psi, Ft=825 psi, Fv=170 psi, Fc⊥=625 psi, Fc||=1,000 psi
- All prefabricated wood I-joists shall be Trus Joist or approved equivalent with the following minimum design values:
 - Rim Joist: Per Manufacturer
- All Roof sheathing shall be:
 - Per Diaphragm Schedule, MIN. 1 1/2" APA Rated 40/20 Exp. 1
- All Floor sheathing shall be:
 - Per Diaphragm Schedule, MIN. 3/32" APA Rated 48/24 Exp. 1 T&G, glued and nailed.
- All Wall sheathing shall be:
 - Per Shearwall Schedule, MIN. 3/8" APA Rated 24/16 Exp. 1.
- All prefabricated I-joists, pre-engineered trusses, specified connectors shall be installed per manufacturers specifications.
- ALL EXTERIOR WALLS SHALL BE SHEATHED. Exterior walls shall be a minimum 2 x 6 @ 16" OC, UNO.
- Interior bearing walls shall be 2x6 @ 16", UNO. For bearing walls perpendicular to floor framing provide full height solid blocking between bays. For bearing walls parallel to floor framing provide additional double floor joists under bearing wall or balloon frame bearing wall below to underside of sheathing.
- Interior partitions (non load bearing) shall be 2x4 @ 16". Support partitions with 2x blocking @ 24" between joists, top and bottom.
- All loads, point or distributed, shall have have continuous uninterrupted path to foundation. 2x squash blocks between floor assembly to match column above.
- Provide solid blocking between joists at all supports, beams or bearing walls. Provide 1x4 cross-bridging or 2x blocking at not over 8' on center for all wood joists.
- Minimum header size shall be 2-2x10's, UNO.
- All king and trimmer studs per plan. Minimum 1 king and 1 trimmer stud at wall openings. All headers consisting of two or more LVL's shall have minimum 2 trimmers and 1 king.
- Pre-engineered, pre-fabricated trusses shall be designed by a Registered Professional Engineer and shall comply with all applicable codes and the Truss Plate Institute requirements. Truss to Truss connections are by manufacturer.

Erection Requirements:

- Do NOT scale construction documents, if a dimension is necessary and not shown, Yampa Valley Engineering shall be contacted for dimension needed for construction.
- If a discrepancy exists between the architectural and structural drawings, Yampa Valley Engineering shall be contacted immediately to rectify the discrepancy.
- All structural elements are shown in final erected position. The contractor is responsible for all sequence of construction, shoring, bracing, or temporary work associated to achieve the final structure.
- The main level floor shall be installed prior to the backfill of any foundation wall or adequate bracing must be provided by the contractor to ensure foundation wall stability.
- The basement slab shall be installed and cured prior to the backfill of any foundation wall or adequate bracing must be provided by the contractor to ensure foundation wall stability.
- Expansive soils may or may not be present on-site. All concrete slabs on grade shall be separated from all building finishes to allow for slab movement. Slab movement is caused by numerous conditions, the owner/contractor should take the necessary precautions to limit slab heave. Yampa Valley Engineering shall not be held liable for damage caused by slab movement.



NOTES:

- MAINTAIN 3" COVER TO CONC. POURED ON EARTH. 2" TO FORMED CONC.
- FOUNDATION DOES NOT MEET IECC ENERGY REQUIREMENTS FOR HEATED STRUCTURES

1 MONOLITHIC SLAB FOR NON-HEATED STRUCTURES

NO SCALE

FOUNDATION SYMBOLS	
×	POINT FROM ABOVE
■	BEAM POCKET
▬	CONCRETE WALL & FOOTER
▬	POUR OVER AT DOOR OPENING
X' VOID	VOID FORM PER PLAN
○	CONC PIER ON ENLARGED FOOTER
● xxxx (x/xx)	HOLDDOWN MARK (DETAIL #/SHEET)
△	SECTION MARK
△	REVISION TAG
100-0	ELEVATION TAG
XX-x (x/xx)	SCHEDULE MARK (DETAIL #/SHEET)

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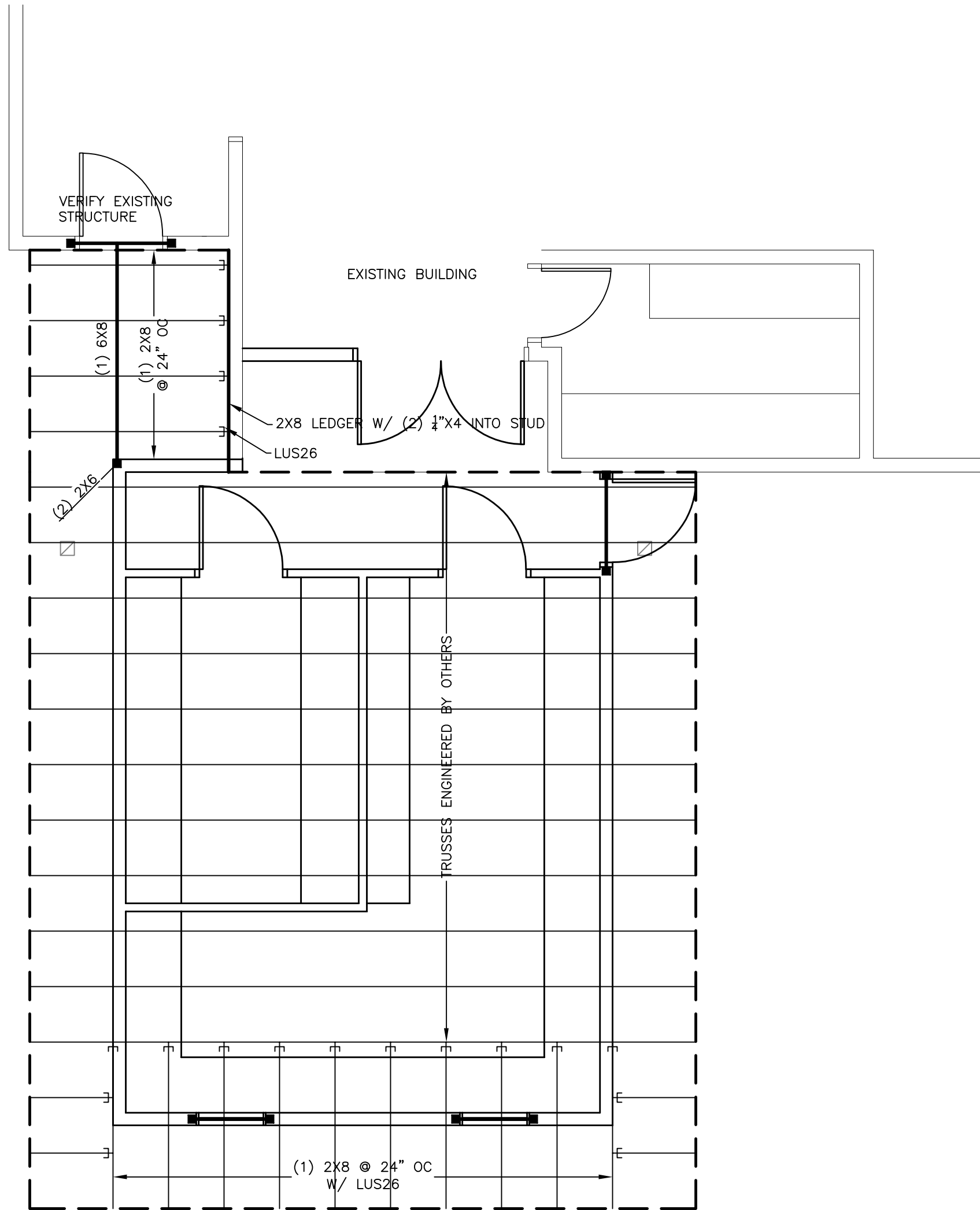


PLANS FOR:
VISTA VERDE KITCHEN ADDITION
58000 COWBOY WAY
CLARK, COLORADO

JOB NO: 18-048
DRAWN: RC
DATE: 08-13-19

REVISIONS		
NO.	DATE	DRAWN

SHEET NUMBER
F-1
Foundation

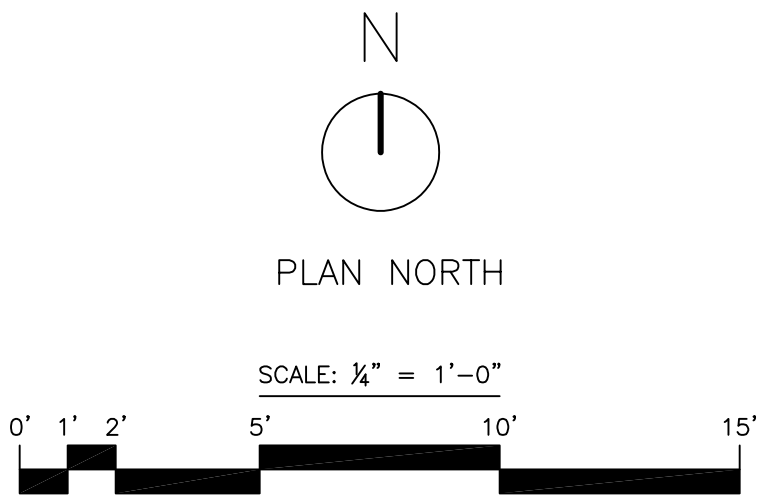


1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING SYMBOLS	
×	POINT FROM ABOVE
■	COLUMN TO BELOW
⊠	COLUMN FROM ABOVE
└─┘	JOIST OR RAFTER w/ HANGER PER PLAN (WHERE SPECIFIED)
└─┘	HEADER OR BEAM w/ HANGER PER PLAN (WHERE SPECIFIED)

FRAMING NOTES

- ALL FRAMING NOT SPECIFICALLY SHOWN , DETAILED, OR DRAWN ON PLAN SHALL COMPLY WITH THE NON-ENGINEERED REQUIREMENTS SPECIFIED IN THE IBC.
- ALL LOADS, POINT OR DISTRIBUTED, SHALL HAVE CONTINUOUS UNINTERRUPTED PATH TO FOUNDATION. 2X SQUASH BLOCKS BETWEEN FLOOR ASSEMBLY TO MATCH COLUMN ABOVE.
- MINIMUM HEADER SIZE SHALL BE 2-2X10'S, UNO.
- ALL KING AND TRIMMER STUDS PER PLAN. MINIMUM 1 KING AND 1 TRIMMER STUD AT WALL OPENINGS.
- ALL HEADERS CONSISTING OF TWO OR MORE LVL'S SHALL HAVE A MINIMUM 2 TRIMMERS AND 1 KING.



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PLANS FOR:

VISTA VERDE KITCHEN ADDITION

58000 COWBOY WAY
CLARK, COLORADO

JOB NO:	18-048
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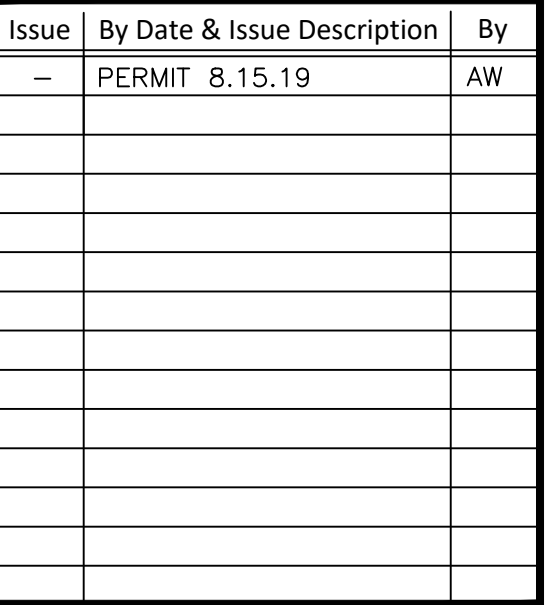
S-1

Structural

56000 Cowboy Way
Clark, CO



WILDER ENGINEERING LLC
 Andrew Wilder PE
 1170 Blue Sage Drive
 Steamboat Springs, CO 80487
 P: 970-819-7848
 E: andy@wilder-eng.com



Scale:
24x36 NTS
Description: PANEL SCHEDULES
Project Name: VISTA VERDE
Project Number: 2019015
Sheet No.
E-2



(1)	
(1)	1

- (1) Kitchen equipment, demand factor applied per NEC 220.56
- (2) Provide feed through lugs.

(1)	
(1)	1
(1)	1
(1)	

(1) Kitchen equipment, demand factor applied per NEC 220.56

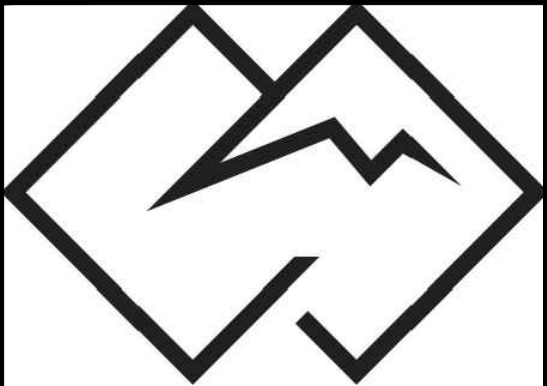
1

CIRCUITS 25, 29 AND 30 REGULARLY TRIP. ELECTRICIAN TO FIELD EXAMINE IF LOAD CAN BE SHED FROM THESE CIRCUITS AND ADDED TO NEW CIRCUITS IN THE NEW PANEL PP3.

1 PANEL SCHEDULES

56000 Cowboy Way
Clark, CO

56000 Cowboy Way
Clark, CO



WILDER ENGINEERING LLC
Andrew Wilder PE
1170 Blue Sage Drive
teamboat Springs, CO 80487
P: 970-819-7848
E: andy@wilder-eng.com

[illegible]

Scale:	24x36 1/4"=1'-0"
Description:	ELECTRICAL FLOOR PLAN
Project Name:	VISTA VERDE
Project Number:	2019015
Sheet No.	

Sheet No.

E-3

