



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

RCRBD
Record Set

A WALK-IN ADDTION FOR:
VISTA VERDE GUEST RANCH

58000 COWBOY WAY
CLARK, COLORADO

ZONING = AF

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		STRUCTURALS	MEP'S
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CODE ANALYSIS

PROJECT LOCATION: VISTA VERDE GUEST RANCH
PROJECT DESCRIPTION: ADDITION OF AN ATTACHED REFRIGERATOR BUILDING TO KITCHEN AREA

THIS CODE ANALYSIS IS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL MECHANICAL CODE & 2009 INTERNATIONAL ENERGY CONSERVATION CODE

BASIC BUILDING DESCRIPTION:
TYPE OF CONSTRUCTION = VB-NON-SPRINKLERED

OCCUPANCY:
P - BUSINESS **Declared Occupancy of Cooler/Freezer Addition**

FIRE RESISTIVE CONSTRUCTION:
NO FIRE SEPARATIONS REQUIRED

HEIGHT OF BUILDING:
ACTUAL HEIGHT OF ADDITION = 12'-0" FT. ALLOWED BUILDING HEIGHT = 40'-0"

SQUARE FOOTAGE:
FIRST STORY-ACTUAL SQFT.=456. ALLOWED SQFT.=12,000

EXITS:
ONE EXIT FROM NEW AREA.

MECHANICAL:
PER 2015 IMC, SECT. 1103, EQUIPMENT IS LOCATED GREATER THAN 10' FROM OPENINGS INTO BUILDING.

2009 Code Analysis Attached:
Occupancy Type for Entire Building: A-2-, B, M, S-1

SYMBOLS

- WINDOW TAG
- DOOR ID (TOP)
DOOR WIDTH (BOTTOM)
- SECTION MARK
- DETAIL NUMBER W/
SHEET NUMBER
- EXHAUST FAN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FLOOR DRAIN
- ROOF SLOPE
- EL. = 100'-0" TO FLOOR
- TOP OF ELEVATION

LEGEND

- NATIVE SOILS OR STRUCTURAL FILL
- GRAVELLY BACKFILL
- POST
- 2x4 WALL
- 2x6 WALL
- 8" CONCRETE WALL
- RIGID INSULATION
- BATT INSULATION

PROJECT DIRECTORY

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

CONTRACTOR
VISTA VERDE GUEST RANCH

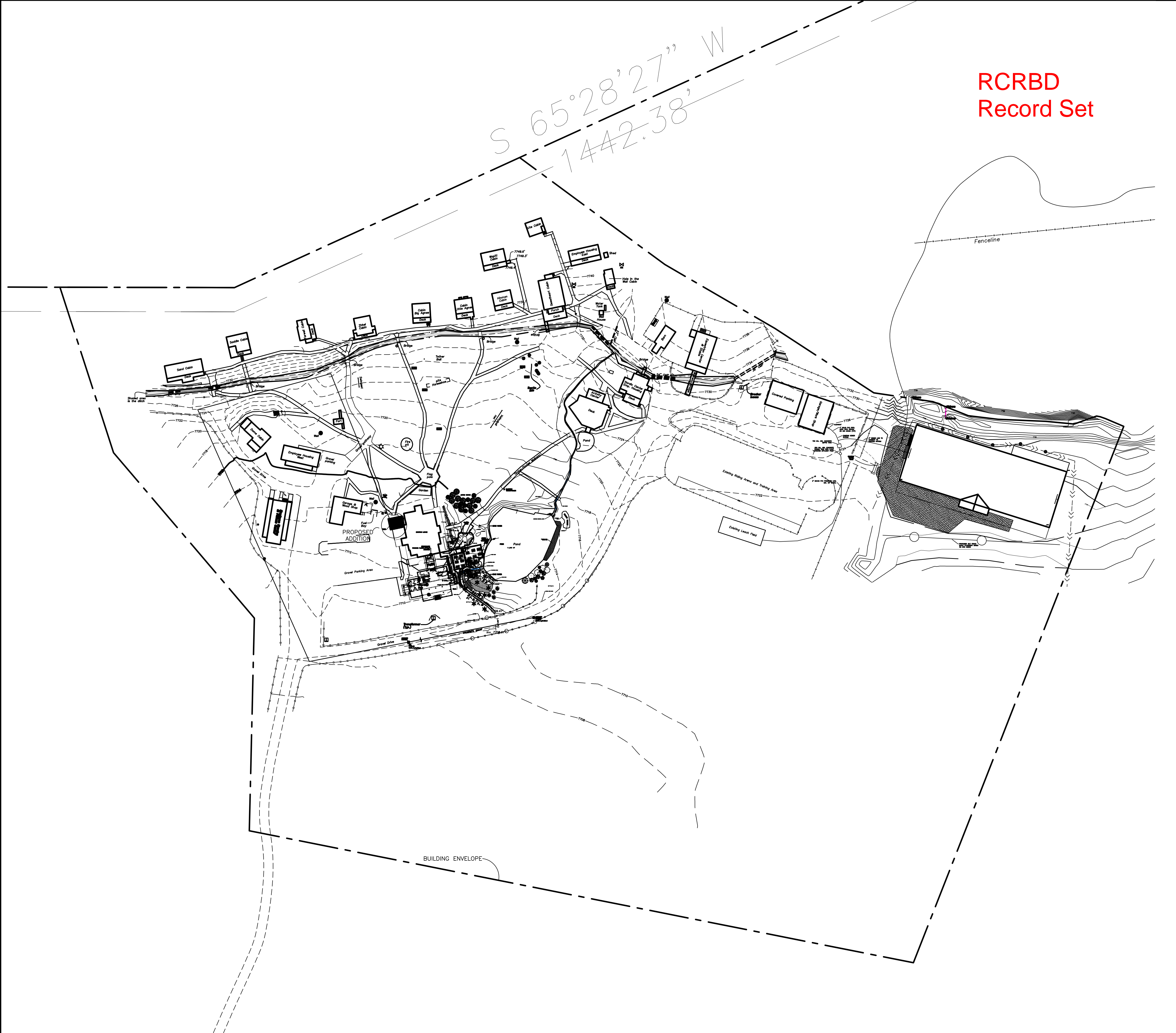
LICENSED DESIGN PROFESSIONAL & STRUCTURAL ENGINEER
YAMPA VALLEY ENGINEERING, INC.
1794 KAMAR PLAZA
P.O. BOX 772192
STEAMBOAT SPRINGS, COLORADO 80477
970-870-9229
yvengr@yvengr.com

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1	8-28-19	JAS

SHEET NUMBER
A-0



SITE INFO

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

AREA INFO

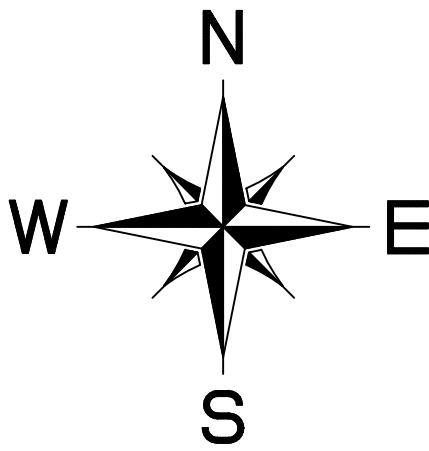
LOT AREA: 216,075.02.40 sf.
TOTAL ADDITION AREA: 454 sf.

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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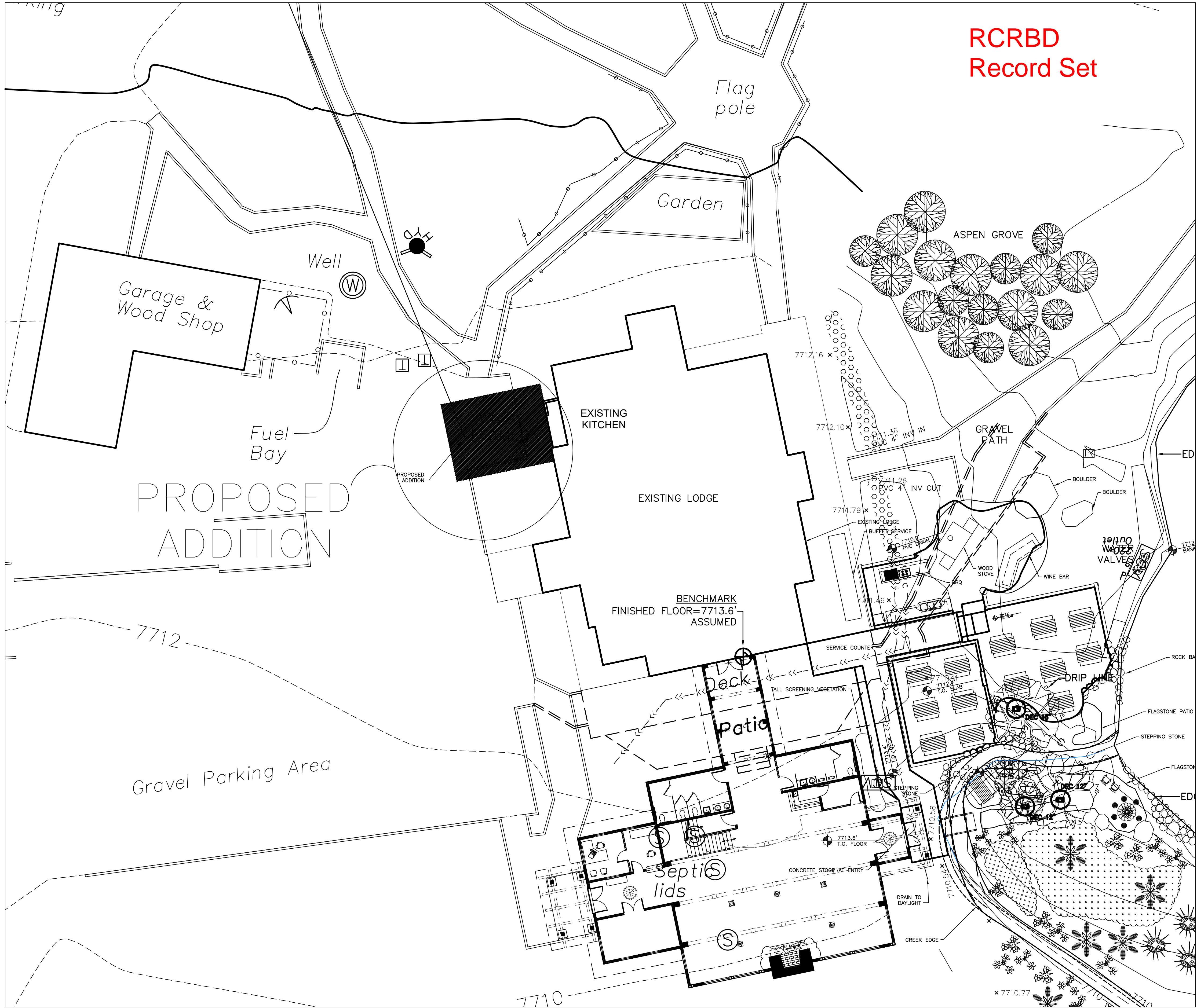
JAMES STEGMAIER, P.E.
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P.O. BOX 772192
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970-870-9229
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PLANS FOR:
VISTA VERDE WALK-IN ADDITION
58000 COWBOY WAY
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JOB NO: 18-048
DRAWN: ECS
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REVISIONS		
NO.	DATE	DRAWN
	XX-XX-XX	XXX

SHEET NUMBER
EX-1
sheet ___ of ___



1 SITE PLAN

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Record Set

SITE INFO

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



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AREA INFO

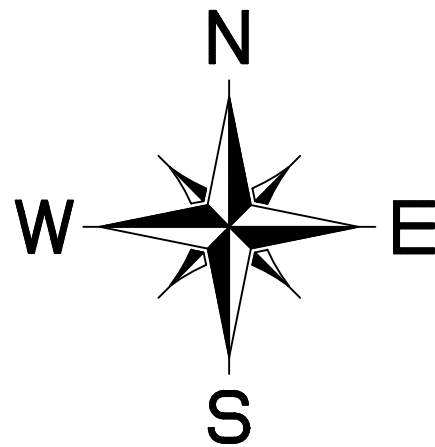
LOT AREA: 216,075.02.40 sf.
TOTAL ADDITION AREA: 454 sf.

LEGEND

- COUNTY SETBACK LINE
- WCPVA SETBACK LINE
- EASEMENT LINE
- LOT BOUNDARY LINE
- EXISTING INTERMEDIATE CONTOUR
- 6900
- EXISTING INDEX CONTOUR
- FINISH CONTOUR
- ELECTRIC LINE
- TELEPHONE LINE
- WATER SERVICE LINE
- SEWER SERVICE LINE
- LINE OF OUTSIDE EDGE OF CONCRETE
- NEW DRIVEWAY

SITE PLAN

SCALE: 1" = 150'



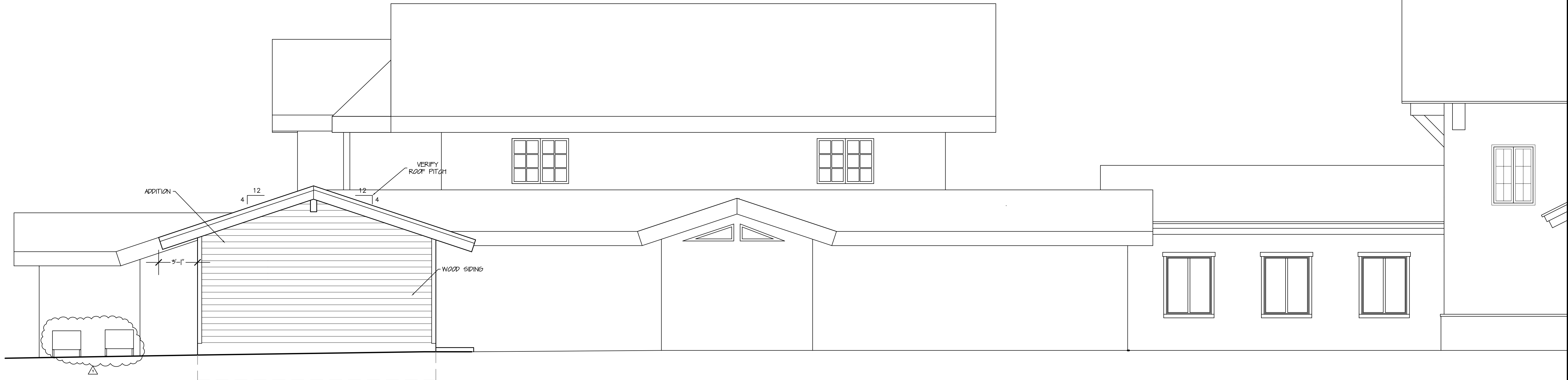
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NO.	DATE	DRAWN
	XX-XX-XX	XXX

SHEET NUMBER

C-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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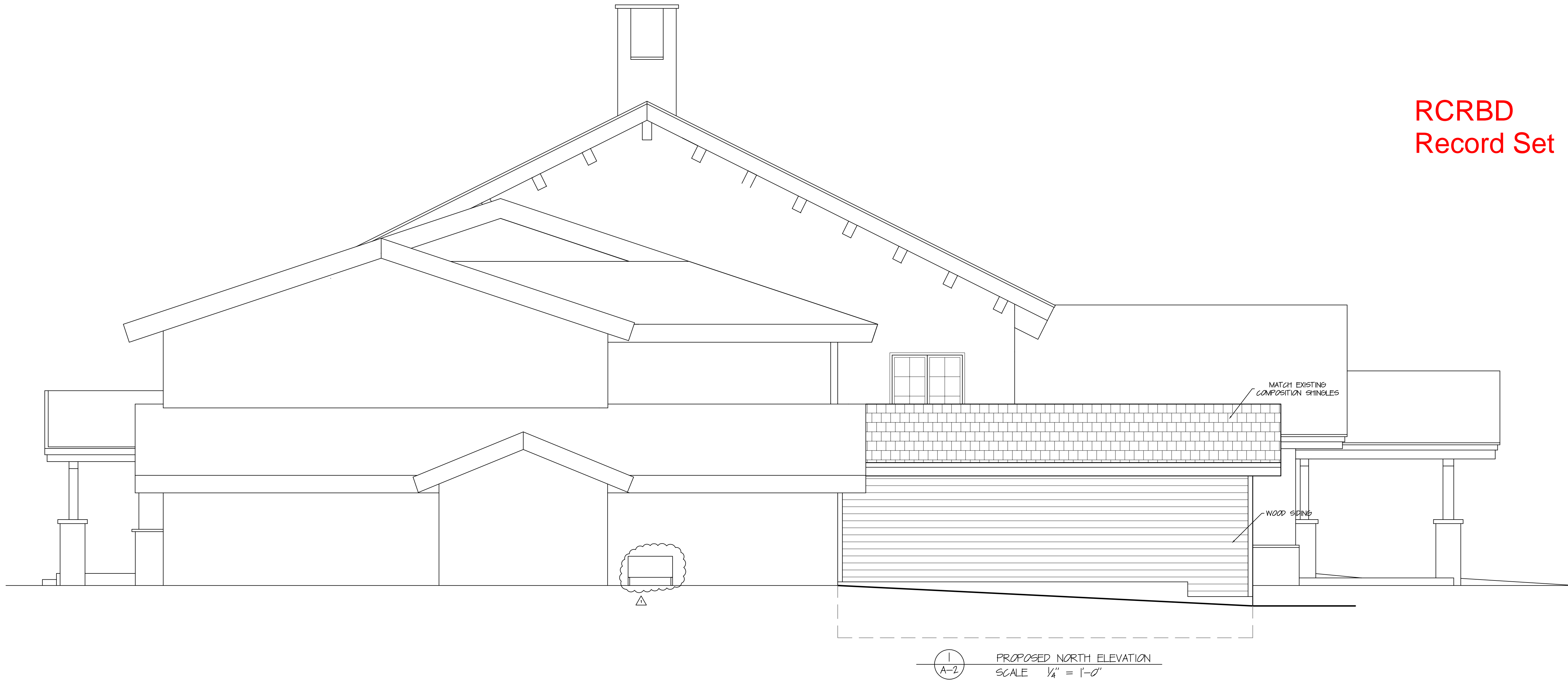
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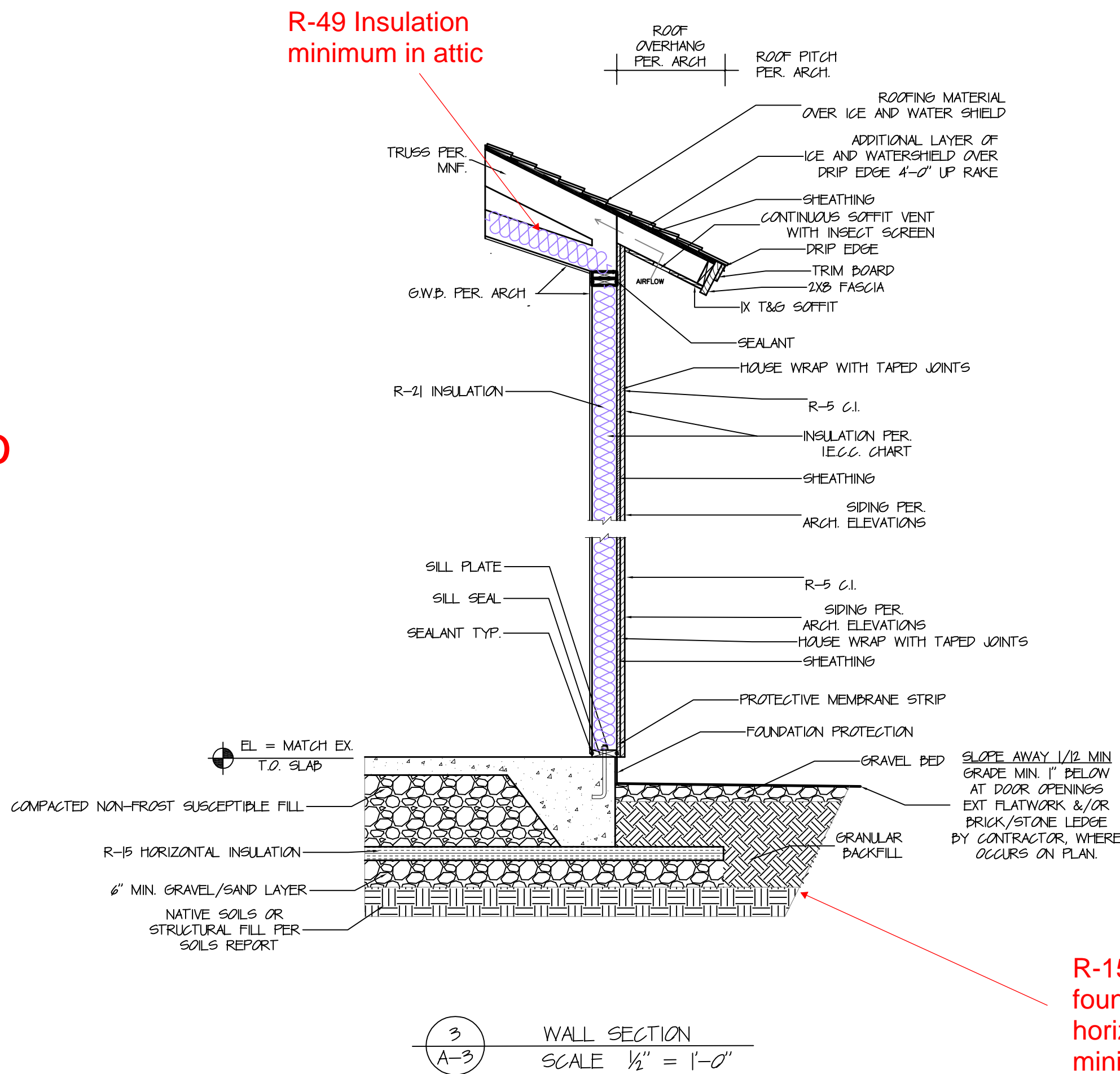
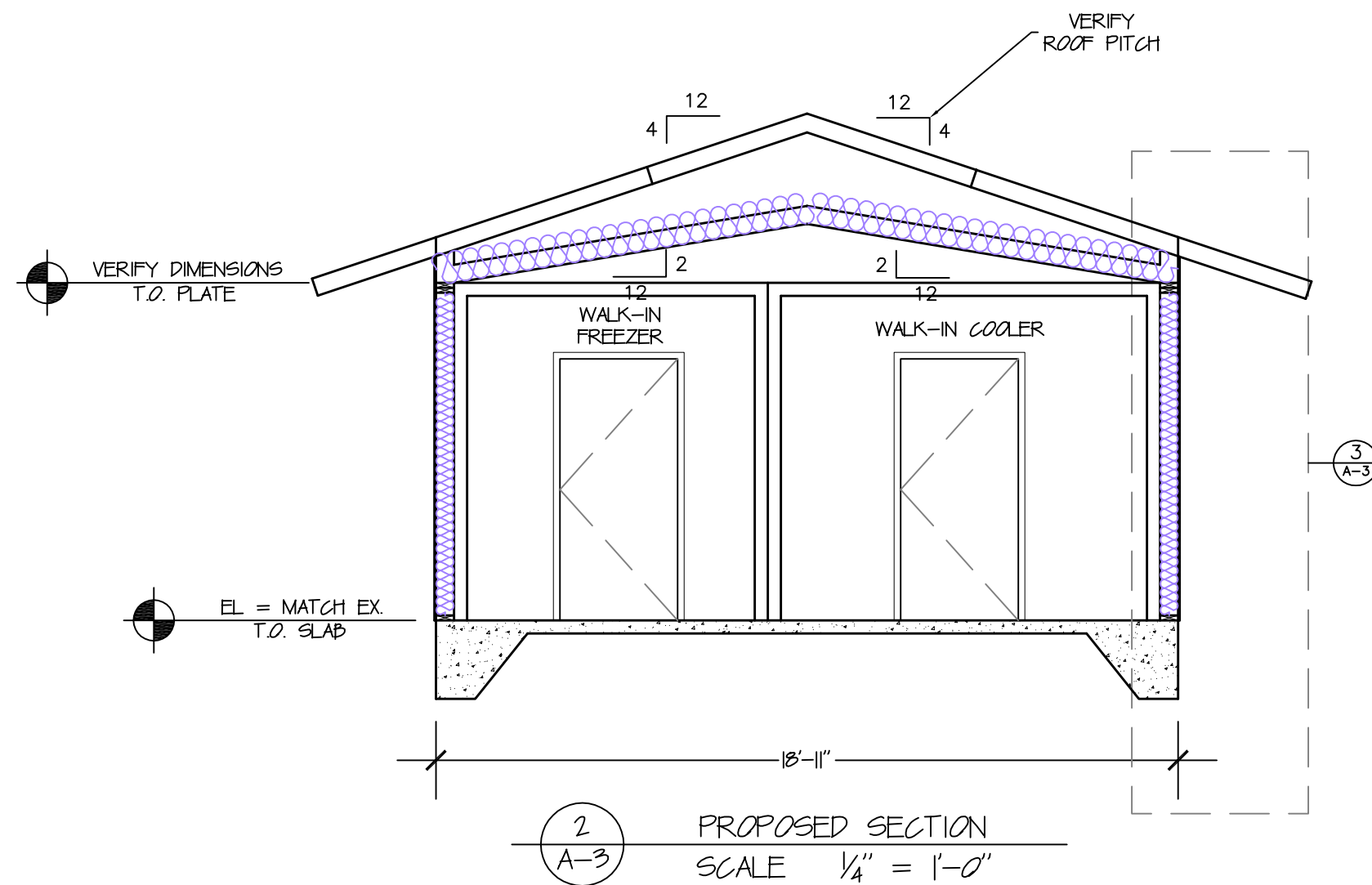
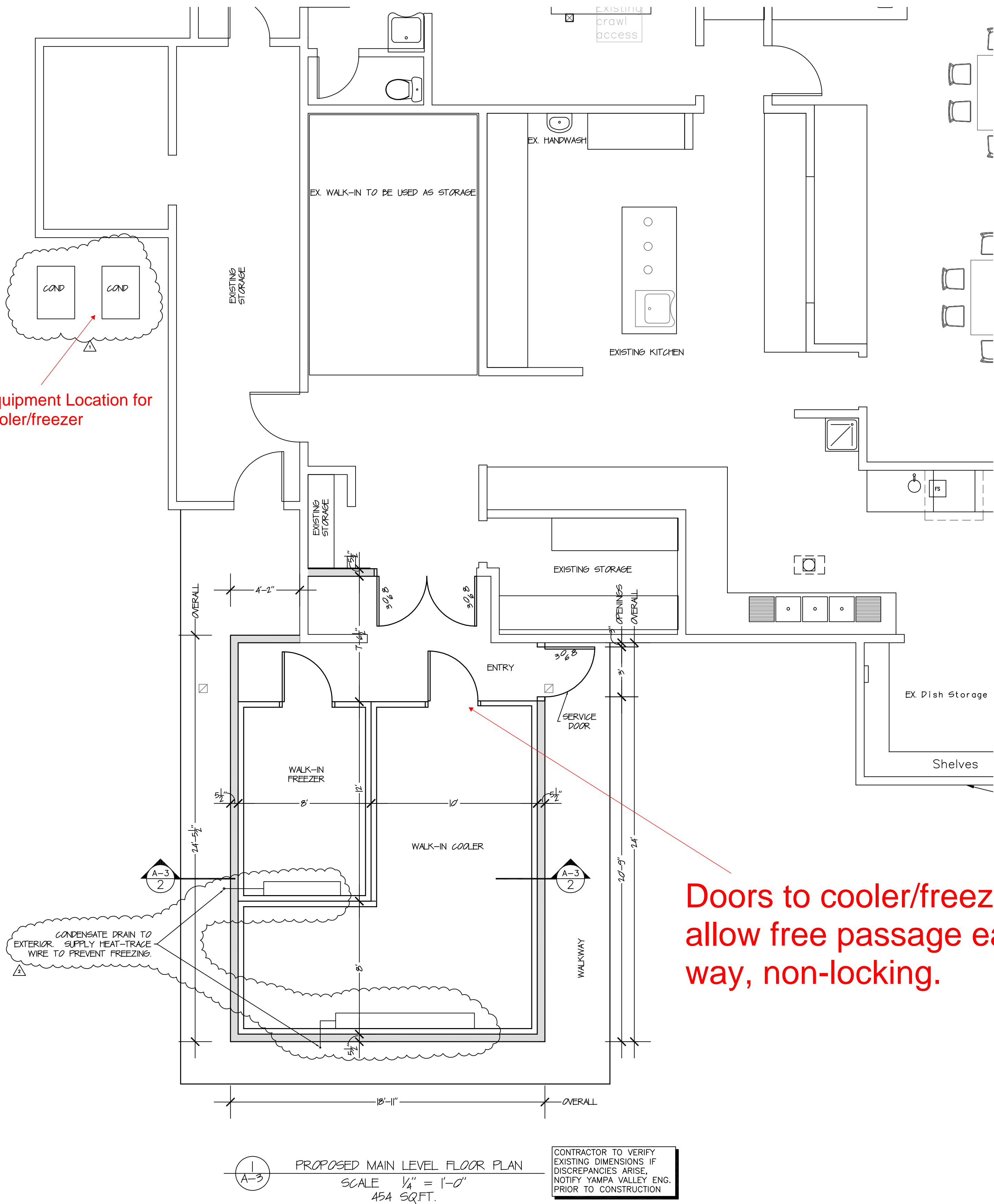
DRAWN: ECS

DATE: 08-13-19

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NO.	DATE	DRAWN
1	8-28-19	JAS

SHEET NUMBER

A-2



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2	9-16-19	JAS

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:

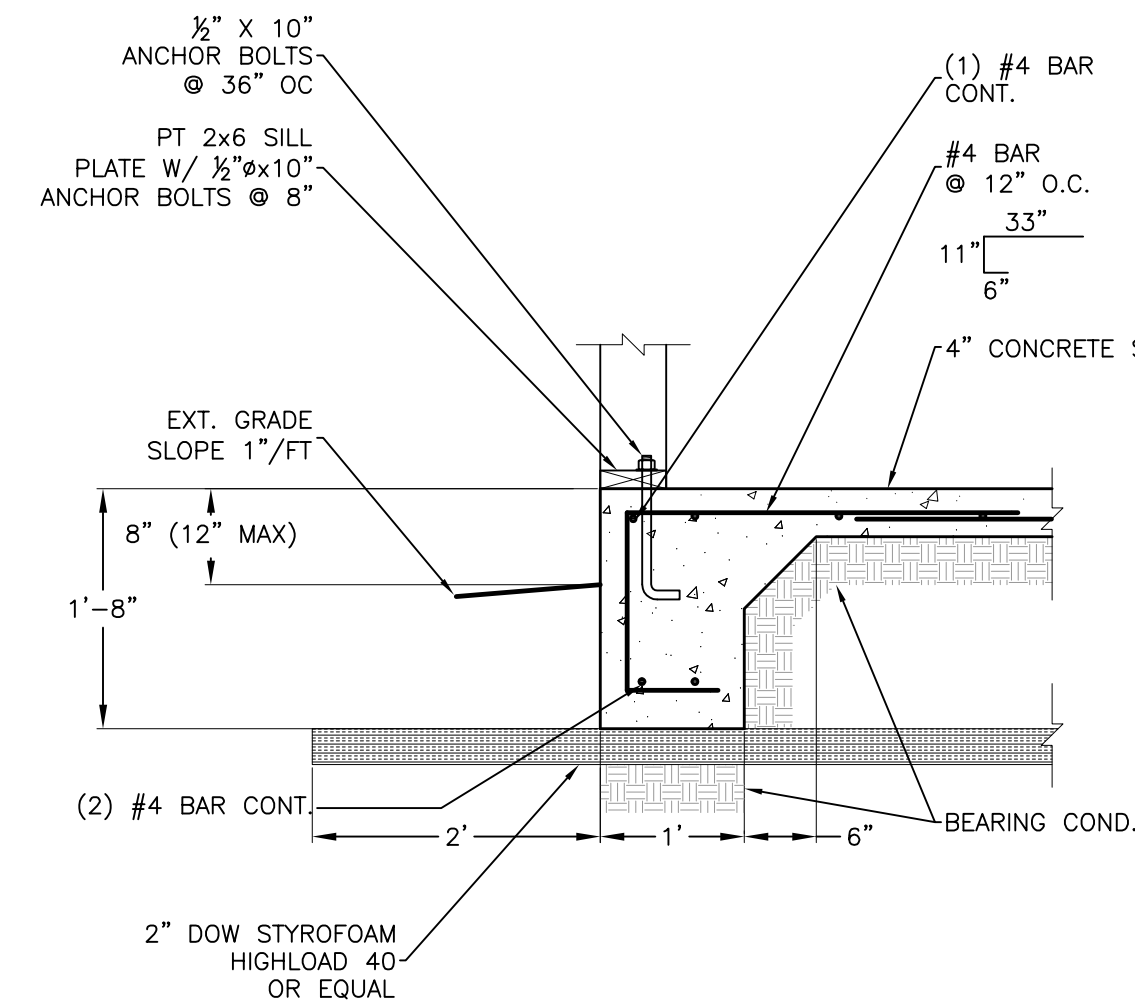
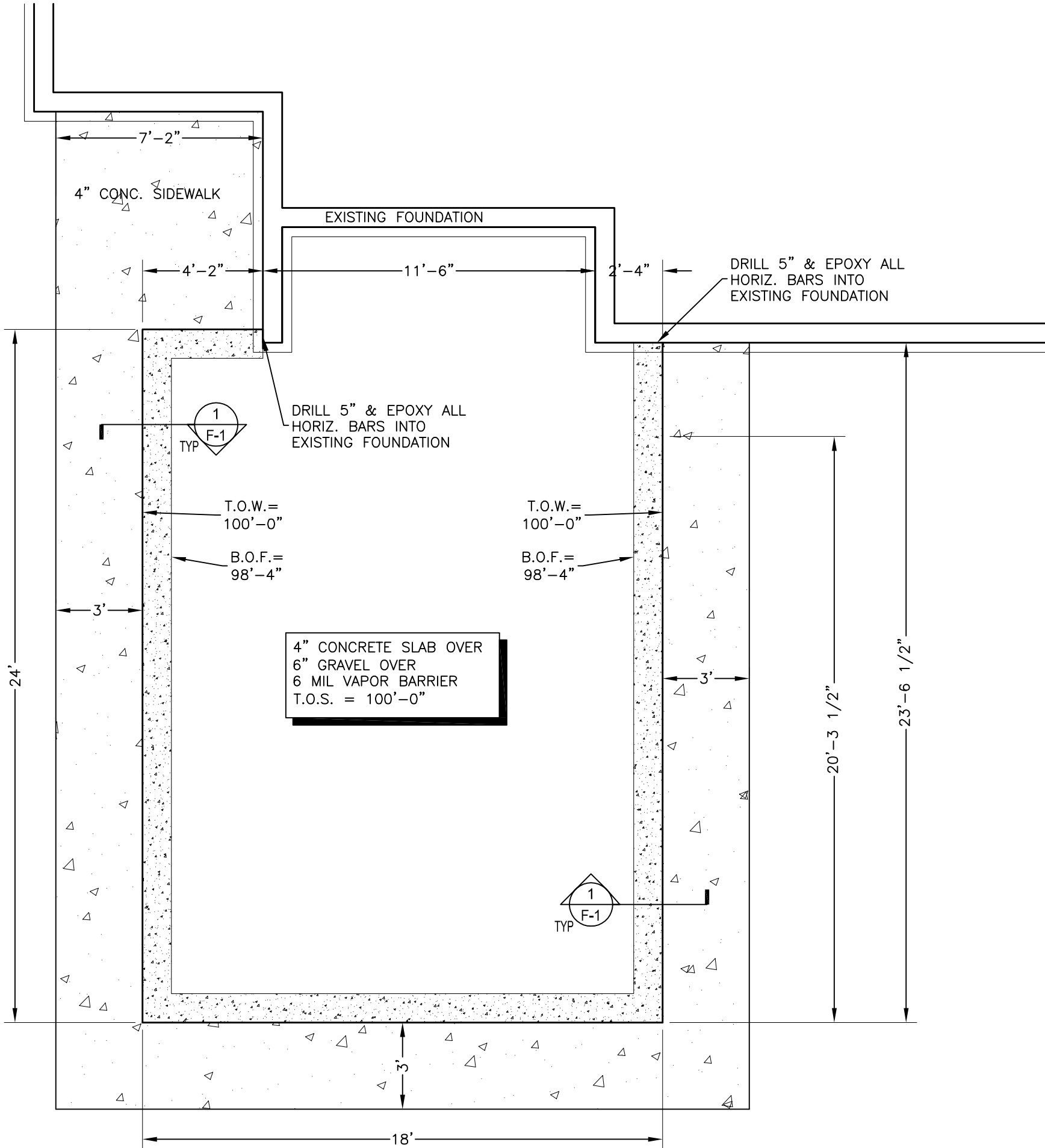
- All steel shall conform to the following:
 - Beams: A992
 - Angles & miscellaneous: ASTM A36
 - Bolts: ASTM 307
 - Tube Columns: ASTM A500, Grade B 46ksi
- Miscellaneous clips, anchors and connectors shall be Simpson strong tie or approved equal, unless otherwise noted. Products shall be installed 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

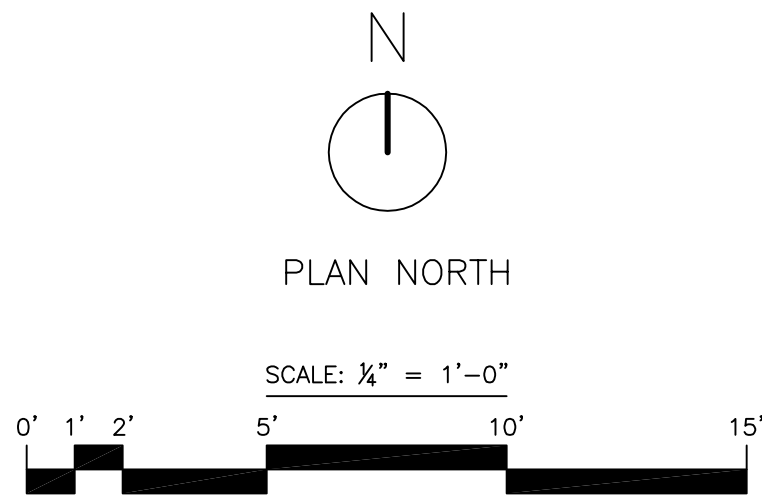
1 MONOLITHIC SLAB FOR NON-HEATED STRUCTURES

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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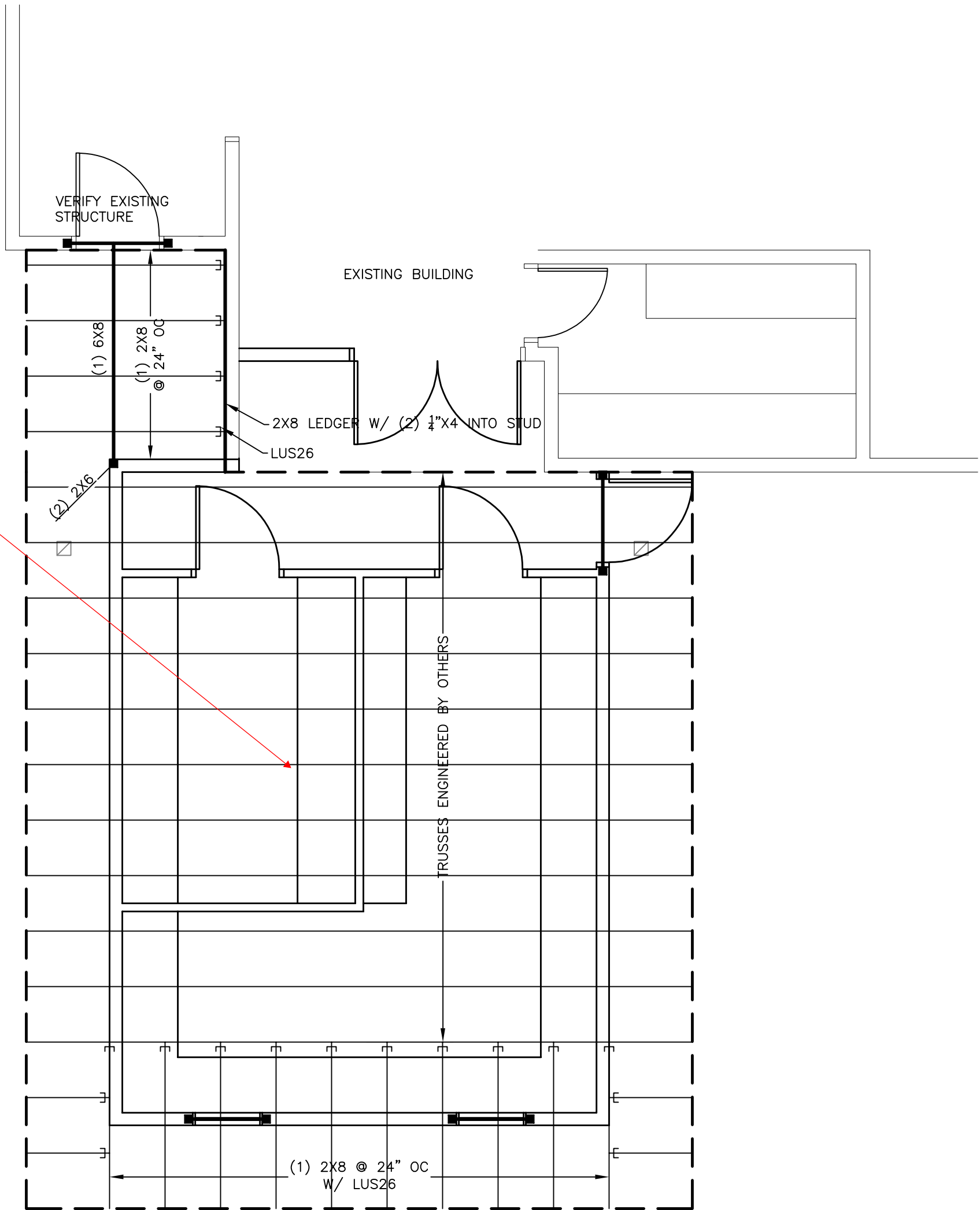
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F-1
Foundation

Deferred Submittal required for Engineered Trusses, please provide RCRBD with Stamped Truss Drawings and maintain a copy on-site, will require electronic submittal of truss drawings.



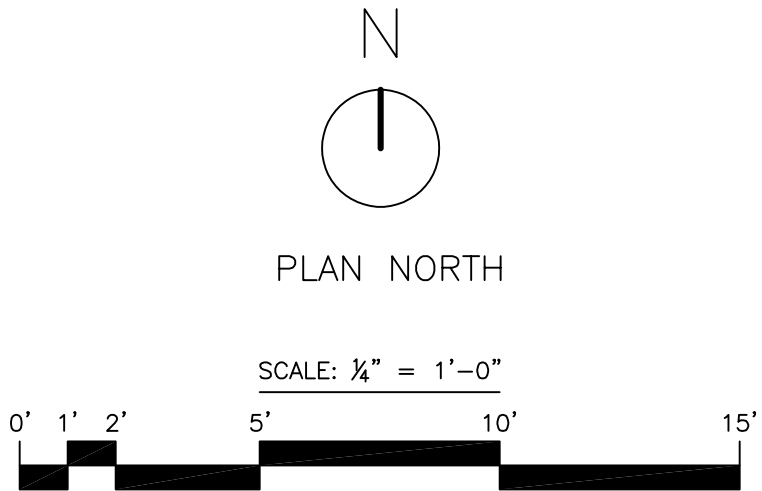
1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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.

RCRBD
Record Set

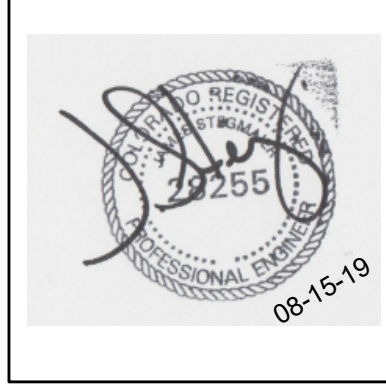


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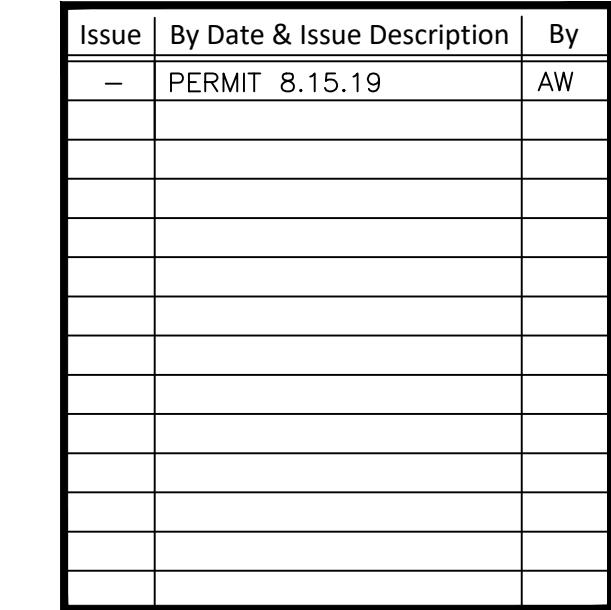
S-1

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



Project Name: VISTA VERDE

Project Number: 2019015

Sheet No.

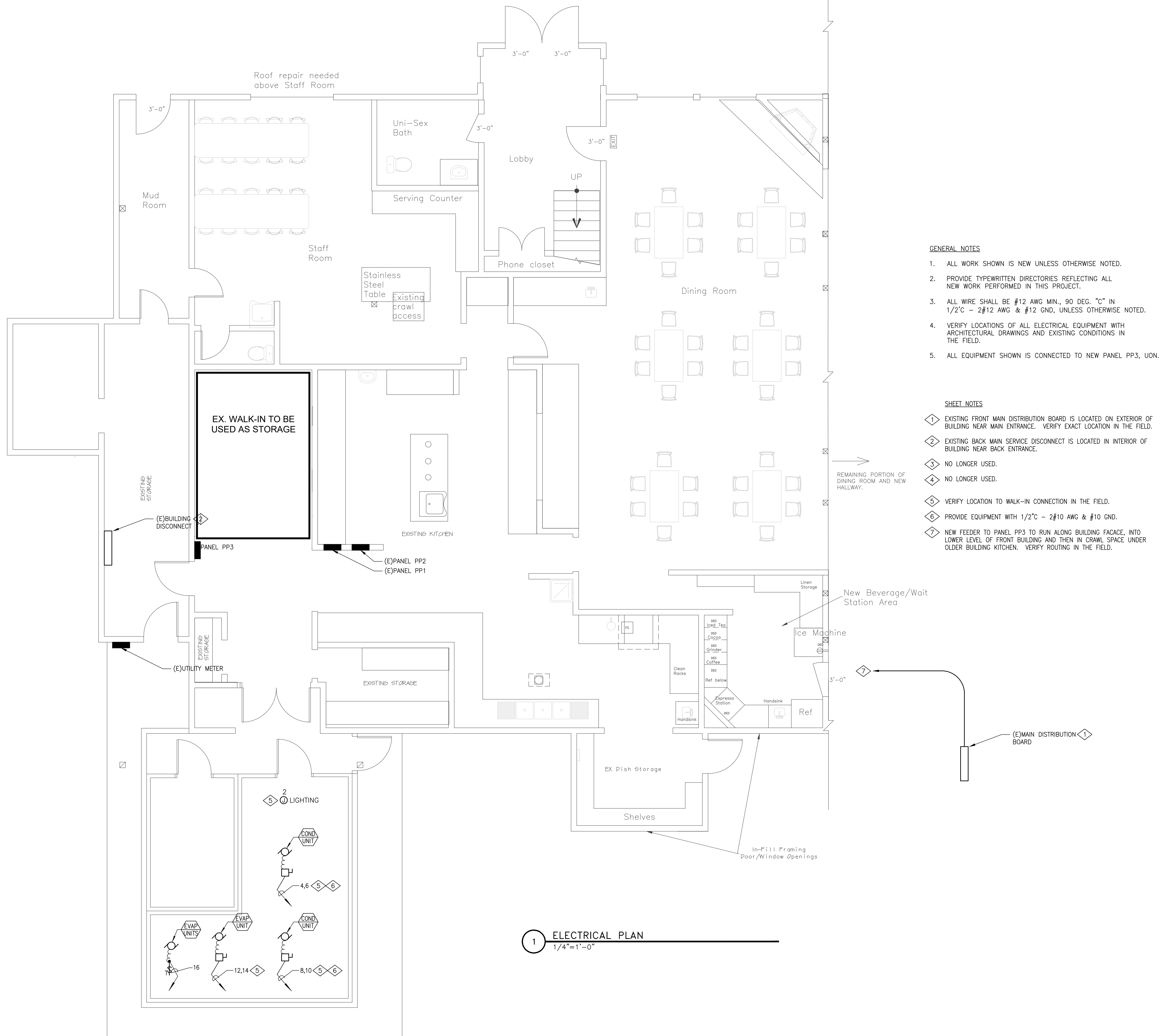
E-2

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

(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



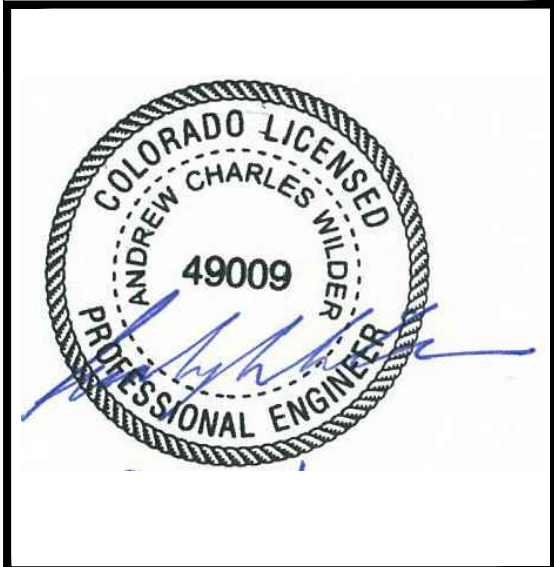
- GENERAL NOTES
1. ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.
 2. PROVIDE TYPEWRITTEN DIRECTORIES REFLECTING ALL NEW WORK PERFORMED IN THIS PROJECT.
 3. ALL WIRE SHALL BE #12 AWG MIN., 90 DEG. "C" IN 1/2"C - 2#12 AWG & #12 GND, UNLESS OTHERWISE NOTED.
 4. VERIFY LOCATIONS OF ALL ELECTRICAL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS IN THE FIELD.
 5. ALL EQUIPMENT SHOWN IS CONNECTED TO NEW PANEL PP3, UON.

- SHEET NOTES
- 1 EXISTING FRONT MAIN DISTRIBUTION BOARD IS LOCATED ON EXTERIOR OF BUILDING NEAR MAIN ENTRANCE. VERIFY EXACT LOCATION IN THE FIELD.
 - 2 EXISTING BACK MAIN SERVICE DISCONNECT IS LOCATED IN INTERIOR OF BUILDING NEAR BACK ENTRANCE.
 - 3 NO LONGER USED.
 - 4 NO LONGER USED.
 - 5 VERIFY LOCATION TO WALK-IN CONNECTION IN THE FIELD.
 - 6 PROVIDE EQUIPMENT WITH 1/2"C - 2#10 AWG & #10 GND.
 - 7 NEW FEEDER TO PANEL PP3 TO RUN ALONG BUILDING FACAGE, INTO LOWER LEVEL OF FRONT BUILDING AND THEN IN CRAWL SPACE UNDER OLDER BUILDING KITCHEN. VERIFY ROUTING IN THE FIELD.

VISTA VERDE
KITCHEN
ADDITION
56000 Cowboy Way
Clark, CO

RCRBD
Record Set

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

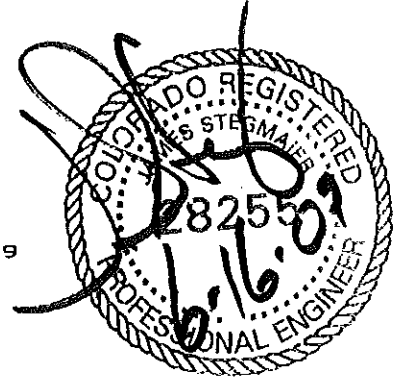


Issue	By	Date & Issue Description	By
—	—	PERMIT 8.15.19	AW

Scale:
24x36 1/4"=1'-0"
DescriptionELECTRICAL FLOOR PLAN
Project Name: VISTA VERDE
Project Number: 2019015
Sheet No.
E-3

YVE
Yampa Valley
Engineering, Inc.

P.O. BOX 772192, 1794 KAMAR PLAZA
STEAMBOAT SPRINGS, COLORADO 80477
PHONE: 970.870.9229 FAX: 970.870.9239



Vista Verde Lodge Addition

Code Analysis: IEBC 2003; IBC 2003

June 16, 2009

Revision E

Construction: Type VB, Non-Sprinkled
Separated Uses

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1991 UBC Occupancies analyzed: A-3, B, R-3, S-1
2003 IEBC Occupancies analyzed: A-2, B, M, S-1

Existing building is a two story built under the 1991 UBC and has occupancies of dining room, commercial kitchen, and storage and staff rooms on the main level. The second level occupancy includes four guest rooms.

According to RCRBD records, the original building is listed as a Type V- One hour construction. Upon investigation the building appears to have the proper structural elements to support a one-hour building. This includes a one hour floor assembly between the main and upper floor levels as well as one hour walls between the sleeping units on the upper level. Therefore, the original building also met the requirements for a Type V-N building. Since it met the requirements for a Type V-N building the addition shall also be designed as a Type VB construction.

1991 UBC Sect. 3303 allows for one exit when occupant load does not exceed 10. Travel distance may be 75 ft.

The proposed addition will add a great room, retail space, washroom facilities on the main level and a conference and office on the second level. The addition shall comply with IEBC Chap. 9.

IBC 901.7 Fire Areas: Allows buildings or portion of buildings to be divided into fire areas so as not to exceed the limits for fire protection systems. Such fire areas shall be separated by fire barriers having a fire resistance rating of not less than stated in IBC Table 706.3.7. Therefore a 2-hour wall shall be placed at the end of the existing building and beginning of the new hallway which leads to the main addition of the lodge. The door shall be 2-hour rated which allows a greater width than the 25% of the wall width. 706.7, Exception 3.

Entire building shall comply with RCRBD Resolution 06-25 allowing a fire alarm system in lieu of a fire sprinkler system when residential occupancies are part of the building occupancy. The maximum number of residential unit allowed is two.

Addition:

Occupancy	Actual(Sq. Ft.)	Allowable(Sq. Ft.)
<u>Main Level</u>		
A-2	6800	9000 (50% frontage increase)
B	186	9000
M	188	9000

Aggregate Areas:

Occupancy	Actual(Sq. Ft.)	Allowable(Sq. Ft.)
<u>Main Level</u>		
A-2	3097	9000 (50% frontage increase)
B	186	9000
M	188	9000

Occupancy	Actual(Sq. Ft.)	Allowable(Sq. Ft.)
<u>Upper Level</u>		
B	748	9000

Occupancy	Actual(Sq. Ft.)	Allowable(Sq. Ft.)
<u>Basement Level</u>		
S-1	1488	9000

Occupant Load & Exits

Occupancy	Occupants	Exits Required	Exits Provided
<u>Main Level</u>			
A-2	143	2	3
B	9	1	2
M	9	1	1

Exit panic hardware is required on the west & east entrances per sect. 1008.1.9

Upper Level

B	5	1	1
---	---	---	---

Upper level adds to occupant load of main floor. Provided exits meet the required amount.

Max. Travel Distance Required
200 Ft

Max. Travel Distance
110 Ft.

Actual Height: 32'-0".

Allowable Height: 40 Ft.

Actual Height: Stories: 2.

Allowable Height: Stories: 2

Fire Protection Systems:

Fire alarm system installed per RCRBD Resolution 06-25.

Fire Resistive Construction:

Original building per 1991 UBC: 1-hr resistive construction between guest rooms and between guest rooms and dining room.

Addition, 2003 IBC: 1-hr resistive construction between original building and hallway to lodge addition.

IBC 302.3.1 allows for non-separated uses between A-2 and M & B respectively.

IBC 505.4 Mezzanine Openness allows for closed area of the conference room

A 2 hr separation is required between A-2 & B (2nd level offices)

A 2 hr separation is required between A-2 and S-1 (basement).

Ventilation

Ventilation is provided by operable openings..

Roof

Class B or better.

Accessibility:

All main level portions are accessible.



www.bargreen.com

Chris Kennedy

5005 Washington St | Denver, Colorado 80216

Direct: 720.264.2363
Toll Free: 800.765.0274

Email: c.kennedy@bargreen.com
Fax: 303.298.7537

www.bargreen.com

RCRBD Record Set

We are pleased to quote the following equipment:

(1) 19' 3" long, 17' 4" wide, 7' 6" high, Master-Bilt 4" Urethane Foam Walk-In, NSF Construction, FM Spec Tested Per ASTM E84-03. Cooler/Freezer Combination (2 compartments); Freezer -10F. With Floor, Cooler 35F. Less Floor. Floor Reinforced with 3/4" Exterior Grade Plywood in Freezer -10F. Room 1 of 2.

TOTAL WALK-IN PRICE	\$	\$28,116.88
TOTAL WARRANTY PRICE	\$	\$597.73
GRAND TOTAL QUOTATION PRICE F.O.B. New Albany, MS.	\$	\$28,714.53

NOTES & COMMENTS:

Approximate Total Shipping Weight (lbs) 5,096

Approximate freight to Steamboat Springs, \$2,521.11. Note: Estimated freight only! Actual charges may vary by carrier and location. Freight charge is not included in the quote price.

FLOOR NOTE:

Rolling Cart Traffic Flooring
Rated Load: 1,000 psf stationary
Underlayment: 3/4" Plywood
Traffic Design:
Heavy, high-volume foot traffic
Light rolling traffic such as bread carts, hand carts, and well-distributed loads

Master-Bilt standard foamed-in-place floor is designed to support maximum 700 lbs/sq ft of evenly distributed stationary load. Conditions other than this require reinforcement. Consult factory.


Note: Ceiling designed to support its own weight only. Do not use the top of the walk-in for storage space.

This quotation is based on information provided; any additional discrepancy will be subject to adjustment in price.

Unless otherwise noted, refrigeration systems on this quote/order are sized for holding duty only; no product load or pull-down is included.

Notice: Please review this quotation immediately. Master-Bilt offers this bid as an alternate to bid request. All items listed herein are Master-Bilt standards, and only the listed materials will be provided. Any additional materials required are to be provided by others.

This quotation outlines Master-Bilt's interpretation of information supplied with your quote request. Final responsibility for selecting the proper specifications for your particular end use rests with you, the customer. Master-Bilt will not be responsible for any misapplication or improper end use of our products. Unless otherwise noted, installation is not included. Purchaser is responsible for taxes, permits or other requirements. Delivery is contingent on delays beyond our control. Order acceptance is subject to credit approval. Notice: Limited 5 year compressor warranty applies only within the United States, its possessions, territories and Canada.

		908 Highway 15 North - New Albany, MS 38652 Phone: (662) 534-9061 - Toll Free: (800) 647-1284 Fax: (662) 534-6049 - Toll Free: (800) 232-3966		Price Quotation	
				Quote No.	MB1963704DC-A
Customer 002038		Bargreen Ellingson 1776 Commerce Ave Boise, ID 83705-5309		Date:	02/01/2019
				Lead Time:	4-5 Weeks
				Price Protected:	90 Days
				Page :	2 of 5
				Phone :	253-471-3797
Attention		Adam		Fax :	253-473-1875
Project		Vista Verde Guest Ranch		Tom Redditt Sales Agency #32 (032)	
Item Number		Indoor Cooler/Freezer		Bob Gasbarro (081)	
		Sales Rep		Prepared By	
				DC/NB D	

RCRBD Record Set

This quotation outlines Master-Bilt's interpretation of information supplied with your quote request. Final responsibility for selecting the proper specifications for your particular end use rests with you, the customer. Master-Bilt will not be responsible for any misapplication or improper end use of our products. Unless otherwise noted, installation is not included. Purchaser is responsible for taxes, permits or other requirements. Delivery is contingent on delays beyond our control. Order acceptance is subject to credit approval. Notice: Limited 5 year compressor warranty applies only within the United States, its possessions, territories and Canada.



908 Highway 15 North - New Albany, MS 38652
Phone: (662) 534-9061 - Toll Free: (800) 647-1284
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Price Quotation

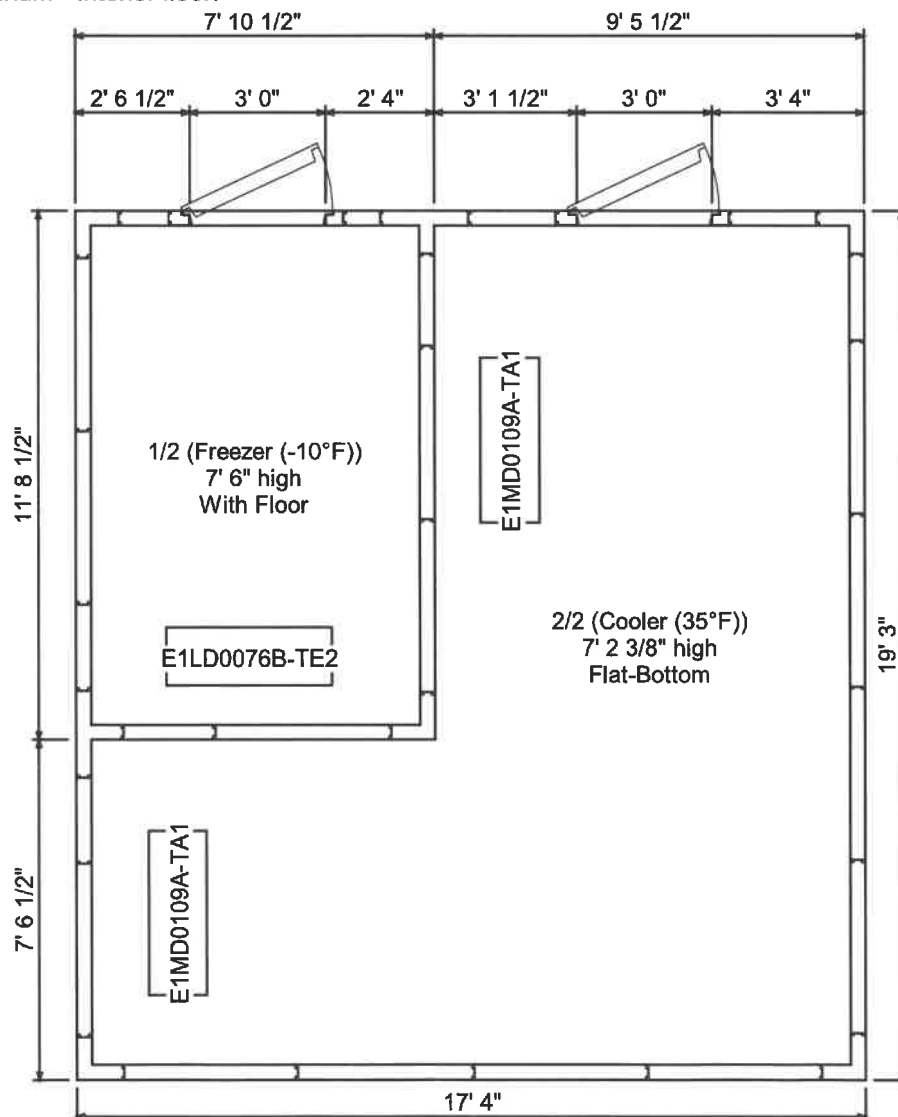
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Customer	Bargreen Ellingson 1776 Commerce Ave Boise, ID 83705-5309		
Attention	Adam	Sales Rep	Tom Redditt Sales Agency #32 (032)
Project	Vista Verde Guest Ranch	Regional Manager	Bob Gasbarro (081)
Item Number	Indoor Cooler/Freezer	Prepared By	DC/NB D

(1) 19' 3" long, 17' 4" wide, 7' 6" high, Master-Bilt 4" Urethane Foam Walk-In, NSF Construction, FM Spec Tested Per ASTM E84-03. Cooler/Freezer Combination (2 compartments);
Freezer -10F. With Floor, Cooler 35F. Less Floor.
Floor Reinforced with 3/4" Exterior Grade Plywood in Freezer -10F. Room 1 of 2.

Finishes:

26 Ga. Acrylic Stucco Galvanized - Interior wall, Exterior wall, Interior ceiling, Exterior ceiling, Exterior floor,
.080" Textured Aluminum - Interior floor.



RCRBD
Record Set

WALK-IN TERMS AND CONDITIONS

1. All orders are subject to acceptance by Master-Bilt, Division of Standex International Corporation ("Seller"), must be made in writing, and are subject to credit approval prior to shipment if the Buyer's credit account status has changed.
2. Unless specified by the customer when ordering, the method of shipment will be determined by Seller.
3. Freight terms: F.O.B. Factory – "New Albany, MS" (unless otherwise specified on the attached quote or order).
4. The Buyer shall be liable for all Federal, State and Local taxes. These amounts will be added to the purchase price where required by law, unless an exemption certificate is received prior to shipment of merchandise.
5. All new accounts will be subject to credit approval.
6. Seller's terms are Net 30 days, unless otherwise specified. A service charge of one and one half percent per month will be imposed on all past due balances. A non-refundable deposit may be required on any "non-stock" items.
7. Claims for shortages or incorrect merchandise must be made in writing to Seller within seven (7) days after receipt of merchandise.
8. FREIGHT DAMAGES OR DELAYS ARE NOT THE RESPONSIBILITY OF SELLER. Any claim for damaged merchandise must be processed through the delivering carrier by the consignee. Master-Bilt may assist in filing the claim in order to expedite the claim.
9. All cancelled orders and returned goods may be subject to a minimum of **25% cancellation and/or restocking charge**. Merchandise may not be returned without written authorization from the Seller. Requests for return must be made within ninety (90) days after shipment. Custom or modified units cannot be returned.
10. Prices and specifications are subject to change without notice.
11. All orders will be manufactured and invoiced as specified in the Seller Order Acknowledgement. If corrections or additions are required by the customer, Seller must be advised in writing immediately. If this is not done, it is assumed by Seller that the customer has examined and approved the acknowledgement as written, including the terms and conditions of same, which are a part of each order acknowledgement.
12. The domestic state considered in any warranty claims, legal claims and etc., against the Seller would be the State of Mississippi, County of Union.
13. Buyer also agrees that Seller may deposit all checks, and with "Acceptance with Reservations of all rights".
14. The Buyer acknowledges acceptance of Seller's standard warranty as a condition of purchase, and that Seller has not made or implied any additional or replacement to the standard warranty.
15. Buyer agrees to indemnify, hold harmless and defend Seller from and against any and all liabilities and expenses arising out of any injury or damage which results from Buyer's misuse, misapplication, or failure to inspect, maintain or repair the Products which are the subject of this agreement.

LIMITED ONE (1) YEAR WARRANTY

Master-Bilt warrants to the original purchaser-user that its foamed-in-place panels will be free from insulation failure for FIFTEEN YEARS from original installation by an authorized representative, under conditions of normal use and recommended maintenance.

Master-Bilt warrants to the original purchaser-user that all other parts of its walk-in coolers, freezers, and other equipment except expendable electrical components, will be free from defects in material and workmanship for not longer than ONE YEAR AND THREE MONTHS from shipment, under conditions of normal use and recommended maintenance.


The obligation of Master-Bilt shall be limited to repairing or replacing (at its option) any part which is defective in the reasonable opinion of Master-Bilt. The user will have the responsibility and expense of removing and returning the defective panel or part to Master-Bilt as well as the cost of reinstalling the replacement or repaired part.

Defective conditions caused by abnormal use or misuse, lack of or improper maintenance, damage by third parties, alterations, acts of God, failure to follow installation or safety instructions or any other event beyond the control of Master-Bilt will not be covered under this warranty.

THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

IN NO EVENT SHALL MASTER-BILT BE LIABLE FOR LOSS OF USE, REVENUE OR PROFIT OR FOR ANY OTHER INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGE INCLUDING, BUT NOT LIMITED TO, FOOD SPOILAGE OR PRODUCT LOSS.

THIS WARRANTY SHALL APPLY ONLY WITHIN THE CONTINENTAL UNITED STATES, ITS TERRITORIES AND POSSESSIONS AND IN CANADA.

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Item Number		Indoor Cooler/Freezer		Tom Redditt Sales Agency #32 (032)	
				Regional Manager	
		Prepared By		Bob Gasbarro (081)	
				DC/NB D	

Site Accessories

(5) 23-01934 4 FT. LED Light Fixture For Walk-Ins, 48" OPTOELECTRONIX #ULF249VW L48B.

Swing Doors

(1) DRF36082XX/963704/01 36" x 78" RH Hinged, Low Temp, ColdSeal Max Door With ., 3" Pressure Relief Port, Combo Light Switch/Thermometer, 14 Watt LED Light Fixture, (2) K-1248 Spring-Loaded Cam-Lift Hinges, K-091C Handle/Strike/Release, K-1094 Door Closer, Heavy-duty 10 Ga St/St Threshold.

(1) DRC37082XX/963704/02 36" x 78" RH Hinged, Medium Temp, ColdSeal Max Door With ., Combo Light Switch/Thermometer, 14 Watt LED Light Fixture, (2) K-1248 Spring-Loaded Cam-Lift Hinges, K-091C Handle/Strike/Release, K-1094 Door Closer.

Refrigeration Systems

(1) MSLD020HB 2HP Cond Unit 208-230/60/1 R-448A/R-449A, Hood & LAK Scroll, Low Temp -10F., 6793 BTUH System Capacity. With Mounted Timer. Sized for 90 F. Temperature at Condenser. 38" (L) 27" (W) 18" (H) Base: M2 @ 240#. MCA: 25, MOP: 30, RLA: 14, LRA: 61. Connections - Liquid: 0.375", Suction: 0.875". Heated/Insulated Receiver.

(1) MSMD025HB 2.5HP Cond Unit 208-230/60/1 R-448A/R-449A, Hood & LAK Scroll, Medium Temp 35F., 17804 BTUH System Capacity. With Mounted Timer. Sized for 100 F. Temperature at Condenser. 38" (L) 27" (W) 18" (H) Base: M2 @ 240#. MCA: 32, MOP: 35, RLA: 16, LRA: 75. Connections - Liquid: 0.5", Suction: 0.875". Heated/Insulated Receiver.

(1) E1LD0076B-TE2 Evap 208-230/60/1 Low Profile R-448A/R-449A, Elec Defrost Mtd TXV/Temp Ctrl/Sol, Low Temp -10F., 7600 BTUH Evaporator Capacity. 44" (L) 16" (W) 17" (H) @ 52#. Fan Amps: 1.0, Defrost Amps: 9.8.

(2) E1MD0109A-TA1 Evap 115/60/1 Low Profile R-448A/R-449A, Air Defrost Mtd TXV/Temp Control, Medium Temp 35F., 10900 BTUH Evaporator Capacity. 44" (L) 16" (W) 17" (H) @ 55#. Fan Amps: 1.6.

(2) MBWR030S 4 Year Extended Compressor Warranty, 1.5-3HPS

Roof Supports

(1) 963704X200 17'4" Self-Support Roof System
Note: Not for outdoor installation! Walk-in to be erected inside existing building only! Do not use walk-in roof for storage area.

RCRBD Record Set

Master-bilt Lead / Vista Verde Guest Ranch

Chris Kennedy <c.kennedy@bargreen.com>
To: Yampa Valley Engineering <yvengr@yvengr.com>

Tue, Feb 12, 2019 at 8:29 AM

Good morning Jim,

All the power requirements are listed below.

Site Accessories

(5) 23-01934

4 FT. LED Light Fixture For Walk-Ins, 48" OPTOELECTRONIX
#ULF249VW L48B.

Swing Doors

(1) DRF36082XX/963704/01

36" x 78" RH Hinged, Low Temp, ColdSeal Max Door With ., 3" Pressure Relief Port, Combo Light Switch/Thermometer, 14 Watt LED Light Fixture, (2) K-1248 Spring-Loaded Cam-Lift Hinges, K-091C Handle/Strike/Release, K-1094 Door Closer, Heavy-duty 10 Ga St/St Threshold.

(1) DRC37082XX/963704/02

36" x 78" RH Hinged, Medium Temp, ColdSeal Max Door With ., Combo Light Switch/Thermometer, 14 Watt LED Light Fixture, (2) K-1248 Spring-Loaded Cam-Lift Hinges, K-091C Handle/Strike/Release, K-1094 Door Closer.

Refrigeration Systems

(1) MSLD020HB

2HP Cond Unit 208-230/60/1 R-448A/R-449A, Hood & LAK Scroll, Low Temp -10F., 6793 BTUH System Capacity. With Mounted Timer. Sized for 90 F. Temperature at Condenser. 38" (L) 27" (W) 18" (H) Base: M2 @ 240#. MCA: 25, MOP: 30, RLA: 14, LRA: 61. Connections - Liquid: 0.375", Suction: 0.875". Heated/Insulated Receiver.

(1) MSMD025HB

2.5HP Cond Unit 208-230/60/1 R-448A/R-449A, Hood & LAK Scroll, Medium Temp 35F., 17804 BTUH System Capacity. With Mounted Timer. Sized for 100 F. Temperature at Condenser. 38" (L) 27" (W) 18" (H) Base: M2 @ 240#. MCA: 32, MOP: 35, RLA: 16, LRA: 75. Connections - Liquid: 0.5", Suction: 0.875". Heated/Insulated Receiver.

(1) E1LD0076B-TE2

Evap 208-230/60/1 Low Profile R-448A/R-449A, Elec Defrost Mtd TXV/Temp Ctrl/Sol, Low Temp -10F., 7600 BTUH Evaporator Capacity. 44" (L) 16" (W) 17" (H) @ 52#. Fan Amps: 1.0, Defrost Amps: 9.8.

(2) E1MD0109A-TA1

Evap 115/60/1 Low Profile R-448A/R-449A, Air Defrost Mtd TXV/Temp Control, Medium Temp 35F., 10900 BTUH Evaporator Capacity. 44" (L) 16" (W) 17" (H) @ 55#. Fan Amps: 1.6.

(2) MBWR030S

4 Year Extended Compressor Warranty, 1.5-3HPS

Roof Supports

(1) 963704X200

17'4" Self-Support Roof System

Note: Not for outdoor installation! Walk-in to be erected inside existing building only! Do not use walk-in roof for storage area.

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10K

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