



PLANS FOR:
VISTA VERDE RANCH
57300 COWBOY WAY
CLARK, COLORADO

JOB NO: 20-076
DRAWN: ECS
DATE: 12-17-20

REVISIONS		
NO.	DATE	DRAWN

SHEET NUMBER
T-1

A CHANGE OF OCCUPANCY FOR:

CJU FAMILY HOLDINGS, INC

57300 COWBOY WAY
CLARK, COLORADO

LEGAL DESCRIPTION
TR OF LAND IN PT OF TR 4| SECTIONS 7&8 & PT OF LOT 15
8-9-84 TOTAL 35A
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 2012

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

CODE ANALYSIS
YAMPA VALLEY ENGINEERING
P.O. BOX 77255
STEAMBOAT SPRINGS, CO 80477
970-870-9229

PROJECT LOCATION: 57300 COWBOY WAY ROUTT COUNTY, COLORADO

PROJECT DESCRIPTION: TO CHANGE OCCUPANCY FROM R-3 SINGLE FAMILY DWELLING TO R-3 BOARDING HOUSE

THIS CODE STUDY IS BASED ON THE 2015 INTERNATIONAL EXISTING BUILDING CODE. SECTION 101 CHANGE OF OCCUPANCY CLASSIFICATION. THE HAZARD LEVELS STAY THE SAME. THERE WILL BE NO NEW CONSTRUCTION.

BASIC BUILDING DESCRIPTION:
TYPE OF CONSTRUCTION = VB-NON-SPRINKLERED
10 OCCUPANTS OR LESS

HEIGHT OF BUILDING:
ACTUAL HEIGHT OF BUILDING = 26'-9 1/2" FT. ALLOWED BUILDING HEIGHT = 40'-0"

SQUARE FOOTAGE
FIRST STORY-ACTUAL SQFT=3,345.5 ALLOWED SQFT=UL
SECOND STORY-ACTUAL SQFT=1,149 ALLOWED SQFT=UL

STORIES
ACTUAL STORIES = 2 ALLOWED STORIES = 3

EXIT/EGRESS
FIRST FLOOR:
R-3 BOARDING HOUSE REQD EXITS = 2, ACTUAL EXITS = 5
DOOR SWING = ANY

SECOND FLOOR:
R-3 BOARDING HOUSE EXITS = 1, ACTUAL EXITS = 2, MAX TRAVEL DISTANCE = 100'-0"
DOOR SWING = ANY



SHEET INDEX	
ARCHITECTURALS	
T-1	TITLE SHEET
A-0	INFO SHEET
A-1	EXISTING MAIN LEVEL FLOOR PLAN
A-2	EXISTING UPPER LEVEL FLOOR PLAN
A-3	EXISTING STAIR SECTION

YVE,

YAMPA VALLEY ENGINEERING, INC.

STRUCTURAL
MECHANICAL
ENGINEERING
DESIGN
DRAFTING
SERVICES

JAMES STEGMAIER, P.E.
1794 KAMAR PLAZA
P.O. BOX 772192
STEAMBOAT SPRINGS, CO
80477
970-870-9229
yvengr@yvengr.com



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PROJECT DIRECTORY

OWNER
CW FAMILY HOLDINGS, INC
58000 COWBOY WAY
CLARK, COLORADO
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

CONTRACTOR
BOB DACKER

SHEET NUMBER

A-0

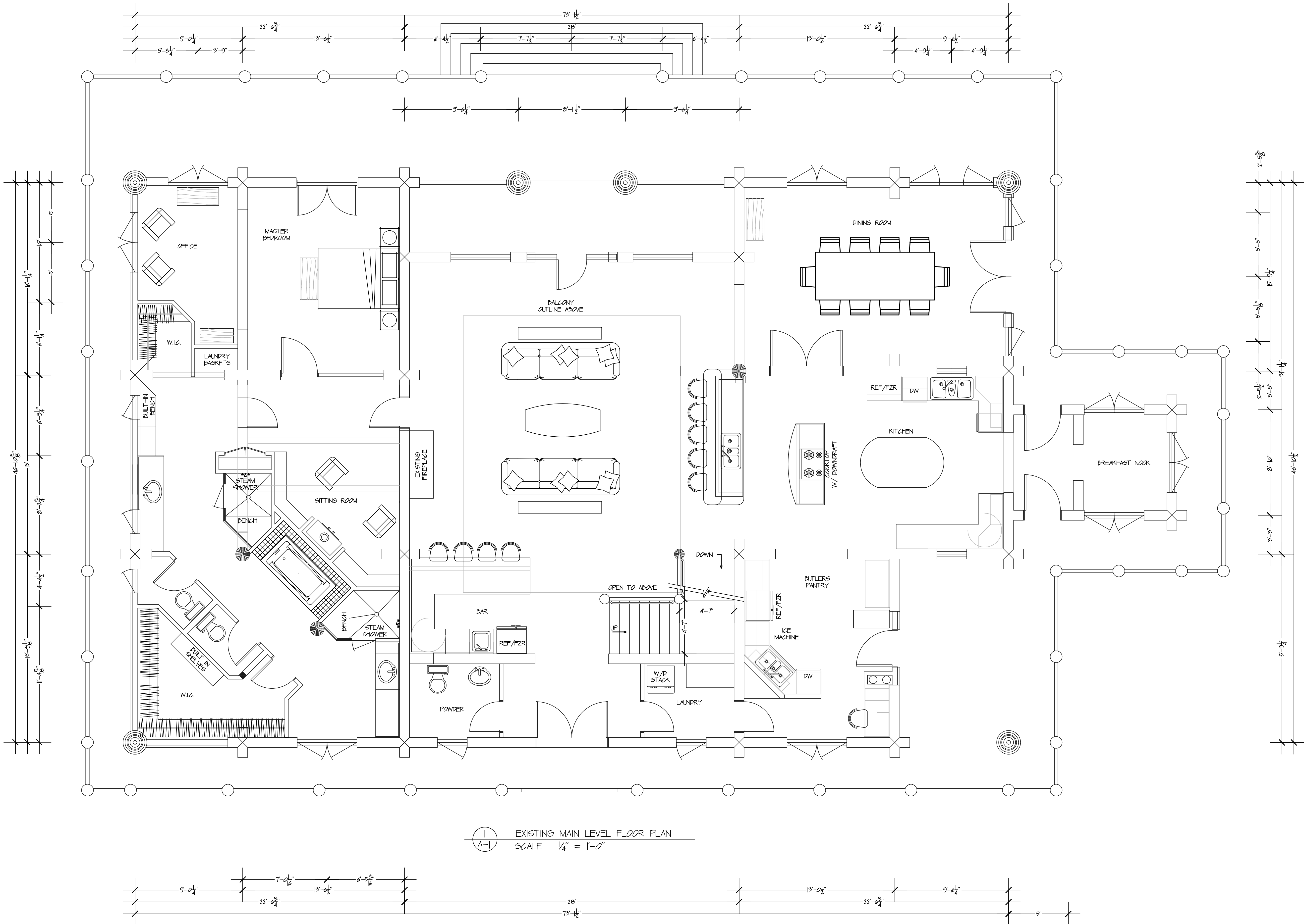


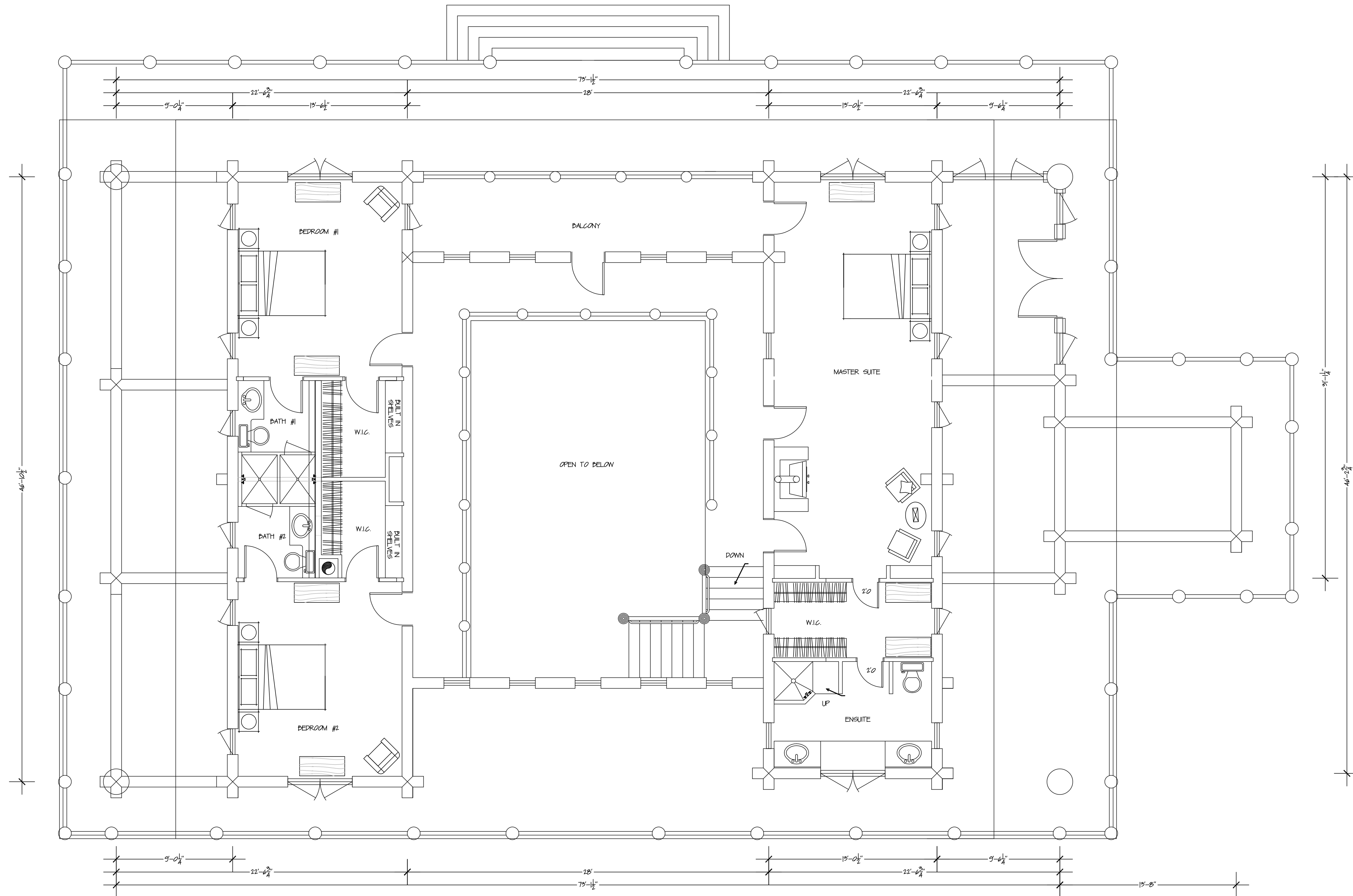
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A-2
EXISTING UPPER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

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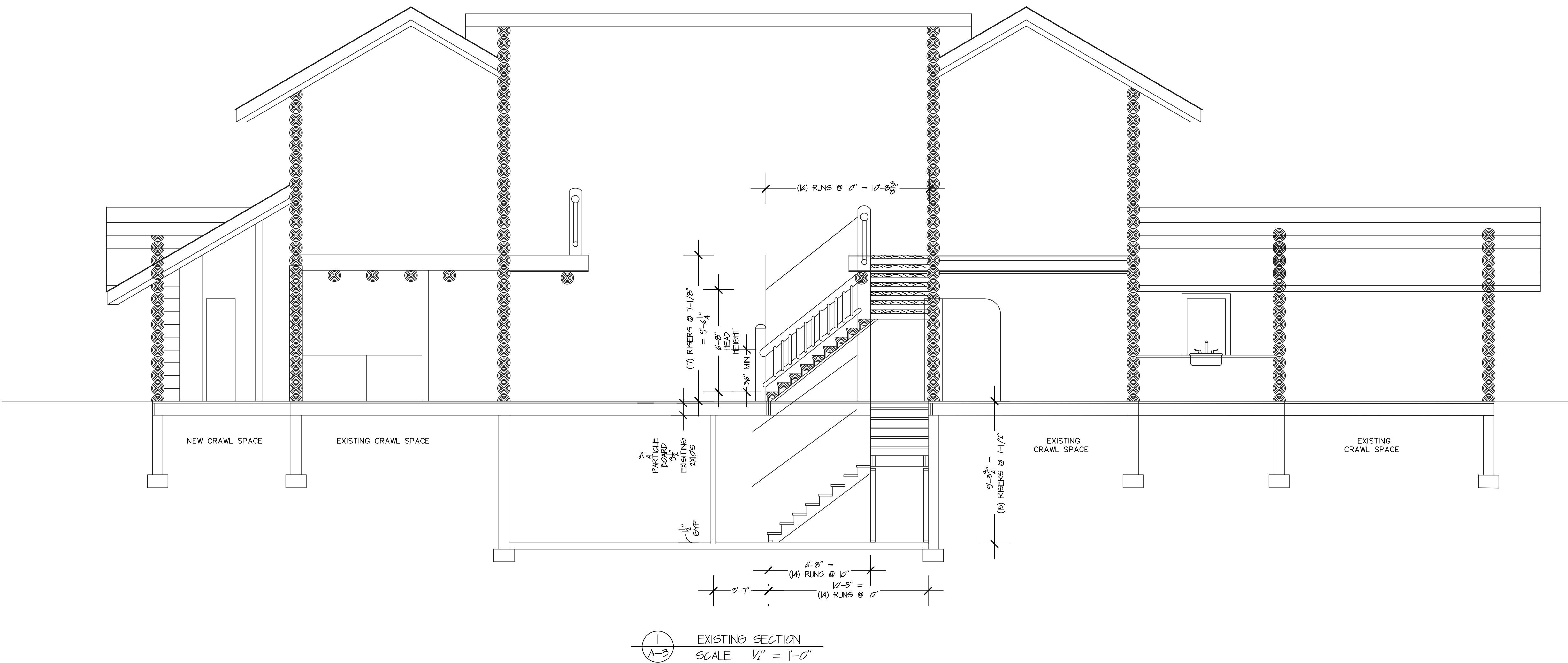


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