



PLANS FOR:  
**JASON & JORDAN CRANWELL**  
26355 HIDDEN MESA DRIVE  
OAK CREEK, COLORADO

JOB NO: 21-017  
DRAWN: ECS  
DATE: 7-28-21

REVISIONS		
NO.	DATE	DRAWN

SHEET NUMBER  
**T-1**  
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AN ADDITION FOR:

JASON & JORDAN CRANWELL

26355 HIDDEN MESA DRIVE  
OAK CREEK, COLORADO

LEGAL DESCRIPTION

NW4SE4 SEC 22-4-86

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 2021

- 2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2010 NATIONAL ELECTRIC CODE

SHEET INDEX

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- STRUCTURALS
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S-2 ROOF FRAMING



VICINITY MAP

SYMBOLS	
	WINDOW TAG
	DOOR D (TOP)
	DOOR W (BOTTOM)
	SECTION MARK
	DETAIL NUMBER W/ SHEET NUMBER
	EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	FLOOR DRAIN
	ROOF SLOPE
	TOP OF ELEVATION

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

PROJECT DIRECTORY

OWNER  
JASON & JORDAN CRANWELL  
P.O. BOX 718  
OAK CREEK, 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  
MAC SPITELLE  
846-2927

YVE,  
YAMPA VALLEY ENGINEERING, INC.

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MECHANICAL  
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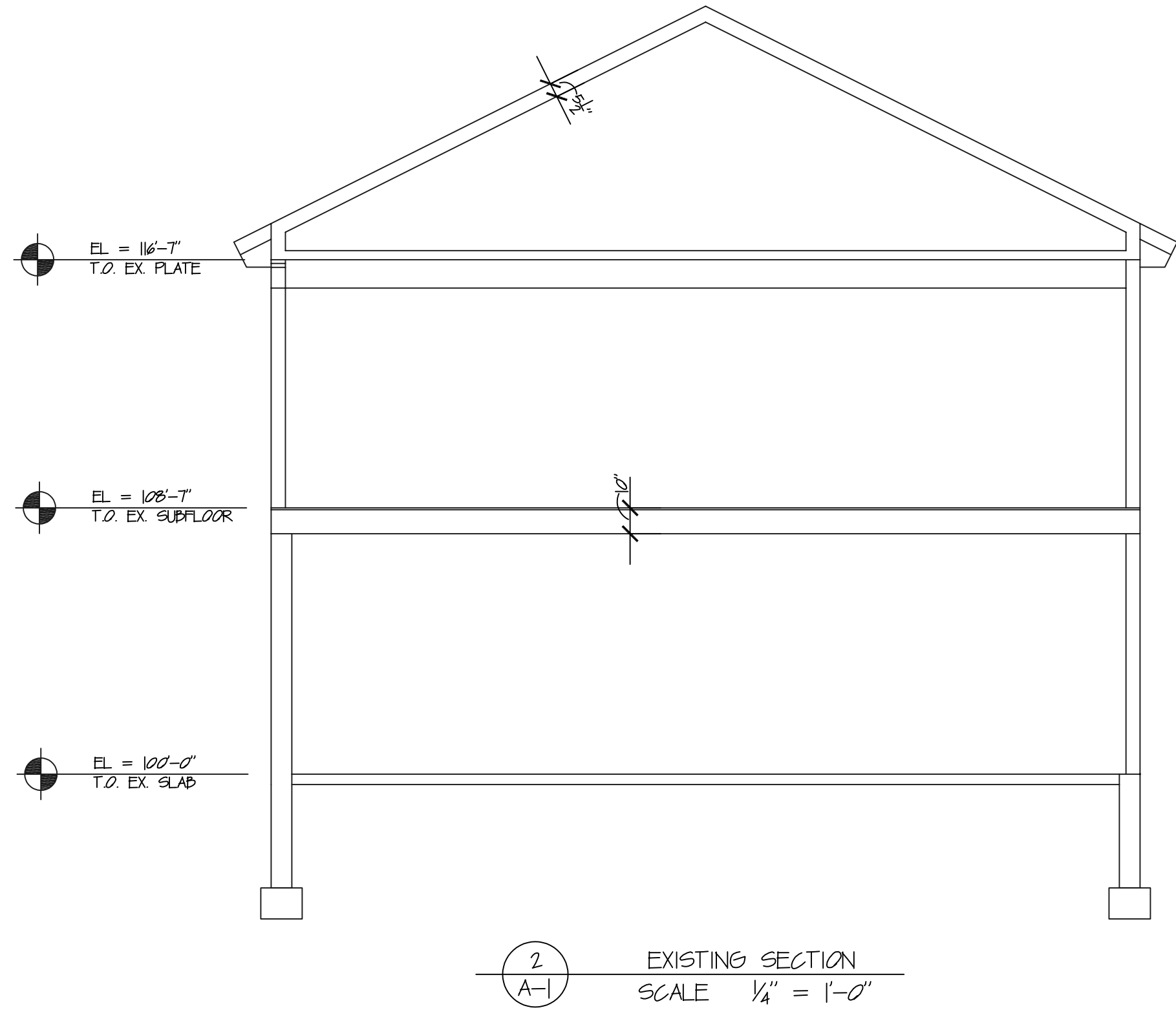
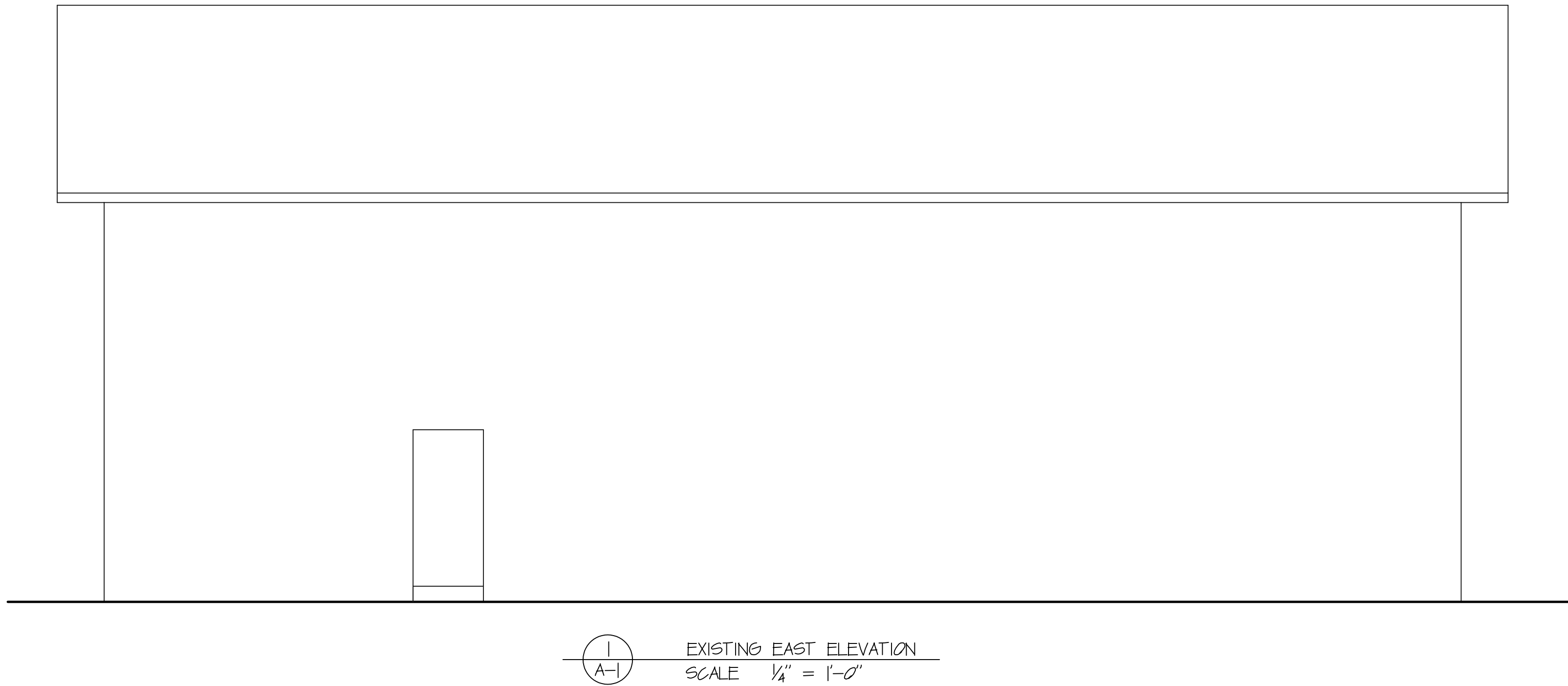


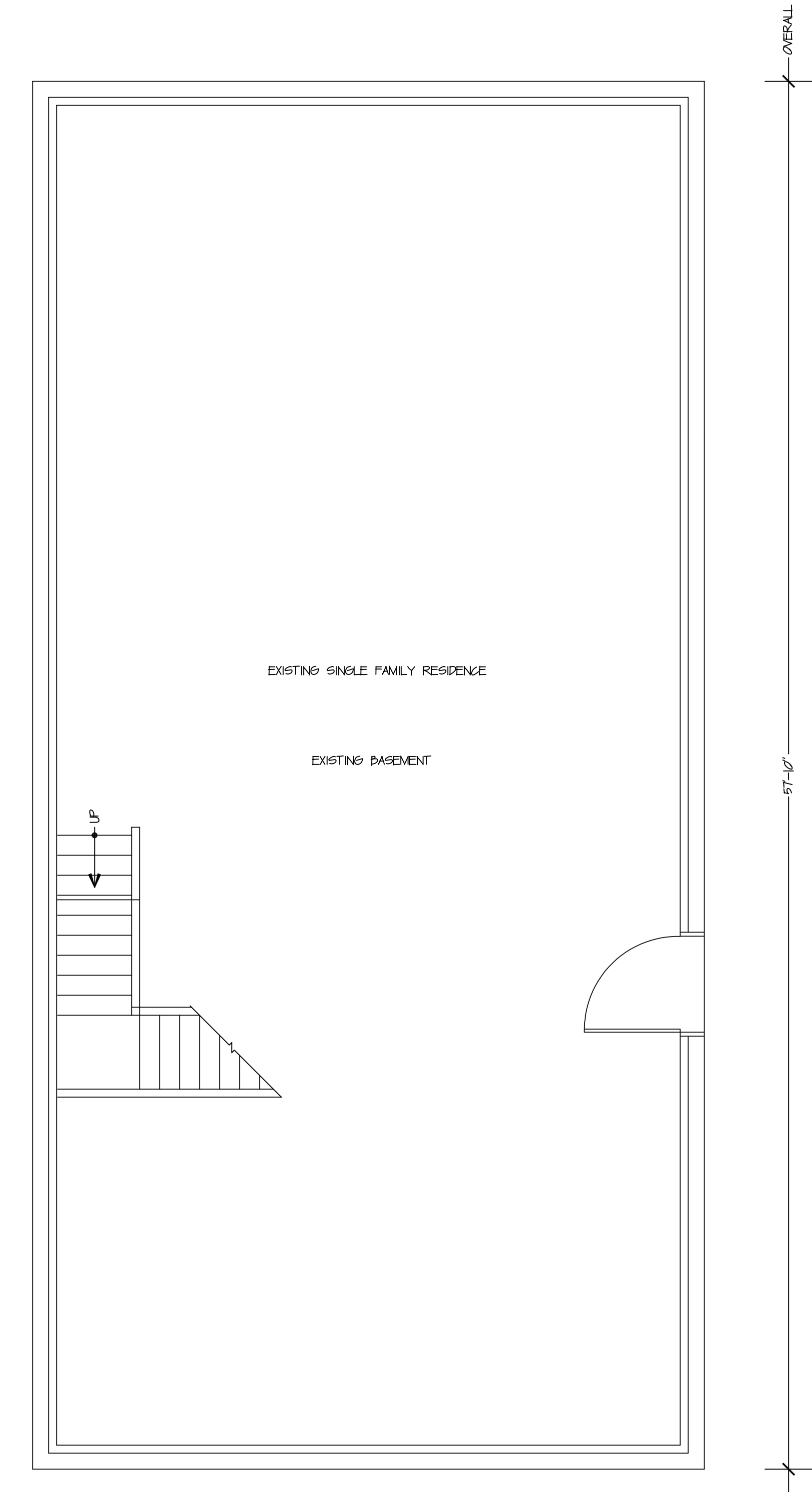
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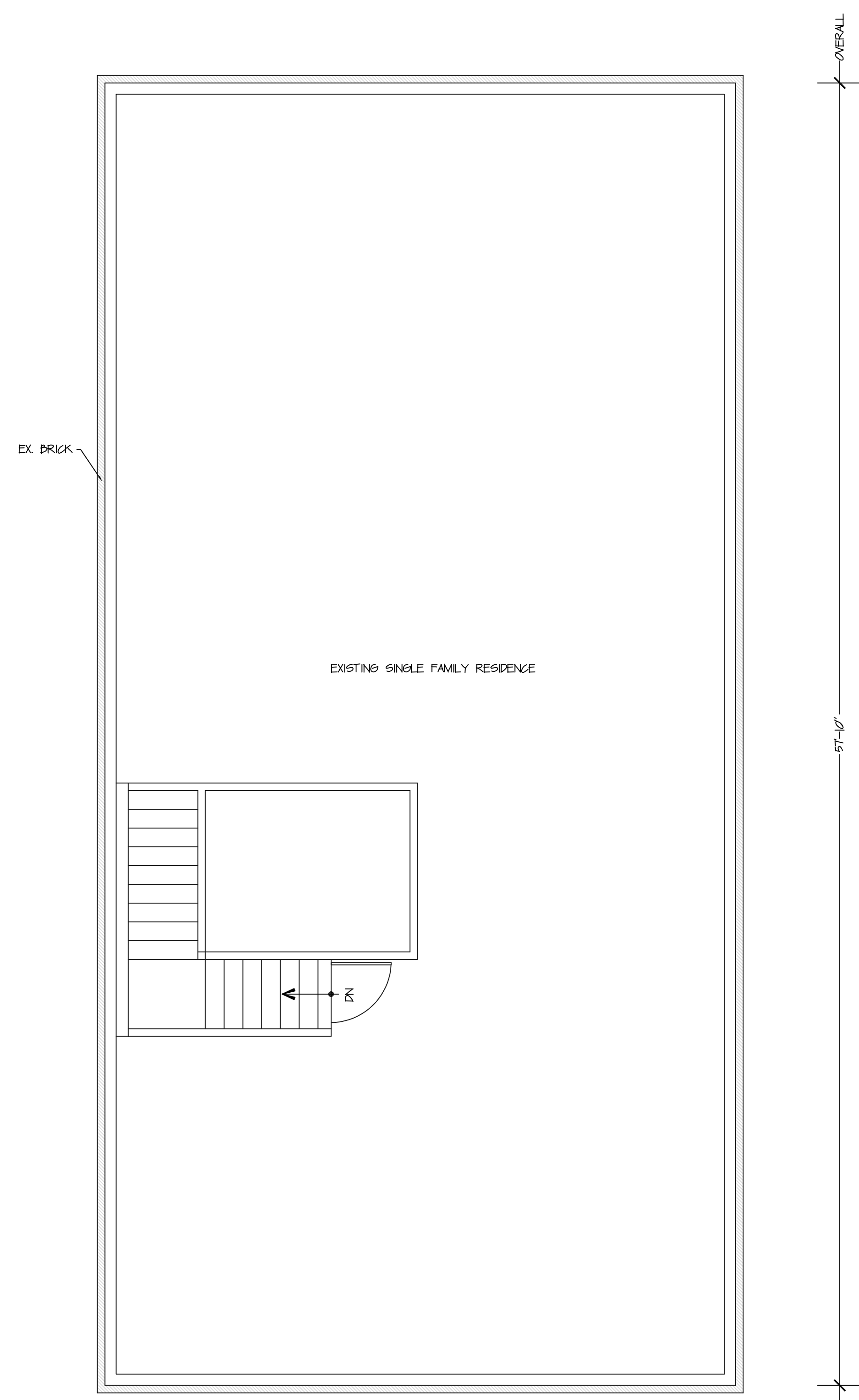




1  
A-2

EXISTING LOWER LEVEL FLOOR PLAN  
SCALE 1/4" = 1'-0"

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



2  
A-2

EXISTING MAIN LEVEL FLOOR PLAN  
SCALE 1/4" = 1'-0"

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EXISTING DIMENSIONS IF  
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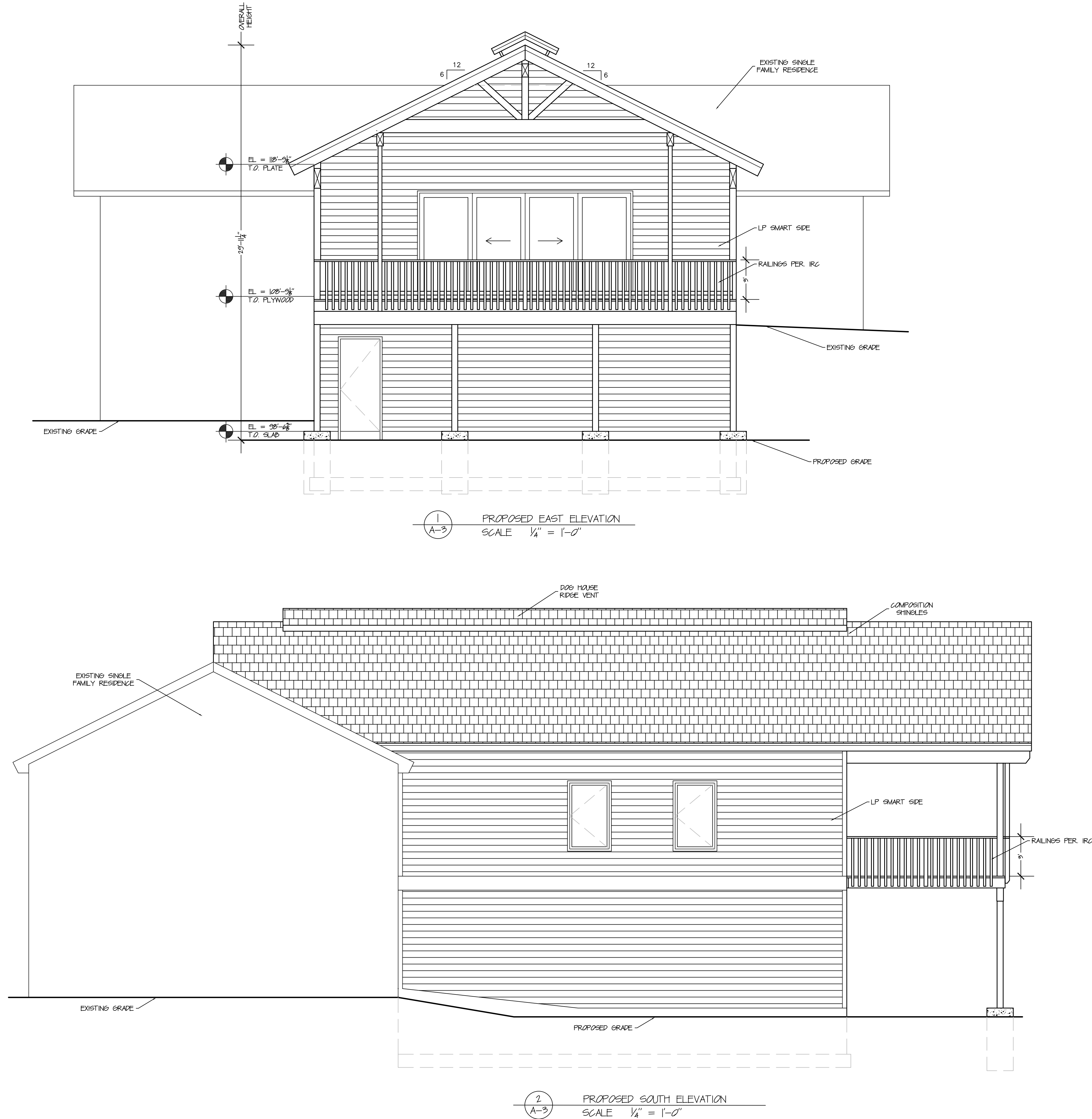
1821 KAMAR PLAZA  
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970-870-9229  
yyengr@yyengr.com

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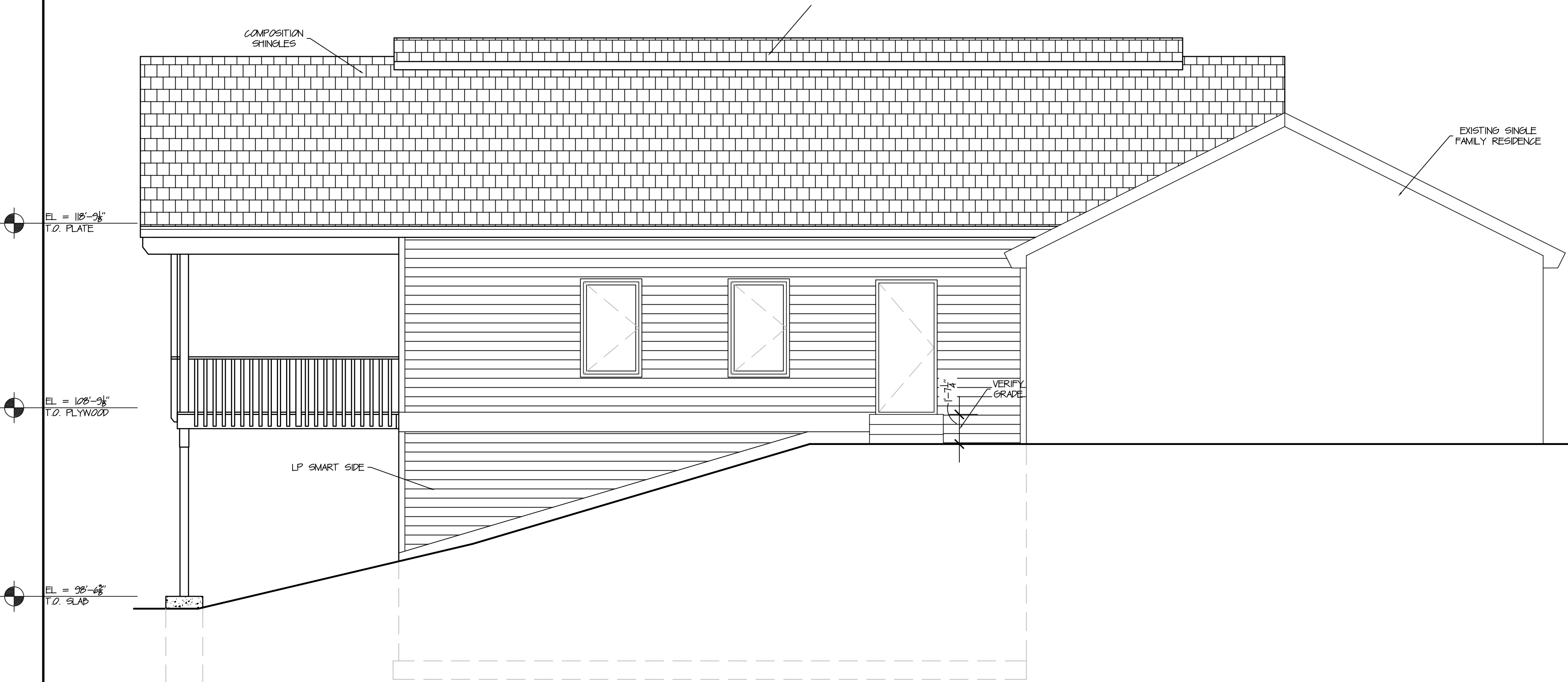
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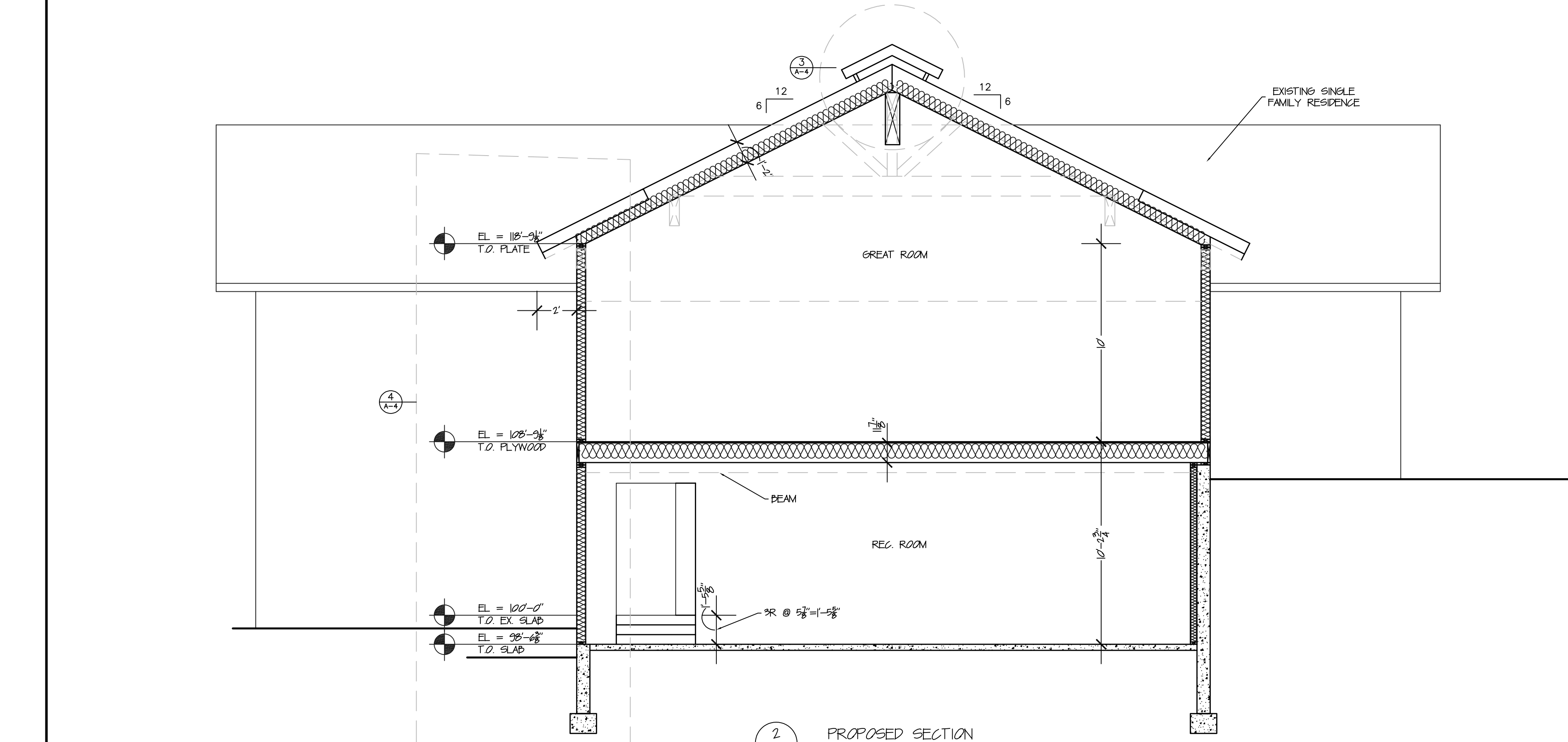
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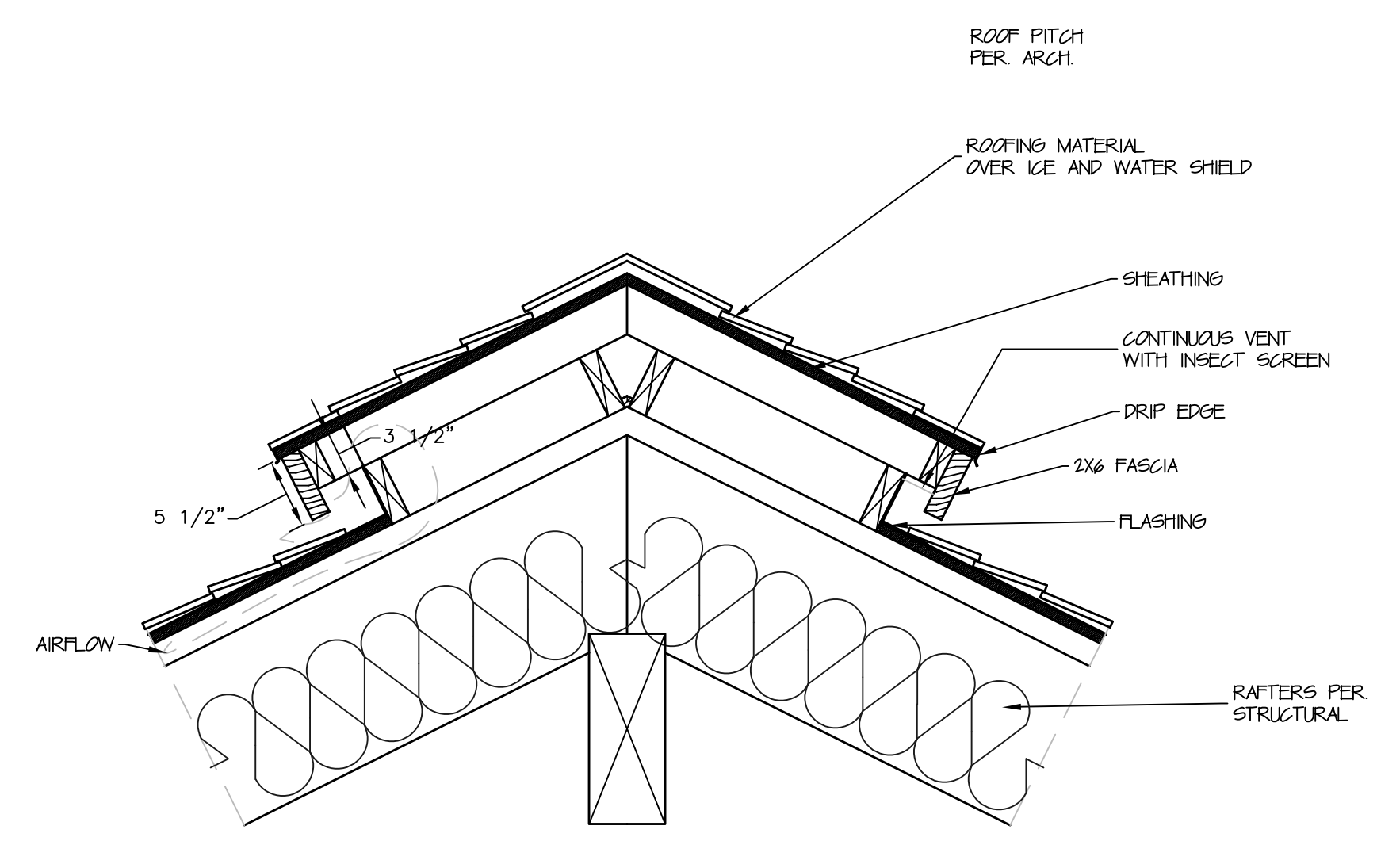




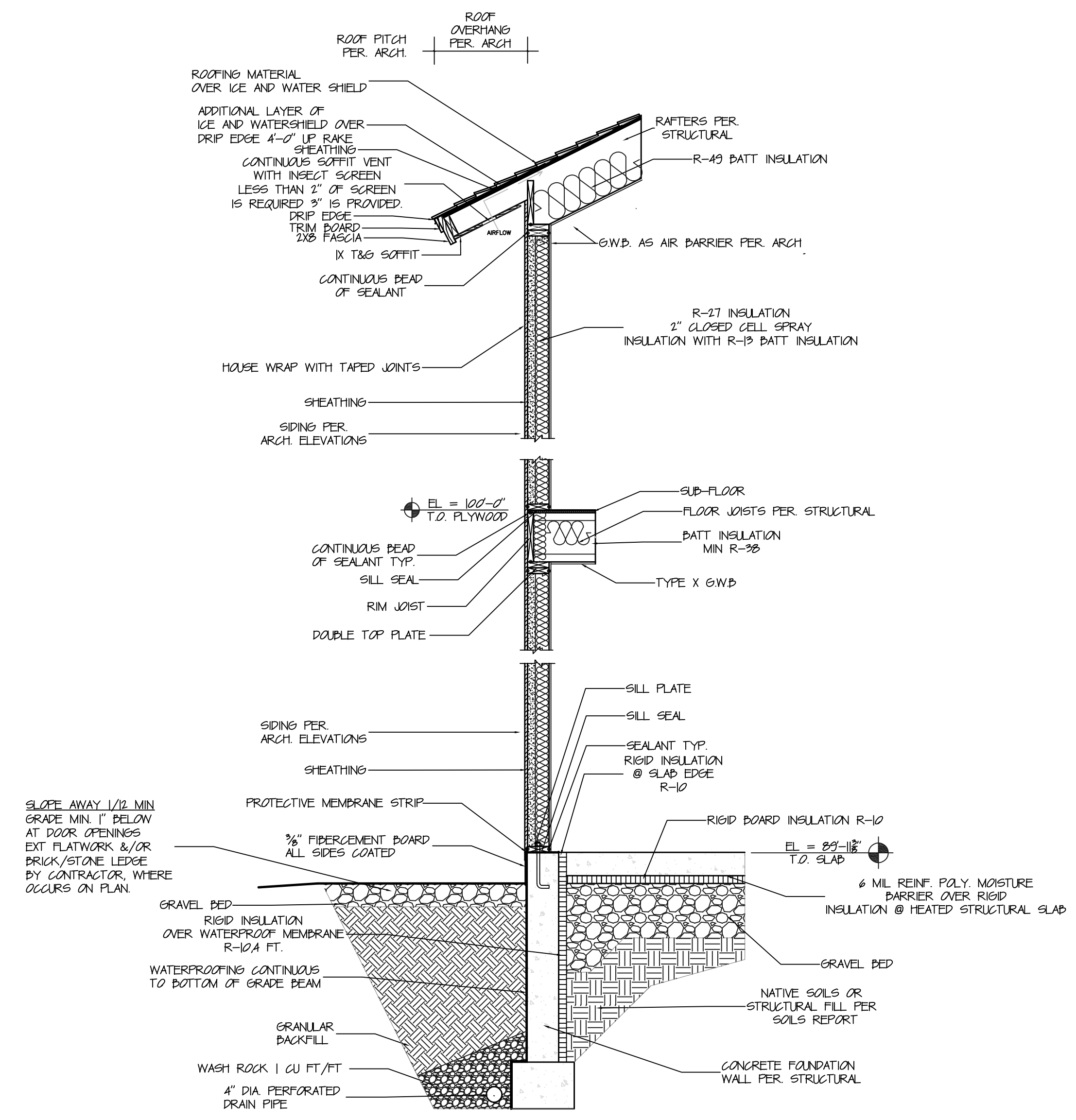
1  
A-A  
PROPOSED NORTH ELEVATION  
SCALE 1/4" = 1'-0"



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



3  
A-A  
TYP. RIDGE VENT  
SCALE 1" = 1'-0"



4  
A-A  
TYP. WALL SECTION  
SCALE 1/2" = 1'-0"

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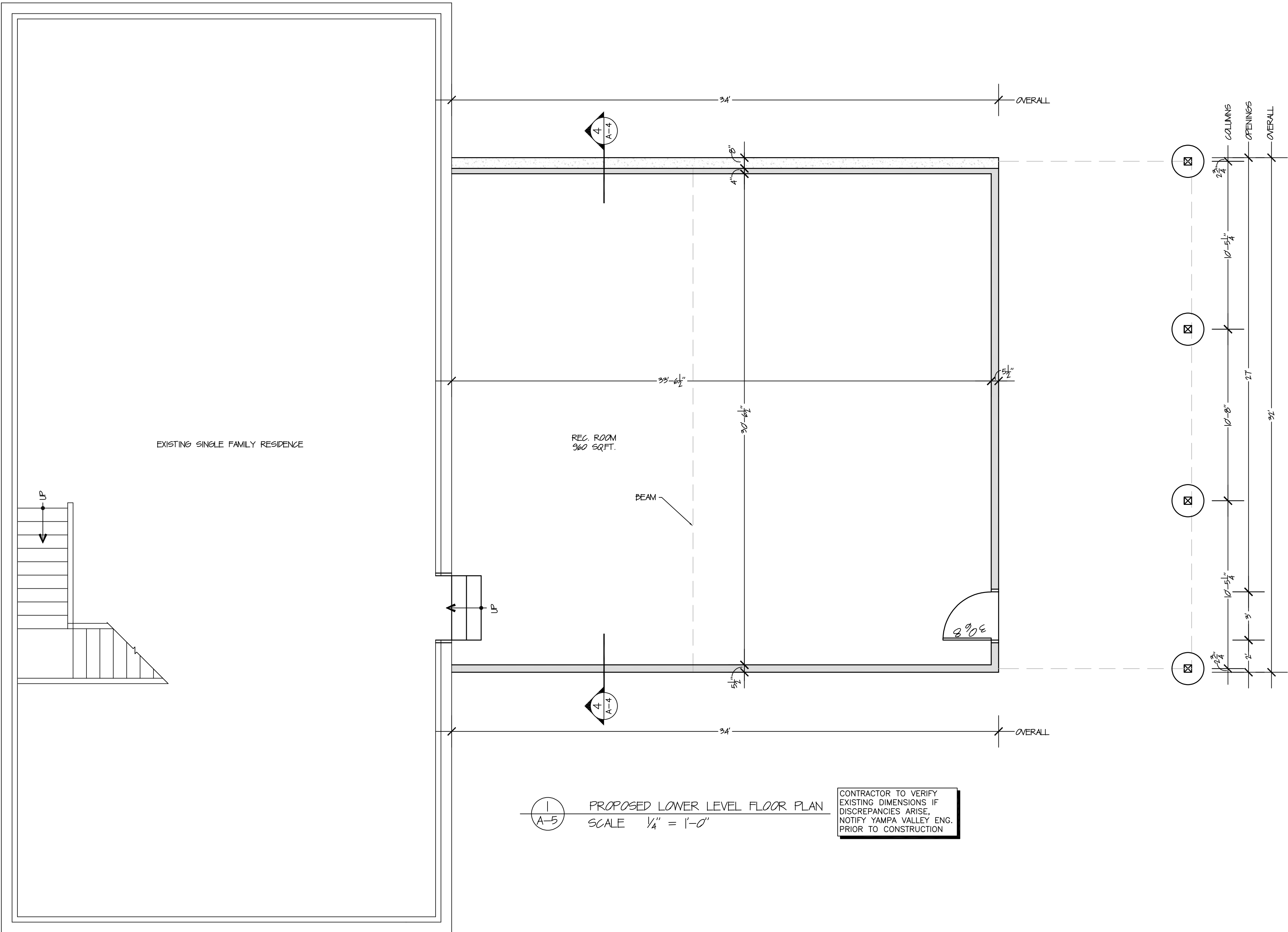
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**A-4**



1  
A-5  
PROPOSED LOWER LEVEL FLOOR PLAN  
SCALE 1/4" = 1'-0"  
CONTRACTOR TO VERIFY  
EXISTING DIMENSIONS IF  
DISCREPANCIES ARISE,  
NOTIFY YAMPA VALLEY ENG.  
PRIOR TO CONSTRUCTION

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A-5  
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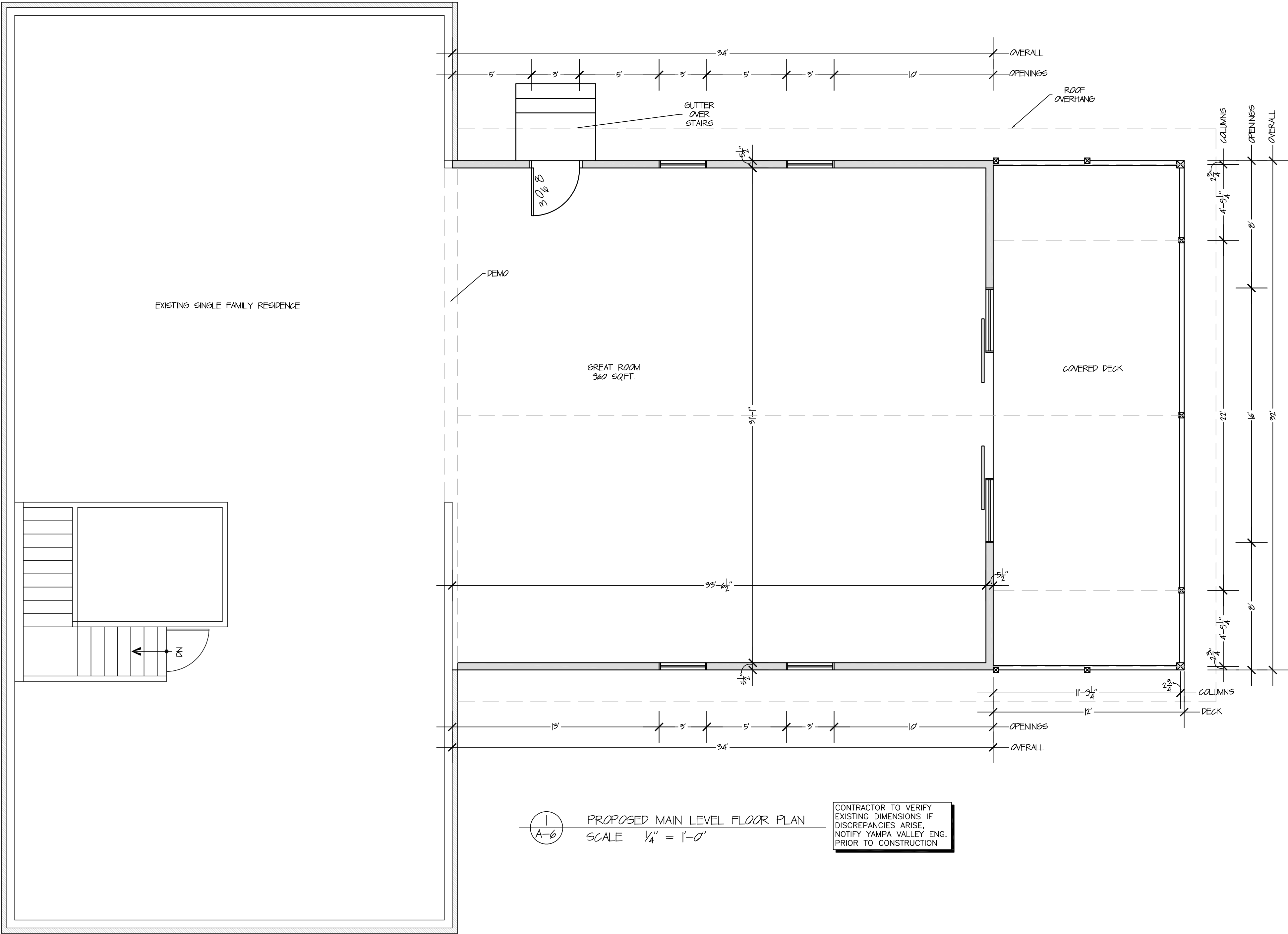


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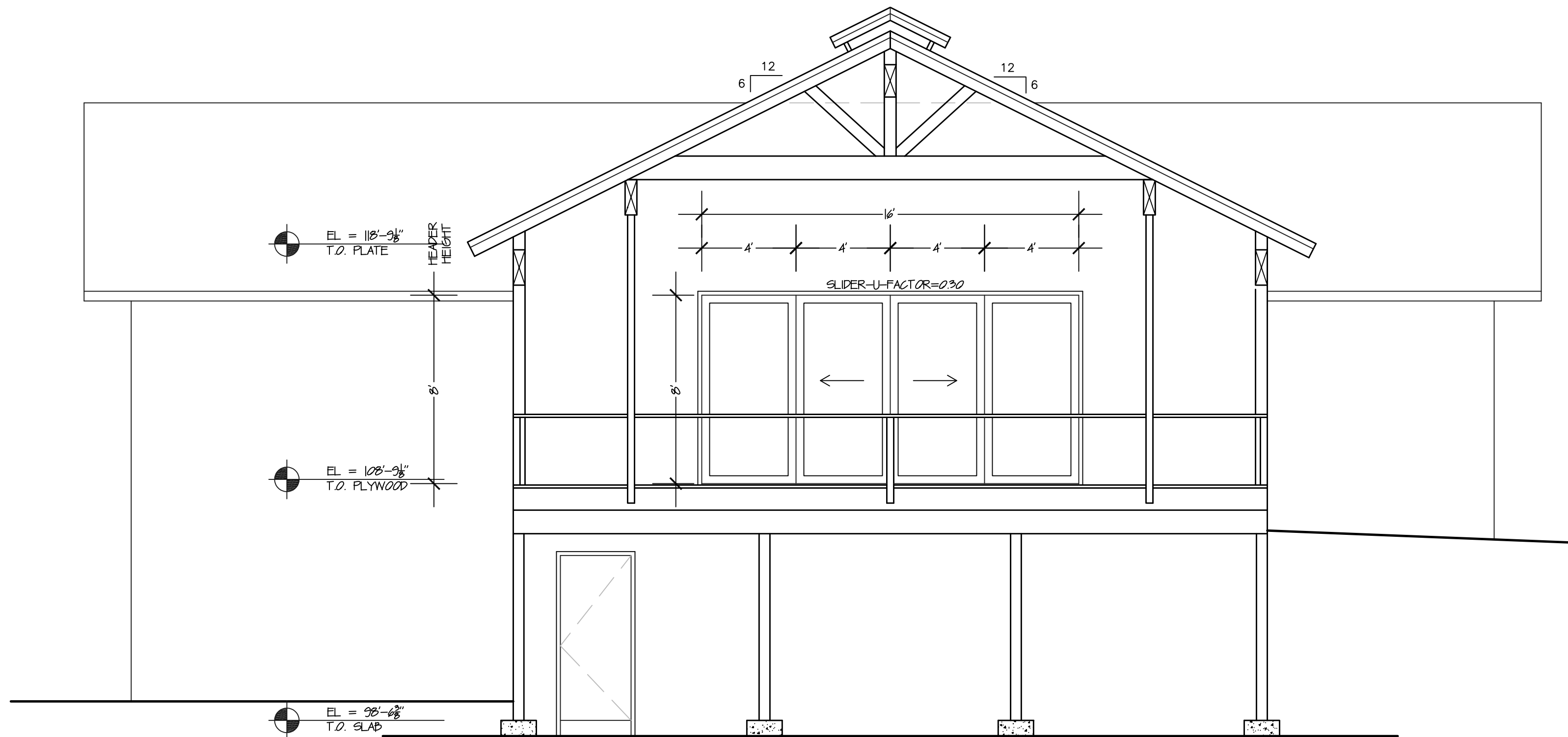
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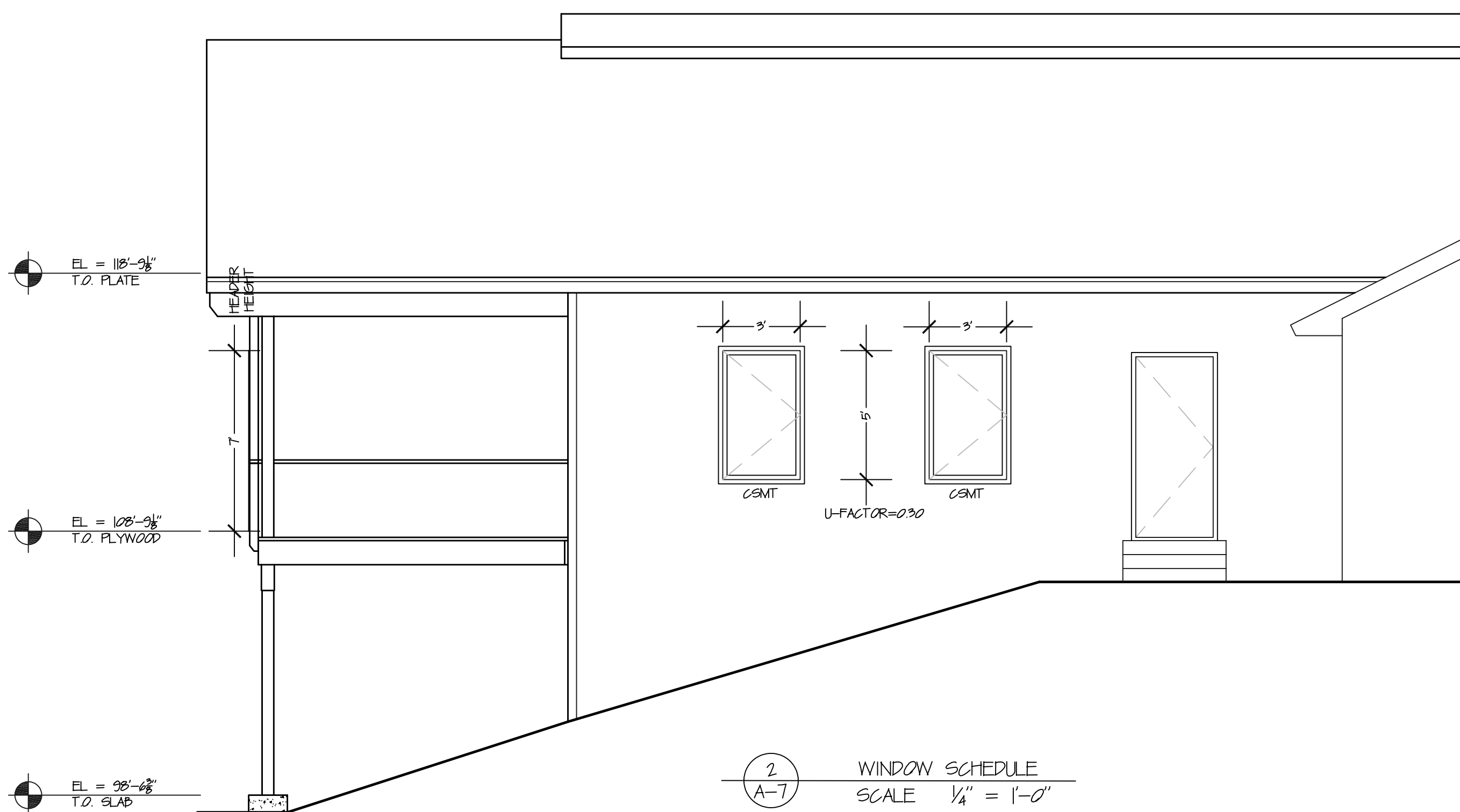
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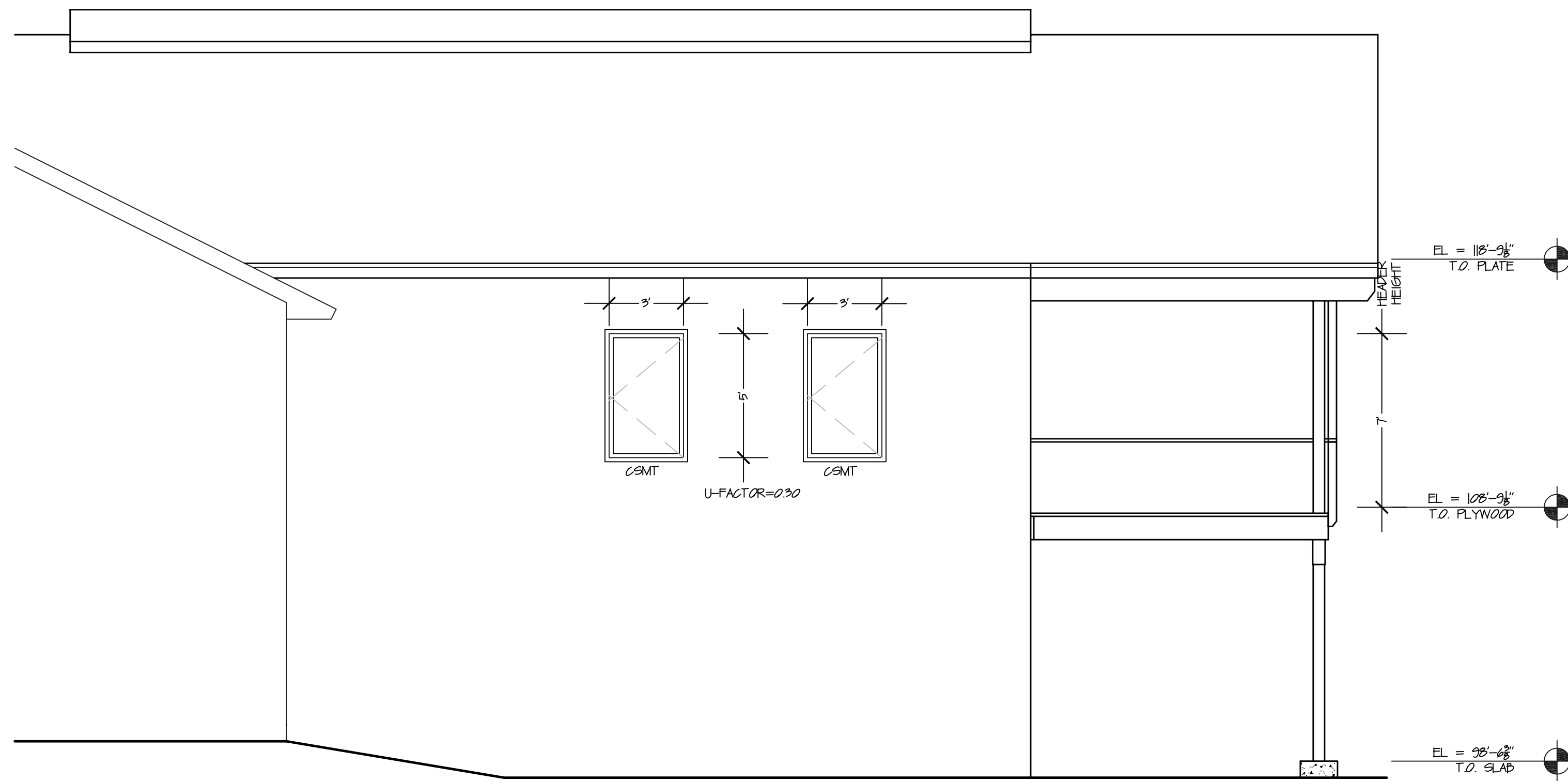




1 WINDOW SCHEDULE  
SCALE 1/4" = 1'-0"



2 WINDOW SCHEDULE  
SCALE 1/4" = 1'-0"



3 PROPOSED SOUTHWEST ELEVATION  
SCALE 1/4" = 1'-0"

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**A-7**  
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1. Do NOT scale construction documents, if a dimension is necessary and not shown, Yampa Valley Engineering shall be contacted for dimension needed for construction.
2. If a discrepancy exists between the architectural and structural drawings, Yampa Valley Engineering shall be contacted immediately to rectify the discrepancy.
3. 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.
4. Erection level, final 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.
5. 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.
6. Existing 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 make the necessary precautions to limit slab heave. Yampa Valley Engineering shall not be held liable for damage caused by slab movement.

# FOUNDATION SYMBOLS

	POINT FROM ABOVE
	BEAM POCKET
	CONCRETE WALL & FOOTING
	POUR OVER AT DOOR OPENING
	SECTION MARK
TYP	
	REVISION TAG
	ELEVATION TAG
$\frac{XX-x}{(x/xx)}$	SCHEDULE MARK (DETAIL #/SHEET)

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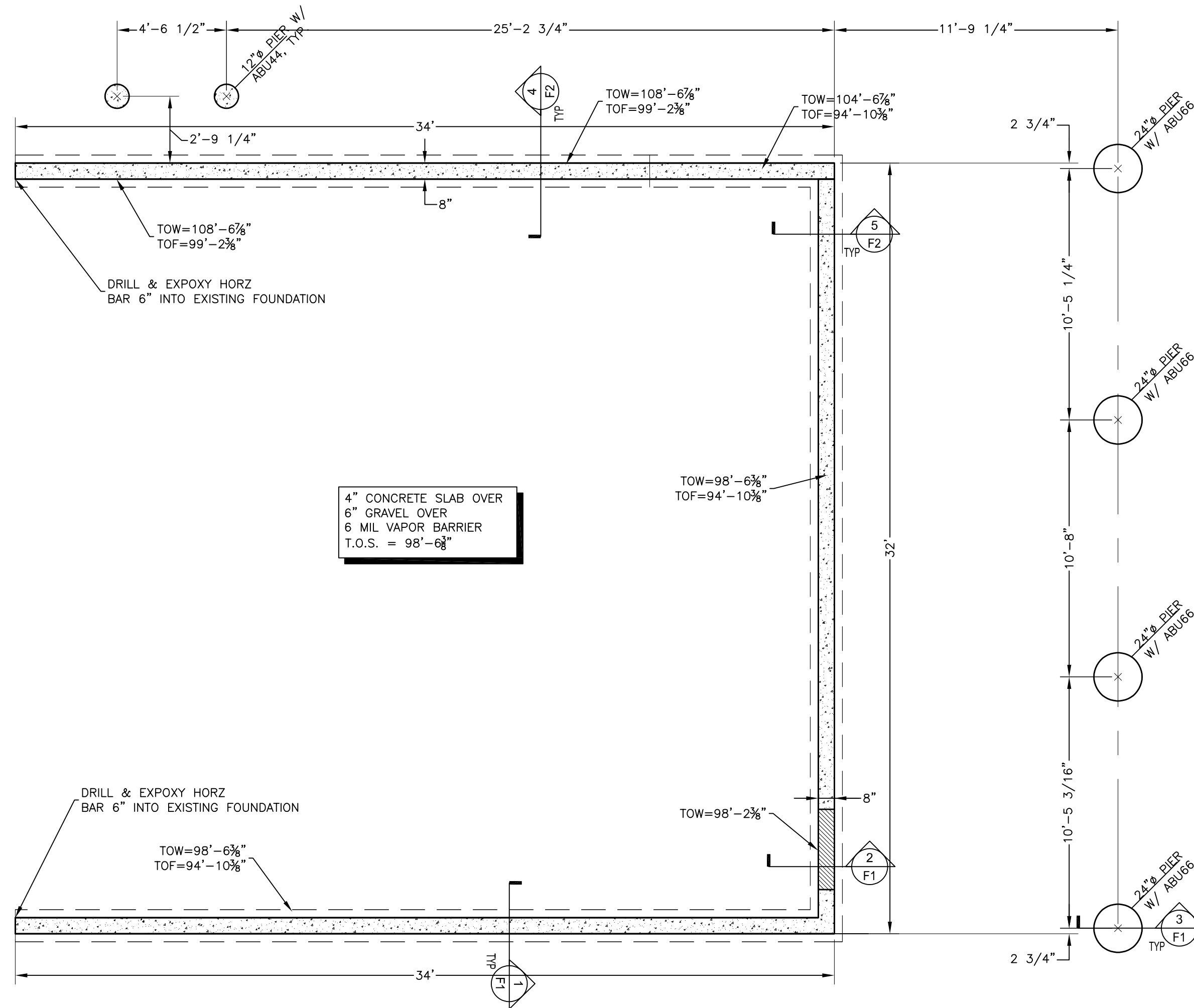
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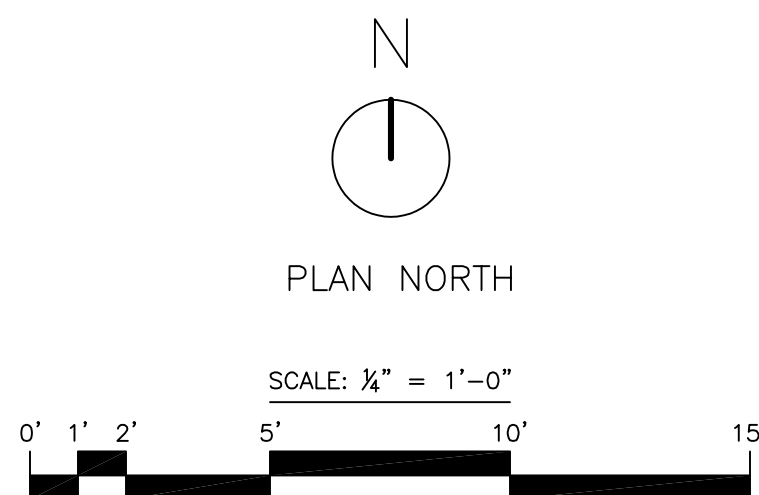
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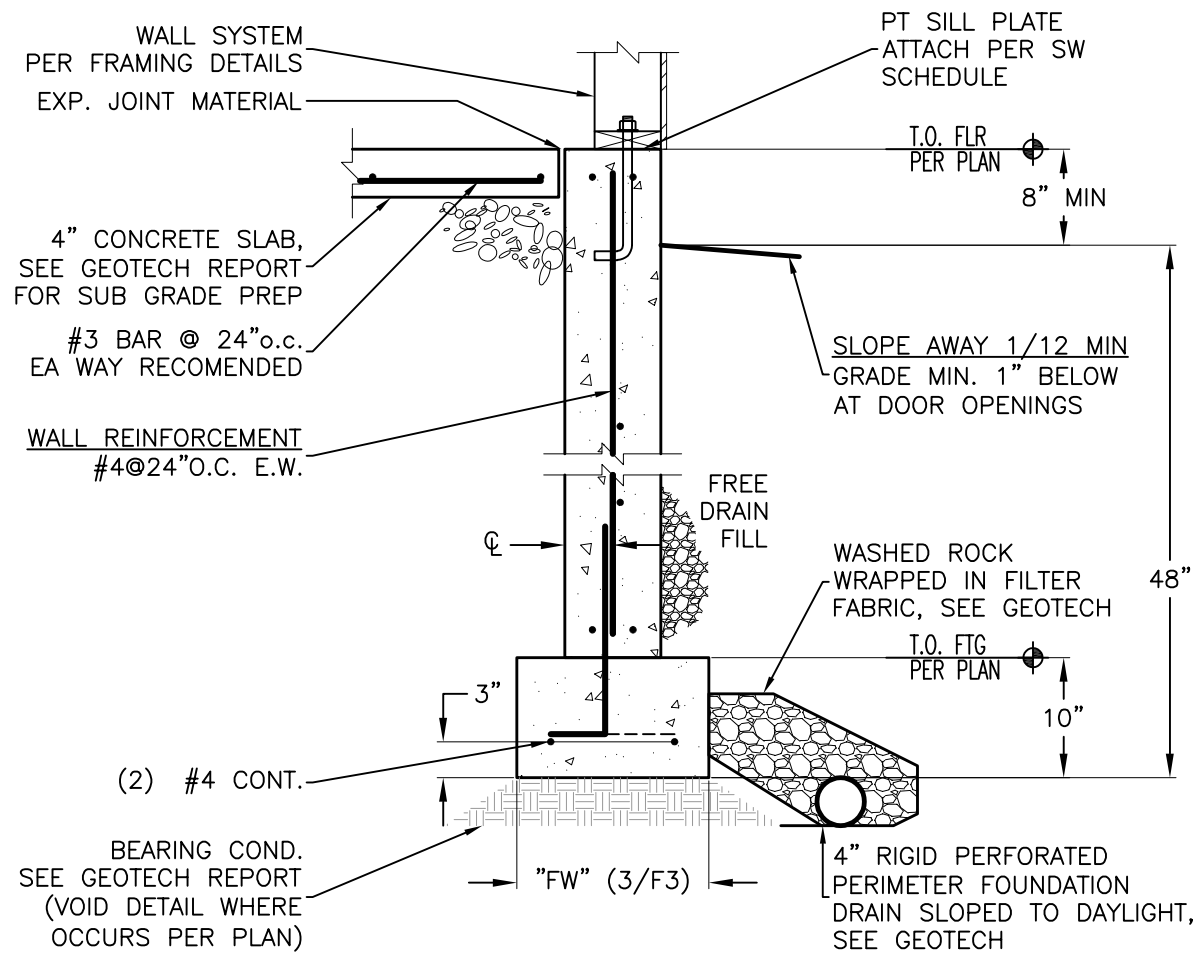
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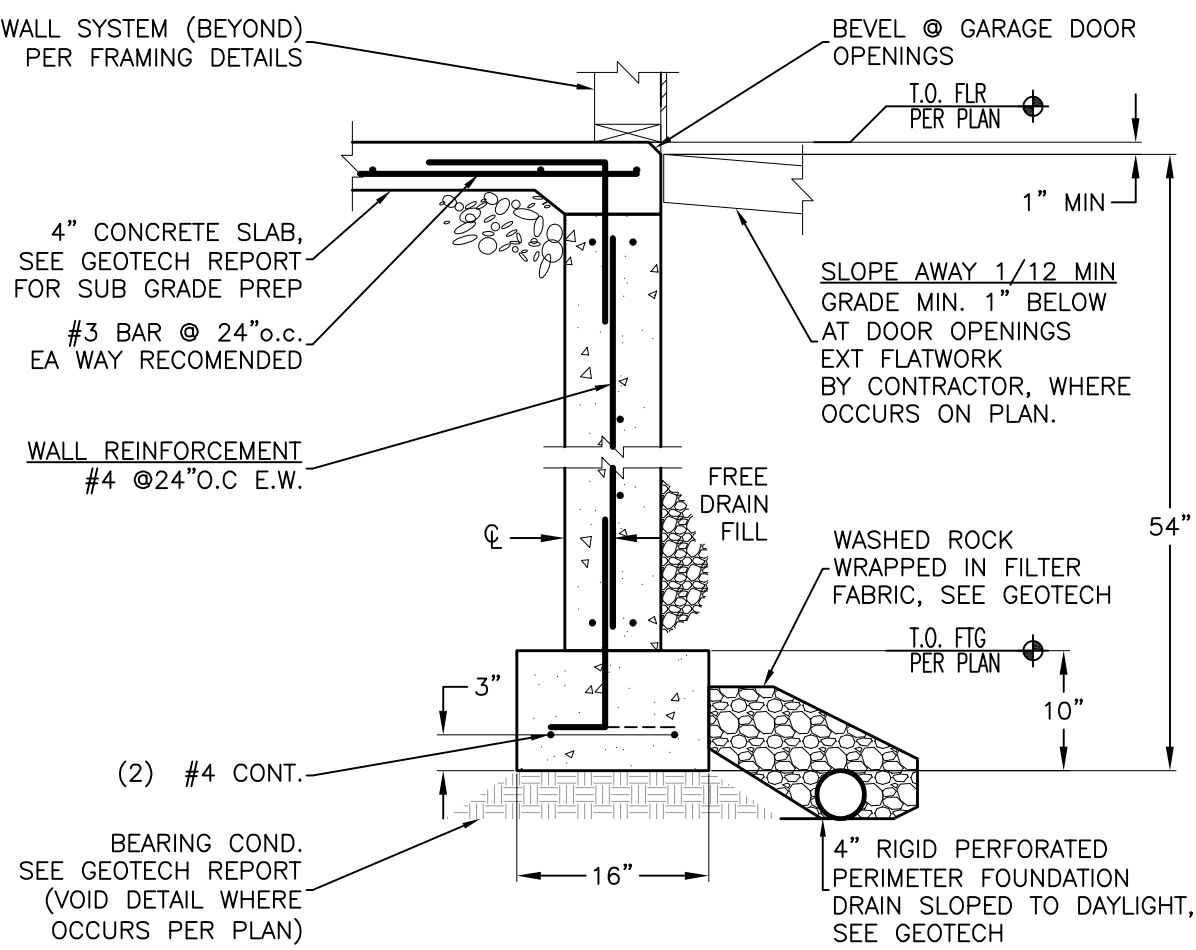
① FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



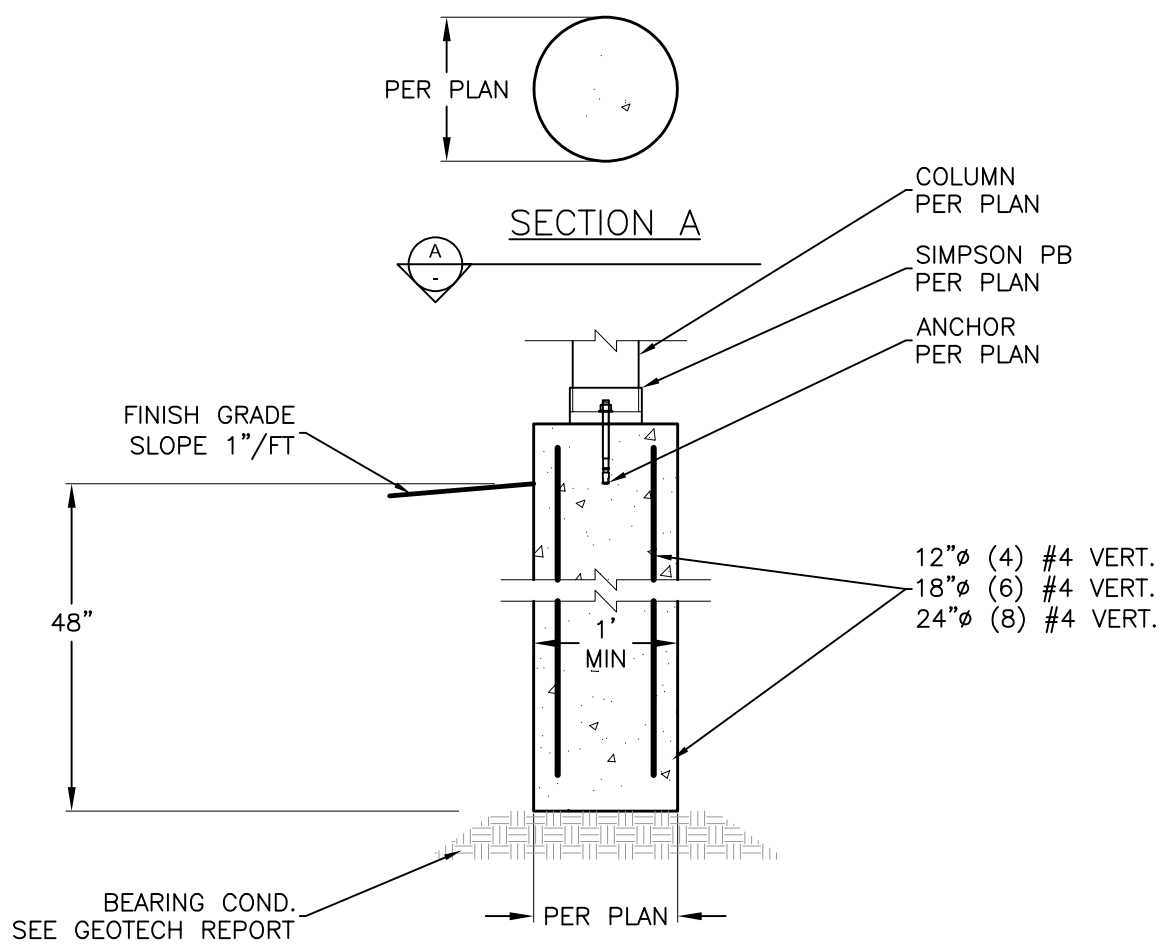




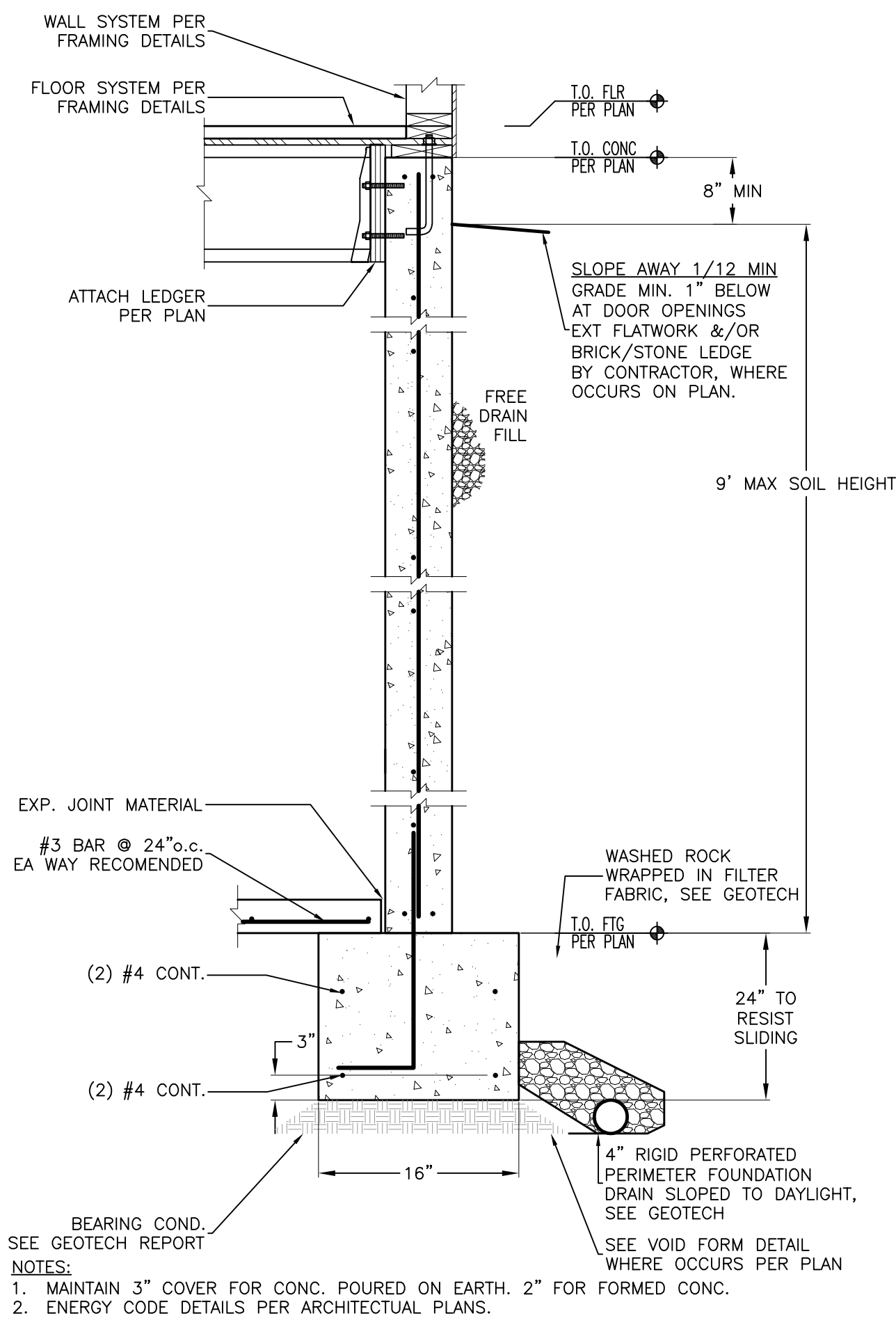
1 CONCRETE WALL NO SCALE



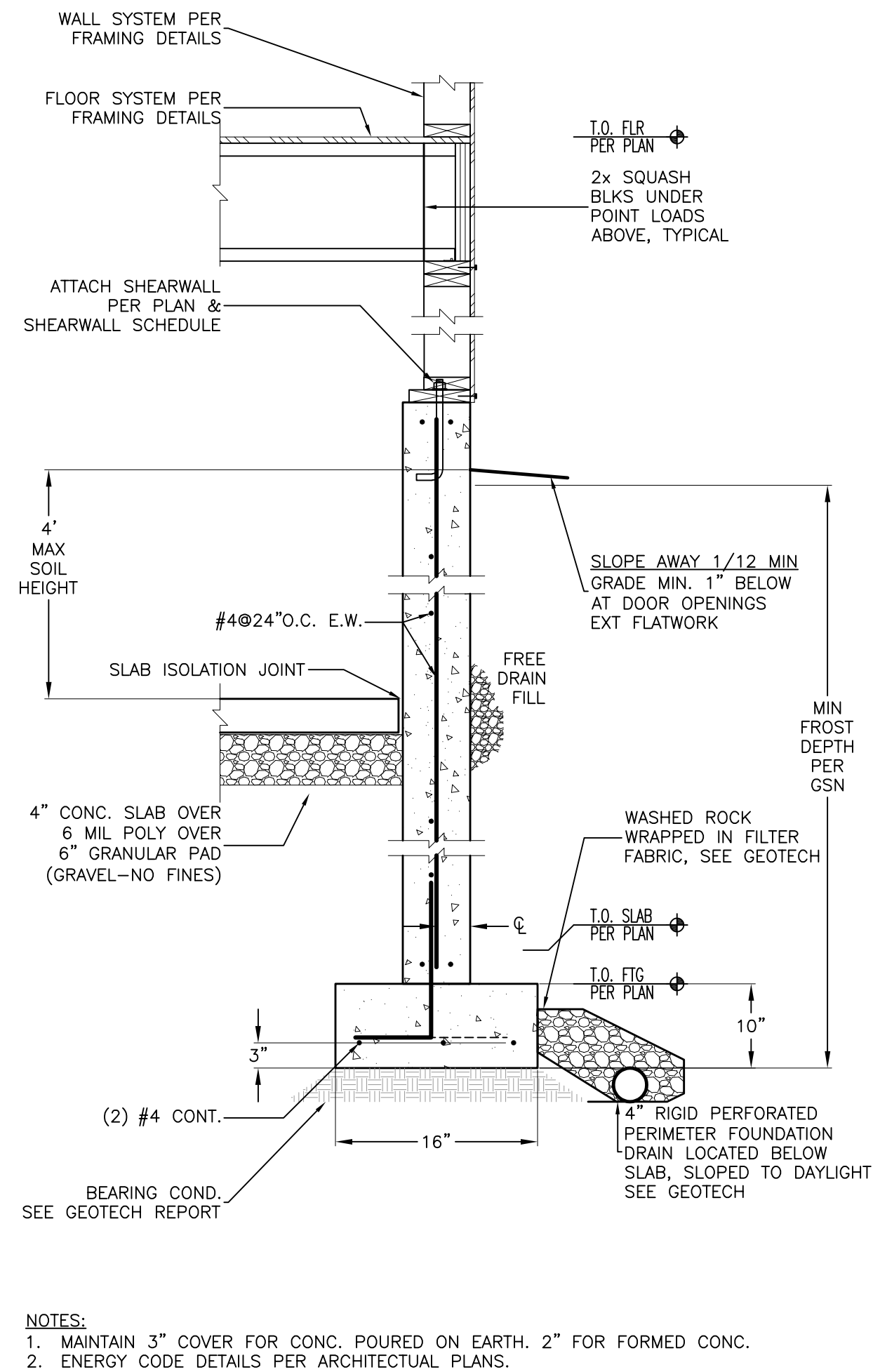
2 CONCRETE WALL @ DOOR OPENING NO SCALE



3 CONCRETE PIER NO SCALE



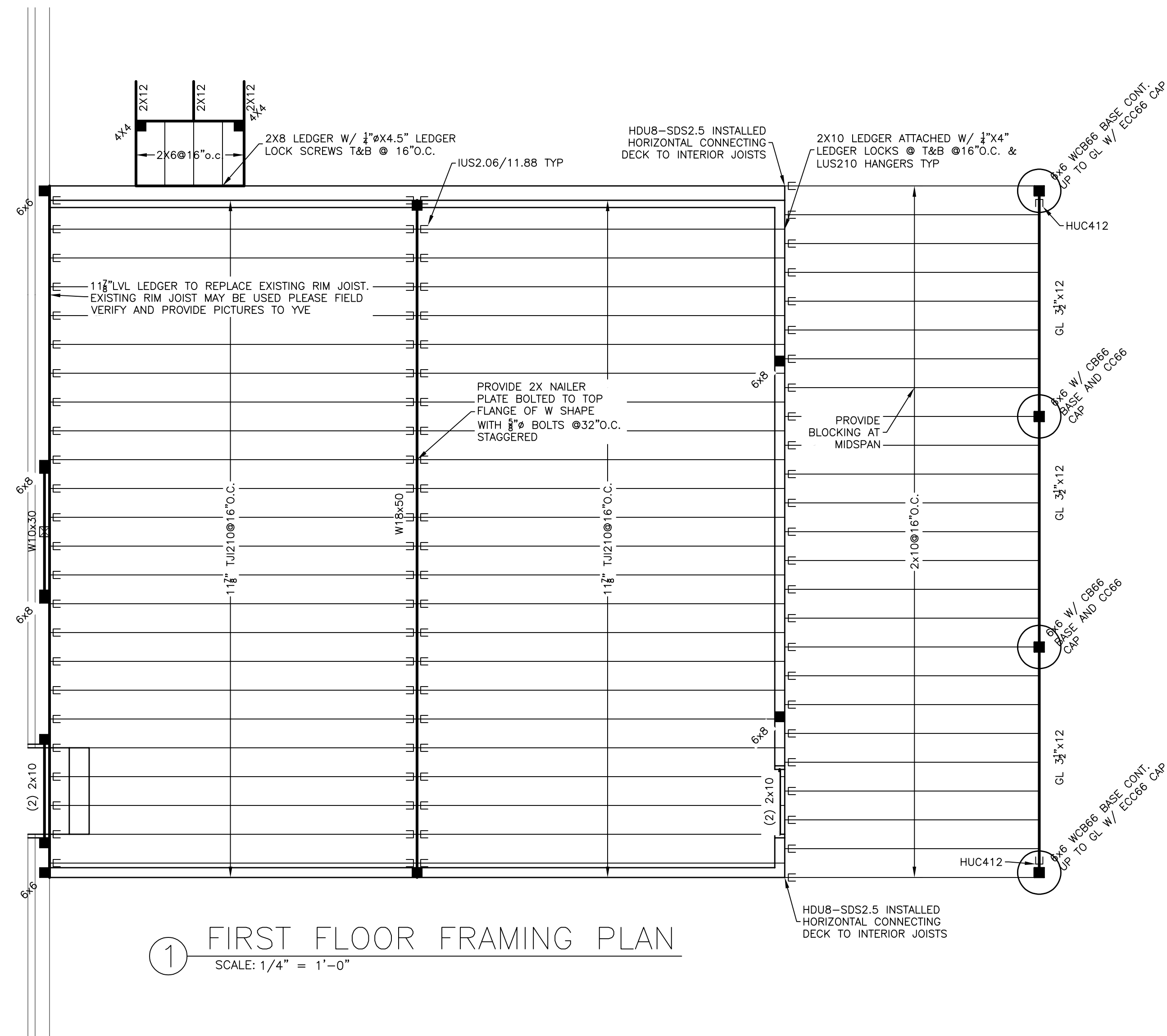
4 TALL CONCRETE WALL NO SCALE



5 CONCRETE WALL NO SCALE

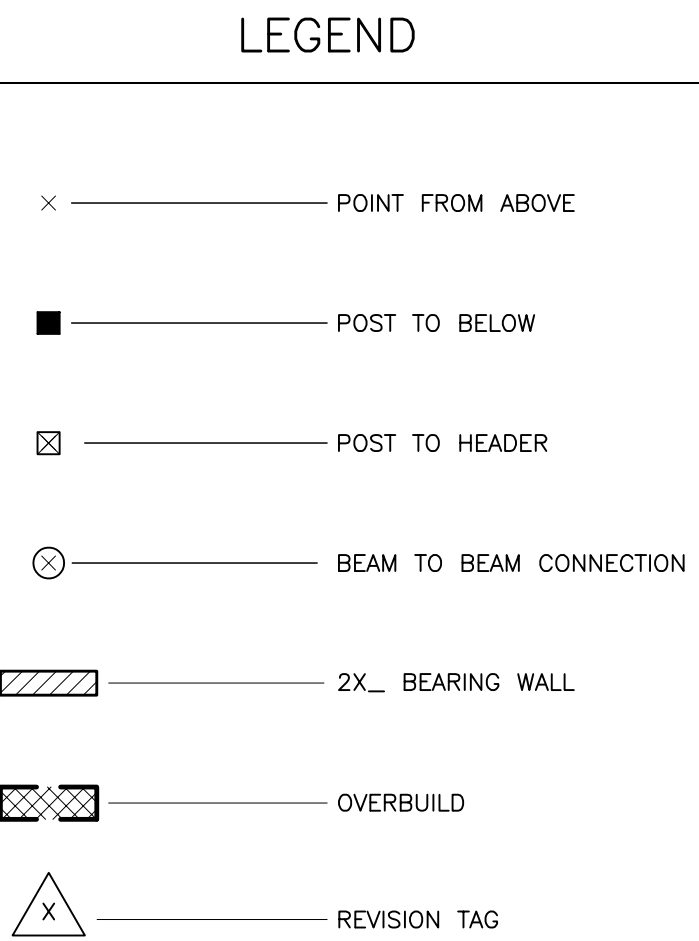


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## FRAMING NOTES

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



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