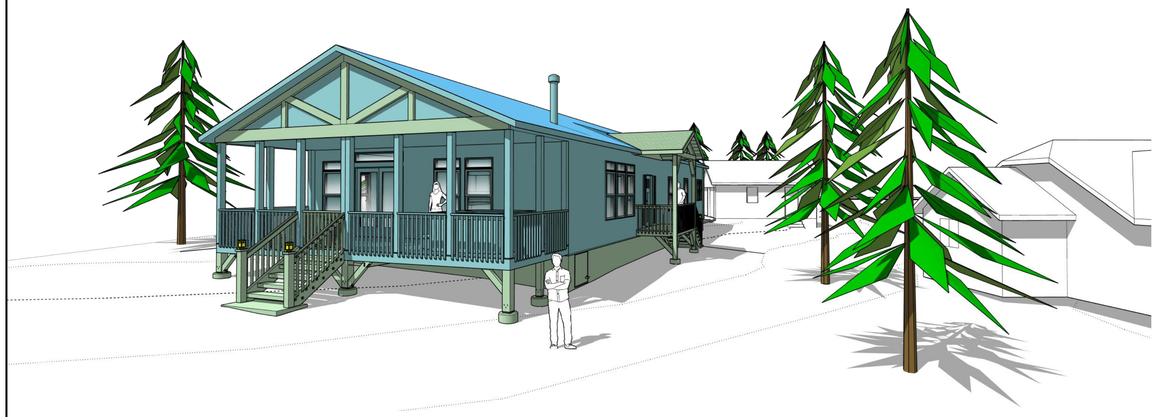
TARCZALI RESIDENCE

820 S Saint Vrain Ave
Estes Park, CO 80517



Owner Thomas Tarczali and Christi Washington
820 S Saint Vrain Ave
Estes Park, CO 80517

General Contractor Remmerde Construction
Jason Remmerde
PO Box 2143
Estes Park CO 80517
(970) 290-1290
remmerdeconstruction@gmail.com

Structural Engineer SKYPOND ENGINEERING
Matthew Khachaturian, PE
312 E Elkhorn Ave
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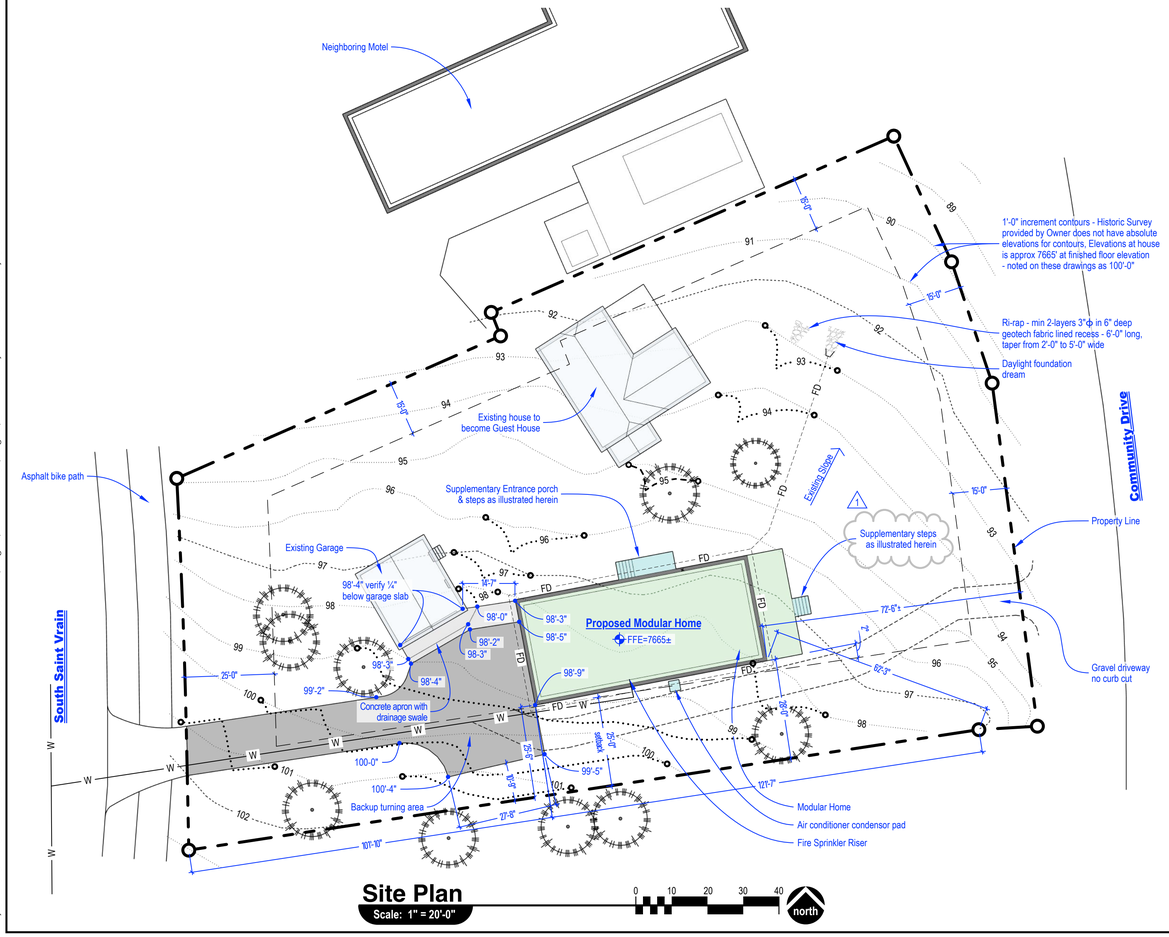
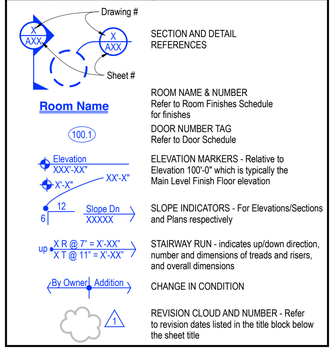
1
- **ADJUSTED SUPPLEMENTAL FRAMING UNDER DECK FURTHER NORTH FOR NEW LOCATION OF LARGER HOTTUB**
- **MOVED STAIRS ON EAST DECK ONE BAY NORTH**
- **POSTS SIZES BELOW DECK REDUCED TO 8x8**



Site Plan
Scale: 1" = 20'-0"

Graphics Legend



- SECTION AND DETAIL REFERENCES
- ROOM NAME & NUMBER — Refer to Room Finishes Schedule for finishes
- DOOR NUMBER TAG — Refer to Door Schedule
- ELEVATION MARKERS - Relative to Elevation 100'-0" which is typically the Main Level Finish Floor elevation
- SLOPE INDICATORS - For Elevations/Sections and Plans respectively
- STAIRWAY RUN - indicates up/down direction, number and dimensions of treads and risers, and overall dimensions
- CHANGE IN CONDITION
- REVISION CLOUD AND NUMBER - Refer to revision dates listed in the title block below the sheet title

Electronic Documents

Documents and Resources are available on the project web site…

https://www.skypondengineering.com/project/tarczali/

Color Legend

In these drawings colors represent...

- Demolition
- New Construction

Items that have no color represent existing conditions to be maintained.

- Items by Owner including prefabricated modular home - Not In Contract

Site Plan Notes

1. The Contractor shall be responsible for the locations and protection of all existing utilities shown on these plans, all existing utilities not shown, and all proposed utilities. The existing utilities shown have been plotted from available information. Contractor shall contact representatives from the respective utility companies to have all of their utilities and facilities located prior to construction.
2. Contractor shall protect all adjacent improvements from damage and erosion. All disturbed areas shall be restored to a minimum of their original condition.
3. Water meters shall not be located within driveways, parking areas or sidewalks. Coordinate with the Town of Estes Park Water Department.
4. All water taps to public mains shall be installed by Contractor & inspected by the appropriate public agency.
5. Contractor to verify positive drainage away from building with top of foundation wall & finish floor elevation.
6. Provide footing drainage to day-light as required. All footing drains and retaining wall drains to have end grating for animal protection at day-light terminations. Drainage tile to be inspected by the Architect.
7. A registered land surveyor shall set the survey stakes for the footing & foundation form-work.
8. Water and sanitary sewer pipe shall be bedded and installed in accordance with Town & District standard specifications.
9. All areas disturbed due to grading & other construction activities shall be reseeded with native grasses.
10. Asphalt paving shown shall be 3" asphaltic concrete complying with Colorado Department of Transportation Grade S or SX specification over 4" sand and 4" gravel aggregate base course comply with CDOT Class 5 or Class 6 specification requirements. Depressions shall not exceed ¼" in 10'-0".
11. Excavated organic soils are to be reclaimed and stored on site for reuse in final grading.

Project Narrative

There is an existing small home and freestanding garage on the property. This project entails the proposed installation of a new single-family modular home on a new concrete foundation at the south edge of the property. The new home is located clear of the other buildings to avoid fire ratings. The new home complies with State of Colorado requirements for modular homes - an approved set of the manufacturer's drawings is to be submitted with this set. The home will be protected by an NFPA 13D sprinkler system which is to be installed on-site after the installation of the home, but before occupancy. Fire sprinkler system drawings are to be submitted to the Town along with this set.

Aside from the foundation and sprinkler system, other minor on-site modifications are to be made to the house and are illustrated here-in...
- Addition of a small covered front porch on the north side of the house;
- Addition of a set of exterior stairs from the east-facing deck down to grade;
- Addition of decorative trim on the west and east elevations; and
- Bolstering of the east deck to support the weight of a hot tub

Work on the site to accommodate the new home includes...
- Construction of a asphalt driveway (in place of existing unpaved driveway) from Highway 7 entering the site from the west. The driveway will include a concrete apron with drainpan near the existing garage to maintain existing drainage pattern.
- Creation of a defined swale within the site to maintain existing drainage pattern
- Creation of an unpaved utility driveway south of the new home to allow vehicular accesses and deliveries to the south side of the house.

General Notes

1. Do not scale drawings for dimensions. Dimensions are typically to face of masonry or concrete and face of framing member, unless otherwise noted.
2. Clean-up of rubbish and debris resulting from work shall be collected regularly from project site and legally disposed of.
3. All weather-exposed surfaces shall have a weather-resistive barrier to protect the interior wall covering and exterior openings shall be flashed in such a manner as to make them weatherproof.
4. Contractors are responsible for all materials and quantities shown in these drawings graphically as well as those called for by note.
5. The Contractor shall obtain all necessary permits to complete the proposed work and shall comply with all local, state, and federal regulations.
6. All materials and construction shall be completed in accordance with the requirements of Town of Estes Park and the 2021 IBC.
7. Provide shoring, temporary bracing, barricades and other measures as necessary to ensure a safe building construction site. Establish a protected access route to the main house -- coordinate with Owner.
8. GC provide concrete splash blocks at all downspout locations.
9. Contractor to verify existing conditions and review discrepancies or inconsistencies of site and drawings with Architect prior to commencing construction.
10. Portable fire extinguishers shall be provided and installed in accordance with the current International Fire Code and Fire Code Standard number 10-1. All portable fire extinguishers shall be 10 lb multi-purpose ABC type, manufactured by JL Industries or approved substitute. Fire Department to verify the locations of all fire extinguishers.
11. This project includes an NFFA-13D residential fire sprinkler system. Refer to separate approval drawings for specifications and layout.
12. Field verify all rough openings and wall widths prior to ordering or fabrication of materials.
13. Coordinate the shutoff of power and other utilities with the Owner.
14. The work illustrated on these drawings shall not interrupt the operation of surrounding off-site businesses or activities.
15. 12" Tall permanent building address numerals of a contrasting color shall be installed on the south elevation of the building. Location, size, etc to be reviewed and approved by the Fire Authority.

Sheet Index

Permit Information

APPLICABLE CODES:	2021 International Residential Code (IRC) 2020 National Electric Code (NEC) 2021 International Energy Conservation Code (IECC) Estes Park Development Code (EPDC)
MUNICIPALITY:	Town of Estes Park
SUBDIVISION #:	Bonnie Brae Addition
PARCEL #:	2530406038
LOT AREA:	31,680 sf ± (0.73 Acres)
ZONING CLASSIFICATION:	A-Accomidations
OCCUPANCY:	Single-Family Residence
CONSTRUCTION TYPE:	Type V-B (IBC Classification) - sprinklered
BUILDING SETBACKS:	25'-0" front (west) and south side adjacent to E-Estate zoning district 15' at north side are rear (east)
FLOOR AREA:	
Conditioned House	1,980 sf
Deck	360 sf
Total	2,340 sf
BUILDING HEIGHT:	Highest peak = Approx 19'-10" above natural grade.
NUMBER OF STORIES:	1 proposed
DESIGN CRITERIA:	
Project Elevation:	7665'±
Ground Snow Load:	67 psf
Wind Speed:	175 mph Exposure C (habitable structure)
Altitude Correction Factor:	0.76
Seismic Design Category:	B
Subject to Damage From	
Weather:	Moderate to Severe
Frost Line Depth:	30"
Termites:	Slight to Moderate
Climate	
Winter Design Temperature:	1°F
Ice Barrier Underlayment:	< 4:12 pitch
Flood Hazard:	FEMA Zone X — Low Risk
Air Freezing Index:	920
Mean Annual Temperature:	43° F
Roofing Classification:	Class A
Presumed Soil Bearing Pressure:	2,500 psf
UNIFORMLY DISTRIBUTED LOADS:	
Roof Snow Load:	43 psf
Guards & Handrails:	200 psf
Deck at Hot Tub:	105 psf

NEW PROPOSED PLUMBING FIXTURES:
(3) toilets, (1) shower, (1) tub/shower, (1) clothes washer, (1) hose bib
(1) kitchen sink, (1) laundry sink, (1) dishwasher, (1) hot tub

Vicinity Map

Estes Park, Colorado
Not to Scale
north

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Revision 1 - 8/19/24

TARCZALI RESIDENCE
820 S Saint Vrain Ave
Estes Park, CO 80517

Sheet Title
Title Sheet & Site Plan

Date
May 24, 2024
⚠1 Aug. 19, 2024

Joseph E Calvin
STATE OF COLORADO — JOSEPH E. CALVIN — 203714 — 8/19/24 — LICENSED ARCHITECT

Sheet Number
A1
of 7

Project: 24015-TARCZALI RESIDENCE File: "24014 CD Rev-1" Modified: Mon, Aug 19, 24 Print: Mon, Aug 19, 24 Drawn by: RWC Checked by: JEC

Foundation Notes

FOUNDATION DESIGN:

1. Foundation design is based on drawings/loads provided by Champion Home Builders, Inc. DBA Highland Manufacturing received 4/14/24. The Foundation Architect and Engineer rely on the accuracy of the supplied imposed loads.
2. Design of individual and continuous footings is based on a maximum allowable bearing pressure of 2500 lbs per square foot (dead load plus full live load) placed on the undisturbed natural soils, compacted structural fill or native stone, below frost depth.

CAST-IN-PLACE CONCRETE:

a. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318).
b. All structural concrete shall have minimum 28-day compressive strengths as follows: Footings 3000 psi; slabs on grade 3500 psi.
c. Concrete shall be proportioned utilizing Type 1/11 cement. Concrete susceptible to freezing shall be formulated for maximum frost resistance in accordance with "ACI Manual of Concrete Practice".
d. Contractor shall notify Architect of cold joint locations prior to or during concrete forming.
e. Cold weather and/or hot weather concreting procedures shall be provided, if conditions warrant, as recommended in the "ACI Manual of Concrete Practice".
f. All anchor bolts shall be located at a minimum of 5 bolt diameters from concrete edge. Concrete footing and foundation shall have min frost protection of 30" to grade. Exterior deck piers shall be poured to elevations as shown on plans.
g. Contractor verify top of footing and top of concrete elevations with existing and proposed grade.
h. Saw-cut slab control joints shall be min 1" deep & min 12'-0" oc or less as may be shown on Plans.
j. Place new slabs over 2" sand over 10-mil poly vapor barrier over existing compacted soil. Refer to Sections for below-slab insulation.

REINFORCING STEEL:

a. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the "ACI Manual of Concrete Practice".
b. Reinforcing bars shall conform to ASTM Specification A615 and shall be Grade 60, except ties, field bent bars where permitted by Note on Plan, or bars to be welded which shall be Grade 40.
c. At splices, lap bars 36 diameters. At splices in masonry, lap bars 42 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings in walls and slabs, provide (2) #5's extending 2'-0" beyond edge of opening.
d. Except as noted on the Drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318.
e. Welded wire fabric shall conform to ASTM Specification A-185.

ANCHOR BOLTS:

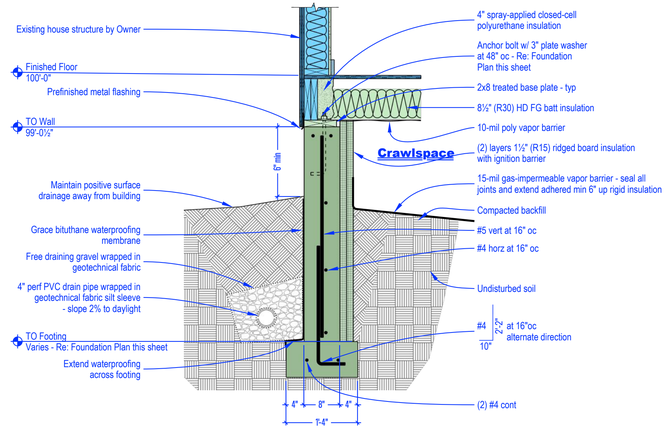
Shall conform to ASTM F1554 Grade 36 with a min ½" diameter by 12" length. Anchor bolts shall be placed within 12" from building corners, concrete cold joints, and sill plates and shall be spaced at a maximum of 48" oc. Additional anchor bolt details shall be in accordance with the Drawing.

BACKFILLING:

Do not backfill against foundation walls until all adjacent floor framing is in place and securely anchored or until adequate temporary shoring is installed.

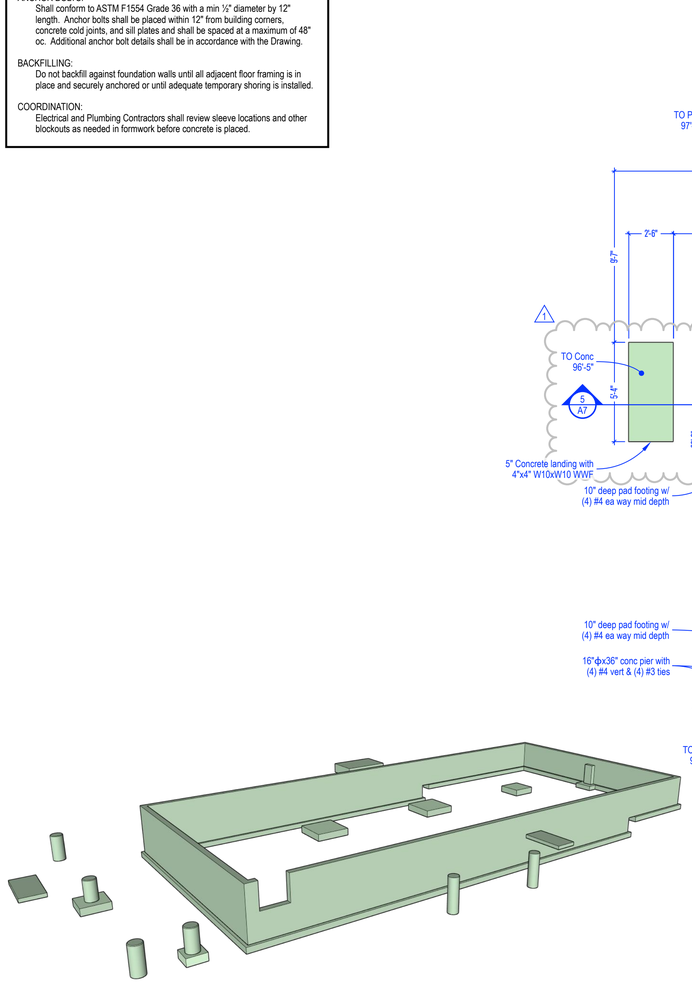
COORDINATION:

Electrical and Plumbing Contractors shall review sleeve locations and other blockouts as needed in formwork before concrete is placed.



1 Typ. Foundation Section

Scale: 3/4" = 1'-0"



3D Foundation View

Not to Scale

Foundation Plan

Scale: 1/4" = 1'-0"

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TARCZALI RESIDENCE

820 S Saint Vrain Ave
Estes Park, CO 80517

Sheet Title
Foundation Plan

Date
May 24, 2024
Aug. 12, 2024

Joseph E Calvin
STATE OF COLORADO
JOSEPH E. CALVIN
203714
8/19/24
LICENSED ARCHITECT

Sheet Number
A2
of 7

Project: 24015-TARCZALI RESIDENCE File: '24014 CD Rev-1" Modified: Mon, Aug 19, 24 Print: Mon, Aug 19, 24 Drawn by: RWC Checked by: JEC

Framing Notes

STRUCTURAL WOOD FRAMING:

a. Except where noted otherwise, all 2" lumber shall be Douglas Fir-Larch S4S #2 or better, and all solid timber beams and posts shall be Douglas Fir-Larch #1. Any proposed reclaimed lumber certified or graded by qualified professional to have equal or better properties than Douglas Fir Larch #1.
b. 2x6 studs shall be Douglas Fir-Larch #2 or better. 2x4 studs shall be Stud grade or better Douglas Fir-Larch or Hem-Fir unless noted otherwise on the Drawings.
c. Top and bottom plates shall be Douglas Fir-Larch #2 and better.
d. Provide solid blocking at supports for wood joists. Within floor joist spaces beneath solid or built-up columns noted on Plans, blocking of area equivalent to column above shall be provided for proper load transfer.
e. Provide wind/seismic anchors at supports for all roof joists and trussed rafters. Anchor type shall be approved by Structural Engineer.
f. Except as noted otherwise, minimum nailing shall be provided as specified in "Fastening Schedule" of the IRC, 2003 edition.
g. 2x6 studs shall be nailed to top plate with (2) 16d end nails and to sill plate with (3) 8d toenails or (2) 16d end nails.
h. All floor and roof sheathing shall be APA rated sheathing, Exposure C.
i. Panel identification index and/or thickness shall be as noted on the Drawings. Screw and glue plywood floor sheathing to floor joists with adhesive conforming to Manufacturer's directions.
j. Unless otherwise noted, steel connectors such as those manufactured by the Simpson Company shall be used to join rafters, trusses, joists, or beams to other members at flush-framed conditions. Connector conditions not otherwise noted shall utilize Type U or Type HU hangers of a size specifically designed for the member supported, as shown in Manufacturer's published tables.
k. All wood framing members in contact with concrete or CMU shall be either redwood or pressure treated.
l. All architecturally exposed beams to be weather-resistant with stained finish.

FRAMING NOTES:
Exterior Walls:

a. All exterior walls are 2x6 studs at 16" oc unless noted or dimensioned otherwise. Exterior bearing wall heights above 10'-0" are to be constructed of 2x6 Hem Fir #2 Studs at 16" oc.
b. Provide (2) 2x8 header with (1) trimmer and (2) king studs at all new door & window openings unless otherwise noted.
c. At beam bearing locations in stud walls, provide multiple-stud posts equal to width of bearing member unless noted otherwise.

Pre-Engineered Trusses:

a. Wood roof truss systems shall be designed, manufactured, and installed in accordance with ANSI/TPI 1 National Design Standard for Metal Plate Connected Wood Truss Construction, the truss design drawing, and/or the manufacturer's code evaluation report.

Overframing:

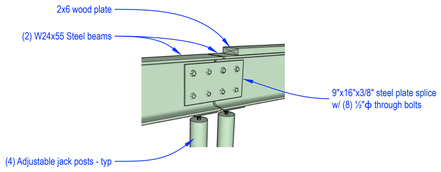
a. Shaded areas on Roof Plan represent overframing. Provide 2x6 or 2x8 rafters at 16" oc with 2x4 cripple posts at 48" oc max to trusses/framing below (stagger posts) use (2) 2x8 at ridge & valley members.

Interior Walls:

a. Interior walls shall be 2x4 studs full height at 16" oc unless noted or dimensioned otherwise.
b. Provide (2) 2x4 header with (1) 2x4 trimmer and (2) 2x4 king studs at each side of door & window openings typical unless noted otherwise on Plan.

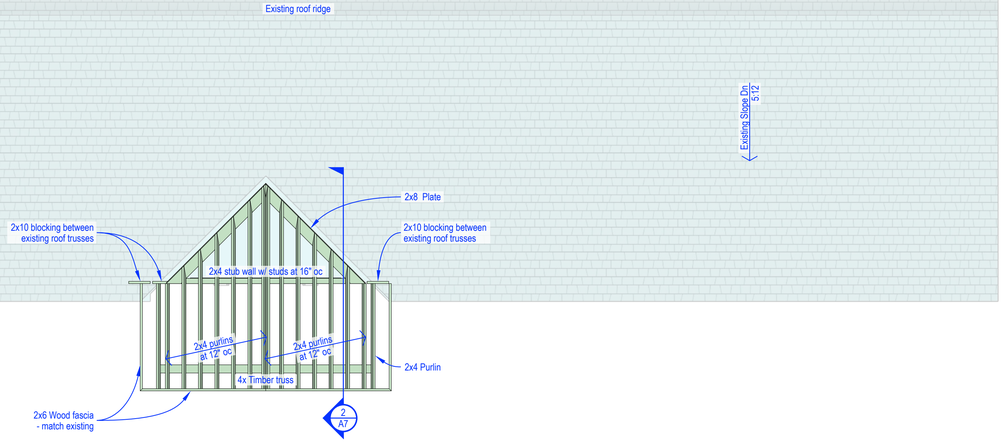
Nailing Schedule

Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
ROOF FRAMING			
Blocking to Rafter (Toe-Nailed)	(2) 8d	(2) 10d	each end
Rim Board to Rafter (End-Nailed)	(2) 16d	(3) 16d	each end
FLOOR AND DECK FRAMING			
Joists to Sill, Top Plate or Girder (Toe-Nailed)	(4) 8d	(4) 10d	per joist
Bridging to Joist (Toe-Nailed)	(2) 8d	(2) 10d	each end
Blocking to Joist (Toe-Nailed)	(2) 8d	(2) 10d	each end
Blocking to Sill or Top Plate (Toe-Nailed)	(3) 16d	(4) 16d	each block
Ledger Strip to Beam (Face-Nailed)	(3) 16d	(4) 16d	each joist
Joist on Ledger to Beam (Toe-Nailed)	(3) 8d	(3) 10d	per joist
Band Joist to Joist (End-Nailed)	(3) 16d	(4) 16d	per joist
Band Joist to Sill or Top Plate (Toe-Nailed)	(2) 16d	(3) 16d	per foot
ROOF SHEATHING			
Wood Structural Panels	8d	10d	see wall type notes
Diagonal Board Sheathing 1"x6" or 1"x8" 1"x10" or wider	(2) 8d (3) 8d	(2) 10d (3) 10d	per support per support



1 Beam Splice Detail

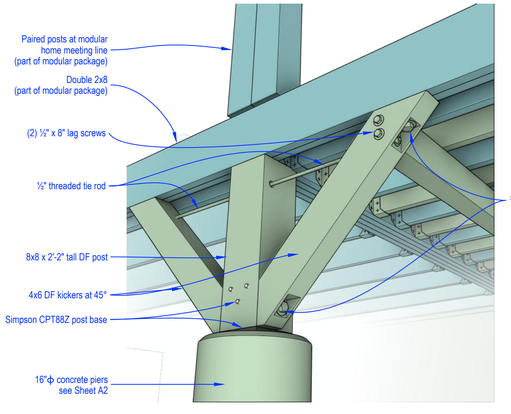
Not to Scale



Roof Framing Plan

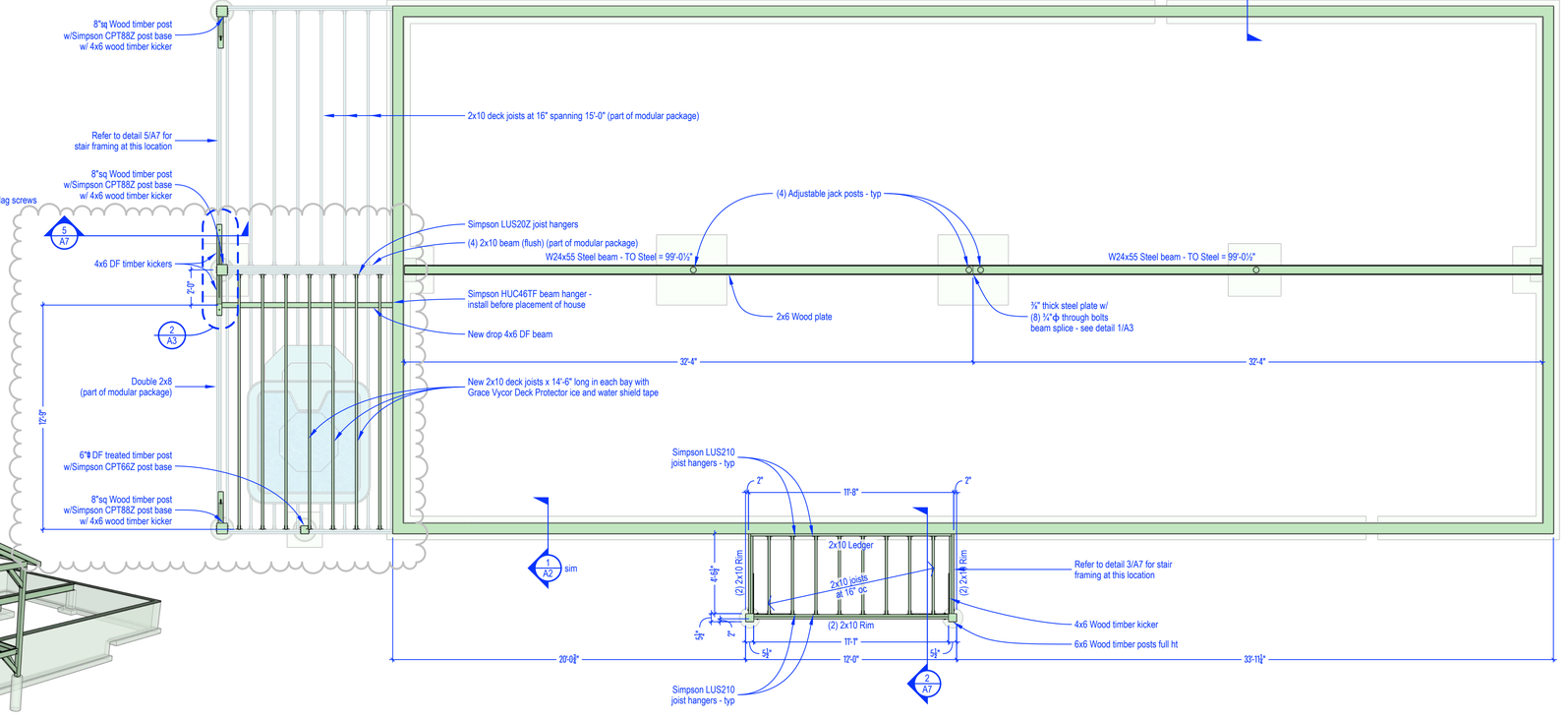
Scale: 1/4" = 1'-0"

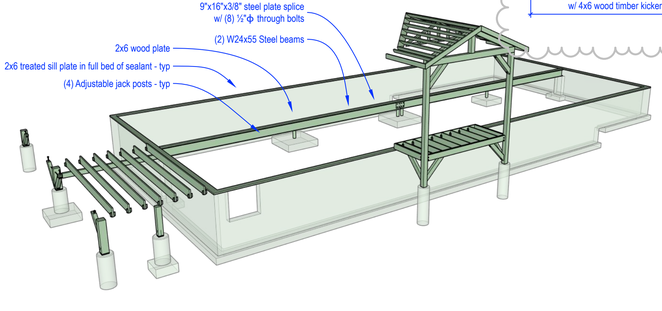
0 1 2 4 6 8 plan true



2 Floor & Roof Framing Plans

Not to Scale





3D Framing View

Not to Scale

Deck Framing Plan

Scale: 1/4" = 1'-0"

0 1 2 4 6 8 plan true

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TARCZALI RESIDENCE

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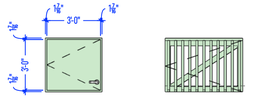
Sheet Title
Floor & Roof Framing Plans

Date
May 24, 2024
1 Aug. 12, 2024

Joseph E Calvin
STATE OF COLORADO JOSEPH E. CALVIN 203714 8/19/24 LICENSED ARCHITECT

Sheet Number
A3
of 7

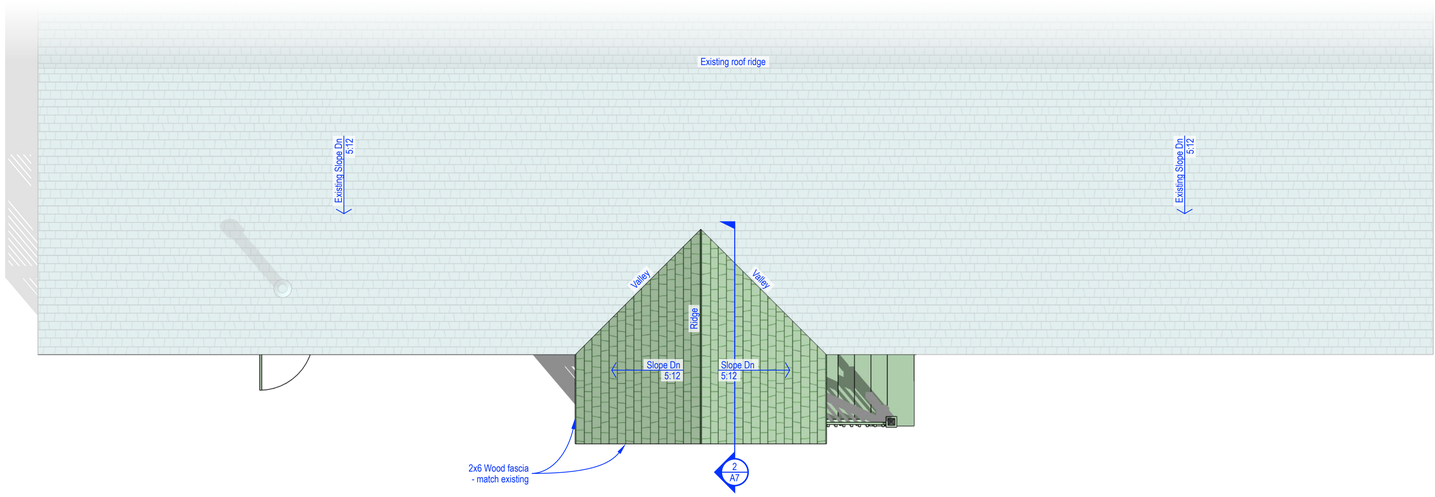
Project: 24015-TARCZALI RESIDENCE File: *24014 CD Rev-1* Modified: Mon, Aug 19, 24 Print: Mon, Aug 19, 24 Drawn by: RWC Checked by: JEC



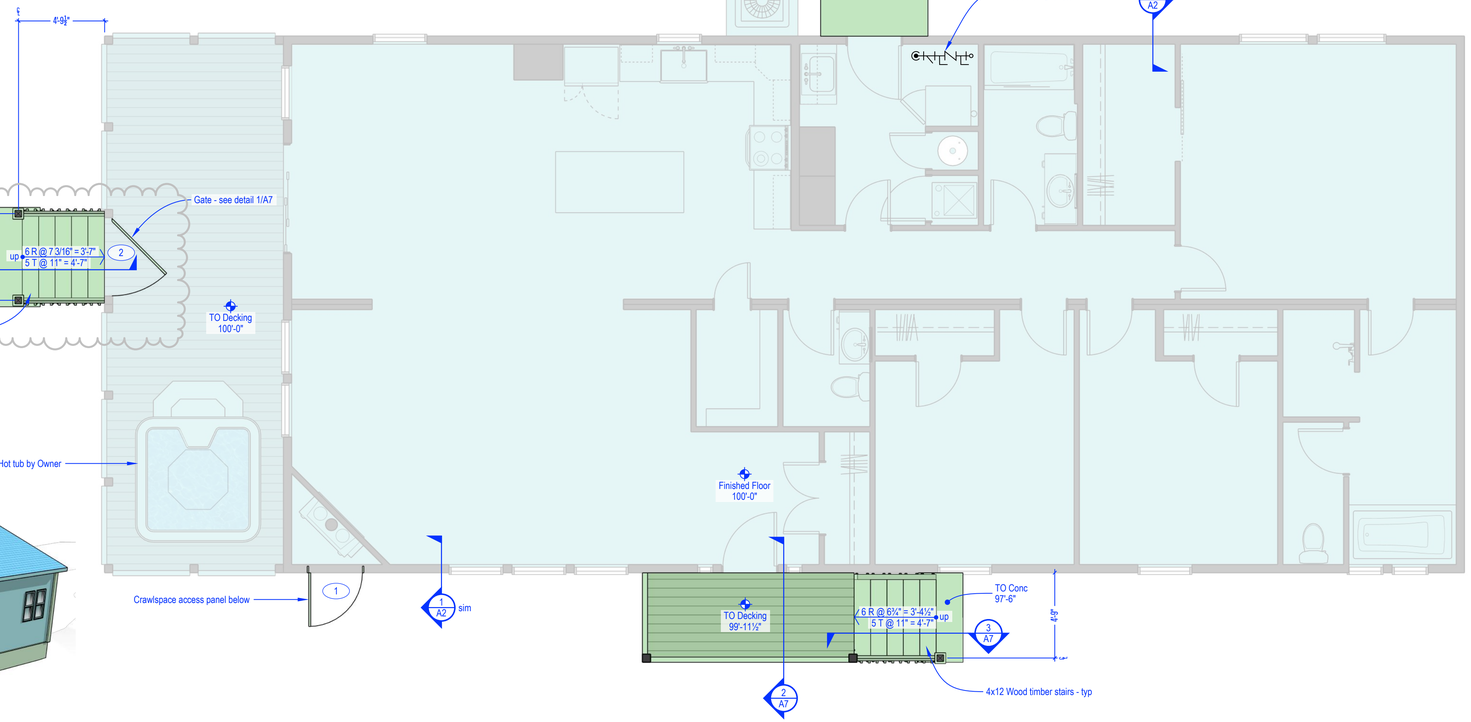
Crawl Space
as seen from north pull side
1¾" thick solid core door
in wood frame
hinges, lock set
weather seal

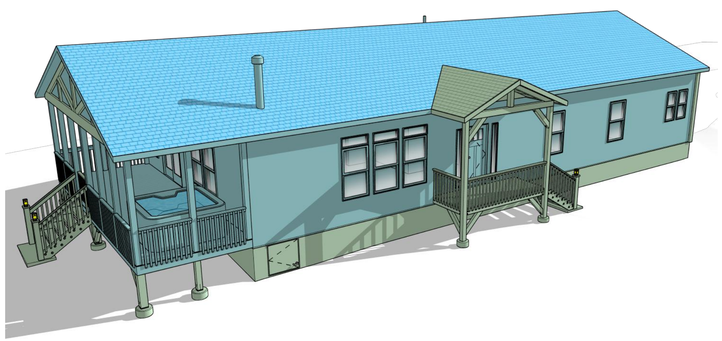
East Deck Gate
as seen from East Push side
2x4 frame w/ 2x2 balusters at
5 7/16" oc max
gate hinge

Door Elevation
Scale: 1/4" = 1'-0"



Roof Plan
Scale: 1/4" = 1'-0"





3D Overall View
Not to Scale

Floor Plan
Scale: 1/4" = 1'-0"

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TARCZALI RESIDENCE

820 S Saint Vrain Ave
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Sheet Title
Floor & Roof Plan

Date
May 24, 2024
⚠ Aug. 12, 2024

Joseph E Calvin
STATE OF COLORADO
JOSEPH E. CALVIN
203714
8/19/24
LICENSED ARCHITECT

Sheet Number
A4
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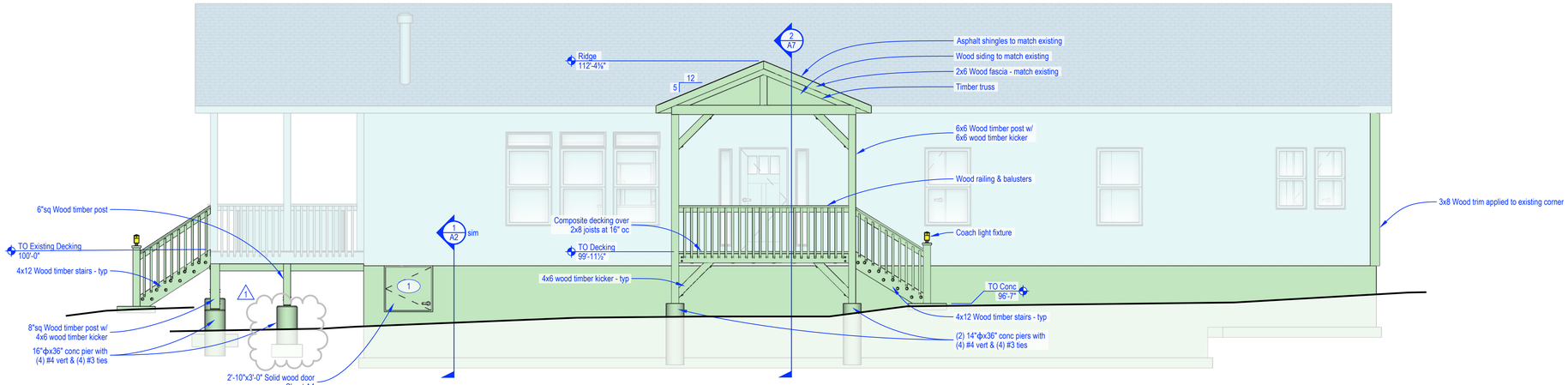
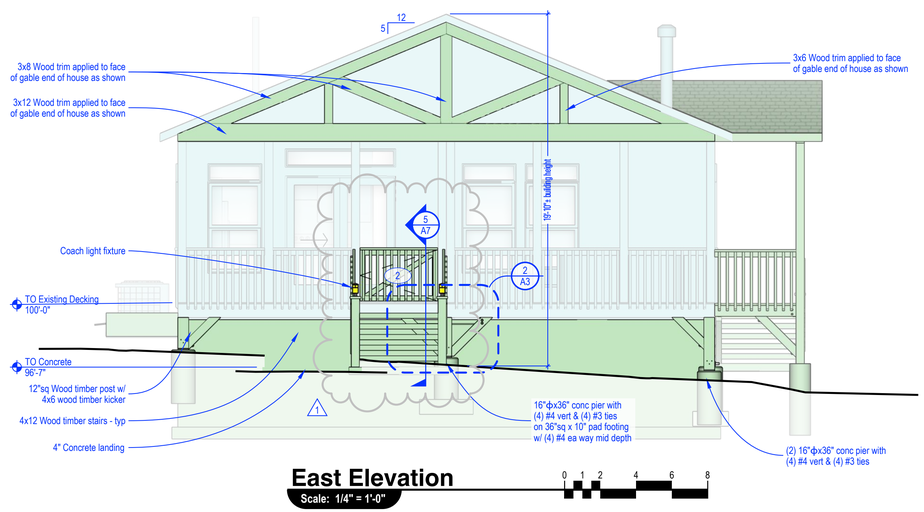
Project: 24015-TARCZALI RESIDENCE File: "24014 CD Rev-1" Modified: Mon, Aug 19, 24 Print: Mon, Aug 19, 24 Drawn by: RWC Checked by: JEC



North Elevation

Scale: 1/4" = 1'-0"

0 1 2 4 6 8



East Elevation

Scale: 1/4" = 1'-0"

0 1 2 4 6 8

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TARCZALI RESIDENCE

820 S Saint Vrain Ave
Estes Park, CO 80517

Sheet Title
North & East Elevations

Date
May 24, 2024
⚠ Aug. 12, 2024

Joseph E Calvin

STATE OF COLORADO
JOSEPH E. CALVIN
203714
8/19/24
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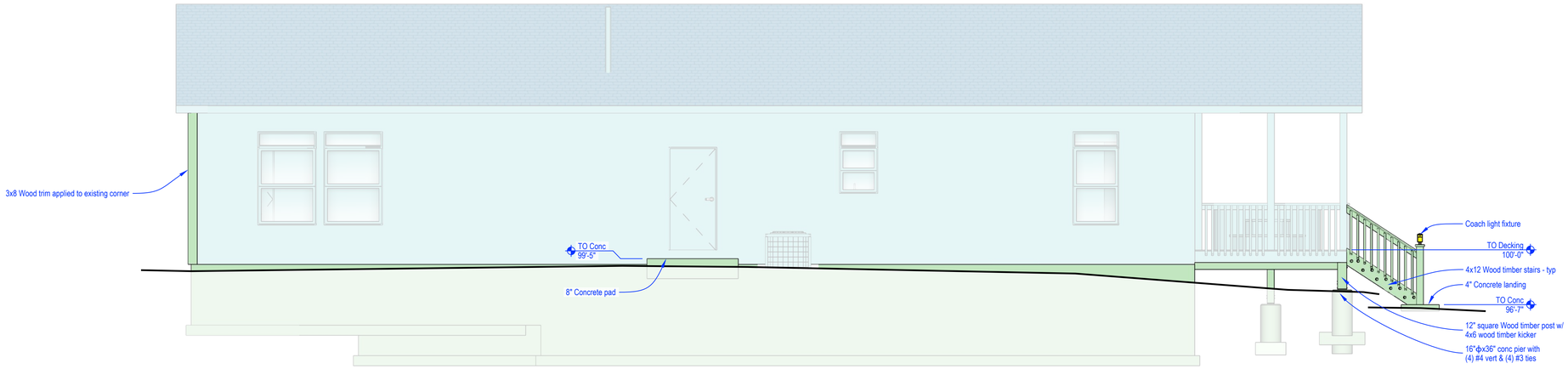
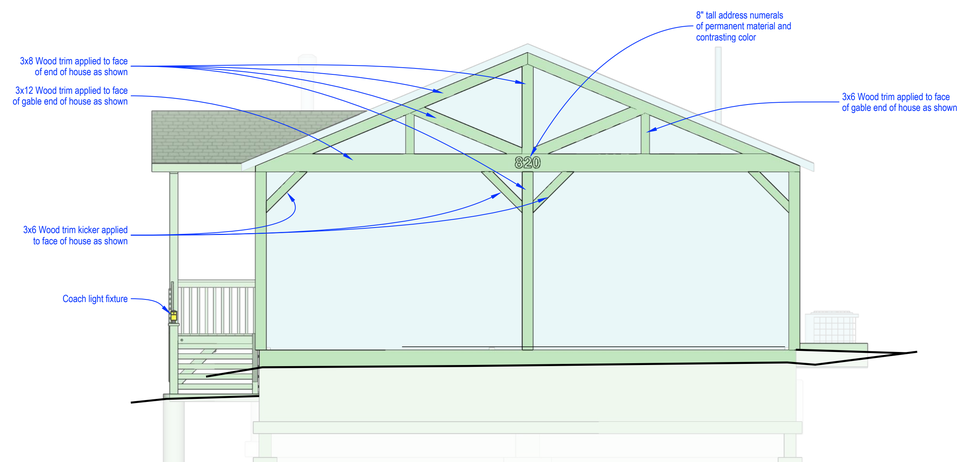
Sheet Number
A5
of 7

Project: 24015-TARCZALI RESIDENCE File: "24014 CD Rev-1" Modified: Mon, Aug 19, 24 Print: Mon, Aug 19, 24 Drawn by: RWC Checked by: JEC



South Elevation
Scale: 1/4" = 1'-0"

0 1 2 4 6 8



West Elevation
Scale: 1/4" = 1'-0"

0 1 2 4 6 8

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Sheet Title
South & West Elevations

Date
May 24, 2024

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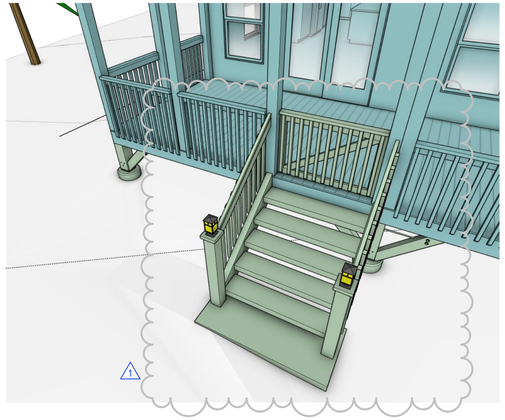
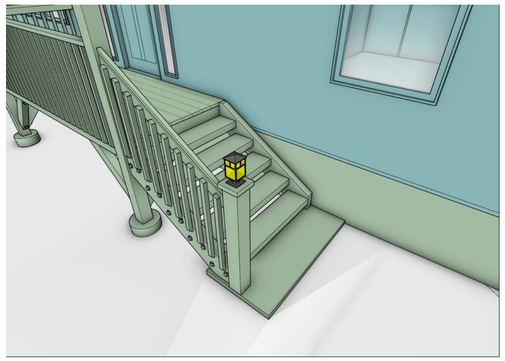
Sheet Number
A6
of 7

Project: 24015--TARCZALI RESIDENCE File: *24014 CD Rev-1* Modified: Mon, Aug 19, 24 Print: Mon, Aug 19, 24 Drawn by: RWC Checked by: JEC



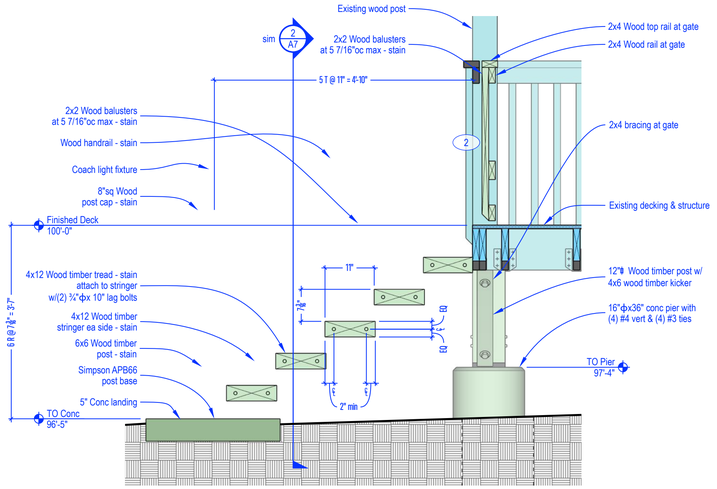
3D East Stair View

Not to Scale



3D North Stair View

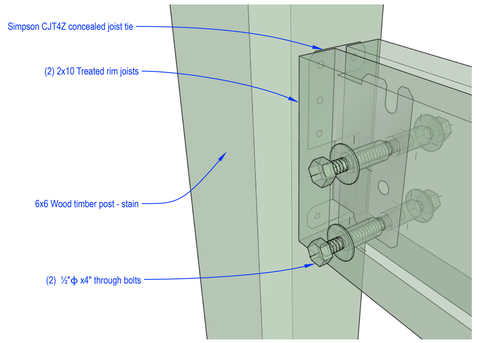
Not to Scale



5 East Stair Section

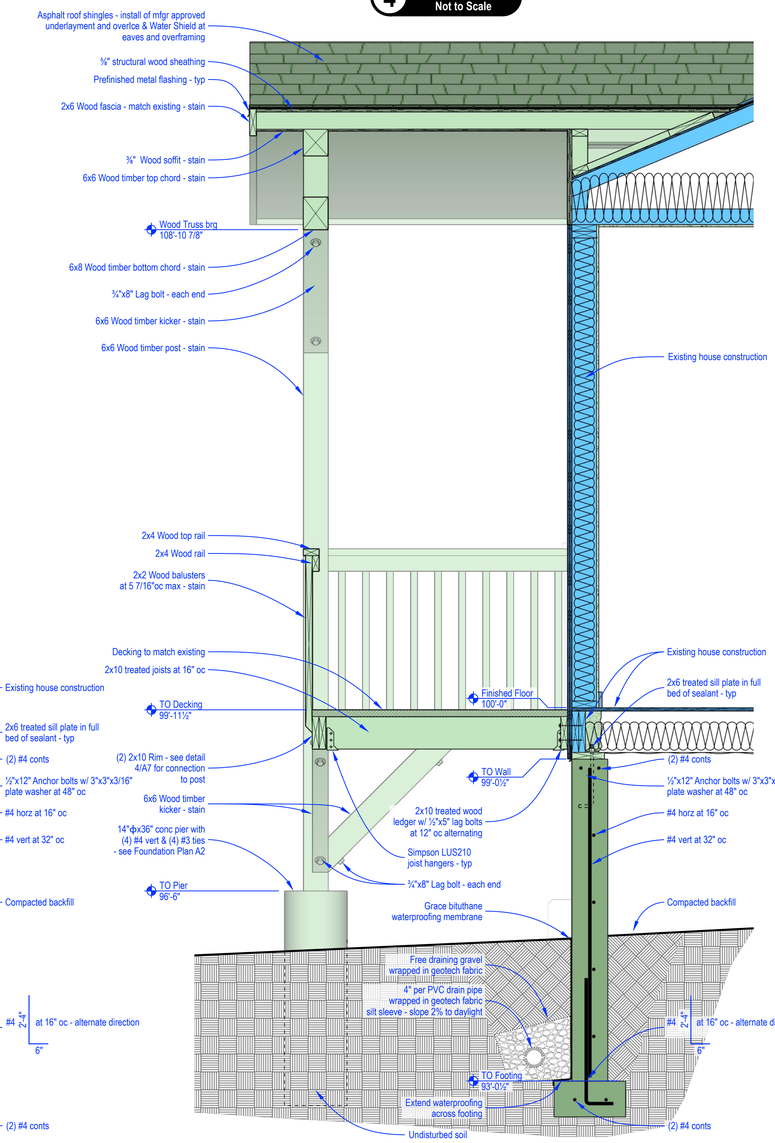
Scale: 3/4" = 1'-0"

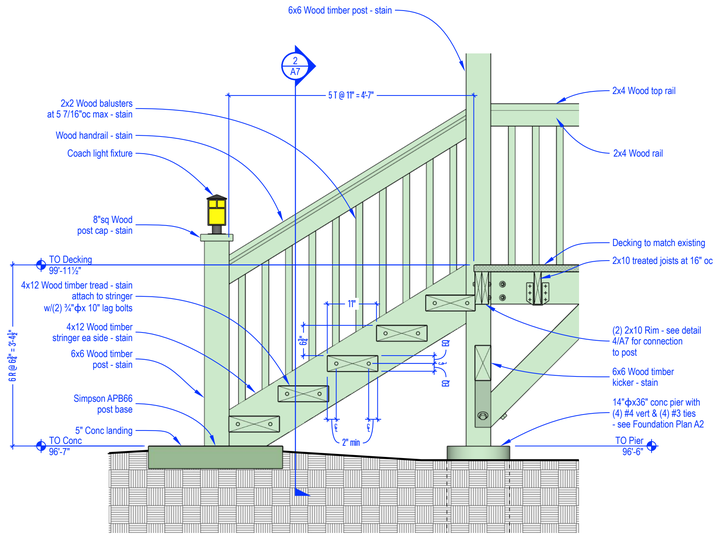
0 6" 1'-0" 1'-6" 2'-0" 2'-6"



4 Rim to Post Connection

Not to Scale

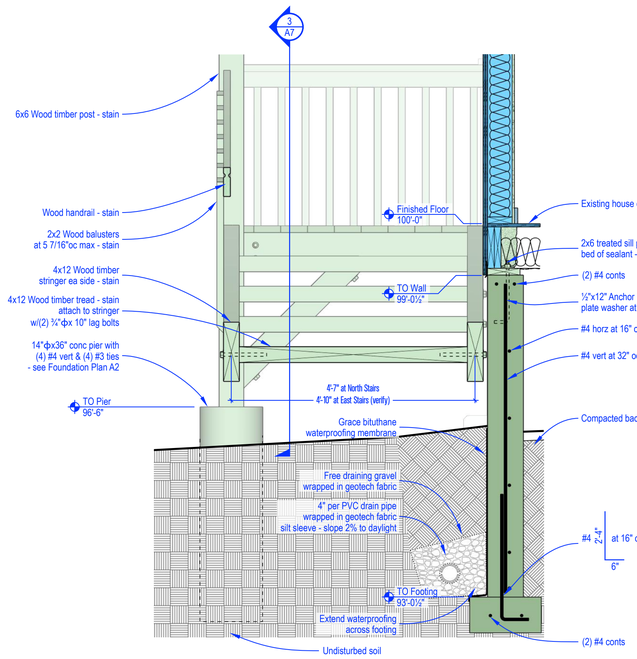




3 North Stair Section

Scale: 3/4" = 1'-0"

0 6" 1'-0" 1'-6" 2'-0" 2'-6"



2 Stair Cross Section

Scale: 3/4" = 1'-0"

0 6" 1'-0" 1'-6" 2'-0" 2'-6"

1 Front Porch Section

Scale: 3/4" = 1'-0"

0 6" 1'-0" 1'-6" 2'-0" 2'-6"

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Sheet Title
Sections & Details

Date
May 24, 2024
⚠ Aug. 12, 2024

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Sheet Number
A7
of 7

Project: 24015-TARCZALI RESIDENCE File: '24014 CD Rev-1" Modified: Mon, Aug 19, 24 Print: Mon, Aug 19, 24 Drawn by: RWC Checked by: JEC