THE SUMAC

SINGLE-FAMILY HOMES @ LINCOLN PARK

PROJECT DATA:

TWO-STORY SINGLE-FAMILY HOME;
FOUR BEDROOMS, THREE BATHS

APPLICABLE CODE:

- 2012 INTERNATIONAL RESIDENTIAL CODE
- CITY OF BRECKENRIDGE MUNICIPAL CODE

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES.

2. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL OF THE NECESSARY INFORMATION REQUIRED TO COMPLETE A MAJORITY OF THE WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ALL CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND / OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR NEGLECTED IN THE DOCUMENTS.

3. SHOP DRAWINGS MAY BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK BEGINS, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS AND BE SUBJECT TO REPLACEMENT AS DEEMED NECESSARY BY THE ARCHITECT.

4. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL CODE OR ANY LOCAL CODE OR ORDINANCE.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.

6. ALL NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTED DIMENSIONS WITH "N.T.S." DENOTES NOT TO SCALE.

7. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.

8. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

9. DO NOT SCALE DRAWINGS.

10. ANY DISCREPANCY FOUND BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

11. ALL WOOD VENEER IN CABINETRY TO MATCH IN SPECIES and COLOR INCLUDING DOOR FACE, FILLERS, LIGHT VALENCE, EDGE TAPE, ETC.

12. CONTRACTOR TO PROVIDE TEMPORARY SIGNAGE FOR ALL BUILDINGS DURING CONSTRUCTION AS REQUIRED.

LIST OF DRAWINGS

A0.1m	COVER SHEET
A1.1m	FLOOR PLANS
A2.1m	ELEVATIONS
A3.1m	SECTIONS and INTERIOR ELEVATIONS
A4.1m	ARCHITECTURAL DETAILS
E1.1m	ELECTRICAL PLANS
S1.1	FOUNDATION PLAN
S1.2	MAIN AND UPPER LEVEL FRAMING PLAN
S1.3	ROOF FRAMING PLAN AND DETAILS
S2.1	DETAILS

DATE OF REVISION	PAGE #	REASON FOR REVISION
03.14.2016	ALL PAGES	ARCHITECTURAL UPDATES
05.16.2016	ALL PAGES	ARCHITECTURAL UPDATES
06.06.2016	ALL PAGES	ARCHITECTURAL UPDATES

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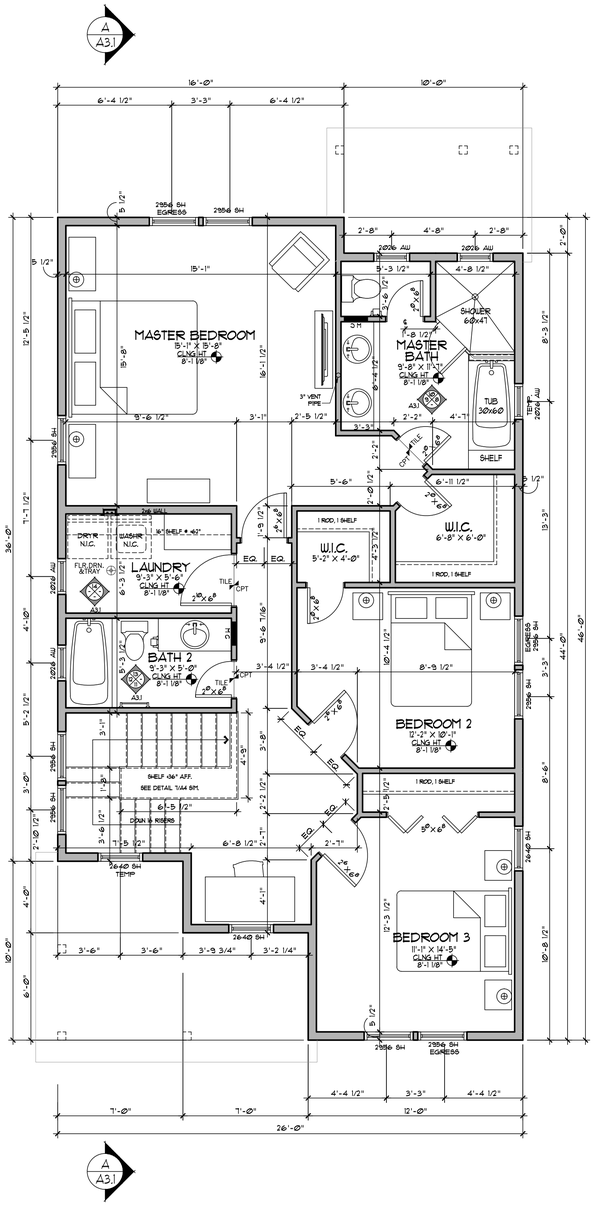
DRAWN BY:
PROJECT No.: 9909

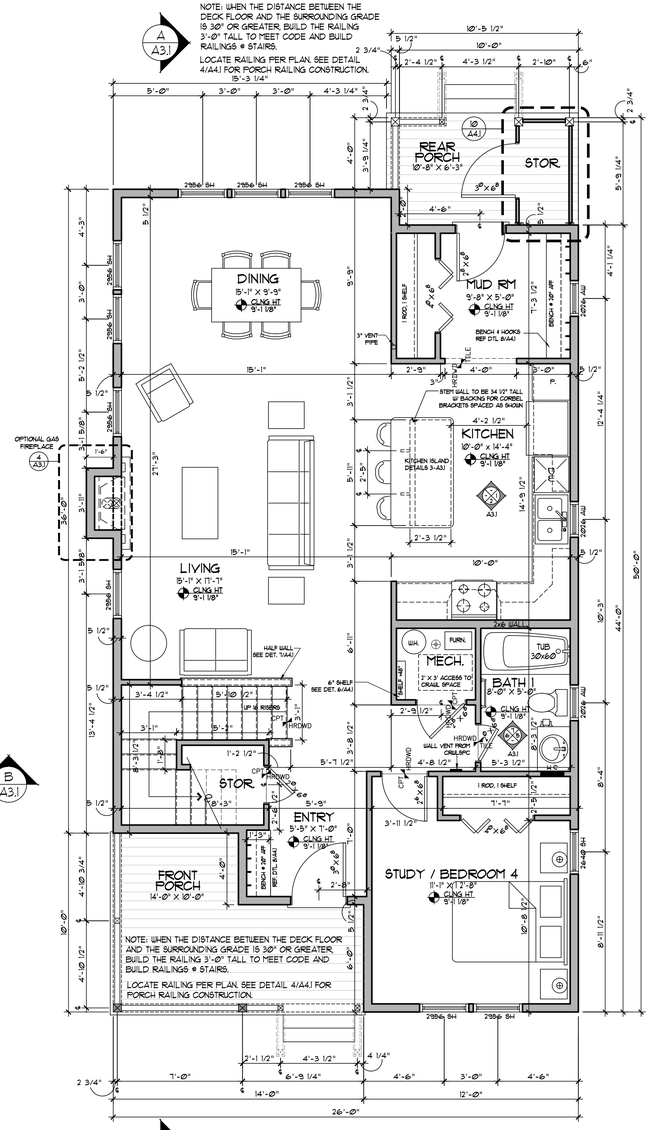
COVER SHEET

A0.1m



UPPER LEVEL FLOOR PLAN

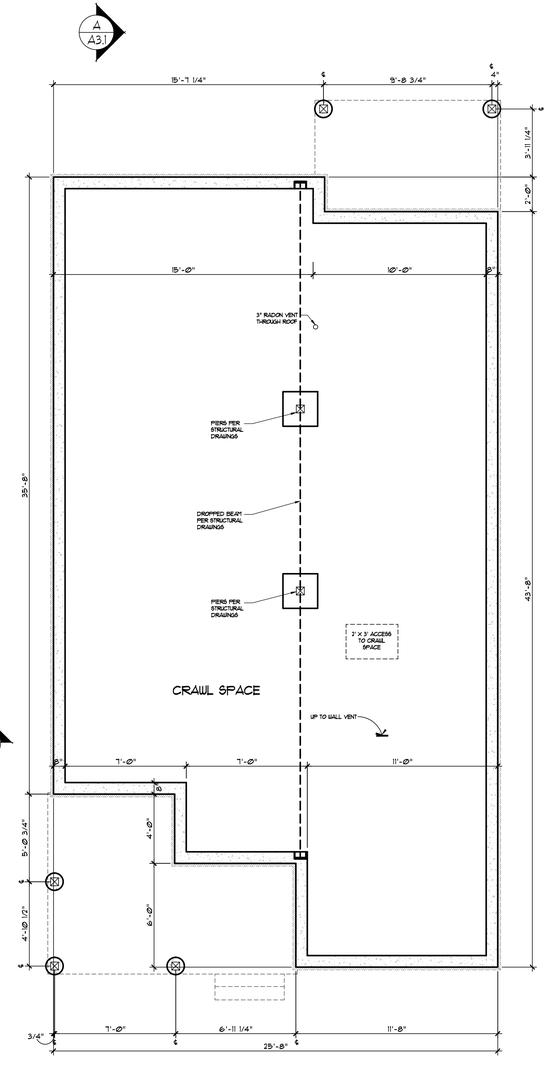
SCALE: 1/4" = 1'-0" (11"X17" SHEET : 1/8" = 1'-0")



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0" (11"X17" SHEET : 1/8" = 1'-0")

TOTAL HEATED SPACE:		**2,074 S.F.**
Main Level:	**1,064 S.F.**	
Upper Level:	**1,010 S.F.**	
Storage Space:		**16 S.F.**
Decks and Porches:		**153 S.F.**
TOTAL USABLE SPACE:		**2,243 S.F.**



FOUNDATION PLAN

SCALE: 1/4" = 1'-0" (11"X17" SHEET : 1/8" = 1'-0")

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FLOOR PLANS

A1.1m

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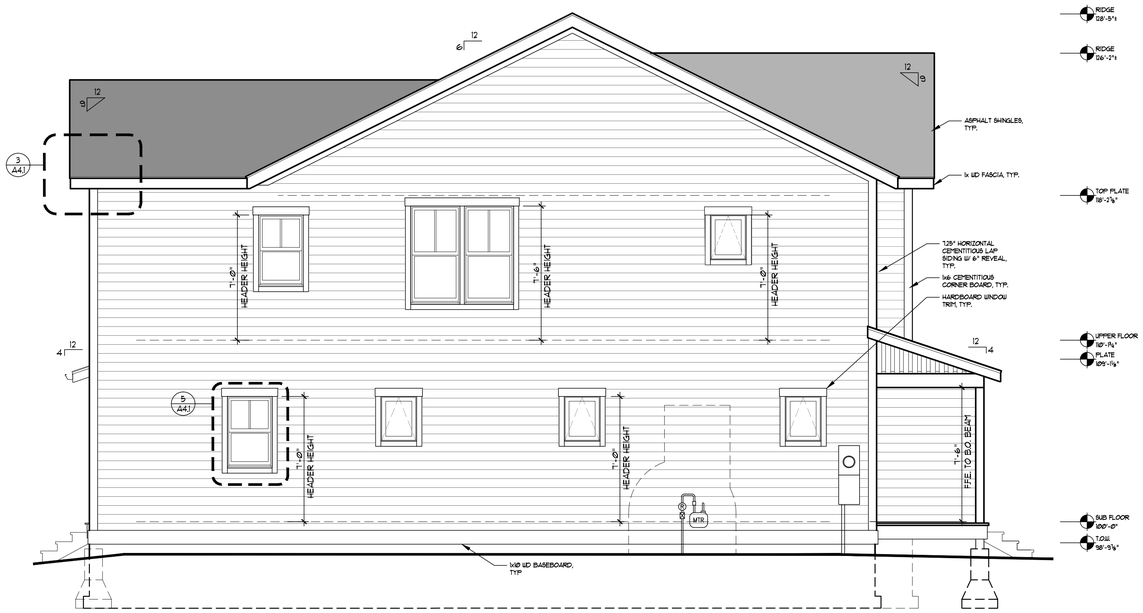


RIGHT ELEVATION

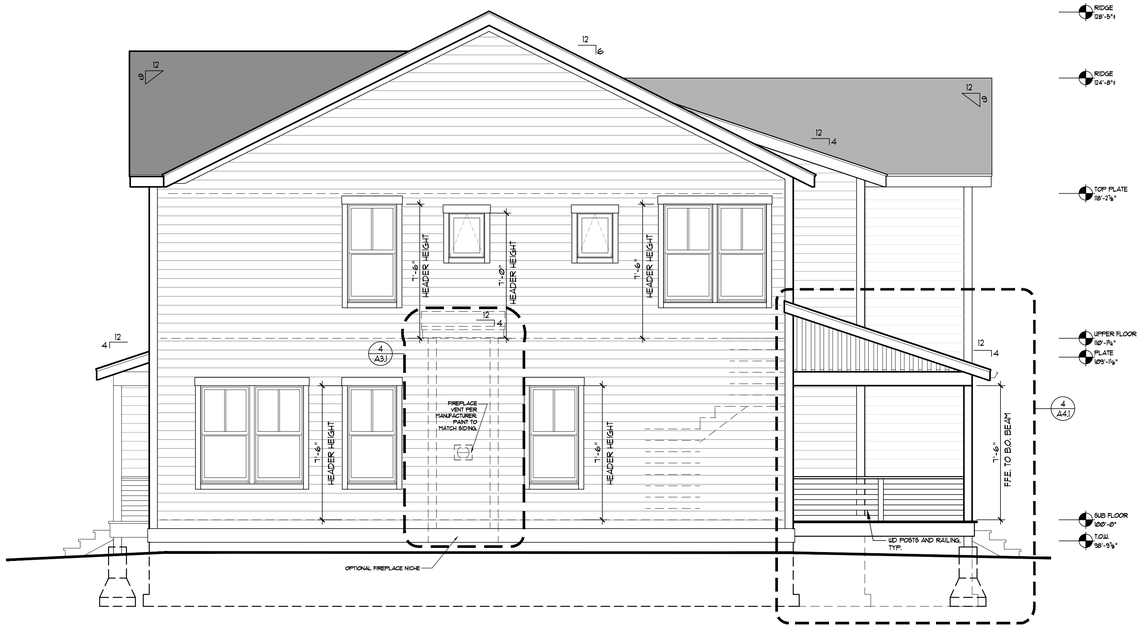
SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")

WINDOW NOTES:

1) WINDOW SIZES REPRESENT VINYL WINDOWS FROM MILGARD WINDOWS, INC. UNLESS NOTED OTHERWISE. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE BUILDER/ARCHITECT PRIOR TO ACCEPTANCE OF BID.
2) ALL OPERABLE WINDOWS TO BE FURNISHED WITH REMOVABLE BUG SCREENS.
3) THE FOLLOWING WINDOW HEAD HEIGHTS SHALL APPLY TO ALL WINDOWS (EXCEPT TRANSOMS) UNLESS NOTED OTHERWISE ON THE ELEVATIONS:
   MAIN LEVEL : 8'-1 3/8" A.F.F.
   UPPER LEVEL : 7'-6" A.F.F.
4) PROVIDE SCULPTED MUNTIN BARS BETWEEN GLASS PANES AS SHOWN ON ELEVATIONS

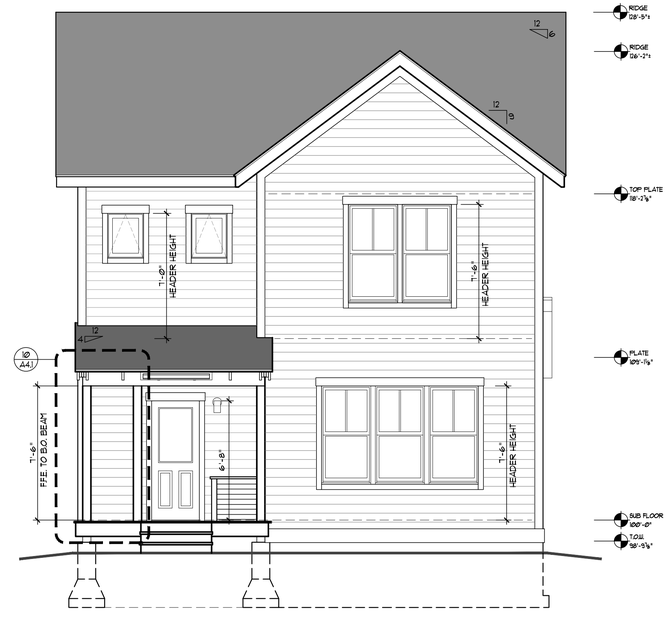
FRONT ELEVATION

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")



LEFT ELEVATION

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")



REAR ELEVATION

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")

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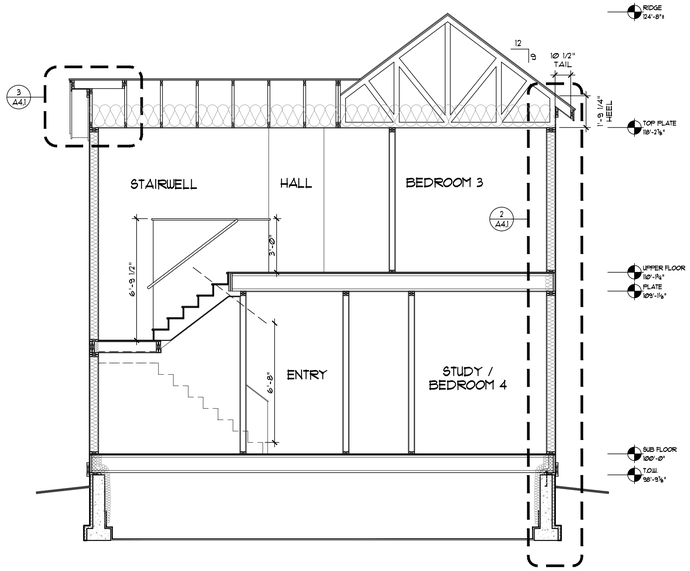
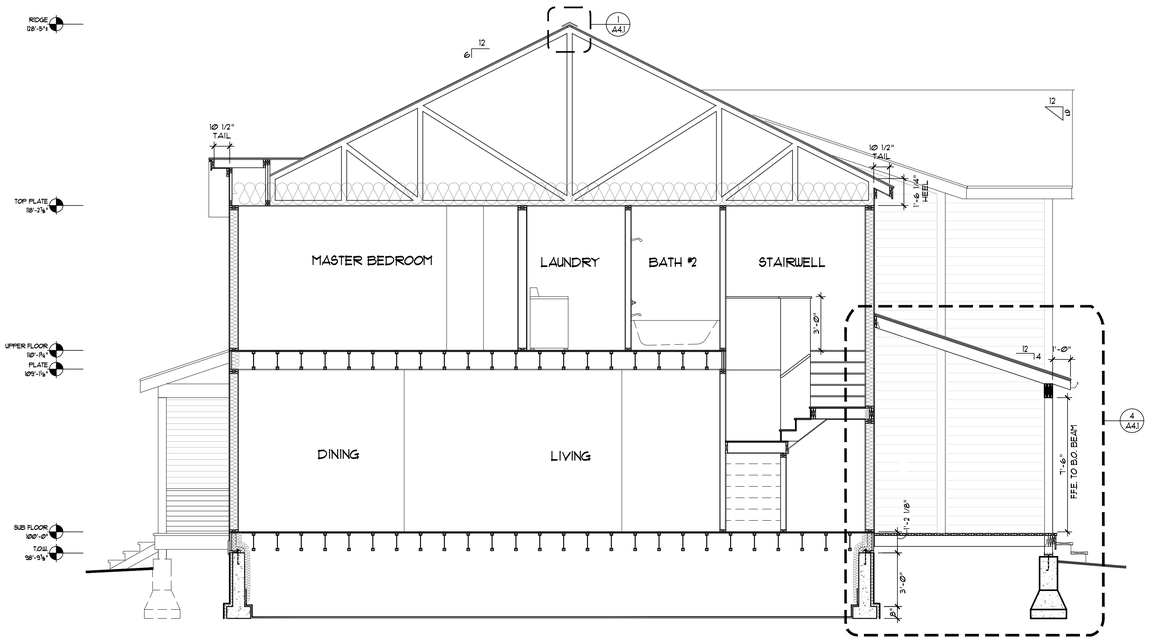
ELEVATIONS

A2.1m



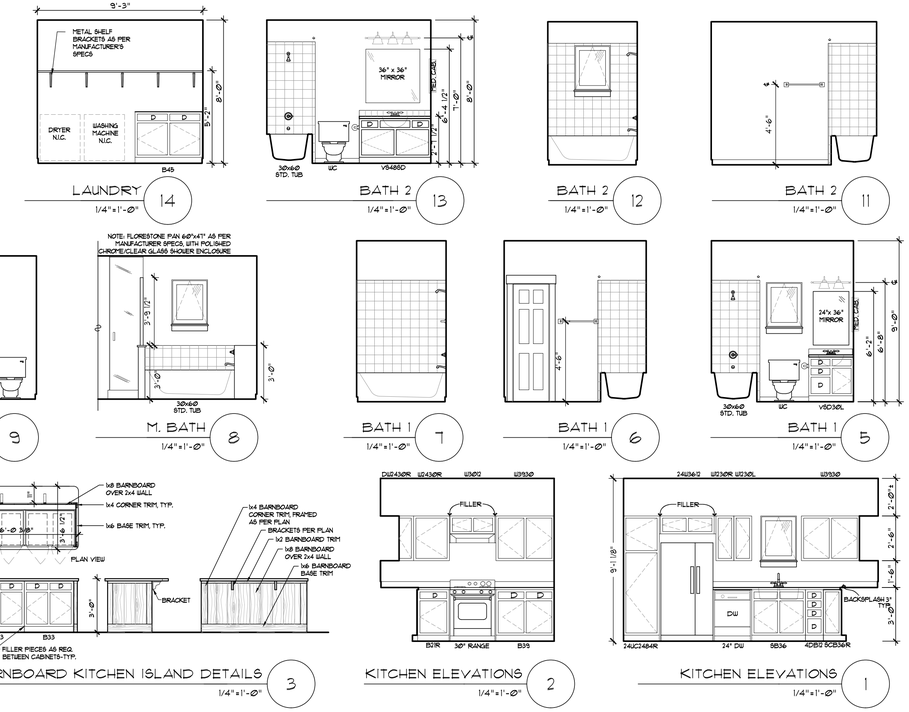
SECTION B

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")



SECTION A

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")



INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")

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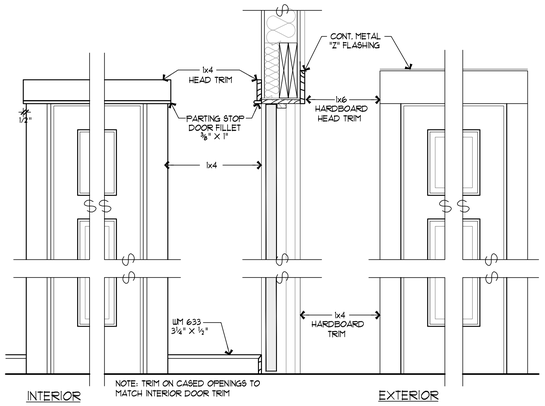
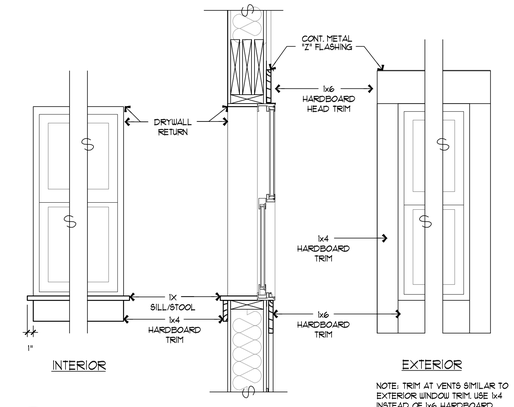
SECTIONS and
INTERIOR ELEVATIONS

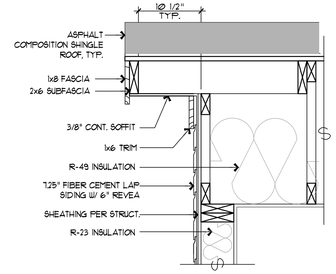
A3.1m



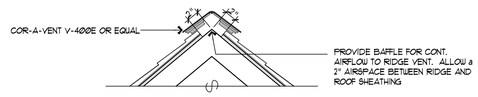
9 TYPICAL DOOR TRIM
SCALE: 1" = 1'-0" (11x17 SHT 1/2" = 1'-0")



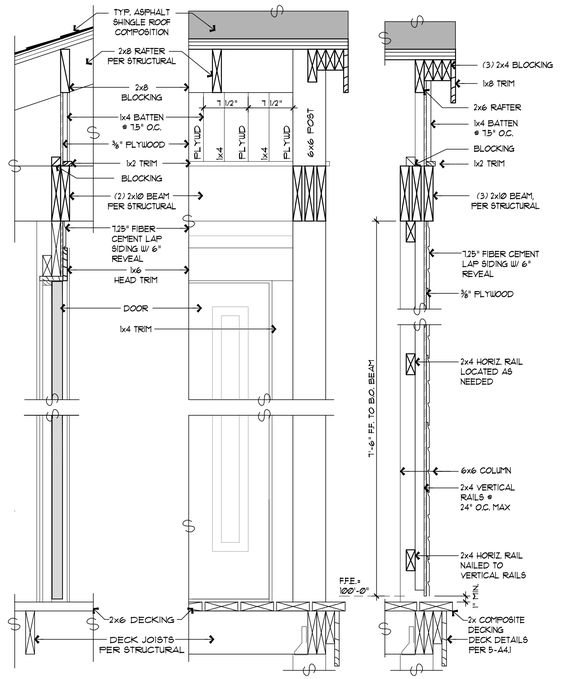
5 TYPICAL WINDOW TRIM
SCALE: 1" = 1'-0" (11x17 SHT 1/2" = 1'-0")

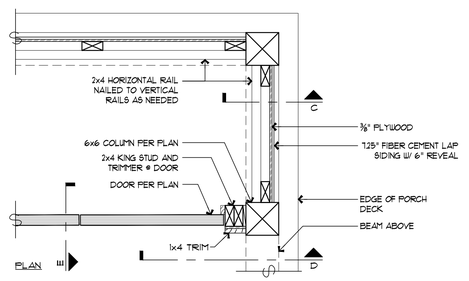


3 TYP. RAKE
SCALE: 1" = 1'-0"

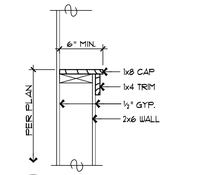


1 RIDGE EXHAUST VENT
SCALE: 1" = 1'-0" (11x17 SHT 1/2" = 1/-0")

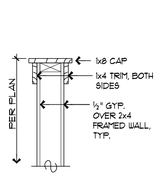




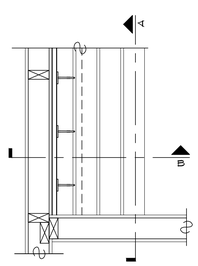
10 BACK PORCH & STORAGE DETAILS
SCALE: 1" = 1'-0" (11x17 SHT 1/2" = 1/-0")

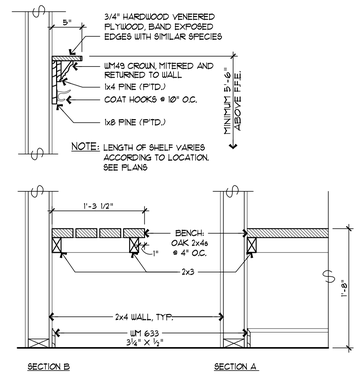


6 SHELF TRIM
SCALE: 1" = 1'-0"

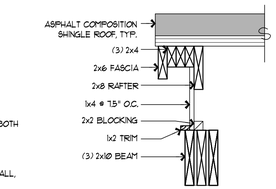


7 HALF-WALL
SCALE: 1" = 1'-0"

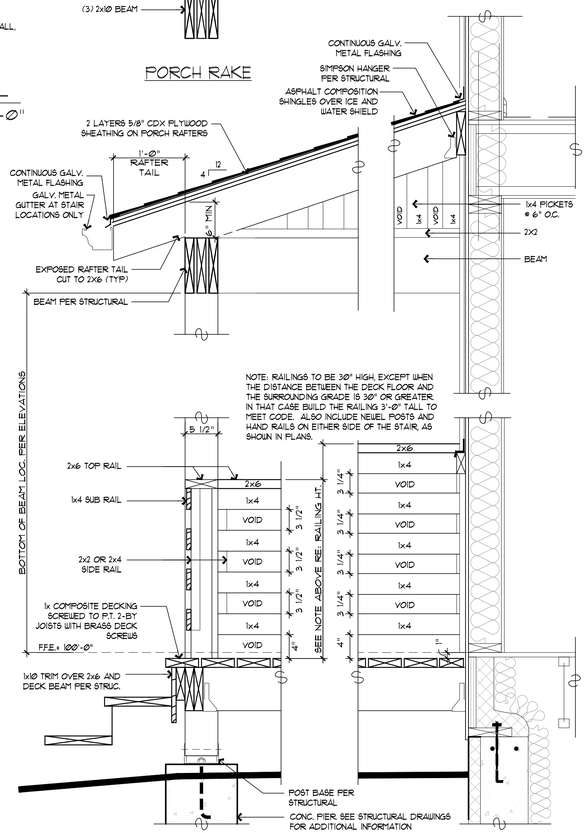




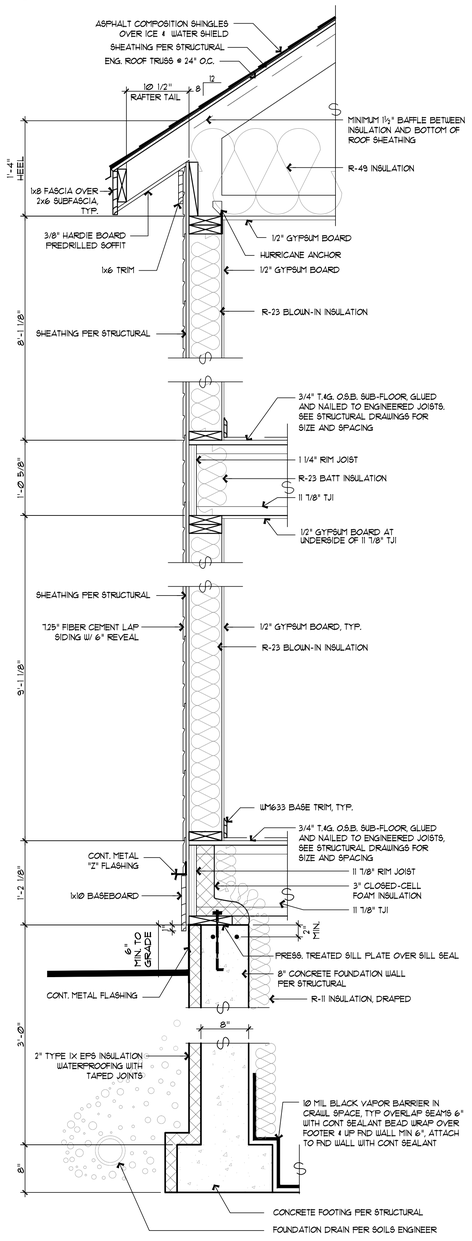
8 BENCH W/ HOOK & SHELF
SCALE: 1" = 1'-0"



PORCH RAKE



4 FRONT PORCH DETAILS
SCALE: 1" = 1'-0" (11x17 SHT 1/2" = 1/-0")



2 TYP. EXTERIOR WALL DETAIL
SCALE: 1" = 1'-0" (11x17 SHT 1/2" = 1/-0")

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DETAILS
A4.1m

KEY TO SYMBOLS

DUPLEX RECEPTACLE	CAT5 OUTLET (ETHERNET, TEL.)
WATER PROOF DUPLEX RECEPTACLE	TELEVISION JACK
GRND FAULT INTERRUPTER PROTECTED	CARBON MONOXIDE/ SMOKE DETECTOR
USB CHARGER/DUPLEX RECEPTACLE	SMOKE DETECTOR
SPLIT WIRED DUPLEX RECEPTACLE	DOOR BELL
UNDER-COUNTER OR HIDDEN OUTLET	THERMOSTAT
SPECIAL PURPOSE OUTLET	SWITCH
BATHROOM LIGHT STRIP	THREE WAY SWITCH
TRACK LIGHT	FOUR WAY SWITCH
UNDER-CABINET FLUORESCENT LIGHT	DIMMER SWITCH
WRAP FLUORESCENT LIGHT	TIMER
WALL MTD. LIGHT FIXTURE	GARAGE DOOR OPENER
CEILING MTD. LIGHT FIXTURE	CENTRAL HUB FOR A/V, INTERNET, ETC.
DIRECTIONAL LIGHT FIXTURE	VENTILATOR/LIGHT COMBO
RECESSED LIGHT	VENTILATOR
DIRECTIONAL RECESSED LIGHT	CEILING FAN
SPOT LIGHT	

ELECTRICAL NOTES

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO ADDITIONAL GFI CIRCUITS, EXTRA DUPLEX RECEPTACLES, ETC.

ALL OUTLETS @ KITCHEN COUNTERS TO BE MOUNTED AT 48" ABOVE FIN. FLOOR.

ALL OUTLETS AT BATH VANITIES TO BE MOUNTED AT 45" ABOVE FIN. FLOOR.

ALL OTHER OUTLETS TO BE MOUNTED AT 15" ABOVE FIN. FLOOR UNLESS NOTED OTHERWISE.

ALL WALL SWITCHES TO BE MOUNTED AT 46" ABOVE FIN. FLOOR.

TELEVISION, HDMI AND CAT5 JACKS TO BE MOUNTED @ 15" ABOVE FIN. FLOOR.

ALL MOUNTING HEIGHTS INDICATED ARE TO CENTERLINE OF COVER PLATES.

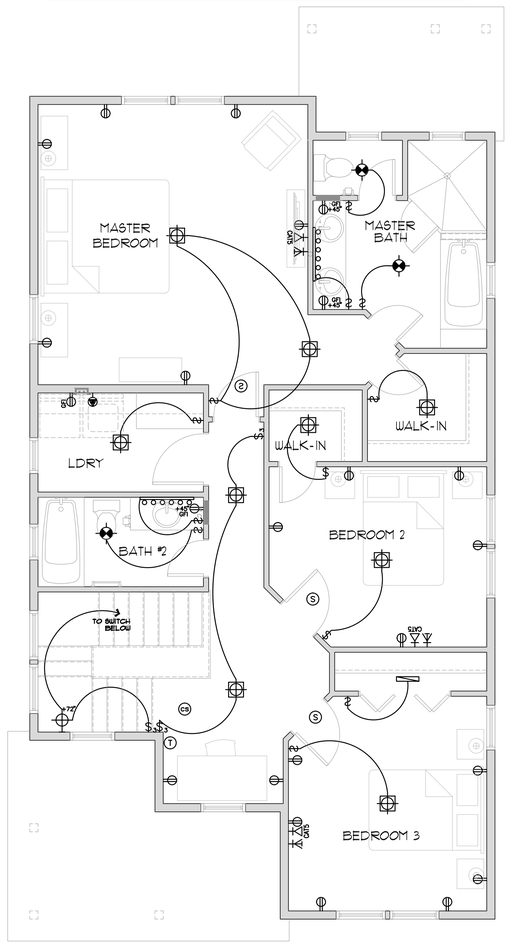
VERIFY ALL APPLIANCE VOLTAGE REQUIREMENTS WITH SUPPLIER.

ALL OUTLETS IN BATHROOMS TO BE EQUIPPED W/ GROUND FAULT INTERRUPTER (GFI) CIRCUITS.

ALL EXTERIOR OUTLETS TO BE WATERPROOF AND CONNECTED TO GFI CIRCUIT.

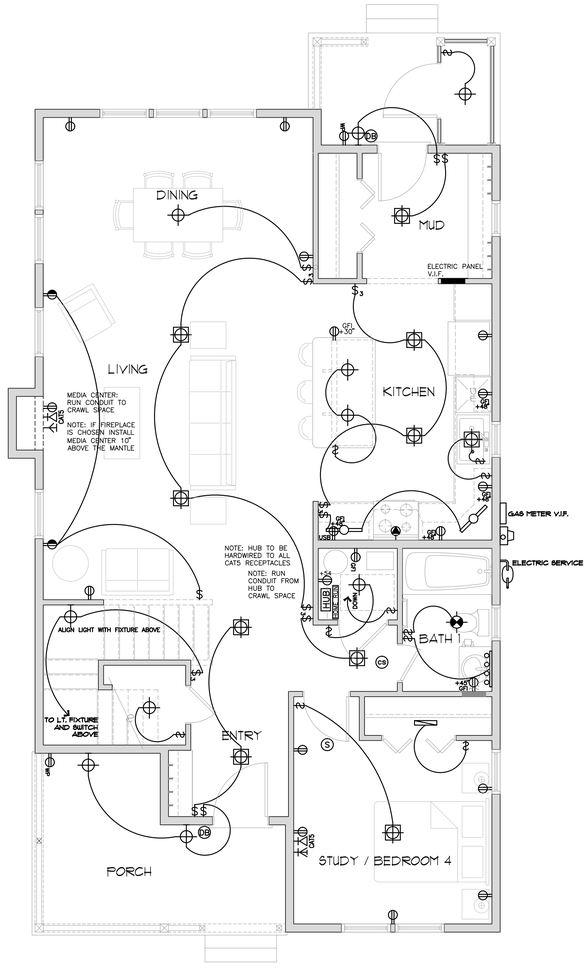
STANDARD ELECTRICAL PACKAGE INCLUDES:
- LUTRON CASETA LIGHTING AND THERMOSTAT CONTROL:
  - 2 DIMMERS
  - 1 THERMOSTAT
- SOUND SYSTEM:
  - WIRELESS SYSTEM
- CAT 5 WIRED FROM CENTRAL HUB TO LIVING ROOM, KITCHEN AND ALL BEDROOMS
- RG6 (TV) WIRED TO LIVING ROOM AND ALL BEDROOMS
- USB CHARGER/DUPLEX RECEPTACLE IN KITCHEN
- FINISHED MASTER BATH:
  - CENTRAL CEILING-MOUNTED LIGHT FIXTURE
  - EXHAUST FAN
  - VANITY LIGHTS
  - OUTLET AT 44" FOR VANITY
- LIGHTING:
  - 2 RECESSED CANS IN LIVING ROOM
  - 1 RECESSED CAN IN EACH BEDROOM
  - UNDER-CABINET LIGHTS
  - KITCHEN BAR PENDANTS
  - DINING CHANDELIER

UPGRADES TO ELECTRICAL PACKAGE INCLUDE:
- LUTRON CASETA LIGHTING AND THERMOSTAT CONTROL:
  - ADDITIONAL DIMMERS AND THERMOSTATS
- UPGRADE TO CAT 6 WIRING
- HDMI CONNECTION IN LIVING ROOM, MASTER BEDROOM, OTHER
- LIGHTING:
  - ADDITIONAL RECESSED CANS IN LIVING ROOM
  - ADDITIONAL RECESSED CANS IN BEDROOMS
  - UPGRADED KITCHEN BAR PENDANTS
  - UPGRADED DINING CHANDELIER
  - LED UNDER-CABINET LIGHTS



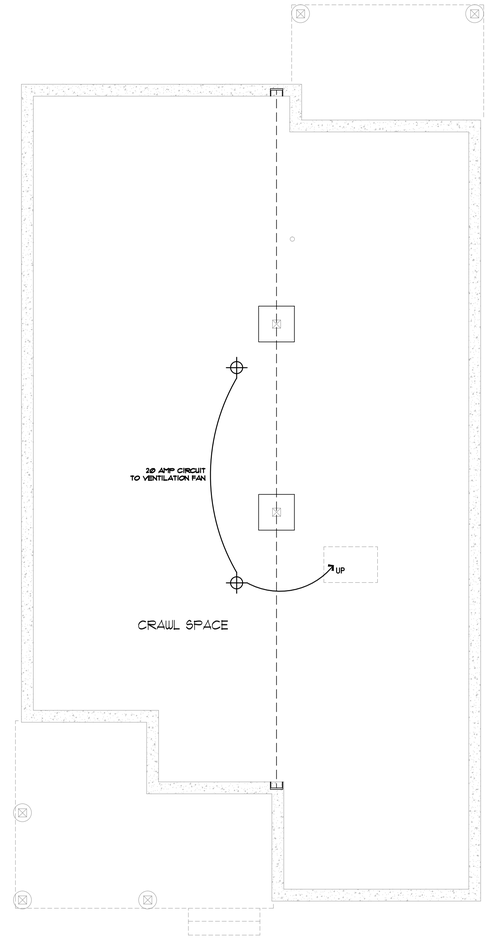
UPPER LEVEL ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0" (11"X17" SHEET : 1/8" = 1'-0")



MAIN LEVEL ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0" (11"X17" SHEET : 1/8" = 1'-0")



LOWER LEVEL ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0" (11"X17" SHEET : 1/8" = 1'-0")

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SUMAC ◆ LINCOLN PARK ◆
AT THE WELLINGTON NEIGHBORHOOD
BRECKENRIDGE, COLORADO

ISSUE DATES:

DATE	DESCRIPTION
03-14-2016	ARCH. UPDATES
05-16-2016	ARCH. UPDATES
06-06-2016	ARCH. UPDATES

REVISIONS:

DATE	DESCRIPTION

DRAWN BY:
PROJECT No.: 9909

ELECTRICAL PLANS

E1.1m