

THE
GARAGE WITH
FINISHED BONUS ROOM
 SINGLE-FAMILY HOMES @ LINCOLN PARK



PROJECT DATA:

TWO-STORY DOUBLE CAR GARAGE;
 2-CAR GARAGE WITH FLEX ROOM AND FULL
 BATH ABOVE

APPLICABLE CODE:

- 2012 INTERNATIONAL RESIDENTIAL CODE
 - TOWN 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 CABINETS TO MATCH IN SPECIES AND COLOR INCLUDING DOOR FACE, FILLERS, LIGHT VALENCE, EDGE TAPE, ETC.
12. PROVIDE ATTIC STOCK IN EACH UNIT FOR ALL FINISHES.
13. CONTRACTOR TO PROVIDE TEMPORARY SIGNAGE FOR ALL BUILDINGS DURING CONSTRUCTION AS REQUIRED.

LIST OF DRAWINGS

- | | |
|-------|---|
| A0.1M | COVER SHEET |
| A1.1M | FLOOR PLANS & SECTIONS & DETAILS |
| A2.1M | ELEVATIONS & DETAILS |
| E1.1M | ELECTRICAL PLANS |
| S1.1M | GENERAL NOTES, FOUNDATION PLAN, FRAMING PLANS |
| S1.2M | STRUCTURAL DETAILS |

DATE OF REVISION	PAGE #	REASON FOR REVISION
02.12.2019	ALL PAGES	24 x 24 ARCHITECTURAL UPDATE

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• LINCOLN PARK •
 AT THE WELLINGTON
 NEIGHBORHOOD
 BRECKENRIDGE, COLORADO

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**GARAGE WITH
 FINISHED BONUS RM
 BLOCK 1 LOT 9
 • LINCOLN PARK •
 AT THE WELLINGTON
 NEIGHBORHOOD
 BRECKENRIDGE, COLORADO**

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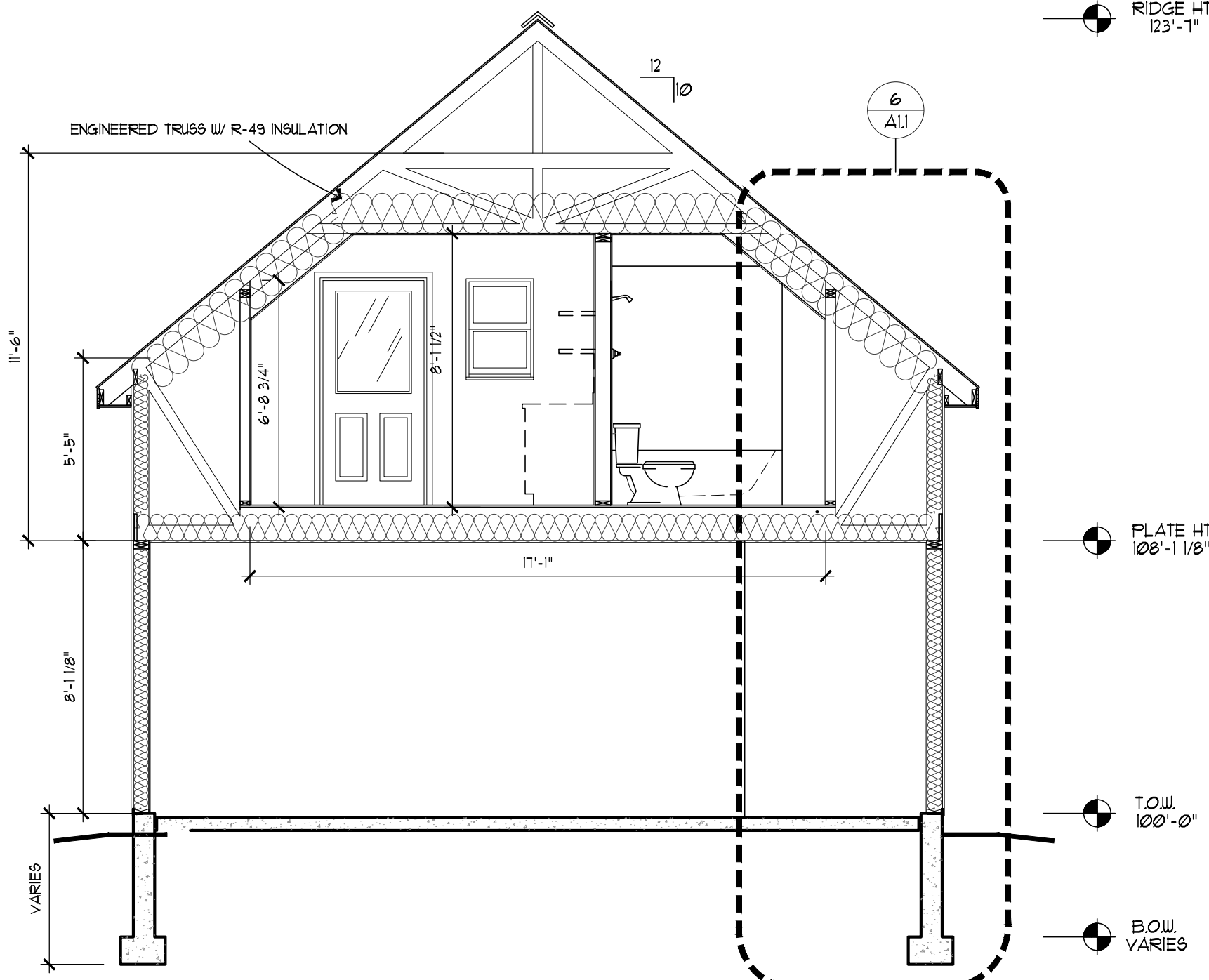
REVISIONS:

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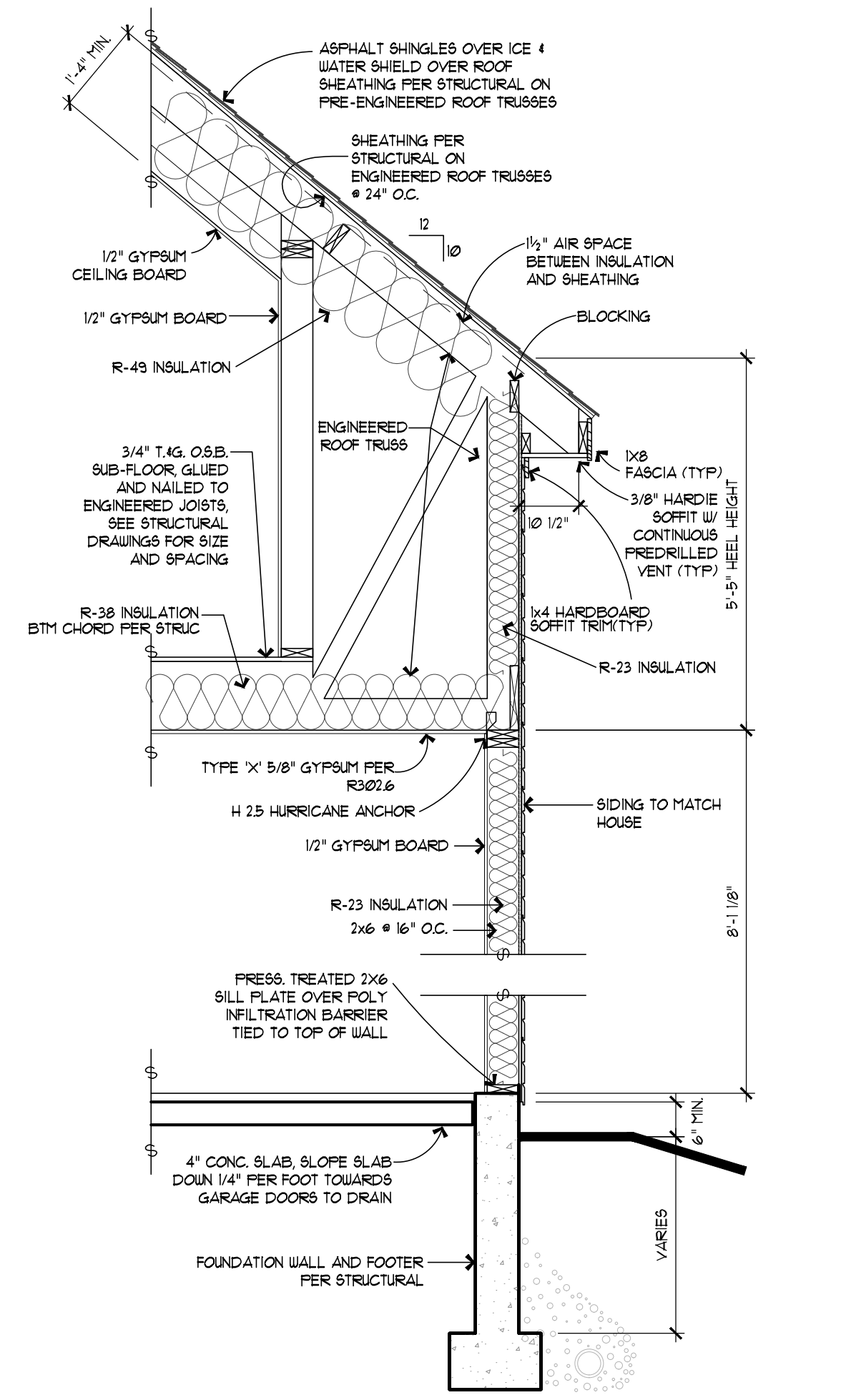
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COVER SHEET
A0.1M

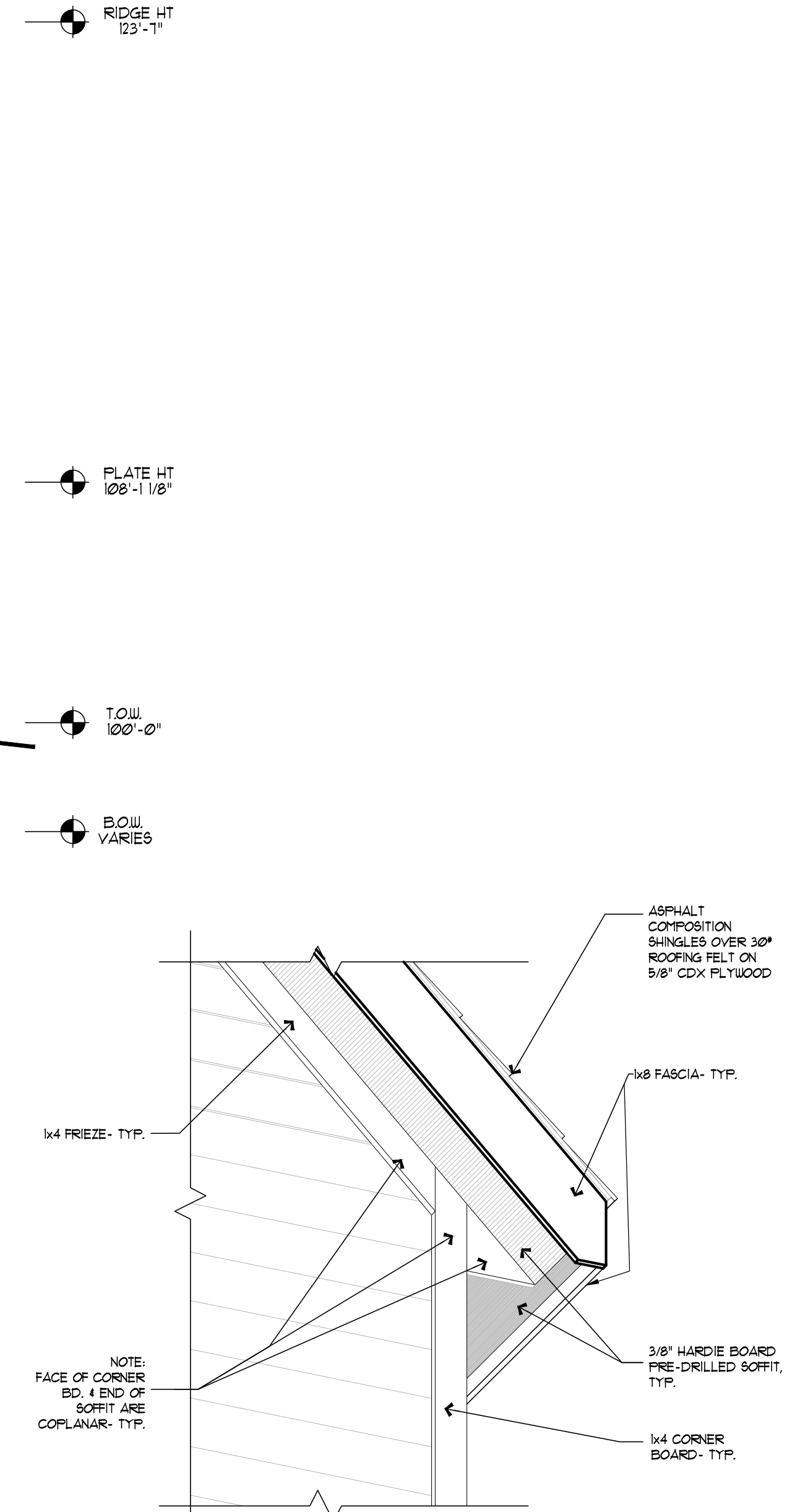
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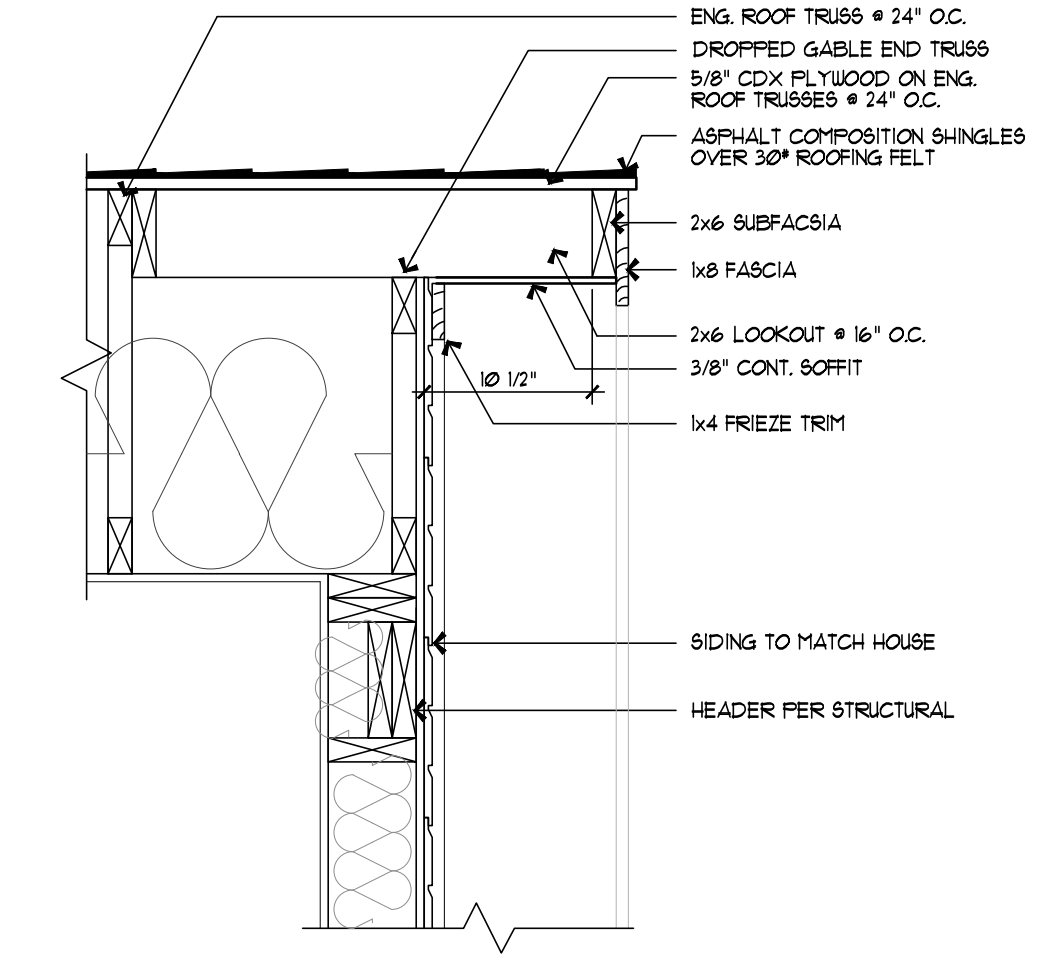
5 SECTION
SCALE: 1/4" = 1'-0" (11"X17" SHEET: 1/8" = 1'-0")



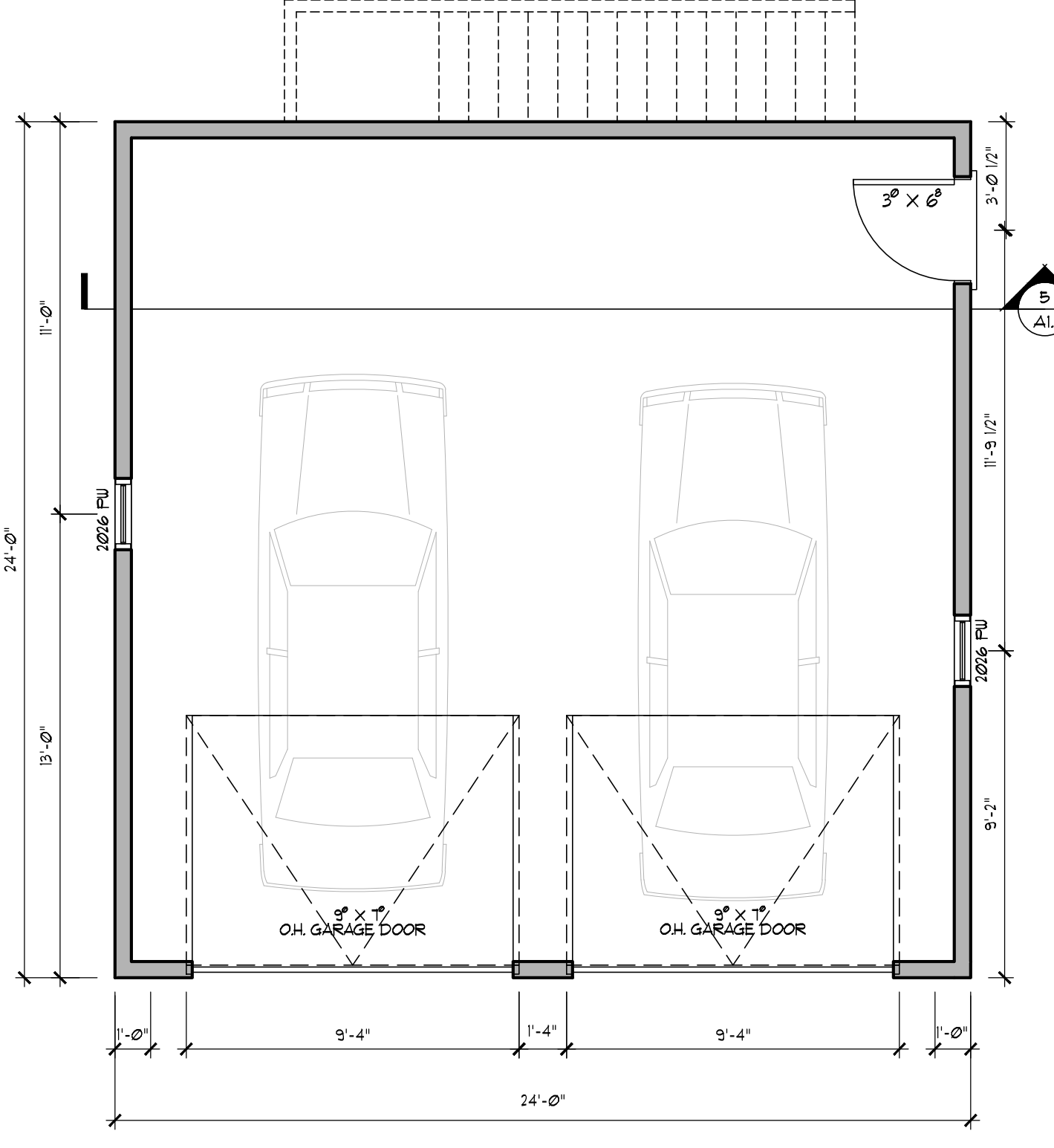
6 WALL SECTION
SCALE: 1/2" = 1'-0" (11"X17" SHEET: 1/4" = 1'-0")



3 EAVE DETAIL
NOT TO SCALE

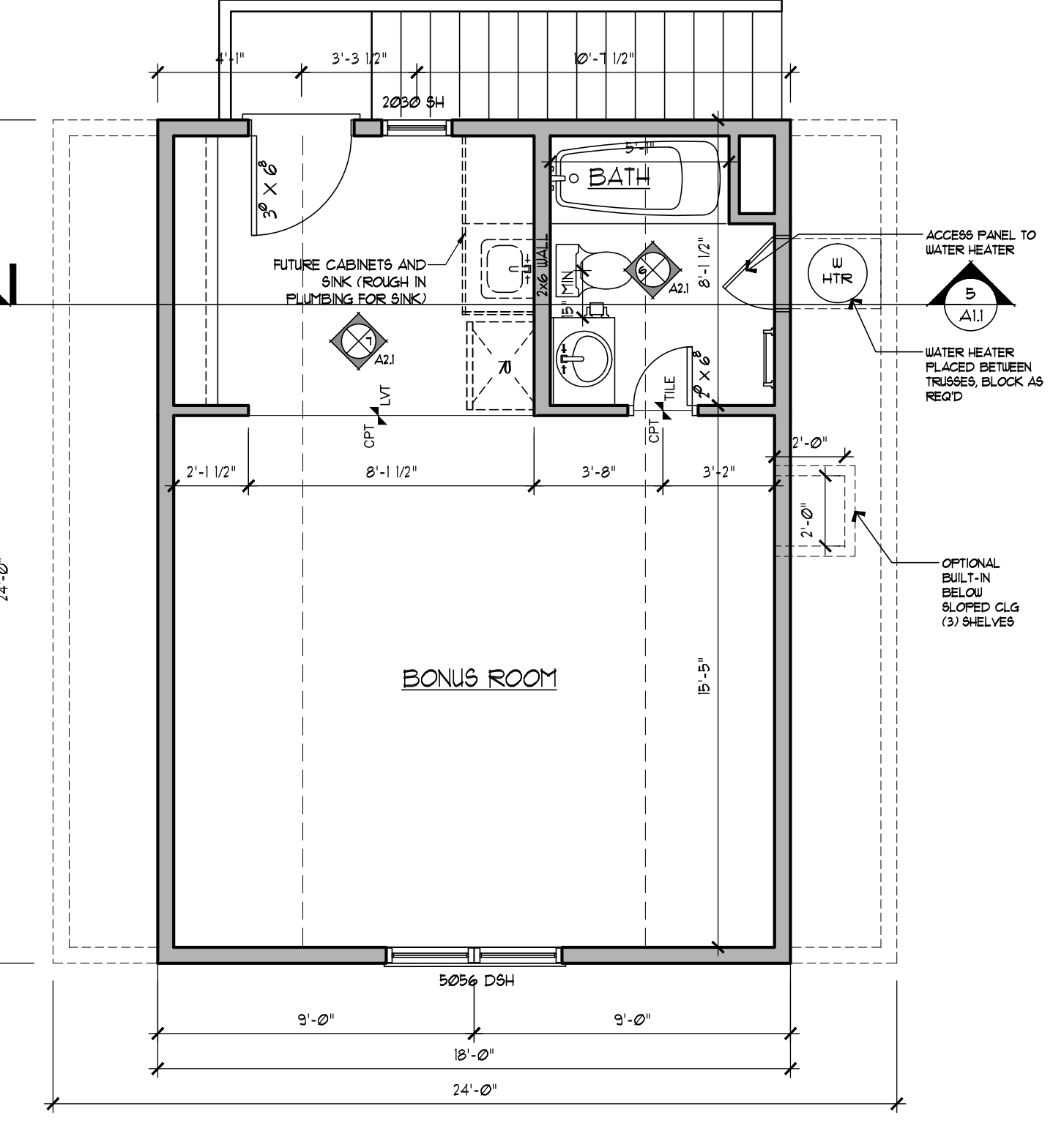


4 RAKE DETAIL
SCALE: 1" = 1'-0" (11"X17" SHEET: 1/2" = 1'-0")



2 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0" (11"X17" SHEET: 1/8" = 1'-0")

Heated Bonus Room: 432 S.F.
Unheated Garage: 576 S.F.
TOTAL USABLE SPACE: 1,008 S.F.



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

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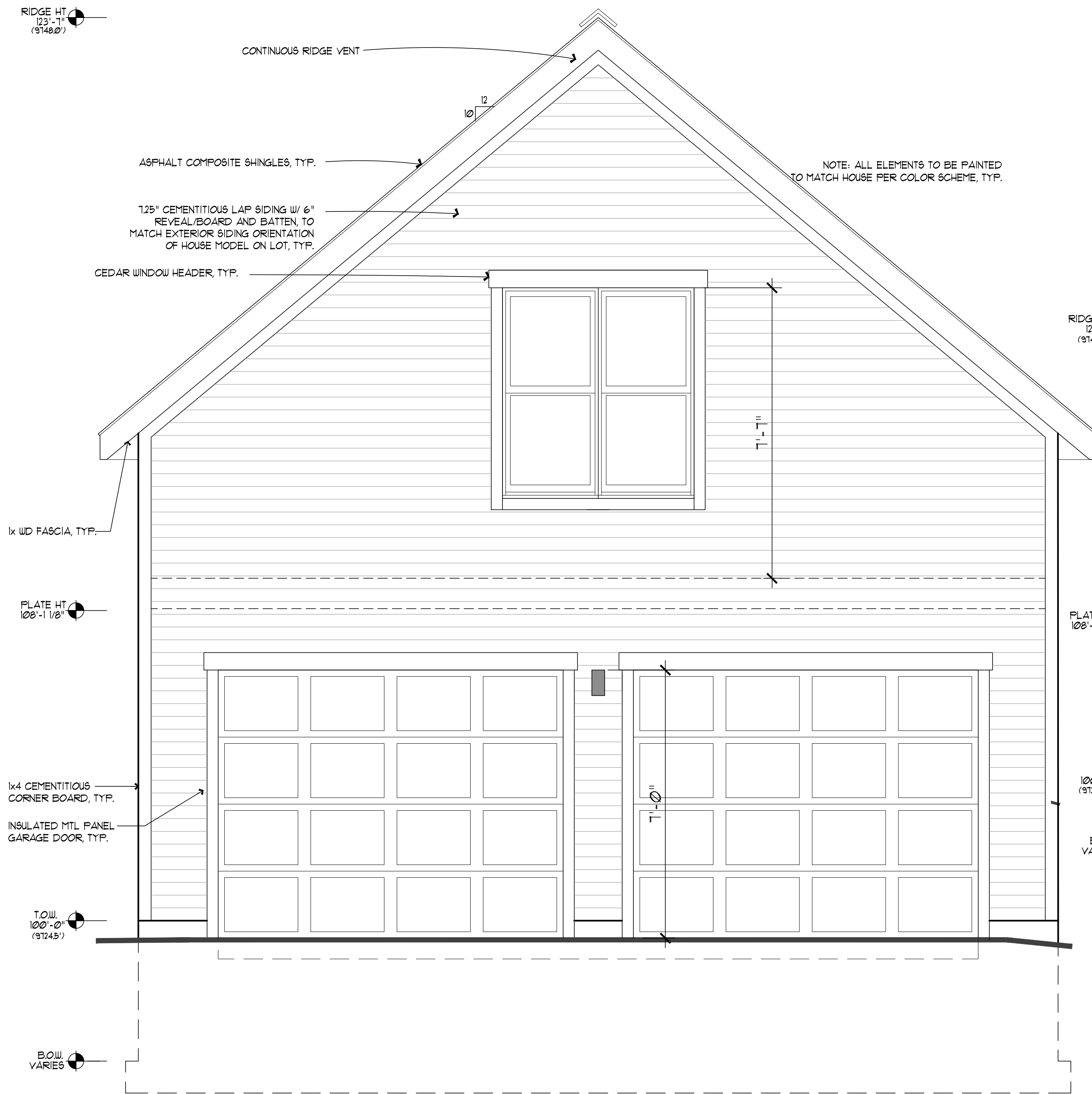
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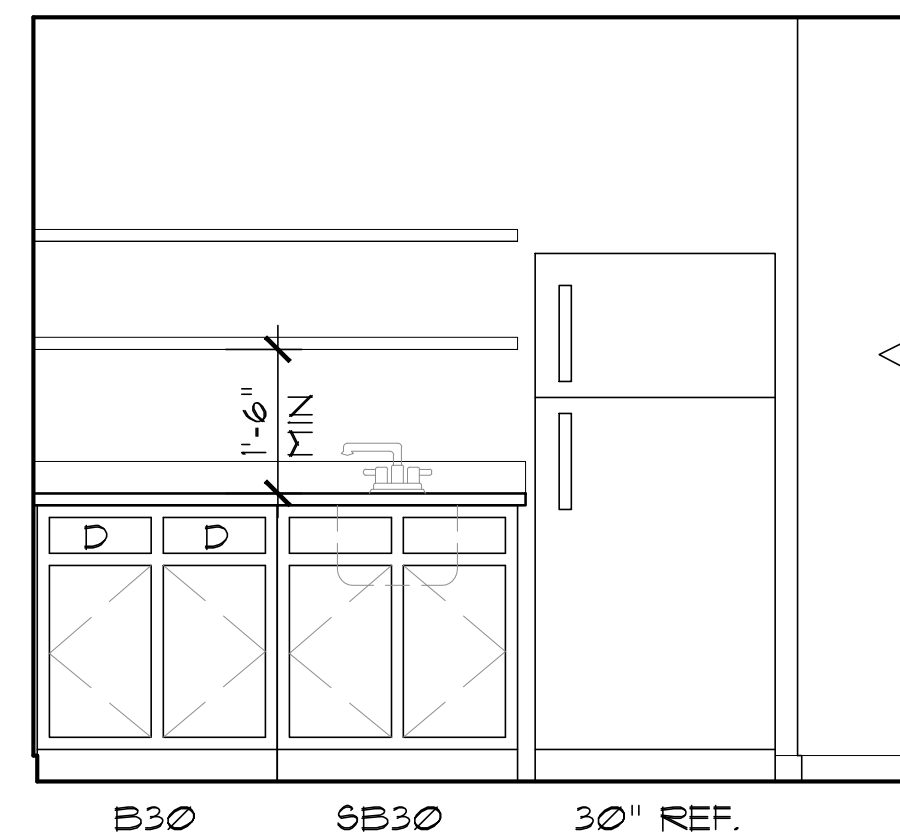
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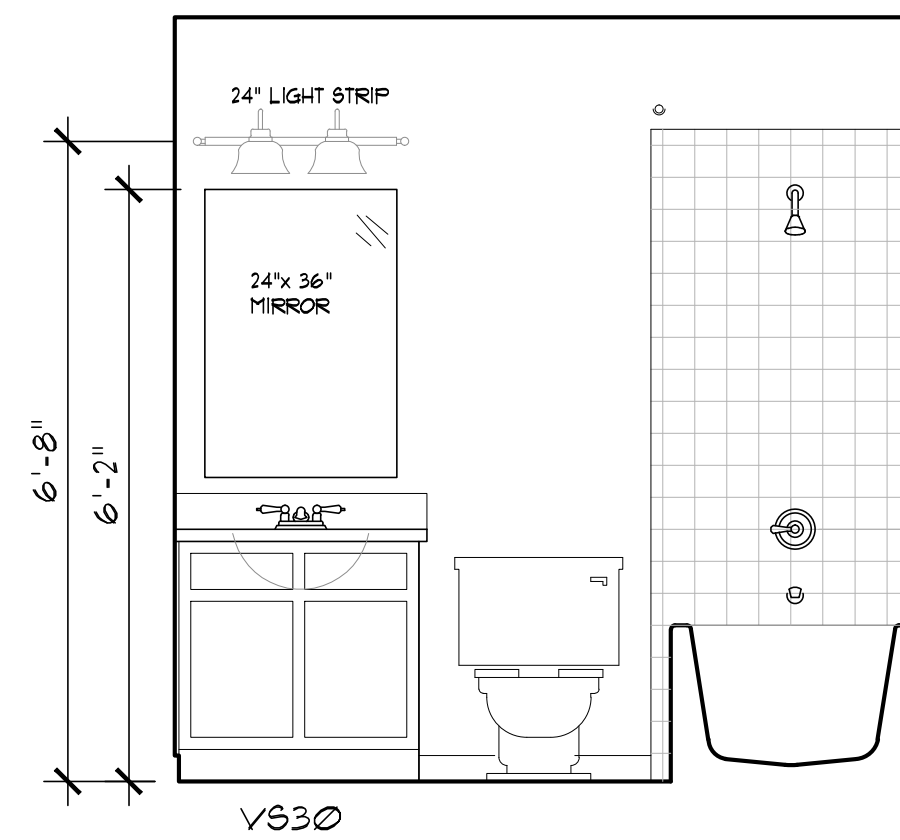
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FLOOR PLANS
A1.1M



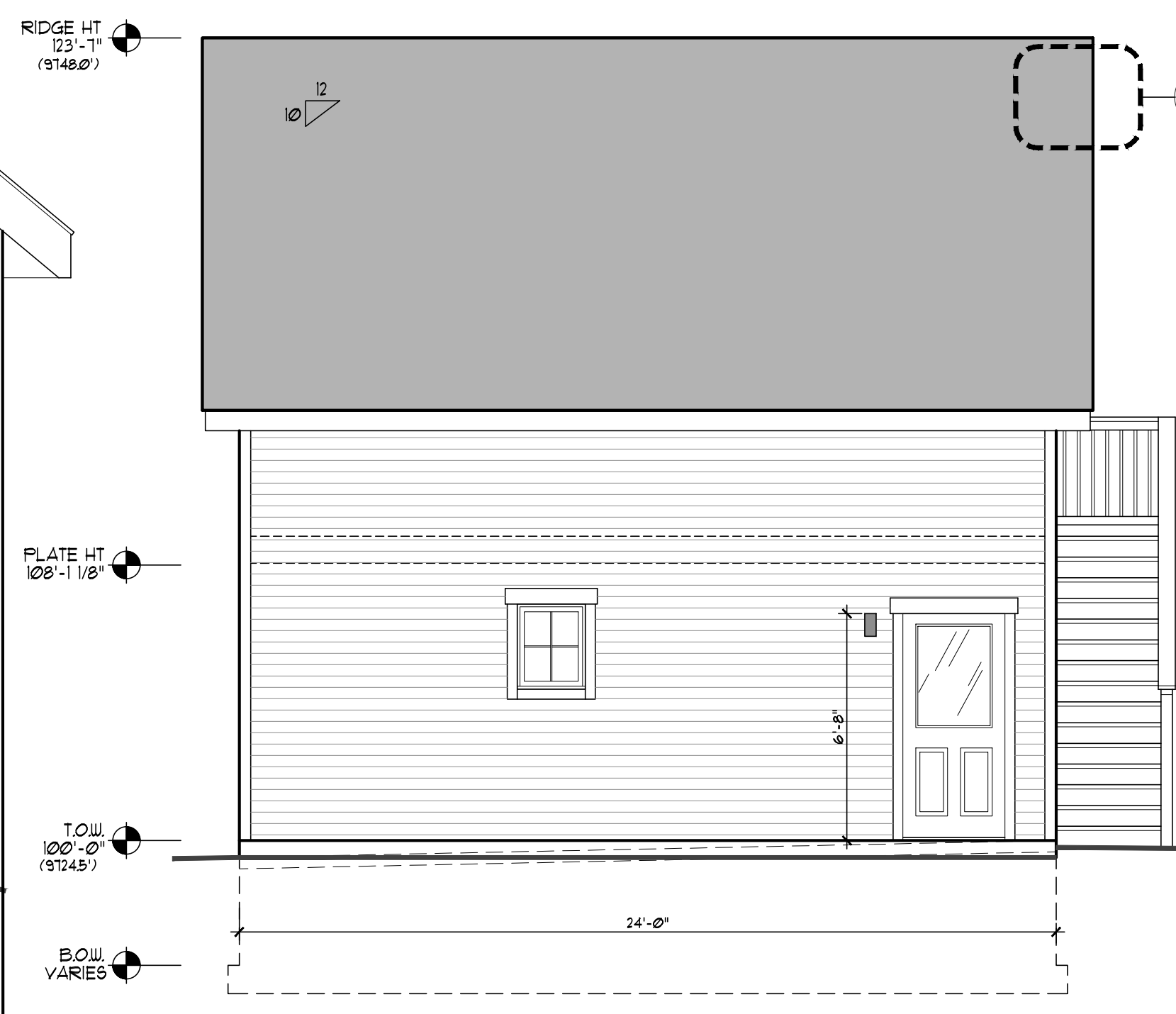
5 SOUTH (FRONT) ELEVATION
SCALE: 1/2" = 1'-0" (11"X17" SHEET : 1/4" = 1'-0")



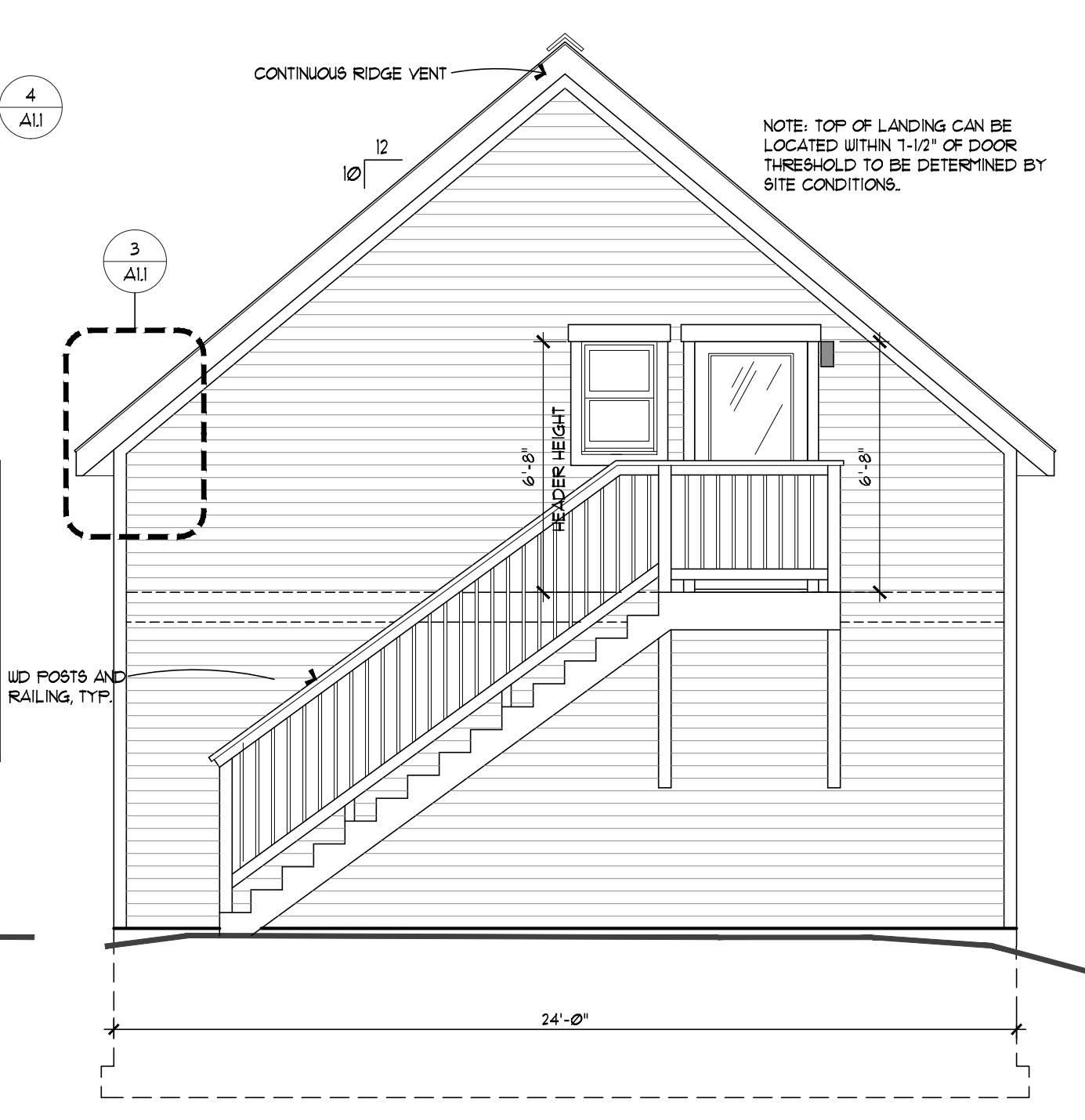
7 FUTURE KITCHENETTE
SCALE: 1/2" = 1'-0" (11"X17" SHEET : 1/4" = 1'-0")



6 BATHROOM
SCALE: 1/2" = 1'-0" (11"X17" SHEET : 1/4" = 1'-0")

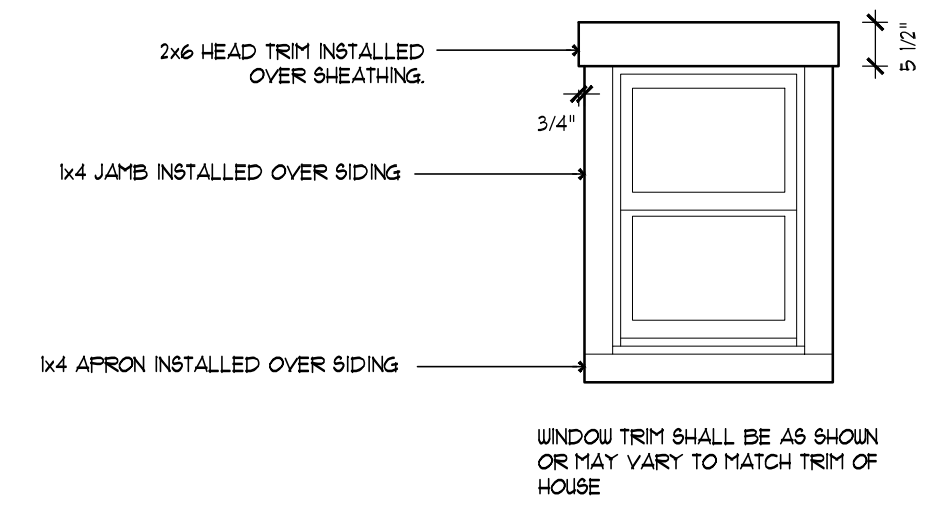


3 EAST (RIGHT SIDE) ELEVATION
SCALE: 1/4" = 1'-0" (11"X17" SHEET : 1/8" = 1'-0")

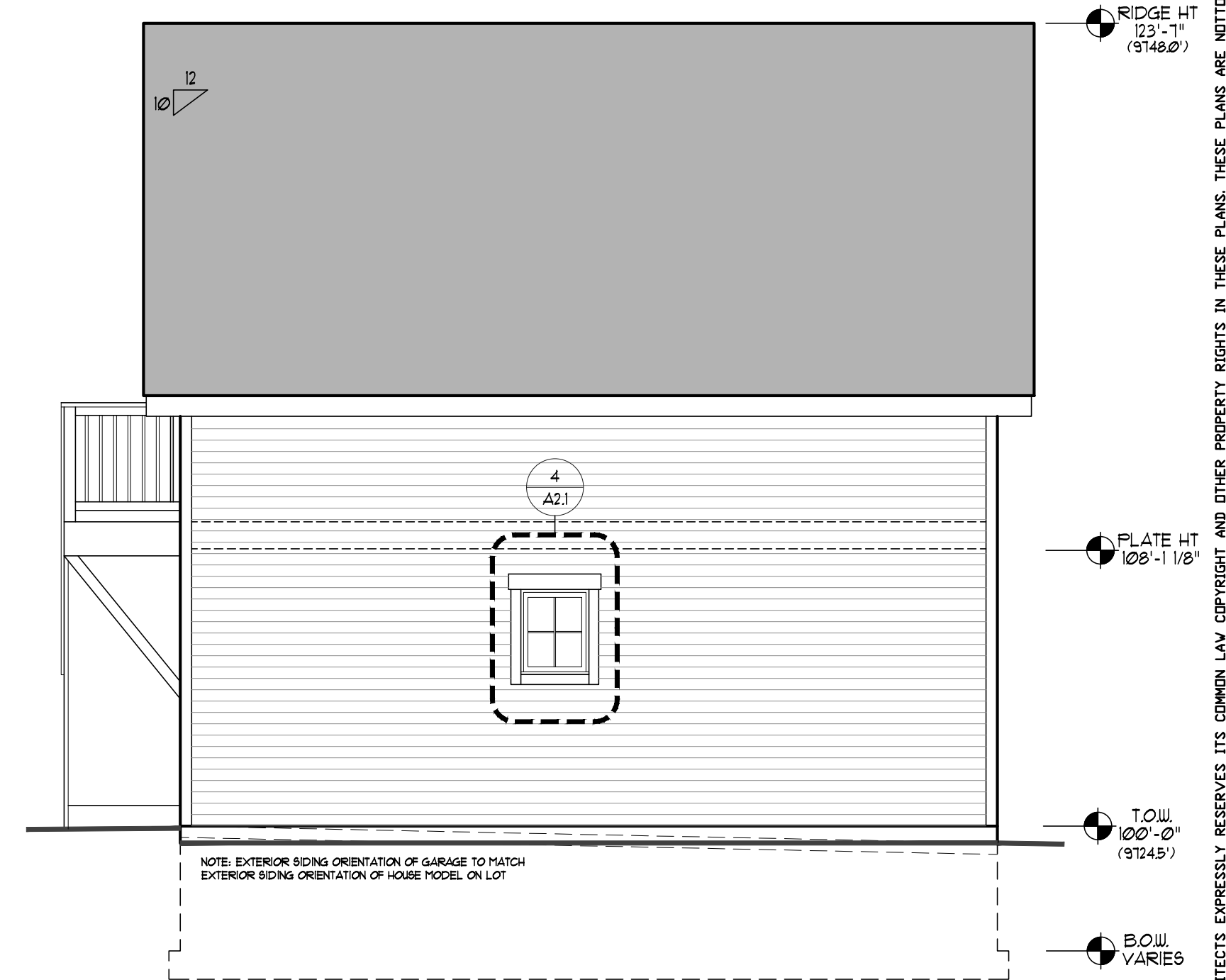


1 NORTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0" (11"X17" SHEET : 1/8" = 1'-0")

WINDOW NOTES:
MODEL NUMBERS REPRESENT THE 50000 SERIES VINYL WINDOWS FROM MILGARD WINDOWS, INC. UNLESS NOTED OTHERWISE, ANY SUBSTITUTIONS SHALL BE APPROVED BY THE BUILDER/ARCHITECT PRIOR TO ACCEPTANCE OF BID.
ALL OPERABLE WINDOWS TO BE FURNISHED WITH REMOVABLE BUG SCREENS.
THE FOLLOWING WINDOW HEAD HEIGHTS SHALL APPLY TO ALL WINDOWS (EXCEPT TRANSOMS) UNLESS NOTED OTHERWISE ON THE ELEVATIONS:
MAIN LEVEL : 6'-11 3/8" A.T.O.W.
UPPER LEVEL : 7'-1" AFF.
PROVIDE SCULPTED MUNTIN BARS BETWEEN GLASS PANES AS SHOWN ON ELEVATIONS.



4 EXTER. WINDOW DETAIL
SCALE: 1/2" = 1'-0" (11"X17" SHEET : 1/4" = 1'-0")



2 WEST (LEFT) SIDE ELEVATION
SCALE: 1/4" = 1'-0" (11"X17" SHEET : 1/8" = 1'-0")

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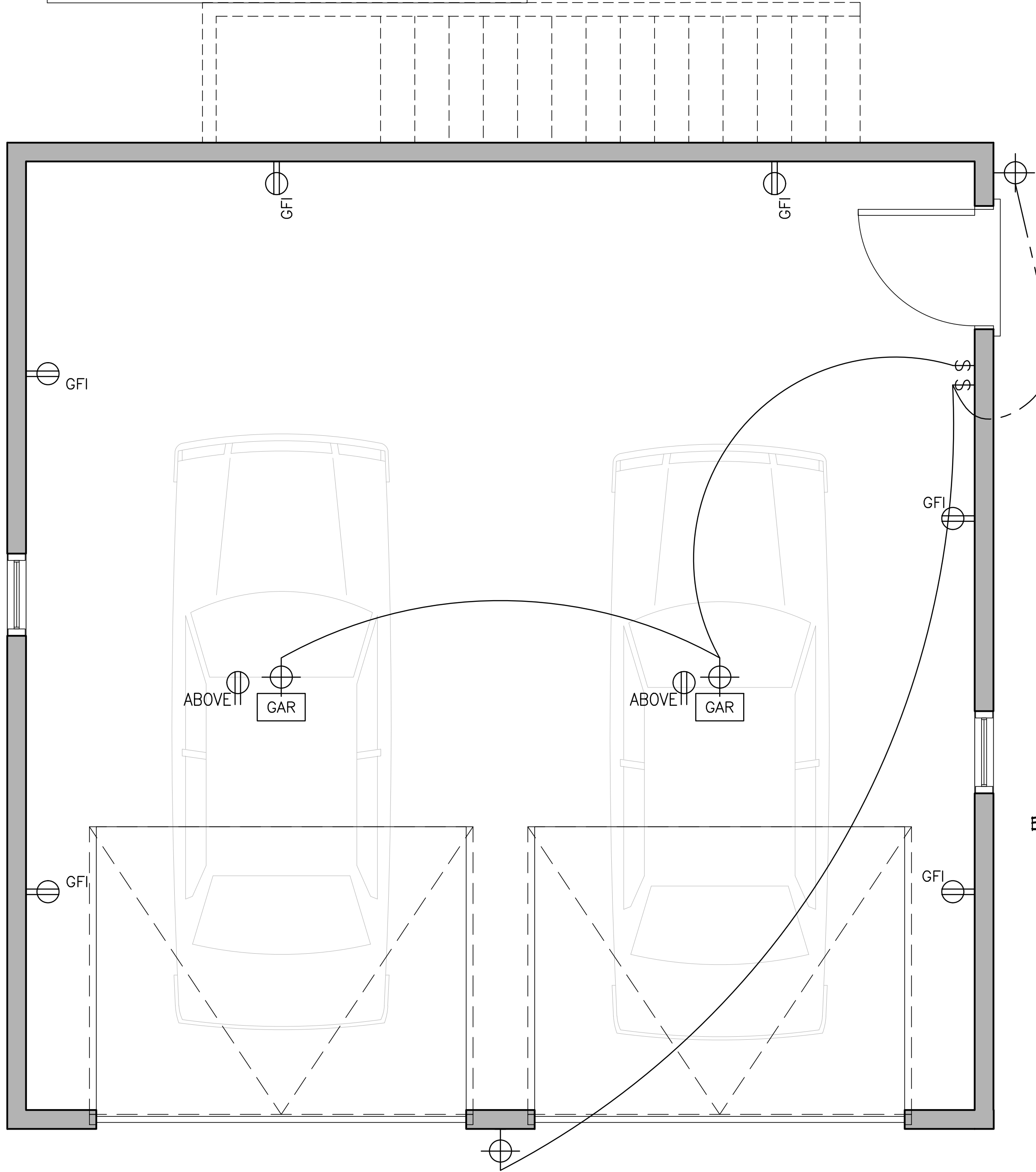
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	DUPLEX RECEPTACLE		CATS OUTLET (ETHERNET, TEL.)
	WATER PROOF DUPLEX RECEPTACLE		TELEVISION JACK
	GRND FAULT INTERRUPTER PROTECTED		CARBON MONOXIDE/ SMOKE DETECTOR
	USB CHARGER/DUPLEX RECEPTACLE		DOOR BELL
	SPLIT WIRED DUPLEX RECEPTACLE		THERMOSTAT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

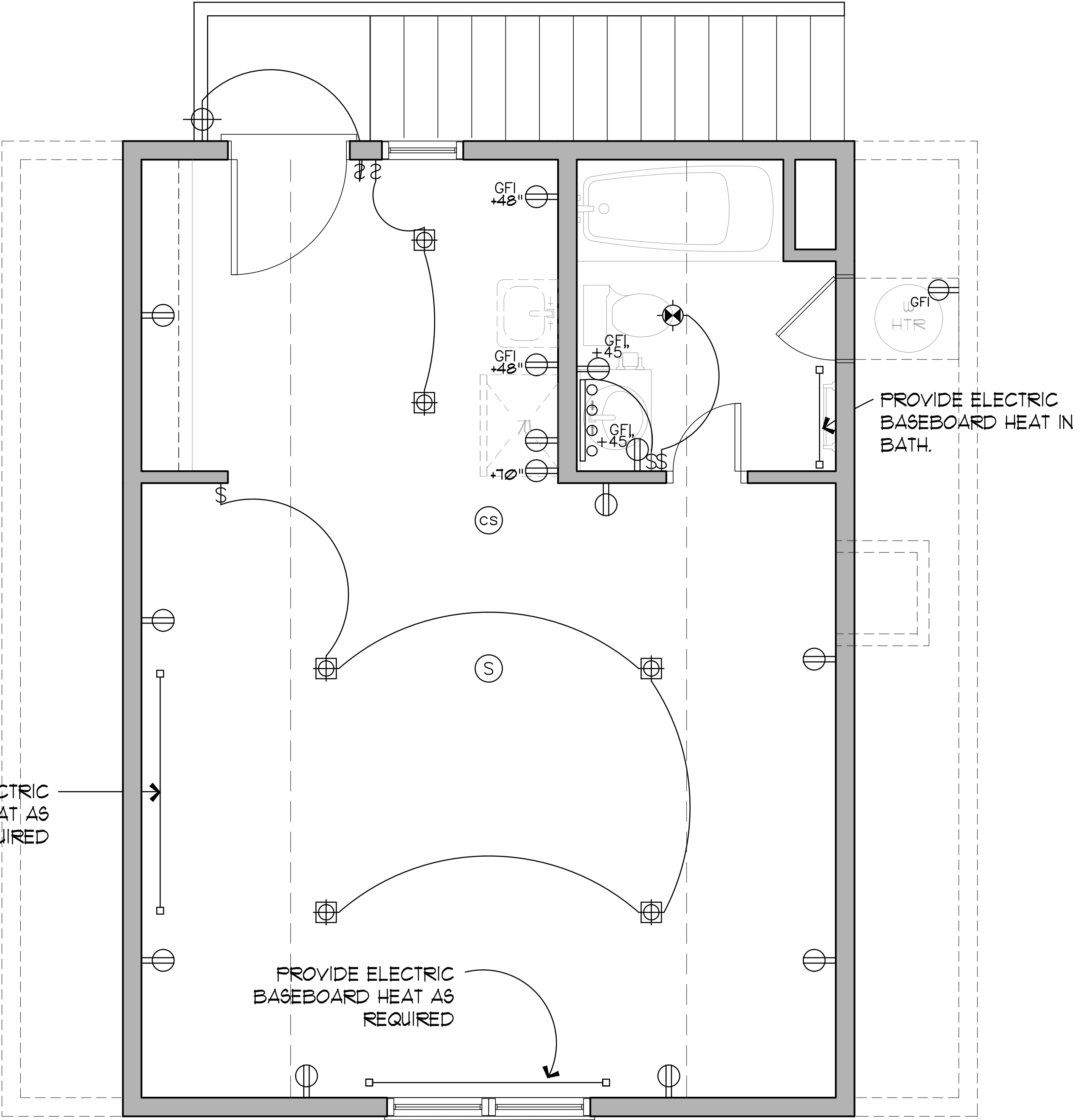
ELECTRICAL NOTES

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

ALL OUTLETS TO BE MOUNTED AT 15" ABOVE FIN. FLOOR UNLESS NOTED OTHERWISE. ALL WALL SWITCHES TO BE MOUNTED AT 46" ABOVE FIN. FLOOR. VERIFY ALL APPLIANCE VOLTAGE REQUIREMENTS WITH SUPPLIER. ALL EXTERIOR OUTLETS TO BE WATERPROOF AND CONNECTED TO GFI CIRCUIT.



2 MAIN LEVEL FLOOR PLAN
SCALE: 1/2" = 1'-0" (11"X17" SHEET: 1/4" = 1'-0")



1 SECOND LEVEL FLOOR PLAN
SCALE: 1/2" = 1'-0" (11"X17" SHEET: 1/4" = 1'-0")

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