

GENERAL NOTES

1. CODES
THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE TOWN OF BRECKENRIDGE. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODE REQUIREMENTS.
2. EXISTING CONDITIONS
FIELD VERIFY ALL DIMENSIONS, UTILITY LOCATIONS AND EXISTING CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR PROCURING ANY MATERIALS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR DISCREPENCIES THAT ARISE.
3. DIMENSIONS
ALL PLAN DIMENSIONS SHOWN ARE TO FACE OF FRAMING OR FACE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. ALL SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, TOP OF WALL PLATE OR TOP OF BEAM UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
4. CHANGES
ANY PROPOSED CHANGES TO THE PLANS SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING WORK. UNAUTHORIZED CHANGES SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.
5. OMISSIONS OR DISCREPENCIES
ALTHOUGH PROVINO ARCHITECTURE, LLC AND ITS CONSULTANTS HAVE PERFORMED THEIR DUTIES WITH CARE AND DILIGENCE, DESIGN AND CONSTRUCTION ARE COMPLEX PROCESSES IN WHICH OMISSIONS OR DISCREPENCIES MAY OCCUR. NOTIFY THE ARCHITECT IMMEDIATELY TO RESOLVE ANY SUCH ISSUE PRIOR TO COMMENCING WORK.
6. INDUSTRY STANDARDS
THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL PROVIDE ALL MATERIALS, LABOR, SHIPPING, INSTALLATION, TOOLS AND EQUIPMENT TO PROVIDE A COMPLETE PROJECT MEETING THE RECOGNIZED INDUSTRY STANDARDS.
7. JOB SITE SAFETY
THESE DOCUMENTS DO NOT CONTAIN ALL OF THE REQUIRED COMPONENTS FOR PROPER JOB SITE SAFETY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO PERFORM ALL WORK IN COMPLIANCE WITH ALL REGULATORY AGENCY SAFETY REGULATIONS.
8. SOILS INVESTIGATION
IT IS RECOMMENDED THAT THE OWNER RETAIN THE SERVICES OF A SOILS ENGINEER TO VERIFY THE SOIL BEARING CAPACITY AND SUBSURFACE CONDITIONS PRIOR TO PLACING ANY CONCRETE FOUNDATIONS.
9. AREA CALCULATIONS
SQUARE FOOTAGE CALCULATIONS ARE FOR CODE PURPOSES ONLY AND SHOULD BE FIELD VERIFIED FOR ANY OTHER USE.
10. COPYRIGHT
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VICINITY MAP
NOT TO SCALE

CONTACT INFORMATION

OWNER / BUILDER:
MB DEVELOPMENT, LLC
P.O. BOX 7
BRECKENRIDGE, CO 80424
970.485.0640

ARCHITECT:
PROVINO ARCHITECTURE, LLC
217 S. RIDGE STREET #1
P.O. BOX 8662
BRECKENRIDGE, CO 80424
970.453.2520

STRUCTURAL ENGINEER:
ENGINEERING DESIGN WORKS
1855 SKI TIME SQUARE, UNIT E2C
P.O. BOX 775729
STEAMBOAT SPRINGS, CO 80477
970.846.4890

SURVEYOR:
SCHWIDT LAND SURVEYING, INC.
P.O. BOX 5761
FRISCO, CO 80443
970.409.9963

CIVIL ENGINEER:
PERMONTES GROUP
105 SOUTH SUNSET STREET
UNIT H
LONGMONT, CO 80501
720.684.4981

BUILDING AREA

	GARAGE / MECHANICAL	FINISHED	TOTAL
AREAS:			
LOWER LEVEL	725 S.F.	2,351 S.F.	3,076 S.F.
MAIN LEVEL	0 S.F.	2,231 S.F.	2,231 S.F.
TOTAL:	725 S.F.	4,582 S.F.	5,307 S.F.

LEGAL DESCRIPTION

LOT 16 HIGHLANDS RIVERFRONT SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 77 WEST, 6TH P.M., TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

SHEET INDEX	
ID	Name
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A-201	MAIN FLOOR PLAN
A-202	ROOF PLAN
A-300	ELEVATIONS
A-301	ELEVATIONS
M/E-100	MAIN LEVEL M/E PLAN
M/E-200	UPPER LEVEL M/E PLAN

HIGHLANDS RIVERFRONT
LOT 16 SINGLE FAMILY HOME



NOTE

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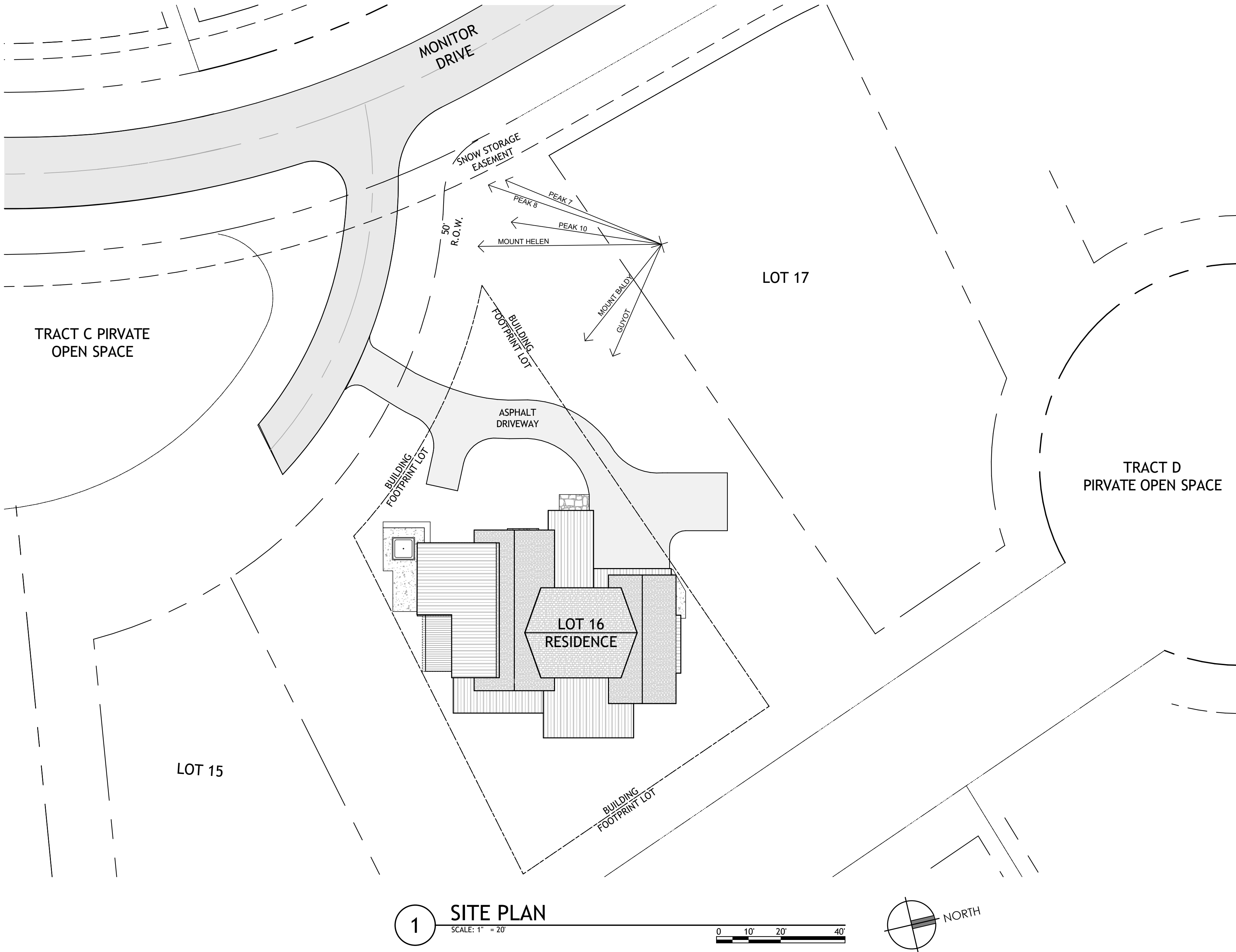


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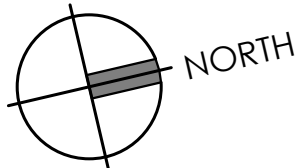
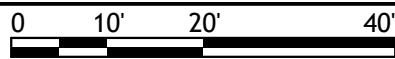
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HIGHLANDS RIVERFRONT
LOT 16 SFH
257 MONITOR DRIVE
BRECKENRIDGE, CO 80424



1 SITE PLAN
SCALE: 1" = 20'



DATE	DESCRIPTION
SEPT. 10, 24	MARKETING

PROJECT NO: 2019-7
DRAWN BY: M.PROVINO
CHKD BY: M.PROVINO

SHEET TITLE

COVER SHEET

A-100

LOT COVERAGE

	SQ. FEET	ACRES	%
LOT AREA	20,927 S.F.	0.48 AC	100 %
BUILDING COVERAGE	3,090 S.F.	0.07 AC	14.8 %
DRIVEWAY & HARDSCAPE	2,716 S.F.	0.06 AC	13.0 %
OPEN SPACE	15,121 S.F.	0.35 AC	72.2 %

SNOWSTACK

DRIVEWAY & HARDSCAPE = 2,716S.F.
SNOWSTACK REQD. (25%) = 679 S.F.
SNOWSTACK PROVIDED = 700 S.F.

SITE DATUM

9,248.5' USGS = 100'-0" ARCH'L.

HEIGHT CALCULATION

MARK	NAT. GRADE ELEVATION	FIN. GRADE ELEVATION	MEASURED FROM	RIDGE ELEVATION	CALCULATION	HEIGHT
A	9247.8	9248.5	NAT'L. GRADE	9280.8	9280.8-9247.8	33.0'
B	9248.5	9248.0	FIN. GRADE	9280.8	9280.8-9248.5	32.3'
C	9248.1	-	NAT'L. GRADE	9279.1	9279.1-9248.1	31.0'
D	9248.2	-	NAT'L. GRADE	9279.1	9279.1-9248.2	30.9'
E	9247.8	9248.0	NAT'L. GRADE	9282.8	9282.8-9247.8	35.0'
F	9248.4	-	NAT'L. GRADE	9282.8	9282.8-9248.4	34.4'

LANDSCAPE NOTES

1. PROVIDE 3" MIN. CLAY-FREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUMMIT COUNTY SHORT GRASS SEED MIX. STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
2. PROTECT EXISTING TREES WHERE POSSIBLE, INCLUDING DRIP LINES AND ROOT STRUCTURE. PROVIDE TEMPORARY FENCING AROUND TREES TO REMAIN. LOCATE TEMPORARY FENCING OUTSIDE OF DRIP LINE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
3. PROVIDE POSITIVE DRAINAGE AWAYFROM ALL BUILDING FOUNDATIONS PER CODE REQUIREMENTS.
4. REMOVE ALL CONSTRUCTION DEBRIS, STUMPS, SLASH, ETC. FROM LANDSCAPE AREAS PRIOR TO COMMENCING WORK.
5. LOCATE ALL PLANTING TO AVOID SNOW STACK ZONES AND AREAS PRONE TO SNOW SLIDE FROM ROOFS ABOVE.
6. FIELD LOCATE SHRUBS AS APPROVED BY THE ARCHITECT AND OWNER.
7. ALL NEW PLANTINGS SHALL BE HIGH ALTITUDE GROWN AND/OR COLLECTED.
8. PROVIDE TREE GROUPINGS OF VARYING HEIGHT AND LOCATION TO CREATE A NATURAL APPEARANCE.
9. PROVIDE LANDSCAPE MATERIALS TO SCREEN ALL UTILITY PEDESTALS, METERS, ETC.
10. PROVIDE 4" DIAMETER STONE RIP-RAP OVER LANDSCAPE FABRIC AT BUILDING DRIP LINES. UNDULATE EDGE OF RIP-RAP AND PROVIDE LANDSCAPE EDGING AT JUNCTURES WITH TOPSOIL OR OTHER GROUND COVER.
11. INSTALL AND BACKFILL PLANTINGS WITH ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
12. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION WITH ORGANIC FERTILIZERS AS RECOMMENDED FOR TREE SPECIES.
13. PROVIDE 3" DEEP SHREDDED WOOD MULCH AT ALL SHRUB AND TREE WELLS.
14. STOCKPILE AND REUSE ALL BOULDERS 2' OR LARGER FOR LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER.

PLANT LIST

IRRIGATION NOTE: ALL NEW PLANTINGS SHALL BE PROVIDED WITH A DRIP IRRIGATION SYSTEM.

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
PROPOSED TREES / SHRUBS				
	SPRUCE TREE	PICEA PUNGENS OR PICEA ENGELMANNI	4 2 2	6' TO 8' TALL 8' TO 10' TALL 10' TO 12' TALL
	ASPEN TREE	POPULUS TREMULODES	15	1 1/2" CALIPER WITH 50% MULTI-STEM
	SPRUCE TREE PROVIDED UNDER SUBDIVISION AGREEMENT	PICEA PUNGENS OR PICEA ENGELMANNI	PER SUBDIVISION AGREEMENT	PER SUBDIVISION AGREEMENT
	ASPEN TREE PROVIDED UNDER SUBDIVISION AGREEMENT	POPULUS TREMULODES	PER SUBDIVISION AGREEMENT	PER SUBDIVISION AGREEMENT
	POTENTILLA	POTENTILLA FRUTICOSA	9	5 GALLON
	ALPINE CURRANT	RIBIES ALPINUM	9	5 GALLON
	WOODS ROSE	ROSA WOODII	9	5 GALLON
	RIVER ROCK / RIP-RAP	N/A	AT ALL DRIP LINES	3" TO 4" DIAMETER
	NATIVE GROUND COVER	SUMMIT COUNTY APPROVED MIX	ALL DISTURBED AREAS	5 LB / 1000 SF SEED RATE
EXISTING TREES				
	EXISTING TREE	VARIES	SEE PLAN	SEE PLAN
	EXISTING TREE TO BE REMOVED	VARIES	SEE PLAN	SEE PLAN

NOTE

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HIGHLANDS RIVERFRONT
LOT 16 SFH
257 MONITOR DRIVE
BRECKENRIDGE, CO 80424

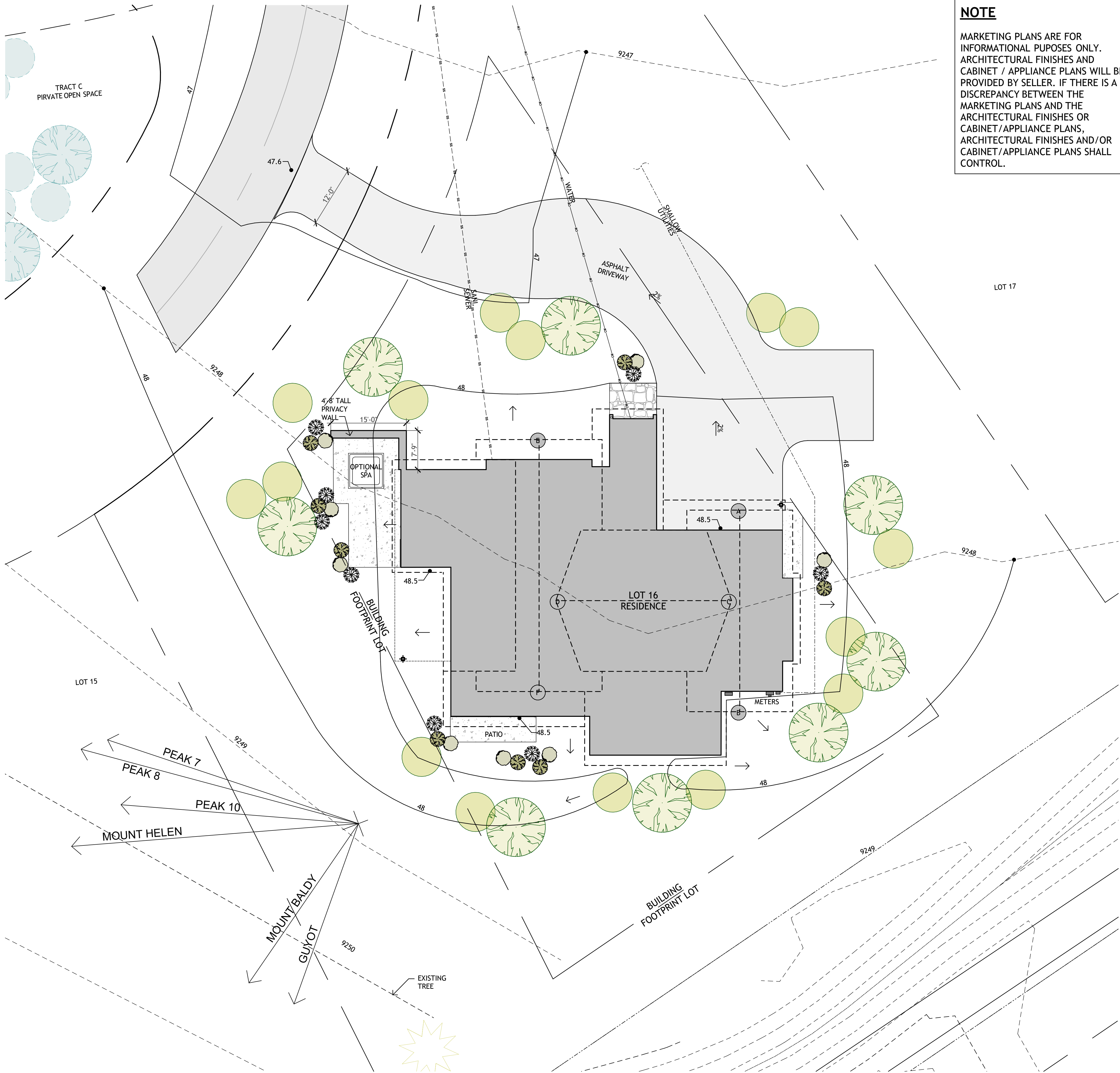
DATE	MARKETING	DESCRIPTION
SEPT 10, 24		

PROJECT NO: 2019-7
DRAWN BY: M.PROVINO
CHK'D BY: M.PROVINO

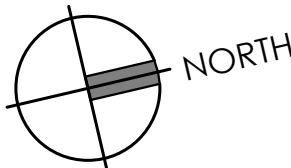
SHEET TITLE

GRADING &
LANDSCAPE
PLAN

A-101



1 GRADING & LANDSCAPE PLAN
SCALE: 1" = 10'



PLAN NOTES

1. COORDINATE ALL INTERIOR FINISHES, CABINETS, FIXTURES AND EQUIPMENT WITH THE OWNER.
2. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL DAMP LOCATIONS.
3. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
4. PROVIDE LOW V.O.C. FINISH COATINGS AND FORMALDEHYDE-FREE SUBSTRATES WHERE POSSIBLE.
5. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS AND ACCESSORIES.
6. ALL NEW WINDOWS SHALL BE LOW-E, DUAL GLAZED INSULATED GLASS UNITS, MAX. U-FACTOR: 0.35
7. PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CODE.
8. PROVIDE EGRESS WINDOWS IN ALL BEDROOMS AS REQUIRED BY CODE.
9. INSULATE ALL GAPS AND SHIM SPACES IN EXTERIOR WALLS.
10. INSTALL ALL INTERIOR DOOR R.O.S 4" FROM ON HINGE SIDE, U.N.O., TYPICAL.

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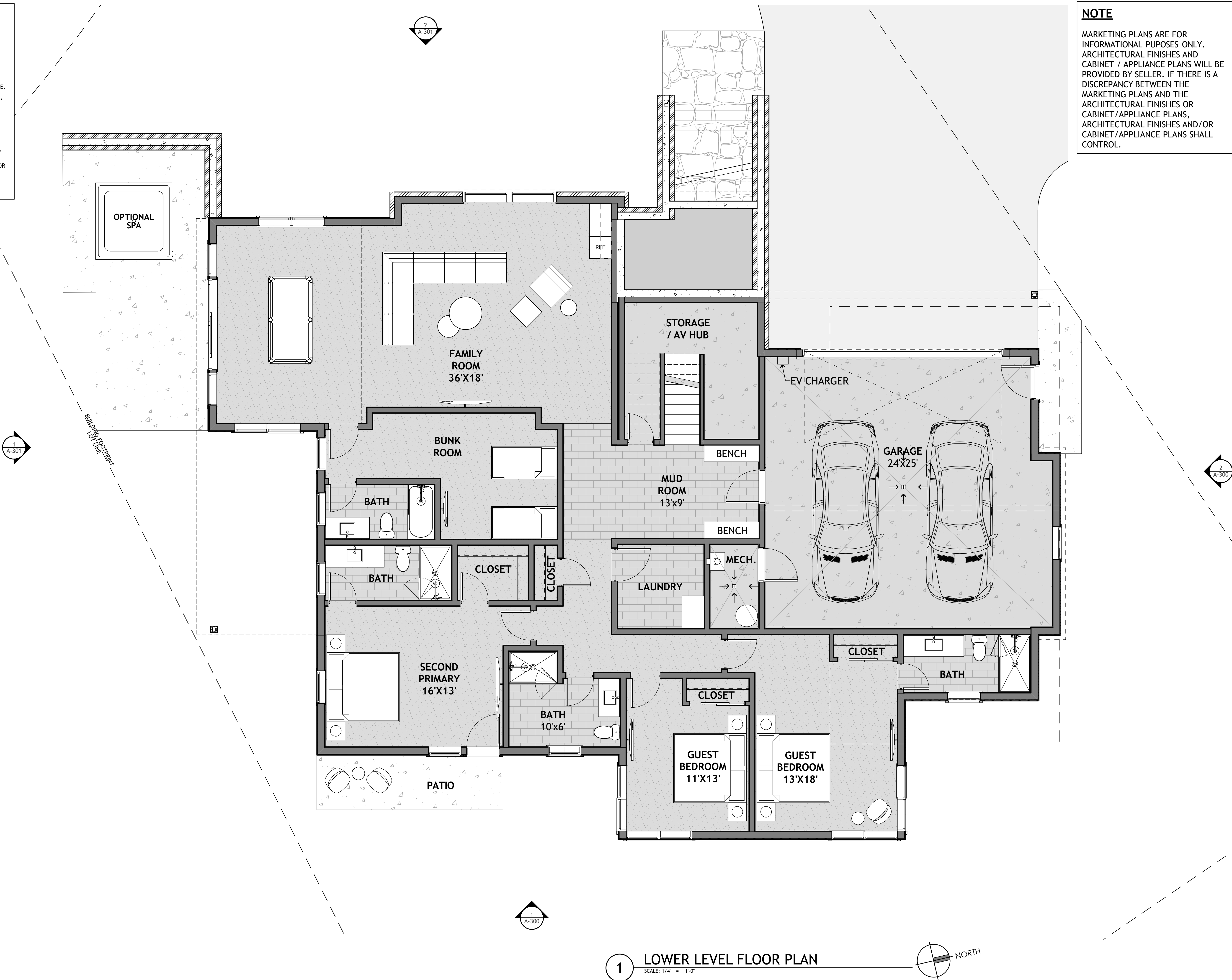
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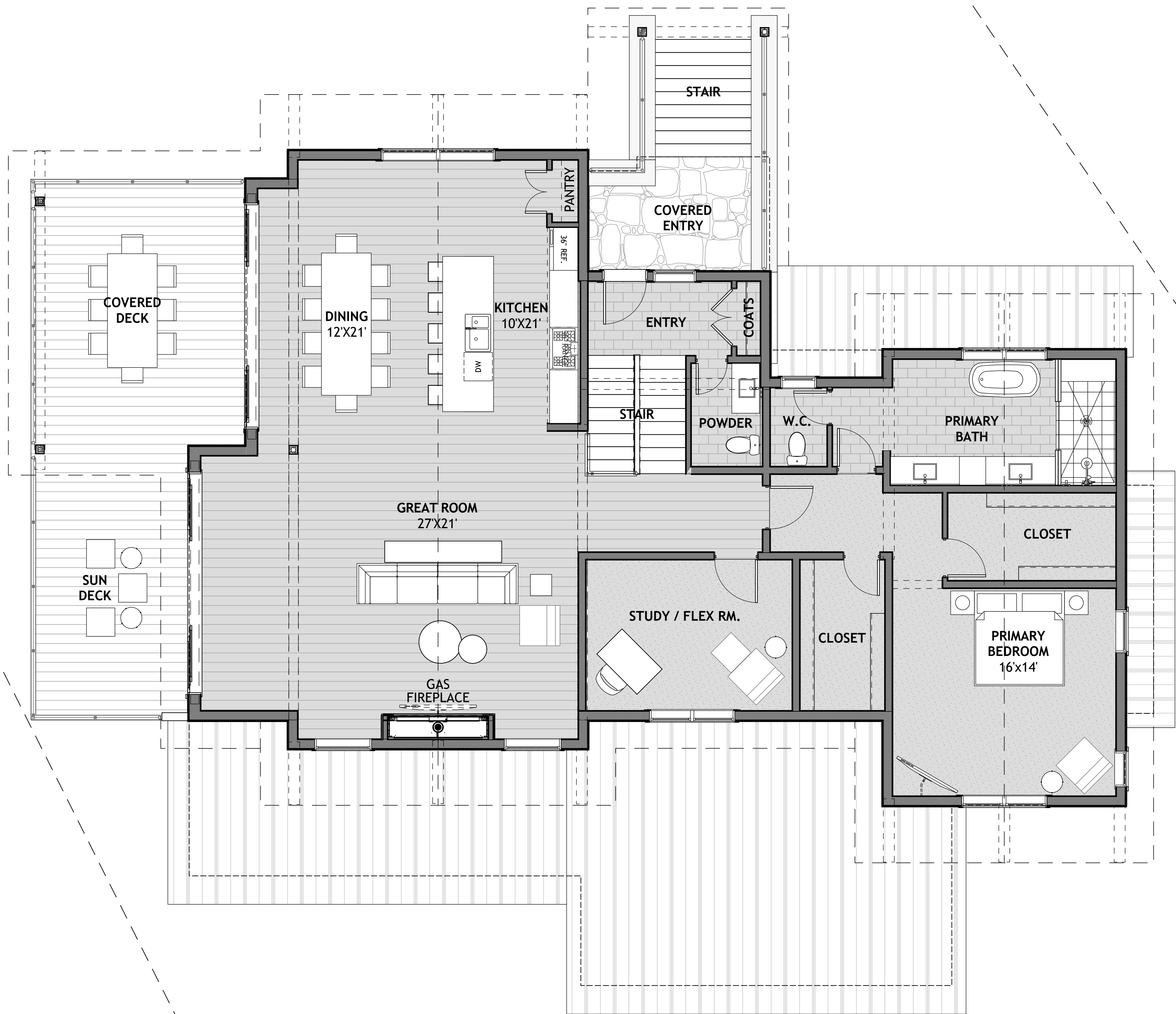
SHEET TITLE

LOWER FLOOR
PLAN

A-200



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



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SEPT. 10, 24		

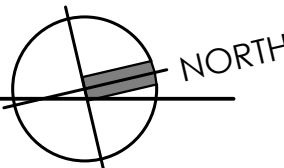
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DRAWN BY: M. PROVINO
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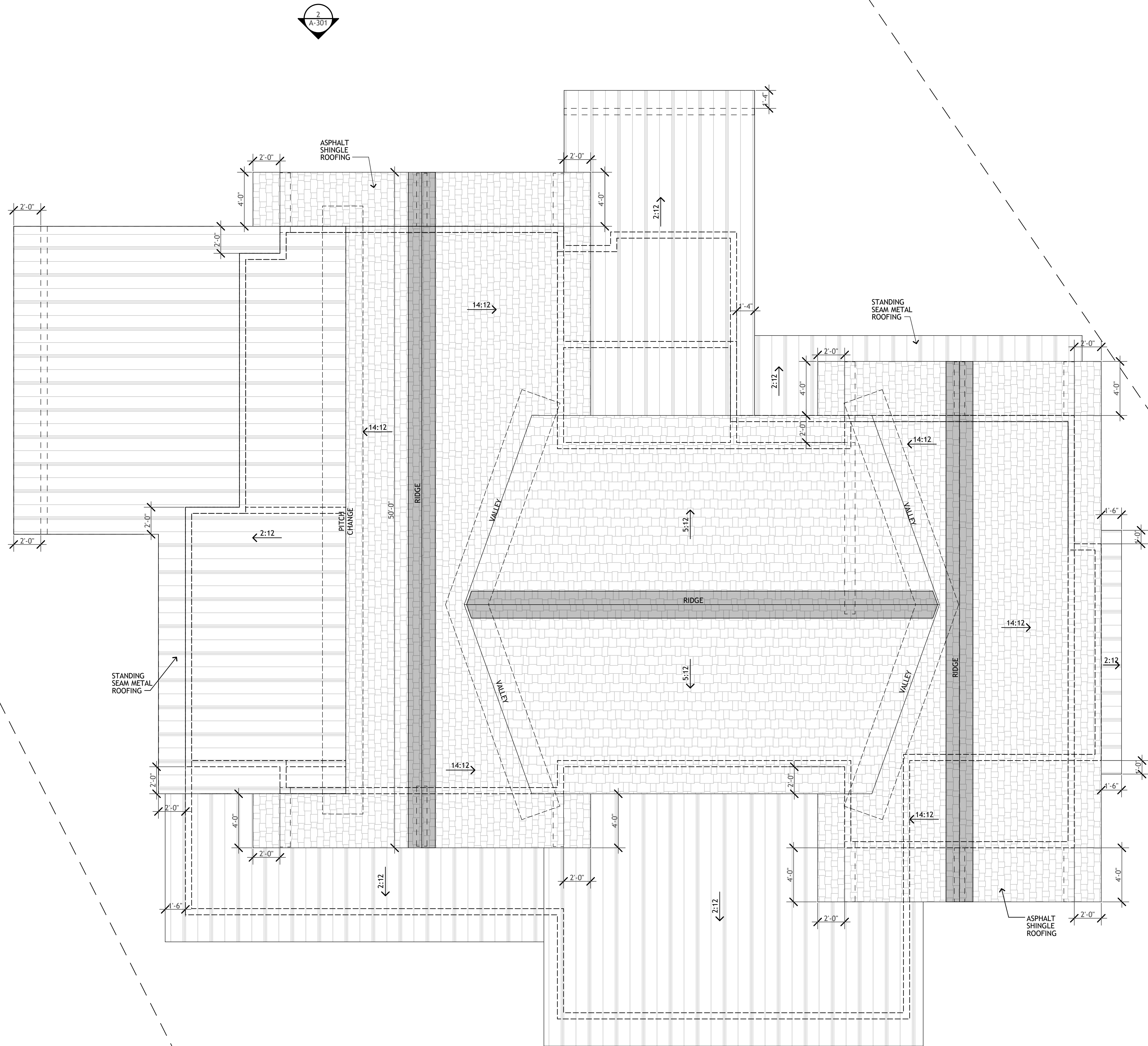
SHEET TITLE

MAIN FLOOR
PLAN

A-201

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





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**HIGHLANDS RIVERFRONT
LOT 16 SFH**
257 MONITOR DRIVE
BRECKENRIDGE, CO 80424

DATE	DESCRIPTION
SEPT.10.24	MARKETING

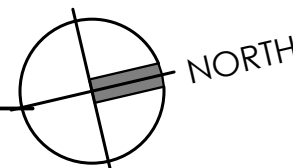
PROJECT NO: 2019-7
DRAWN BY: M.PROVINO
CHK'D BY: M.PROVINO

SHEET TITLE

ROOF PLAN

A-202

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



BUILDING ELEVATION NOTES:

1. REFER TO MATERIALS LEGEND FOR FINISH DESIGNATIONS.
2. PROVIDE GLAZING THAT MEETS SUMMIT COUNTY ENERGY CODE REQUIREMENTS.
3. VERIFY ROUGH OPENING DIMENSIONS AND REQUIREMENTS WITH WINDOW & DOOR MANUFACTURERS PRIOR TO FRAMING OPENINGS.
4. PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS.
5. VERIFY JAMB WIDTHS AND WALL THICKNESSES PRIOR TO ORDERING WINDOWS AND DOORS.
6. PROVIDE SAFETY GLAZING IN COMPLIANCE WITH CURRENT BUILDING CODES.
7. INSULATE ALL SHIM SPACES AT EXTERIOR DOORS & WINDOWS.
8. WRAP ALL EXTERIOR OPENINGS WITH BUILDING WRAP PRIOR TO INSTALLING WINDOW OR DOOR.
9. PROVIDE SELF-ADHESIVE FLASHING ALONG ALL NAIL FLANGES PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
10. PROVIDE 26 GA. PRE-FINISHED METAL HEAD FLASHING TO AT ALL EXTERIOR DOORS & WINDOWS.
11. ALL WINDOWS AND DOORS TO HAVE FIELD APPLIED TRIM. DO NOT SUPPLY WITH BRICK MOLD.
12. PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO ORDERING CUSTOM WINDOWS AND DOORS.
13. SEE FLOOR PLAN FOR WINDOW / DOOR OPERATION.

EXTERIOR FINISH LEGEND

- (A) ASPHALT SHINGLE ROOFING - GAF 30YR "CHARCOAL"
- (B) STANDING SEAM METAL ROOFING - METAL SALES "DARK BRONZE" 50
- (C) CEDAR FASCIA, TRIM & BEAM TAILS - STAINED - "BLACK ALDER" SW3022
- (D) 1x6 VERTICAL WOOD SIDING - STAINED - "HAWTHORN" SW5318
- (E) 1x8 HORIZONTAL WOOD SIDING - STAINED - "HAWTHORN" SW5318
- (F) 1x6 T&G WOOD SOFFIT - STAINED - "HAWTHORN" SW5318
- (G) 5" THICK STONE VENEER W/ 3" THICK SANDSTONE CAP
- (H) TIMBER POSTS & RAFTERS - STAINED - "BLACK ALDER" SW3022
- (I) EXPOSED STEEL BEAMS - NATURAL COLOR W/PERMALAC SEALER (NON-REFLECTIVE)
- (J) CLAD WOOD WINDOWS & DOORS - SIERRA PACIFIC "BRONZE 024" CLADDING
- (K) COLD ROLLED STEEL PANELS - NATURAL COLOR W/ PERMALAC SEALER (NON-REFLECTIVE)

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT AND MEET TOWN CODE.
2. NO RECESSED CAN LIGHTS PROPOSED.

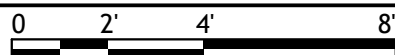


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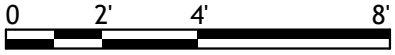
2 NORTH ELEVATION

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



1 EAST ELEVATION

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



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HIGHLANDS RIVERFRONT
LOT 16 SFH
257 MONITOR DRIVE
BRECKENRIDGE, CO 80424

DATE	MARKETING	DESCRIPTION
SEPT.10.24		

PROJECT NO: 2019-7
DRAWN BY: M.PROVINO
CHKD BY: M.PROVINO

SHEET TITLE

ELEVATIONS

A-300

BUILDING ELEVATION NOTES:

1. REFER TO MATERIALS LEGEND FOR FINISH DESIGNATIONS.
2. PROVIDE GLAZING THAT MEETS SUMMIT COUNTY ENERGY CODE REQUIREMENTS.
3. VERIFY ROUGH OPENING DIMENSIONS AND REQUIREMENTS WITH WINDOW & DOOR MANUFACTURERS PRIOR TO FRAMING OPENINGS.
4. PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS.
5. VERIFY JAMB WIDTHS AND WALL THICKNESSES PRIOR TO ORDERING WINDOWS AND DOORS.
6. PROVIDE SAFETY GLAZING IN COMPLIANCE WITH CURRENT BUILDING CODES.
7. INSULATE ALL SHIM SPACES AT EXTERIOR DOORS & WINDOWS.
8. WRAP ALL EXTERIOR OPENINGS WITH BUILDING WRAP PRIOR TO INSTALLING WINDOW OR DOOR.
9. PROVIDE SELF-ADHESIVE FLASHING ALONG ALL NAIL FLANGES PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
10. PROVIDE 26 GA. PRE-FINISHED METAL HEAD FLASHING TO AT ALL EXTERIOR DOORS & WINDOWS.
11. ALL WINDOWS AND DOORS TO HAVE FIELD APPLIED TRIM. DO NOT SUPPLY WITH BRICK MOLD.
12. PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO ORDERING CUSTOM WINDOWS AND DOORS.
13. SEE FLOOR PLAN FOR WINDOW / DOOR OPERATION.

EXTERIOR FINISH LEGEND

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- (H) TIMBER POSTS & RAFTERS - STAINED - "BLACK ALDER" SW3022
- (I) EXPOSED STEEL BEAMS - NATURAL COLOR W/PERMALAC SEALER (NON-REFLECTIVE)
- (J) CLAD WOOD WINDOWS & DOORS - SIERRA PACIFIC "BRONZE 024" CLADDING
- (K) COLD ROLLED STEEL PANELS - NATURAL COLOR W/ PERMALAC SEALER (NON-REFLECTIVE)

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT AND MEET TOWN CODE.
2. NO RECESSED CAN LIGHTS PROPOSED.

NOTE

MARKETING PLANS ARE FOR INFORMATIONAL PUPOSES ONLY. ARCHITECTURAL FINISHES AND CABINET / APPLIANCE PLANS WILL BE PROVIDED BY SELLER. IF THERE IS A DISCREPANCY BETWEEN THE MARKETING PLANS AND THE ARCHITECTURAL FINISHES OR CABINET/APPLIANCE PLANS, ARCHITECTURAL FINISHES AND/OR CABINET/APPLIANCE PLANS SHALL CONTROL.

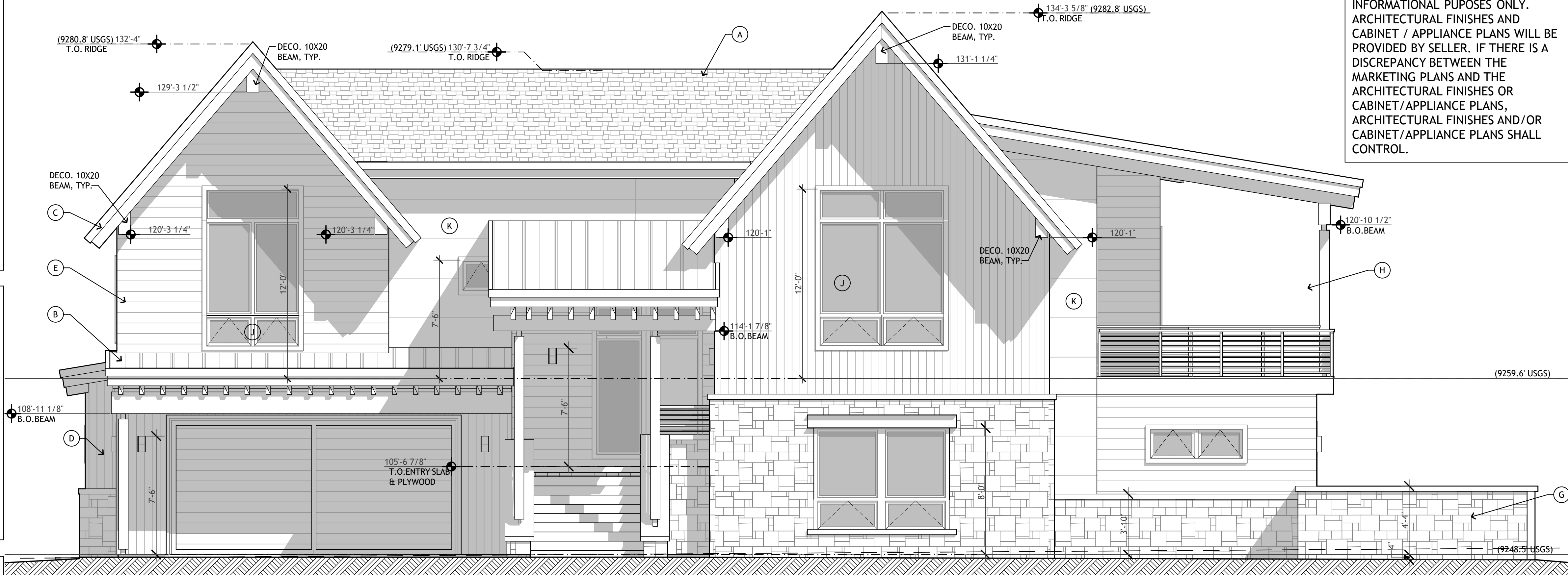


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HIGHLANDS RIVERFRONT
LOT 16 SFH
257 MONITOR DRIVE
BRECKENRIDGE, CO 80424



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DATE	DESCRIPTION
SEPT. 10, 24	MARKETING

PROJECT NO: 2019-7
DRAWN BY: M.PROVINO
CHKD BY: M.PROVINO

SHEET TITLE

ELEVATIONS

A-301