

DRAWING NOTES

CODE INFORMATION

Occupancy Type: U, R-3
Construction Type: TYPE VB - Non-Sprinklered
Zoning: AG/FORESTRY
Code: 2015 I.B.C.
Energy Code: 2015 I.E.C.C.
CLIMATE ZONE: 7 - 1DRY / PRESCRIPTIVE APPROACH

GENERAL CONDITIONS

INSURANCE REQUIREMENTS

1. The Contractor, Sub-Contractors, Material Suppliers, and Contract Laborers shall carry the minimum insurance to hold the Owner and Architect harmless. This insurance shall include but not be limited to builder's risk, workman's compensation, contractor's liability, personal injury, comprehensive automobile, and property damage insurance. Owner shall carry fire and liability insurance on the framed structure and completed work in progress. The Contractor shall provide copies of all insurance to Owner prior to the start of work. The Contractor shall notify Owner of changes in terms and conditions of insurance requirements noted above during the course of construction.

2. Contractor's Commercial General Liability insurance shall contain no exclusion that would deny coverage for any claim for either bodily injury or property damage arising out of or otherwise caused, in whole or in part, by any fungus, mildew, mold, or resulting allergens. If such exclusion exists and cannot be removed by endorsement, Contractor shall submit proof of coverage for mold claims under a Pollution Legal Liability or Contractor's Pollution Liability policy.

USE OF CONTRACT DOCUMENTS

1. Release of these drawings contemplates further cooperation among the Owner, his Contractor, and the Architect. Design and construction are complex. Although the Architect and his Consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the Architect shall relieve the Architect from responsibility for all consequences. Changes made from the plans without the consent of the Architect are unauthorized, and shall relieve the Architect of responsibility for all consequences arriving out of such changes.

2. This set of drawings consists of a "Builder's Set" and includes only the minimum architectural information required by the applicable Building Department to acquire a building permit. Interior finishes, fixture selection, appliances, detailing, final site utilities engineering, etc. not required by these documents, become the Owner and Contractor's responsibility to design, verify, negotiate and complete. Unless otherwise agreed, the Contractor shall provide all labor, materials, equipment, supplies, subcontractor(s), taxes, insurance, tap fees, site utilities, grading etc., to provide a complete job for a certificate of occupancy.

3. Drawings, specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants for this Project are instruments of the Architect's service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owner of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Owner shall be permitted to retain copies of the Architect's Drawings, Specifications, and other documents for information and reference in connection with the Owner's use and occupancy of the project. The Owner or others shall not use the Architect's Drawings, Specifications, and other documents on other projects, for additions to this project, or completion of this project by others, except by agreement in writing and with appropriate compensation to the Architect.

4. Actual site conditions may require that some of the components of the work should be done differently than shown on these drawings and if so Verity with Architect and Engineer.

5. Contractor to verify all dimensions and conditions shown on these drawings with those at the site. Any variation that requires a physical change shall be brought to the attention of the architect.

6. The organization of the drawings and specifications into types, sections, articles and the arrangement of the drawings shall not control the contractor in dividing the work among sub-contractors, or in establishing the work to be performed by any trade.

GOVERNING BUILDING CODES

1. All building, fire, heating, ventilating, plumbing, and electrical codes of the State of Colorado and local laws and ordinances of those authorities having jurisdiction over the location of the building site are hereby incorporated by reference into this set of Contract Documents. The 2015 International Residential Code and 2015 International Energy Conservation Code are hereby declared to be part of these Specifications, and all work must conform to its requirements unless: a.) Local codes and ordinances are more restrictive, in which case the local codes or ordinances shall prevail. b.) The requirements of these Contract Documents are more stringent or restrictive, in which case these Contract Documents shall prevail. c.) These Contract Documents may reference various aspects of the Codes in order to call attention to specific areas. This should in no way be construed as a complete listing or complete notation of Code requirements.

STANDARDS

1. All work connected with this project by any trade involved shall be of the highest quality attainable in accordance with the professional practice of that trade.

2. Location of all utilities (electrical, telephone, TV cable, gas, water, sewer) shall be verified before construction begins.

3. Contractor shall not load or install drywall or any other porous materials or components, or anything that has a high organic content, into a building that is only partially enclosed. The Contractor shall keep interior spaces, and any materials or components stored in those spaces, reasonably clean and protected from water damage, periodically collecting and removing waste that contains cellulose or other organic matter, such as paper, wood, sawdust and adhesives. The Contractor shall also discard or replace any materials that water actually damages, and should discard, replace or clean any stored materials that actually begin to grow mold. Contractor shall repair water leaks in the building envelope as soon as possible and clean and dry any and all wet or damp areas within 48 hours.

4. The Contractor shall provide Owner a written set of procedures for the proper operation and maintenance of the building and regular inspection and maintenance of the building's exterior, including all caulked joints and weeps.

TESTING & SPECIAL INSPECTIONS

1. Special testing may be required by local Building Department or City Requirements.

DRAWING INDEX

A1.0 TITLE SHEET & SITE PLAN

A2.0 GARAGE/SHOP & CARETAKER LL PLAN

A2.1 GARAGE/SHOP UL PLAN



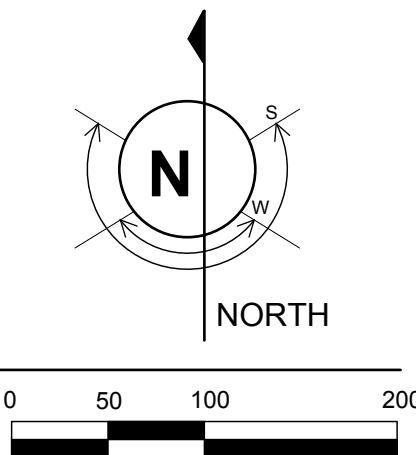
NOTES

- A.) NOT A CERTIFIED PLAT.
B.) SITE INFORMATION BASED ON SURVEY BY BTK SURVEYS, INC JOB #28088 DATED: AUGUST 13, 2008.
BUILDING LOCATIONS BASED ON GOOGLE EARTH. BUILDING SIZES WITHIN THIS ARCHITECTURAL SET OF DOCUMENTS BASED ON FIELD MEASUREMENTS.
C.) UNLESS NOTED OTHERWISE NO UTILITIES WERE LOCATED.

1
A1.0

SITE PLAN

SCALE 1" = 100'



REVIEWED
FOR
CODE
COMPLIANCE
05/31/2023

THESE DRAWINGS
DO NOT CONTAIN
THE ELEMENTS
FOR CONSTRUCTION
SAFETY

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A GARAGE/SHOP & CARETAKER BUILDING FOR THE
CHRISTENSEN RESIDENCE
38625 ROLLING HILLS LANE
PT OF NW4NE4, PT OF SW4NE4 SEC 17-6-85
ROUTT COUNTY, COLORADO
PIN # 937174003



MICHAEL J.K. OLSEN
ARCHITECTS
1169 HILLTOP PKWY, SUITE #205B
P.O. BOX 772385, STAGI, SPRING, CO 80477
PHONE: 970-870-1584 FAX: 970-871-0217
mjko@mjkoarch.com

ISSUES:

AUGUST 24, 2022
RCRBD

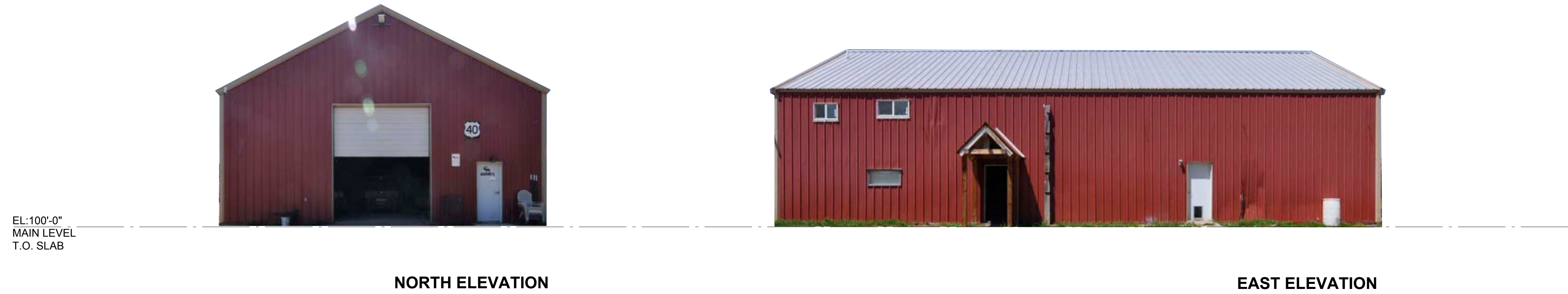
SHEET TITLE:

DRAWING NOTES
DRAWING INDEX
SITE PLAN

JOB NO. 22-12

SHEET NO.

A1.0



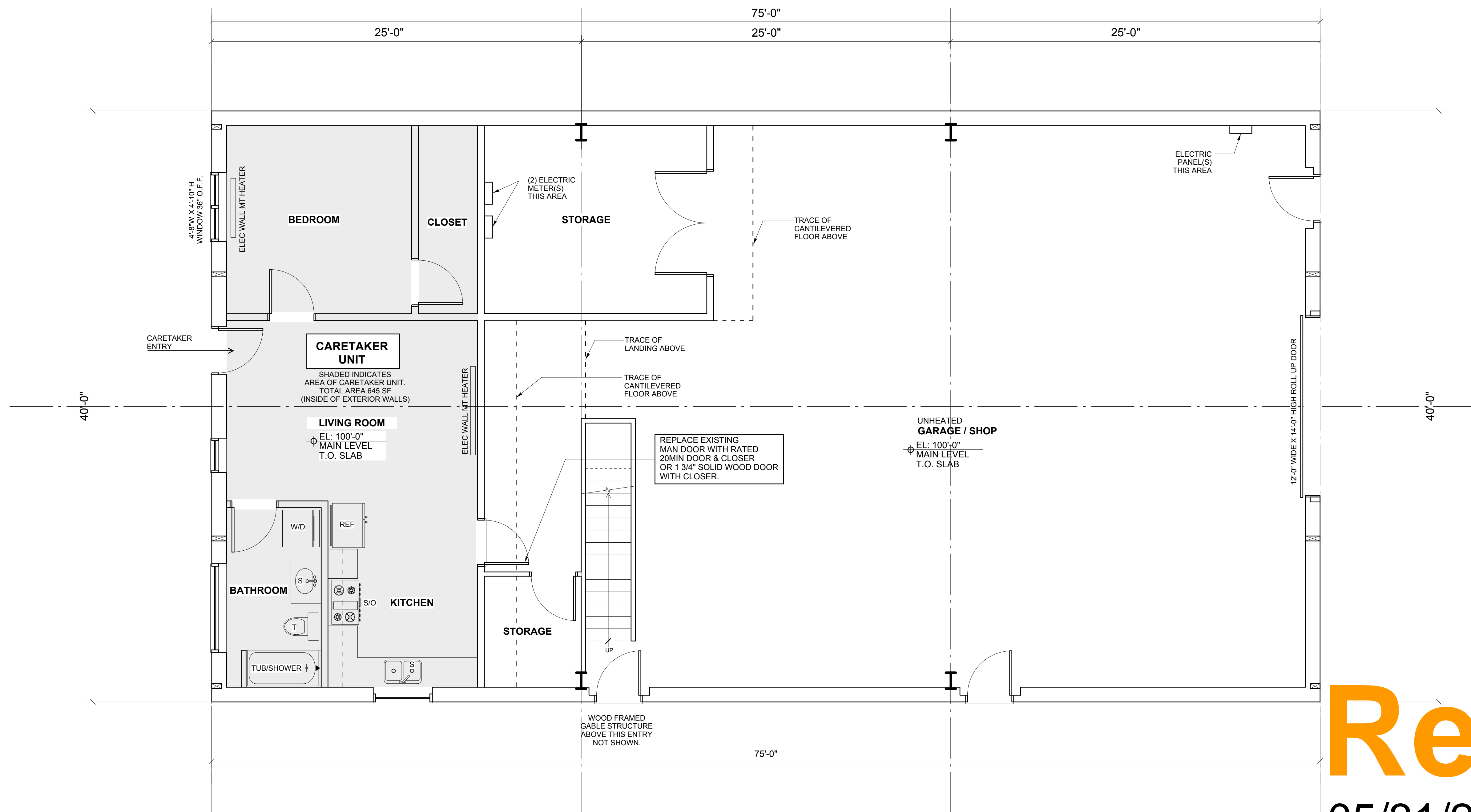
EL: 100'-0"
MAIN LEVEL
T.O. SLAB

NORTH ELEVATION

EAST ELEVATION

2 GARAGE - ELEVATIONS
A2.0

SCALE 1/8" = 1'-0"



1 GARAGE - LOWER LEVEL PLAN
A2.0

SCALE 1/4" = 1'-0"

Revised
05/31/2023 8:35:46 AM

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MICHAEL J.K. OLSEN
ARCHITECTS

1169 HILLTOP PKWY, SUITE #203B
P.O. BOX 772385, STANB, SPRING, CO 80477
PHONE: 970-870-1584 FAX: 970-871-0217
mjo@mjoarch.com

ISSUES:

AUGUST 24, 2022
RCRBD

PROJECT TITLE
GARAGE/SHOP & CARETAKER BUILDING
LOWER LEVEL PLAN
NORTH & EAST ELEVATION(S)

JOB NO. 22-12

SHEET NO.

A2.0

EL:100'-0"
MAIN LEVEL
T.O. SLAB



SOUTH ELEVATION

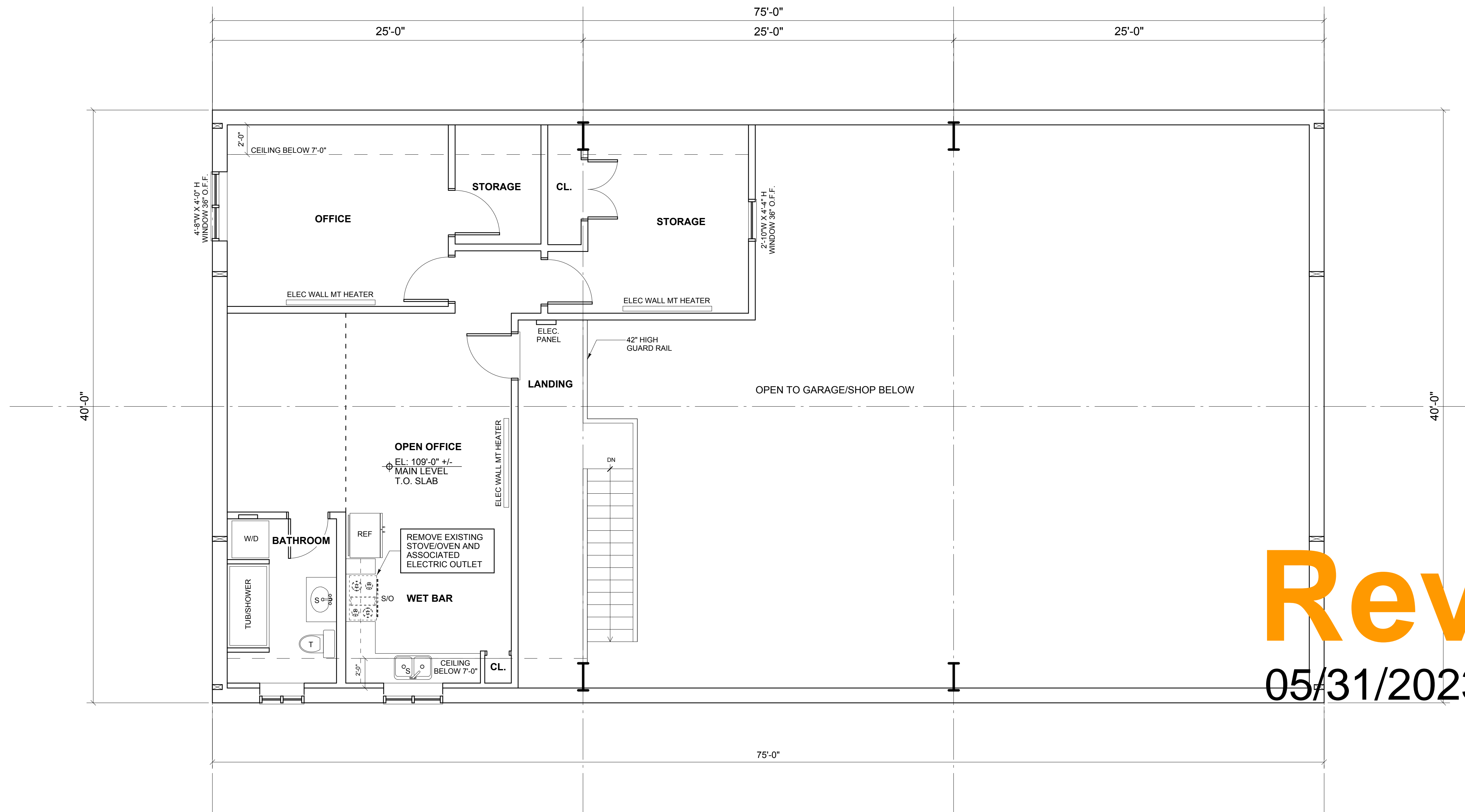
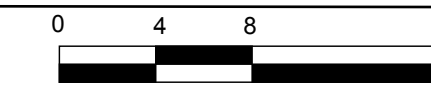


WEST ELEVATION

2 GARAGE - ELEVATIONS

A2.1

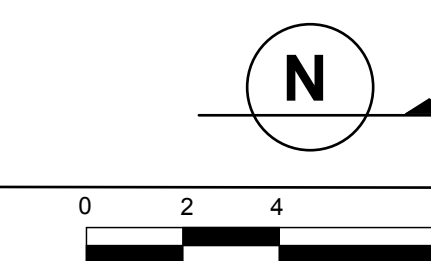
SCALE 1/8" = 1'-0"



1 GARAGE - UPPER LEVEL PLAN

A2.1

SCALE 1/4" = 1'-0"



SQUARE FOOTAGES

LOWER LEVEL	
FINISHED	645 SF
UNFINISHED/GARAGE	2,355 SF
UPPER LEVEL	
FINISHED*	880 SF
UNFINISHED**	106 SF

TOTAL FINISHED*	1,525 SF
TOTAL UNFINISHED/GARAGE	2,461 SF
TOTAL FINISHED & UNFINISHED	3,986 SF

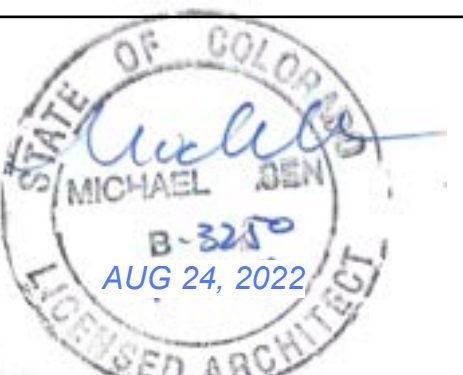
* AREA UNDER 7'-0" CLG HEIGHT NOT COUNTED.
**STAIR SQUARE FOOTAGE DEDUCTION
TAKEN AT UPPER LEVEL.

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SUES:
AUGUST 24, 2022
RCRBD

SHEET TITLE:
GARAGE / SHOP
UPPER LEVEL PLAN
SOUTH & WEST ELEVATION(S)

JOB NO. 22-12

SHEET NO.

A2.1