

1. All work shall conform to the International Building Code, 2016 edition (IBC), and all requirements of and as amended/updated by the Town of Grand Lake and Grand County, and all other applicable/related codes and ordinances (IMC, IEC, IPC) as amended by the town and county.
2. The contractor shall comply with the American Institute of Architects General Conditions (A201), 2017 edition.
3. The contractor shall verify all conditions and dimensions on the site prior to beginning work. Variance between the drawings and the actual site conditions, and any errors or omissions in the drawings, shall be brought to the attention of the Architect prior to proceeding with the work. Upon discovery of the unforeseen conditions on the site, the Contractor shall stop the work and request additional information from the architect or the structural engineer. The Contractor shall notify the Architect when the existing structure has been exposed.
4. Written dimensions shown in the drawings are rough framing dimensions, unless otherwise noted. They shall have preference over any scaled dimensions. The contractor shall not rely on scaled dimensions. Detail drawings shall have precedence over more general drawings.
5. The contractor shall be responsible for restoring to original condition, at his own expense, any damage done by him or his agents to the existing building or grounds.
6. The contractor shall guarantee all new work against leak for a period of two years following completion of the work.
7. The contractor shall install all products and materials in accordance with the manufacturer's specifications, and in accordance with the latest edition of applicable Trade Standards, published by the trade associations.
8. Upon completion of the work, all marks, stains, paint marks, tags, labels, etc., shall be removed. All finished surfaces, fixtures and equipment shall be cleaned and touched up as required. New glass shall be cleaned in a professional manner. All lamps shall be burning upon acceptance.
9. The contractor shall secure and pay for all permits (*except plan check and primary building permit which has been/will be paid by owner*), fees, licenses, and inspections necessary for the proper execution of the contract.

1. Provide all labor, demolition, permits and materials for the construction/installation of a ADDITION (on two levels) to an existing single story 700 sf residence (1520 sf new habitable area). Work will include amendments to and expansion of and existing wood deck and rails. Work to include preparation of site area and required modifications to the structural system (as described in the structural drawings). Refer to architectural drawings for detailed explanation of this scope of work.
2. Lower Level of ADDITION will include a gathering space that shall be plumbed for either a wet bar or future kitchen, as well as a new bedroom, bathroom, and stairs to upper level, in addition to exterior deck expansion. Upper Level ADDITION will serve as a Master Bedroom Suite with a landing at top of stairs, bedroom, closet and bathroom as well as a new deck. See drawings for specific size and fixtures.
3. Construct new DECK on west side of residence (existing deck to be expanded and steps to grade on east side added).
4. Exterior siding to match, as possible, existing (Cedar plywood with vertical batts at 24"oc as per existing) and stained to match.
5. Exterior walls to be insulated in accordance with ResCheck Calculations (R21).
6. Install floor and ceiling insulation per ResCheck report.
6. All exterior doors shall be installed with approved weather stripping.
7. All circuits to be arc fault circuit interrupter type. (125 volt, 15 and 20 amperes).
8. Smoke detectors (in all bedrooms) shall be interconnected such that activation of one alarm will activate audible alarm in all other locations as required by code. Hallway detectors shall include carbon monoxide detection function (Combo unit).
9. Install new hold downs, shear walls, footings and all related structural work as described herein.

1. Remove existing walls as required for renovation. Cap all electrical outlets, switches and utilities per code. Brace and support structure as necessary prior to removal of existing structures so as to prevent any movement within the existing structure. Contractor is responsible for the protection of undisturbed existing conditions (including adjacent property owners). Repair any damage resulting from new construction to 'like new' quality. Contractor to have adequate tarps available for protection of the building in the event of inclement weather.

Name	Contents
A1.0	Project Information
A1.1	Site Plan
A2.0	Existing Conditions
A2.1	First Floor Plan
A2.2	Second Floor Plan
A3.1	Elevations
A3.2	Elevations
A4.1	Building Sections
A4.2	Building Sections
A5.1	Interior Elevations
A6.1	Wall Sections
A7.1	Details
A8.1	Schedules
A 9.1	Renders
S0	Foundation Plan
S1	First Floor Framing Plan
S2	Second Floor Framing
S3	Roof Framing

A detailed map of Grand Lake, Colorado, showing the town area and surrounding features. The map includes roads like Park Ave, Mountain Ave, and Grand Ave. Key locations marked include Mountain Market, Rocky Mountain Grocery, Grand Lake Marina & Boaters Choice (temporarily closed), The Historic Rapids Lodge and, and Point Park. The map also shows the Grand Lake shoreline and the Arapaho National Recreational Area.

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net



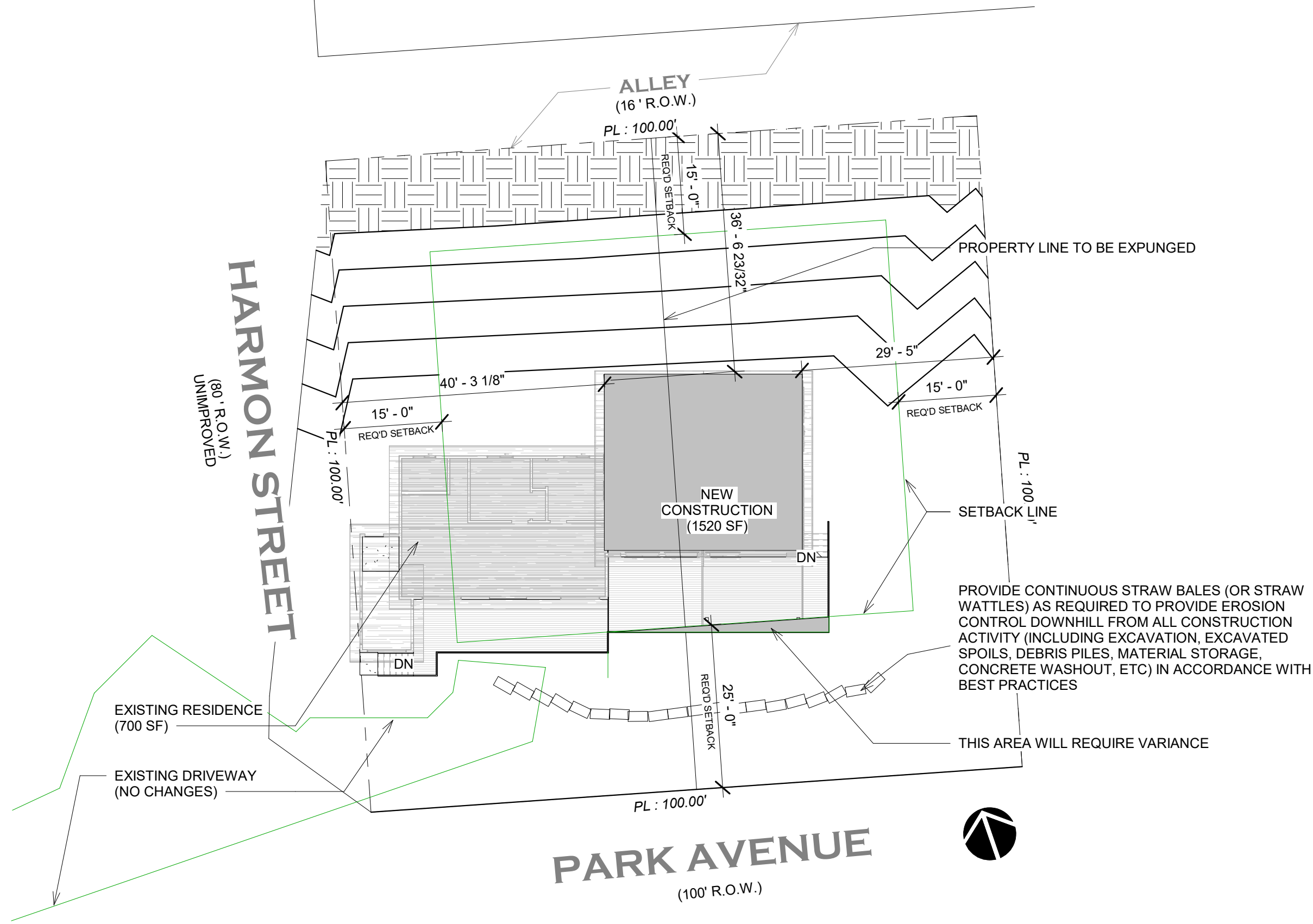
301 Park Avenue

Grand Lake, CO 80447

for Roger & Mary Jameson

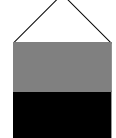
Project Information

Scale



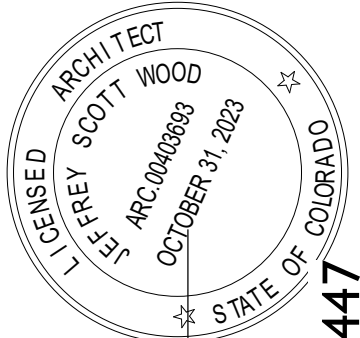
1 Site Plan
1/16" = 1'-0"

No.	Description	Date



JEFFREY WOOD ARCHITECTS

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net



Jameson Cabin
301 Park Avenue
Grand Lake, CO 80447

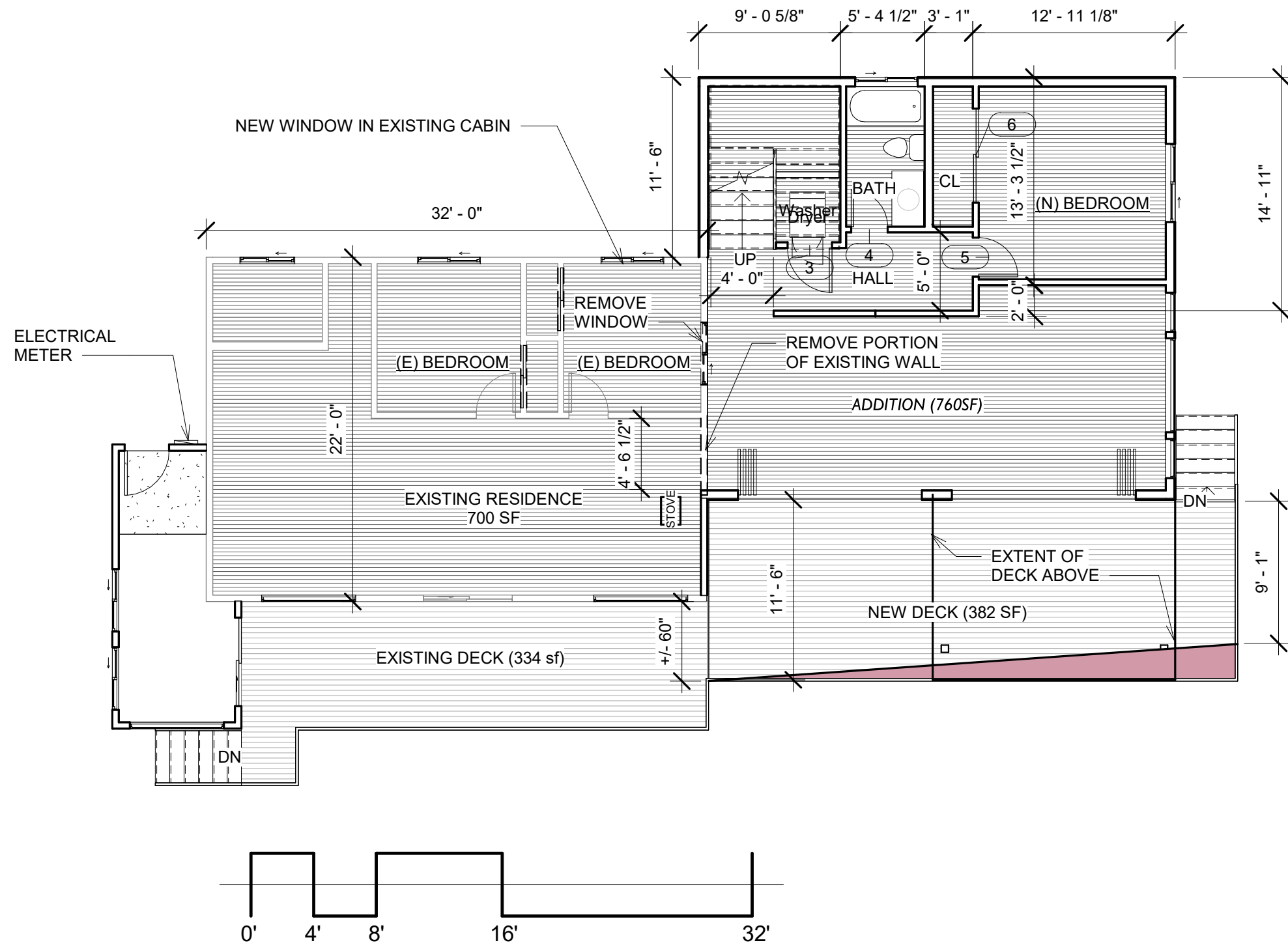
for Roger & Mary Jameson

Project number	2022-1
Date	5/23/2022
Drawn by	JSW
Checked by	JSW

Site Plan

AI.1

Scale 1/16" = 1'-0"



1 First Floor
1/8" = 1'-0"

No.	Description	Date

JEFFREY
WOOD
ARCHITECTS

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net



Jameson Cabin
301 Park Avenue
Grand Lake, CO 80447

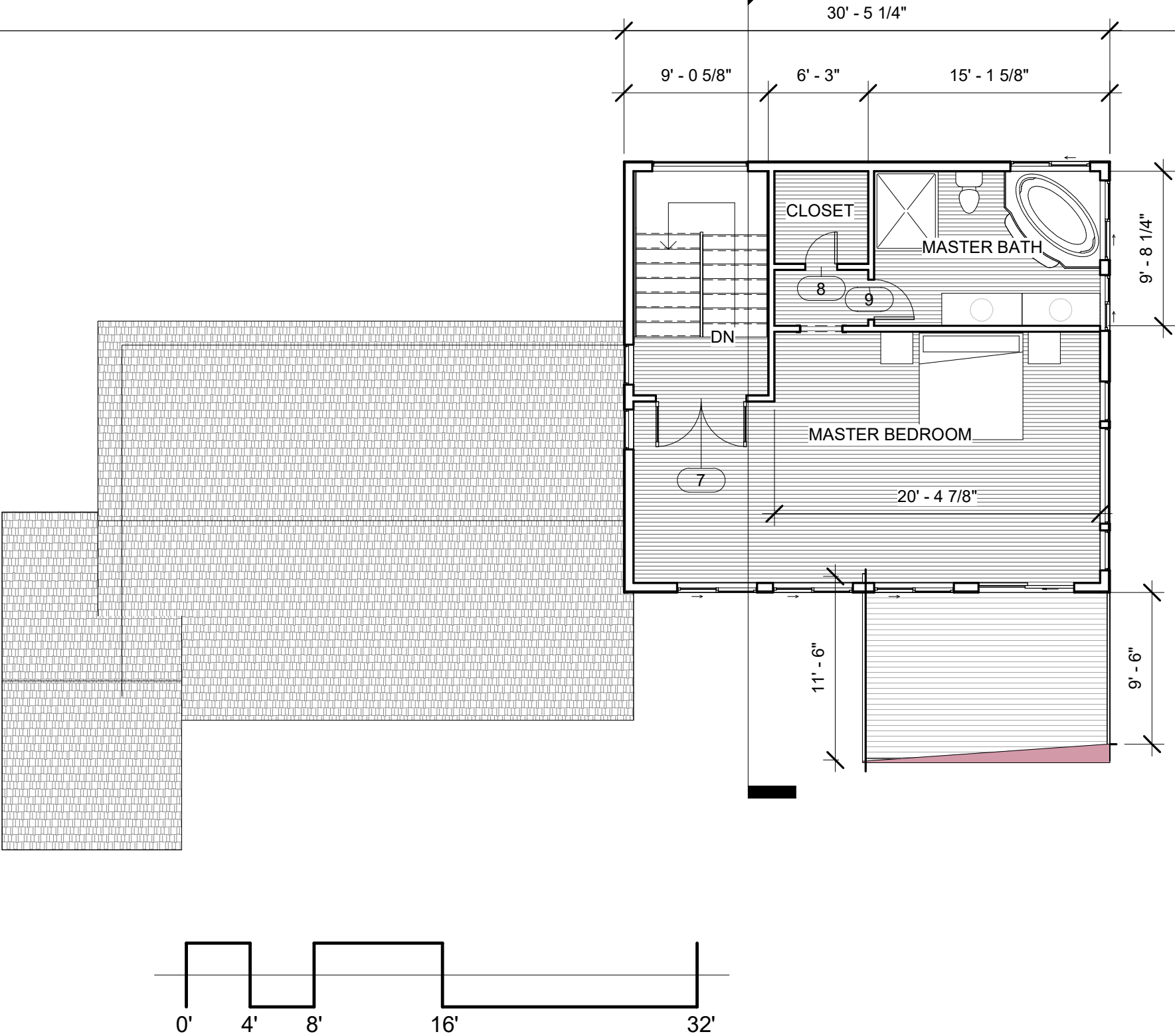
for Roger & Mary Jameson

Project number	2022-1
Date	5/23/2022
Drawn by	jsw
Checked by	jsw

First Floor Plan

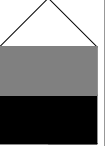
A2.1

Scale 1/8" = 1'-0"



1 Second Floor
1/8" = 1'-0"

No.	Description	Date



JEFFREY
WOOD
ARCHITECTS

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net



Jameson Cabin
301 Park Avenue
Grand Lake, CO 80447

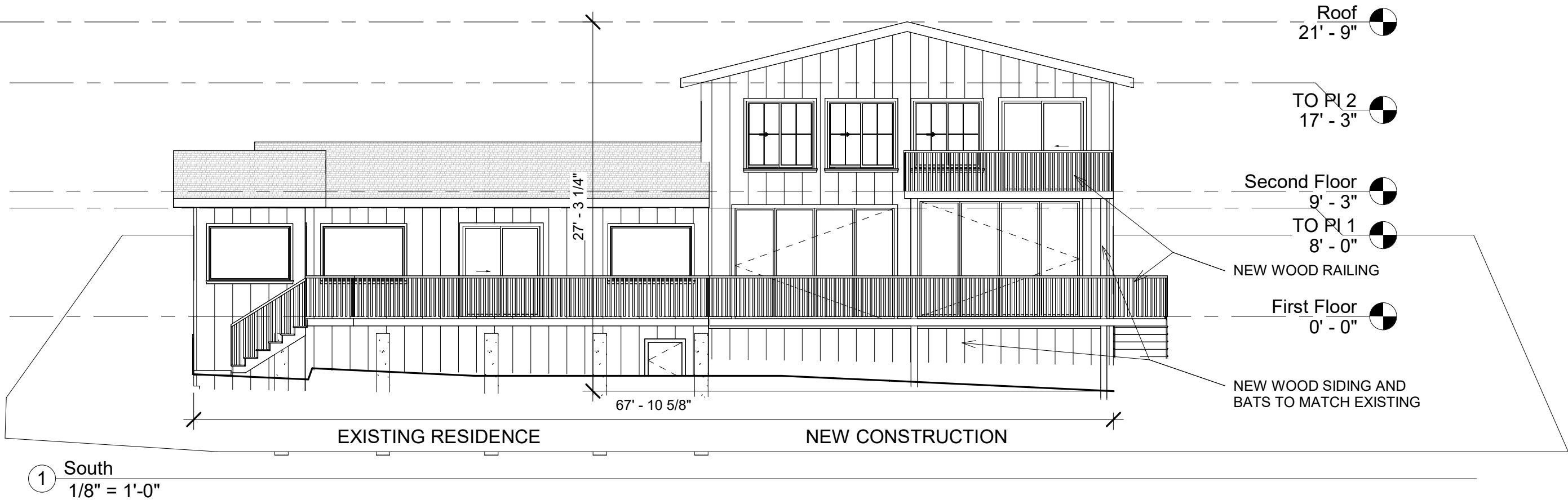
for Roger & Mary Jameson

Project number	2022-1
Date	5/23/2022
Drawn by	jsw
Checked by	jsw

Second Floor Plan

A2.2

Scale 1/8" = 1'-0"



No.	Description	Date

JEFFREY WOOD ARCHITECTS

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net

Jameson Cabin
301 Park Avenue
Grand Lake, CO 80447

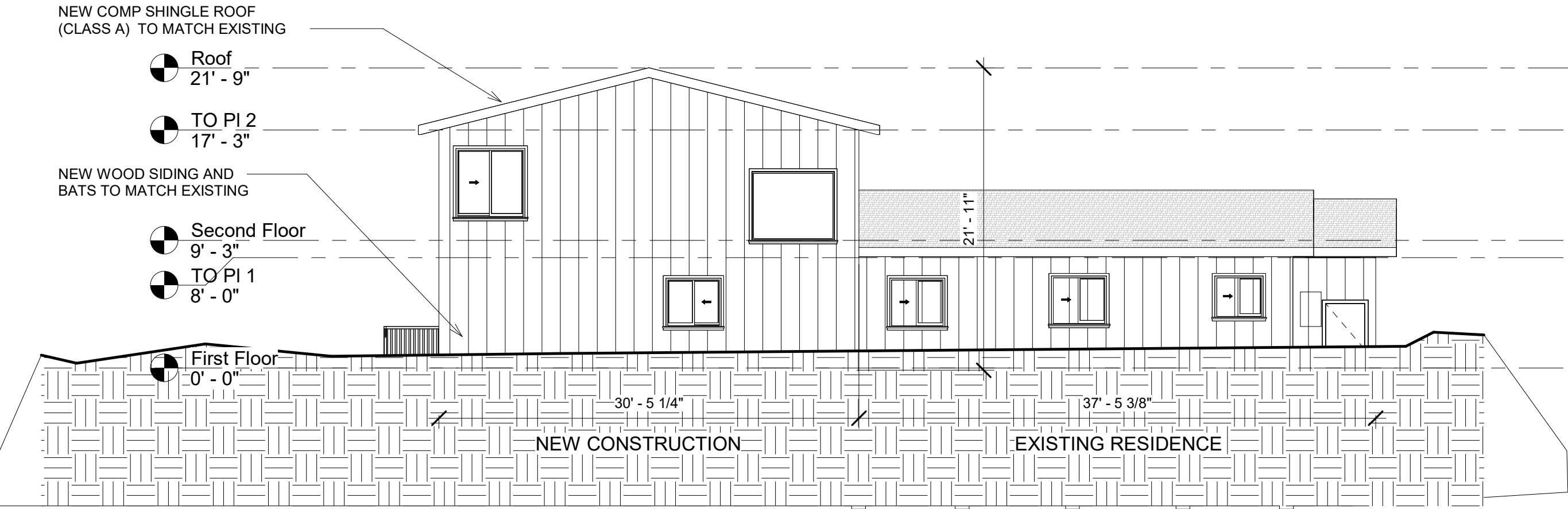
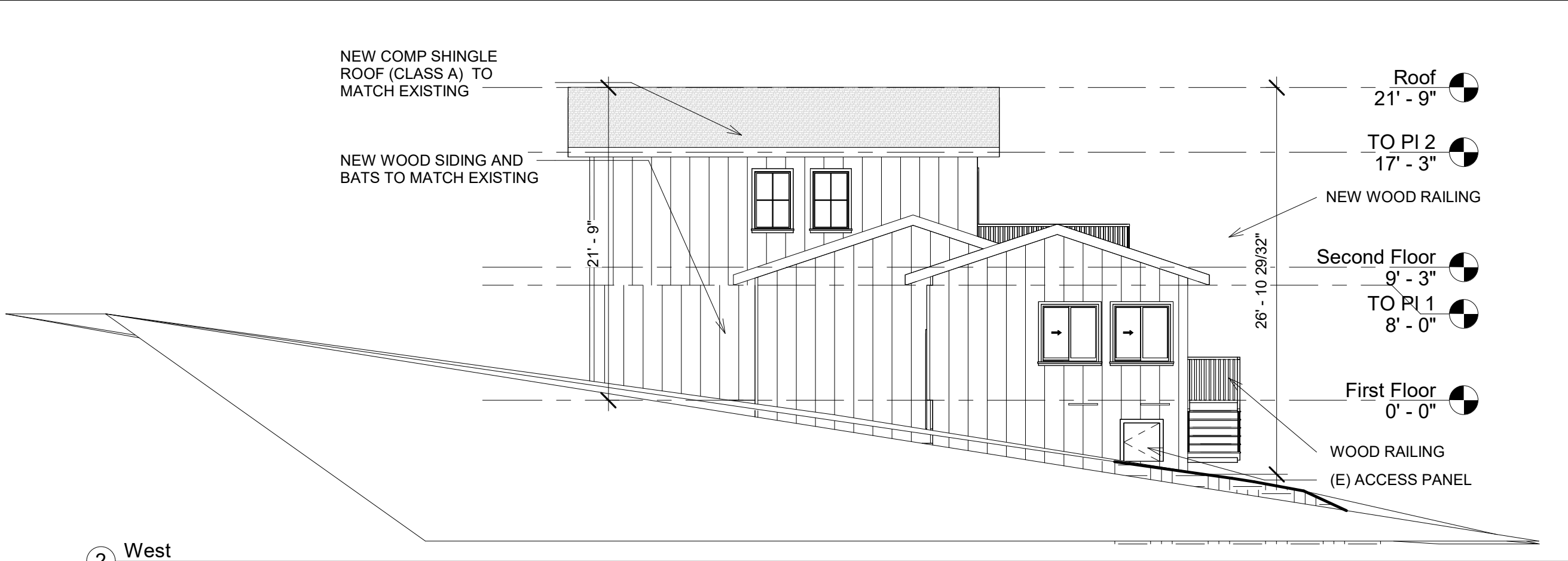
for Roger & Mary Jameson

Project number	2022-1
Date	5/23/2022
Drawn by	jsw
Checked by	jsw

Elevations

A3.1

Scale 1/8" = 1'-0"



No.	Description	Date



JEFFREY
WOOD
ARCHITECTS

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net



Jameson Cabin

301 Park Avenue
Grand Lake, CO 80447

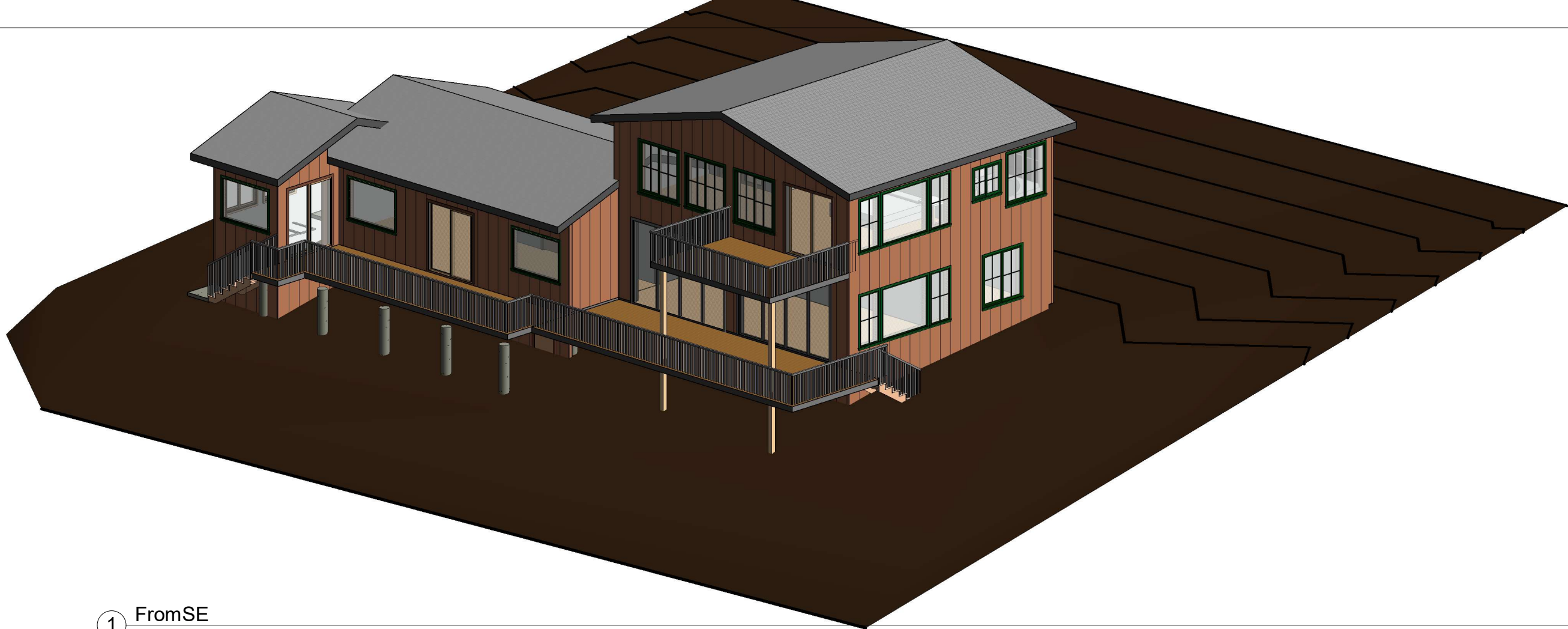
for Roger & Mary Jameson

Project number	2022-1
Date	5/23/2022
Drawn by	jsw
Checked by	jsw

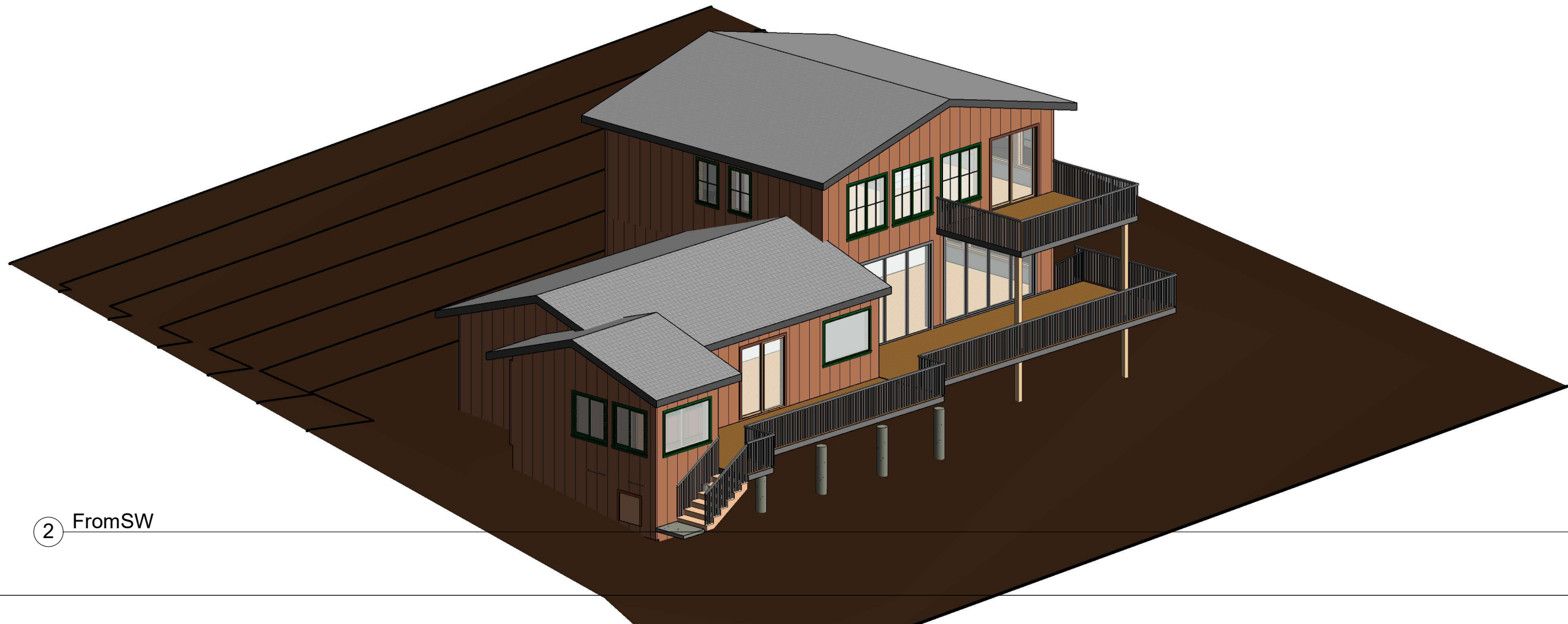
Elevations

A3.2

Scale 1/8" = 1'-0"



① FromSE



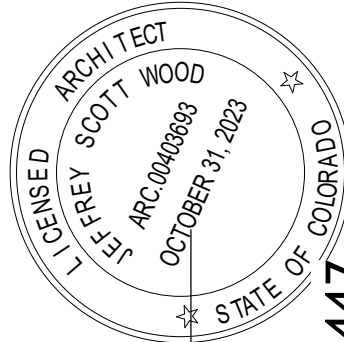
② FromSW

No.	Description	Date



JEFFREY
WOOD
ARCHITECTS

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net



Jameson Cabin

301 Park Avenue
Grand Lake, CO 80447

for Roger & Mary Jameson

Project number	2022-1
Date	5/23/2022
Drawn by	Author
Checked by	Checker

Renders

A 9.1

Scale