



VIEW FROM SOUTH

*SOME VARIATIONS MAY EXIST BETWEEN THIS RENDERING AND CONSTRUCTION DRAWINGS

GENERAL NOTES

- Contractor shall be governed by the currently adopted edition of all codes and regulations having jurisdiction over aspects of this construction project.
- Written dimensions and existing conditions shall be verified in the field by the Contractor and/or his Sub-Contractors. Do not scale drawings. If further clarification is required, contact Architect and provide him with field dimensions as required to assist him with his clarification.
- Any discrepancy in dimensions and/or drawings and/or field measurements shall be brought to the attention of the Architect prior to the commencement of any work.
- These drawings and specifications are the property and copyright of the Architect and shall not be used on any other work except by agreement with the Architect.
- Duty of Cooperation: Release of these plans anticipates further cooperation among the Owner, Contractor, and Architect. Although the Architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Any ambiguity or discrepancy discovered shall be reported immediately to the Architect. Failure to cooperate by a simple notice to the Architect shall not relieve the Contractor 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.
- Plans reflect final building and site configuration. Demolition, site clearing, etc. is to be performed as required. No inference is made that all existing conditions are shown or all demolition noted. Contractor is to field confirm all existing conditions.
- All products shall be installed per manufacturer's recommendations.
- Refer to the soils report titled "Geotechnical Subsurface Exploration Report, Covered Porch Addition and Detached Garage/ADU - Part of Lot A Block 2, Kimberly -", provided by Substrata, April 2, 2025.
- All Survey and Property information indicated herein is based upon Survey located 741 West St. in the Southeast Quarter of Section 8, Township 1 South, Range 69 West, 6th P.M., County of Boulder, State of Colorado: prepared by Huey Surveying, LLC., Dated May 29th, 2026
- The Contractor shall include any work required to make the end result building operative and occupiable. If equipment, material and/or intent are not detailed in drawings or specifications but are obviously required as industry standard for operative conditions, this work shall be included in base bid. If the Owner does not accept the Contractor's selection, the additional cost (to the Contractor) of that equipment or materials chosen by the Owner or Architect will be offset by Change Order.
- Do not use cadmium or cadmium plated products or products containing cadmium for work in place.
- Do not use asbestos or asbestos containing products for work in place. Contractor shall not cut, drill, remove, or otherwise disturb any material, equipment, construction, etc., if it is thought to contain any hazardous material. If material, equipment, construction, etc., is encountered which appears to, or is likely to contain hazardous materials, notify Owner immediately.
- Electrical equipment shall be certified as containing no PCB's.
- Typographical errors or errors of spelling shall be brought to the Architect's attention for clarification. Interpretation of the meaning of mistyped or misspelled words without clarification from the Architect will be done by the Contractor with acceptance of responsibility for that interpretation and all consequences arriving therefrom.
- Note: All dimensions to face of masonry, center line of structural steel or face of stud, typ. u.o.n. - All masonry dimensions indicated are nominal dimensions.
- The term "provide" as used herein shall mean that Contractor shall furnish and install said item, construction, equipment, materials, etc., for a complete, finished installation.
- General Contractor shall be responsible for coordination of all trades doing work and coordination with Owner and Owner's sub-contractors regarding installation and provision for all equipment, materials and constructions indicated "by Owner" or "by others" on these documents.
- All existing areas outside of contract limits are fully finished and beyond the jurisdiction of the owner. Contractor shall take all precautions necessary to protect these areas from damage, debris, and any other deleterious effects caused by this construction. Any areas affected by this construction shall be restored to original condition as required at completion of project.
- not used
- Mechanical, Electrical, and Plumbing systems shall be "Design Build" to conform to all applicable codes and regulations. The Mechanical, Electrical, and Plumbing Contractors shall provide all necessary drawings, engineering calculations, etc. as required for permits or as otherwise required by the Authority Having Jurisdictions.

PROJECT DIRECTORY

OWNER

Double J 741 West LLC
337 Roosevelt Ave.
Louisville, CO 80027
Contact: Jeff Raikes
email: jeff@triplerhomes.com
phone: 303.912.0781

ARCHITECT/PLANNER

Conscious Design LLC
950 Spruce Street, Suite 2C
Louisville, CO 80027
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STRUCTURAL ENGINEER

Sirko Associates, Inc.
950 Oleander Dr.
Lafayette, CO 80538
Contact: Jim Sirko
email: jsirko@sirko.com
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CONTRACTOR

Silver Contracting
1345 Plaza Court North #1B-200
Lafayette, CO 80026
Contact: Elliot Silver
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741 West St.

REMODEL & ACCESSORY DWELLING UNIT

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PROJECT DATA

PROJECT LOCATION:	741 West St., Louisville, CO 80027
LOT AREA:	6,938 sf
BUILDING AREA:	2,857 sf (refer to Site Plan for additional Site Data)
ZONING:	RL-1 - Residential-Low
APPLICABLE STANDARDS:	CITY OF LOUISVILLE LAND USE CODE CITY OF LOUISVILLE BUILDING CODE AMENDMENTS
LEGAL DESCRIPTION:	LOT "A", LESS THE NORTH 47 FEET THEREOF, BLOCK 2, KIMBERLY, COUNTY OF BOULDER, STATE OF COLORADO
PROJECT DESCRIPTION:	THE PROJECT IS A NEW CONSTRUCTION OF A DETACHED ACCESSORY DWELLING UNIT OVER A TWO CAR GARAGE AND A RENOVATION AND BASEMENT FINISH OF THE EXISTING HOUSE.
SETBACKS:	FRONT (West St.) - 20' (REFER TO SEC. 17.16.080) REAR YARD - 25' (NONCONFORMING) SIDE YARDS - 5'
HEIGHT:	27' MAXIMUM ALLOWABLE 25' PROVIDED

CODE INFORMATION

PROJECT DESIGN PER:
2024 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS &
2024 IPC, IFGC, IMC, IFC, IECC, & 2023 NEC
CITY OF LOUISVILLE BUILDING CODE AMENDMENTS
ONE EXISTING BACKFLOW PREVENTER EXISTS AT MECH ROOM;
ONE ADDITIONAL BACKFLOW PREVENTER TO BE PROVIDED W/ IRRIGATION SPRINKLER SYSTEM

VICINITY MAP



CONSCIOUS
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950 Spruce St. Suite 2C
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720.633.0936

REMODEL AND ADU
Double J 741 West LLC
741 West St., Louisville, CO 80027



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ISSUE:

PERMIT SET

DATE:

09.01.2026

DRAWN BY:

EE

REVIEWED BY:

EE

PROJECT #:

26130

REVISIONS:

No.	Description	Date

DRAWING TITLE:

COVER

A01

IMPROVEMENT SURVEY PLAT FOR: DOUBLE J 741 WEST LLC
741 WEST STREET, LOUISVILLE, COLORADO, 80027

BOULDER COUNTY PARCEL ID NUMBER: 157508452011

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO.

LEGAL DESCRIPTION

LOT "A", LESS THE NORTH 47 FEET THEREOF, BLOCK 2,
KIMBERLY, COUNTY OF BOULDER, STATE OF COLORADO.

NOTES

METHOD OF SURVEY: COMBINATION CONVENTIONAL RANDOM TRAVERSE USING
TRIMBLE SS ROBOTIC TOTAL STATION AND RTK DIFFERENTIAL GPS SURVEY
USING TRIMBLE R580 AND R8.

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AND
REQUIREMENTS FOR LAND SURVEYS AND PLATS AS PER C.R.S. SECTION
38-51-106.

NOTICE:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION
BASED UPON ANY DEFECT IN THIS IMPROVEMENT SURVEY PLAT WITHIN THREE
YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION
BE BASED UPON ANY DEFECT IN THIS IMPROVEMENT SURVEY PLAT,
COMMENCING MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION
SHOWN HEREON.

2. THIS IMPROVEMENT SURVEY PLAT, AND THE INFORMATION HEREON, MAY
NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT
FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER
THAN THOSE TO WHICH IT IS CERTIFIED.

3. THIS SURVEY IS ONLY VALID IF PRINT HAS SEAL AND SIGNATURE OF THE
SURVEYOR.

4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HUEY SURVEYING
LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY,
AND TITLE OF RECORD. HUEY SURVEYING LLC RELIED UPON LAND TITLE
INSURANCE CORPORATION, ORDER NUMBER K70898993-2, DATED APRIL 14,
2026 FOR THIS INFORMATION.

5. ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD
WORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD
LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY
EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.

6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES, ANY
PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR
ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE
STATUTE C.R.S. SEC 18-4-508.

7. DISTANCE MEASUREMENTS SHOWN HEREON ARE BASED ON THE U.S.
SURVEY FOOT.

8. BASIS OF BEARING: THE SOUTH LINE OF THE NORTH 47 FEET OF LOT A,
BLOCK 2, KIMBERLY, PER UNRECORDED LAND SURVEY PLAT FROM JONATHAN
R. LANGE, LANGE LAND SURVEYS, DATED 10-27-23, PHONE NUMBER
720-242-9732 AS PROVIDED BY THE HOMEOWNER OF 315 ROOSEVELT AVE.
FOUND MONUMENTS BEING A REBAR WITH YELLOW PLASTIC CAP MARKED "LS
37908" AT THE SOUTHEAST CORNER OF SAID PARCEL AND A MAGNETIC NAIL
WITH BRASS WASHER MARKED "LS 37908" IN ASPHALT AT THE SOUTHWEST
CORNER OF SAID PARCEL. SAID LINE BEARS N89°41'49"W A MEASURED
DISTANCE OF 131.29'. ALL BEARINGS AND DISTANCES CONTAINED HEREIN
RELATIVE THERETO.

9. DATES OF FIELD WORK: MAY 19, 2026.

10. EASEMENTS NOT OF RECORD MAY BE LOCATED ON THE PROPERTY.

11. THE TOTAL AREA OF THE PROPERTY IS 6,938 SQUARE FEET OR 0.16
ACRES MORE OR LESS.

LEGEND

- INDICATES FOUND NUMBER 5 REBAR
ACCEPTED AS ORIGINAL CORNER
- INDICATES SET NUMBER 4 REBAR
WITH ORANGE PLASTIC CAP MARKED
"HUEY PLS 38290"
- ⊕ INDICATES SET MAGNETIC NAIL AND
BRASS WASHER MARKED "HUEY PLS
38290"
- INDICATES WOODEN FENCE
- INDICATES CYCLONE FENCE
- OHP— INDICATES OVERHEAD POWER
LINE
- UGP— INDICATES UNDERGROUND
POWER LINE
- GAS— INDICATES GAS LINE
- COM— INDICATES COMMUNICATIONS
LINE
- SS— INDICATES SANITARY SEWER
LINE
- WV INDICATES WATER VALVE
- ⚡ INDICATES FIRE HYDRANT
- ⊕ INDICATES JUNIPER TREE
- ⊕ INDICATES DECIDUOUS TREE.

SURVEYORS CERTIFICATE

I, JESSE J. HUEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE,
INFORMATION AND BELIEF, DO HEREBY CERTIFY SPECIFICALLY AND ONLY TO DOUBLE J 741 WEST LLC THAT IN MAY
2026, A PROPERTY SURVEY WAS MADE BY ME OR MY RESPONSIBLE CHARGE TO NORMAL STANDARDS OF CARE OF A
PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THAT THE PLAT HEREIN IS AN ACCURATE
REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ALL NOTES SHOWN HEREON ARE A PART OF
THIS CERTIFICATION. THE ENCROACHMENTS, EASEMENTS, RIGHT OF WAYS OR PASSAGEWAYS ACROSS SAID PROPERTY
THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY
DOES NOT CONSTITUTE A TITLE SEARCH BY HUEY SURVEYING LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR TO
VERIFY THE DESCRIPTION SHOWN, THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, NOR
EASEMENTS OF RECORD.

HUEY SURVEYING LLC

2809 Jay Road

Boulder, Colorado 80301

Tel: (720) 646-8805

Email: hueysurveying@gmail.com

JOB NO. 681

DRAWING: 681 - 741 WEST ST.DWG

DATE: MAY 29TH, 2026

SHEET: 1 OF 1

DRAWN BY: J. HUEY

JESSE J. HUEY REGISTRATION NO. 38290 DATE

Jesse Huey

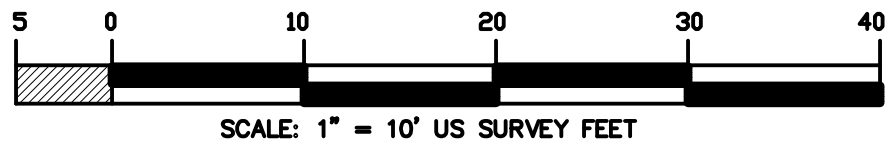
BENCHMARK:

THE REBAR WITH YELLOW CAP "MARKED LS
37908" AT THE NORTHEAST CORNER OF THE
SUBJECT PROPERTY.

ELEV: 5342.15'

DATUM: NAVD 1988

PROJECT ELEVATIONS ESTABLISHED FROM GPS
DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION
OF NOS "GEOID 18" MODELED SEPARATIONS TO
ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC
GPS DATA PROCESSED ON THE NOS OPUS
WEBSITE. ALL ELEVATIONS REFERENCED HEREON
ARE REFERENCED TO THE NAVD88 DATUM.





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Double J 741 West LLC
741 West St., Louisville, CO 80027



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ISSUE:

PERMIT SET

DATE:

09.01.2026

DRAWN BY:

EE

REVIEWED BY:

EE

PROJECT #:

26130

REVISIONS:

No.	Description	Date

DRAWING TITLE:

GENERAL
NOTES

A02

Foundation, Basement, and Underfloor Area Requirements

2. Burial depth requirements:

Electrical - direct burial conductors shall be a minimum of 24-inches deep, non-metallic conduit 18-inches deep or 24-inches under driveways. (IRC Table E3803.1)

Water Lines - shall be a minimum of 36-inches deep. (IRC P2603.6)

Gas Service Piping - installed a minimum of 12-inches below grade or 8-inches below grade where serving individual outside appliances. An 18 AWG yellow insulated tracer wire must be installed adjacent to underground nonmetallic gas piping and terminate above grade at each end. (IRC G2415.1.2 and G2415.17.3)

3. Underground plumbing pipe shall have a solid and continuous load-bearing support. Piping cannot bear on rocks. Pipes passing under a footing or through foundation wall shall be provided with a relieving arch or a sleeve. Trenches parallel to footing shall not extend below the 45° plane of the edge of the footing.

Water piping must be buried a minimum 36-inches deep. Water service pipe may be installed in the same trench as the building sewer providing the sewer pipe material is listed for underground use within the building or the water service pipe is separated from the sewer by a minimum distance of 5-feet horizontally or elevated at least 12-inches above and to one side of the sewer line.

4. Frost depth to the bottom of the foundation footings must be as noted on the engineered plans. If not noted, the frost depth to the bottom of the footings must be a minimum of 30-inches below finished grade. (IRC Table R301.2.1)

5. A perimeter drain system that discharges to an approved drainage system is required around all foundations that enclose usable spaces below grade. Foundations that retain earth and enclose interior spaces below grade must be damp proofed. (IRC R405.1, R406.1)

6. Garage and carport floor surfaces must be approved noncombustible materials. Floors must be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. (IRC R309.2)

7. Foundation plates and sills must be bolted to the foundation wall as prescribed on the engineered plans. If not noted, bolts shall have a minimum diameter of ½-inch, embedded at least 7-inches and spaced not more than 6-feet apart. A minimum of 2 bolts are required per plate section, with one bolt located within 12-inches of each end of each plate. (IRC R403.1.6)

Rough Framing and Wood Requirements

8. The complete rough inspection is to be made after the rough framing, rough electrical, rough plumbing, and rough heat and ventilation are complete. The building should be fully enclosed with the roof covering and siding in place.

9. Lumber, plywood, fiberboard, structural logs, and glued laminated timber must be identified by a grade mark or certificate of inspection issued by an approved agency. (IRC R502.1, R602.1, and R802.1)

10. Wood in contact with the ground that supports structures for human occupancy must be approved pressure-preservative-treated wood. (IRC R317)

11. Protection from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative treated in accordance with AWPA U1: (IRC R317)

A. Wood joists closer than 18-inches and wood girders closer than 12-inches to grade located within foundation periphery.

B. Wood framing members that rest on concrete or masonry foundation walls and are less than 8-inches from the exposed ground.

C. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground.

D. Wood girders entering concrete or masonry walls with a clearance less than ½-inch.

E. Wood siding, sheathing, and wall framing less than 6-inches above the ground.

F. Wood members supporting moisture-permeable floors or roofs that are exposed to the weather.

G. Wood furring strips or wood members attached directly to the interior of below grade exterior masonry or concrete walls.

H. Wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be approved pressure-preservative-treated wood.

12. Accessible under-floor areas shall be provided with a minimum 18-inches x 24-inches opening through the floor or 16-inches x 24-inches opening through the perimeter wall. When the access is through a below-grade wall an airway of not less than 16-inches x 24-inches must be provided. Where equipment is located beneath the floor, the access opening must be within 20-feet of the equipment and allow the removal of the largest piece of equipment. (IRC R408.4 and M1305.1.4)

13. Basements greater than 200 square feet and every sleeping room shall have at least one operable emergency and rescue opening or a door to the exterior. Emergency escape and rescue openings shall meet the following requirements: A minimum clear width of 20-inches, a minimum clear height of 24-inches, with a total net clear opening of 5 square feet for grade level windows and 5.7 square feet for all others. A sill height of not more than 44 inches measured from the finished floor to the bottom of the clear opening. Window wells for emergency escape and rescue shall provide a minimum net area of 9 square feet with minimum horizontal projection and width of 36-inches. The area of the widow well shall allow the emergency escape and rescue opening to fully open.

14. Columns must be restrained to prevent lateral displacement at the bottom end to insure against uplift. (IRC R301.2.1, R407.3)

15. Fire blocking shall be installed to cut off all concealed draft openings in the following locations: (IRC R302.11)

A. In concealed spaces of stud walls and partitions, including turned spaces, vertically at the ceiling and floor levels, and at 10-foot horizontal intervals.

B. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings.

C. In openings around vents, pipes, ducts, cable, wires, chimneys, fireplaces, and similar openings that afford a passage for fire at ceiling and floor levels.

D. In concealed spaces between stair stringers at the top and bottom of the run, and between studs in line with the run of the stairs at unfinished walls.

16. Stairways must be at least 36-inches in width. Handrails shall not project more than 4½-inches. The maximum rise may not exceed 7½-inches. The minimum tread depth may not be less than 10-inches. Minimum headroom is 6-feet, 8-inches. For stairways with solid risers a nosing of ¾-inch to 1¼-inches shall be provided. When open risers are used the opening between the treads shall not allow the passage of a 4-inch sphere. Landings must be provided at the top and bottom of the stairway that is the width of the stairway measuring at least 36-inches in the direction of travel.

17. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistant barrier shall be applied over studs or sheathing of all walls within the exterior wall envelope. (IRC R703.2)

18. Ceiling heights for habitable rooms, hallways, bathrooms, toilet rooms, laundry rooms, and basements shall be a minimum of 7-feet measured from the finished floor to the lowest projection of the ceiling. Non-habitable basements may have a ceiling height of 6-feet, 8-inches with clearance below beams and ducts of 6-feet, 4-inches. Bathrooms shall have a ceiling height of 6-feet, 8-inches at the fixture front clearance area and over the fixture. (IRC R305.1)

19. Attic access must be provided for attics that exceed 30 square feet and that have a vertical height of 30-inches or greater. The access must be located in a hall or readily accessible location with a minimum 22-inches x 30-inches access opening. The access must provide a minimum of 30-inches headroom. (IRC R807)

20. Roof Ventilation (IRC R806)

A. Enclosed attic and rafter spaces must have cross ventilation for each space through screened openings. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated. The area may be reduced to 1 to 300 if 50-80% is provided by ventilators located in the upper portion of the space or if a vapor barrier not exceeding 1 perm is installed on the warm side of the ceiling. At least a 1-inch space is required between the roof sheathing and the insulation at the location of the vent. (IRC R806.1)

B. Unvented attic and unvented enclosed rafter assemblies. Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the conditions of R316 and R806.5 are met.

21. Rafters must be framed to a minimum 1-inch nominal ridge board that is not less than the depth of the cut end of the rafter or to each other using a gusset plate. Hip, and valley rafters shall be a minimum of 2-inches and not less in depth than the cut end of the rafter. Hip and valley rafter shall be supported at the ridge by a brace to a bearing partition or be designed. (IRC R802.3)

22. Rafters and ceiling joists having a depth-to-thickness ratio exceeding 5:1 shall be provided with lateral support at points of bearing to prevent rotation. Rafters and ceiling joists having a depth-to-thickness ratio exceeding 6:1 shall be supported laterally by solid blocking, diagonal bridging or a continuous 1-inch by 3-inch wood strip nailed across the rafters. (IRC R802.8)

Roof trusses or rafters must be attached to supporting walls with approved hurricane clips. Trusses must be braced to prevent rotation and to provide lateral stability in accordance with the construction documents and the individual truss design drawings. (IRC R502.1.2, R802.11)

23. Trusses must be designed and fabricated in accordance with ANSI/TPI 1. A licensed professional shall prepare the truss design. Trusses must be legibly marked within 2-feet of the center to identify the manufacturer, the design load, and the spacing. Truss engineering and layout must be provided at the site at the rough framing inspection. (IRC R502.11 and R802.10)

24. Roofing material installed in the mountain areas is limited to Class "A" roof coverings. Wood roofs in the plain areas are limited to minimum Class "B" roof coverings. Shingle installation shall meet the manufacturer's high-wind installation procedures in areas where wind load is greater than 110 mph (V35)

25. Roofs decks and enclosed roofed areas must be provided with roof drains installed at the low point of each roof. Where roof drains are installed, overflow drains or sumpers are required. (IRC R903.4)

26. Exterior finish materials must conform to the conditions of your Site Plan Review to include: roof covering, siding, ignition resistant construction, color requirements, conforming light fixtures which comply with the approved lighting plan, and re-vegetation requirements.

Glazing and Window Requirements

27. All habitable rooms shall be provided with aggregate glazing area for natural light of not less than 8% of the floor area of such rooms. The glazed areas need not be installed in rooms where section M1507 is satisfied and artificial light is provided at an average of 6 footcandles at a height of 30 inches. Sleeping rooms must meet egress requirements. (IRC R303.1, R310)

28. Safety glazing shall be installed in the following hazardous locations and be permanently labeled as safety or tempered glazing: glazing panels in doors; glazing enclosing spas, bathtubs or showers; glazing panels adjacent and within 24-inches of the edge of a door; glazing panels greater than 9 square feet within 18-inches of the floor; glazing used for railings; glazing used for barriers for swimming pools and spas; and glazing enclosing stairways, landings, and ramps within 36-inches horizontally of a walking surface.

See the Boulder County Land Use Department Publication titled Safety Glazing, for more information. (IRC R308)

Heating and Ventilation Requirements

37. Crawl spaces shall be provided with conditioned air in compliance with IRC 408.3 Crawl space walls shall be insulated in accordance with Table N1102.1.2 or Table N 1102.1.4. Crawl space wall insulation shall be permanently fastened to the wall and exposed downward from the floor to the finish grade level and then vertically and/or horizontally for a least an additional 24-inches. Extended earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder with a minimum thickness of 10-mil. All joints in the vapor retarder shall overlap by 6-inches and be sealed and taped. The edges of the vapor retarder shall extend at least 6-inches up the stem wall and shall be attached to the stem wall. N1102.2.11

38. Ventilation (IRC R303.1)

A. Habitable rooms must be provided with outdoor openings for ventilation equal to at least 4% of the floor area and shall have heating facilities capable of maintaining 68° at 3-feet above the floor and 2-feet from exterior walls.

B. The windows need not be operable in a room where an opening is not required to be an egress window, and a whole house mechanical ventilation system designed to meet M1507.3 is installed.

39. Bathroom exhaust fans shall exhaust directly to the exterior and must be provided in bathrooms where windows of at least 3 square feet are not provided. The mechanical ventilation must be capable of providing an exhaust capacity of 50 cfm intermittent or 20 cfm continuous exhaust. (IRC R303.3, M1507.4)

40. Dryer vents must be rigid metallic, independent of all other systems, shall terminate outside the building, be equipped with a back draft damper, and be of the manufacturer. The maximum length of the exhaust duct shall be 35-feet. (IRC P2705)

(Unless approved under the manufacturer's listing) from the connection to the transition duct from the dryer to the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with (IRC Table M1502.4.4.1)

Flexible transition ducts are limited to 8-feet, shall not be concealed within construction, and shall be listed and listed per UL 2158A. (IRC M1502)

41. Appliances and equipment shall be installed in accordance with the conditions of their listing. Manufacturer's installation instructions must be available at the time of the inspection. (IRC G408.1, M1307.1, M1401.1, M1902.2)

42. Appliances shall be accessible for inspection, service, repair and replacement without removing permanent construction. 30-inches of working depth and width shall be provided in front of the control side of an appliance. (IRC M1305.1)

43. Gas and solid fuel appliances located in a garage and hazardous locations shall be elevated so the source of ignition is at least 18-inches above the floor. Rooms and spaces that are communicate directly with the garage and are not part of the living space shall be considered as part of the garage. Appliances located in garages must be installed at least 6-feet above the floor or protected from motor vehicle impact. (IRC G2408.2, G2408.3)

44. Combustion air is required for all liquid fuel, solid fuel and gas appliances. (IRC M1701.1, G2407)

45. Gas burning appliances may not be located in or obtain combustion air from: a sleeping room, bathroom, toilet room, or storage closet unless it is a direct vent appliance or installed in an enclosure that opens only into a bedroom or bathroom in and such enclosure is provided with a solid weather-stripped door, a self-closing device and all combustion air is taken from the outdoors. (IRC G2406.2)

46. Gas logs installed in solid fuel burning fireplaces shall be tested in accordance with ANSI Z21.60 and installed per the manufacturer's installation instructions. Gas logs installed in bedrooms must be direct vent or provided with an approved source of outside combustion air. The approved gas log set must be installed in the Solid-fuel burning appliances at the final inspection. (IRC G2406, G2432, and G2434)

47. Solid-fuel-burning fireplace stoves, fireplace inserts or wood stove appliances shall conform with emissions testing, certification and labeling requirements per Title 30, Article 28, Sections 402-405 of the Colorado Revised Statutes. The Air Pollution Control Division of the Colorado Department of Health must certify these appliances to meet the emissions standards of Section IV of Regulation No. 4 of Volume I of the Colorado Air Quality Control Commission as EPA Phase I or Colorado Phase III solid-fuel burning devices. (IRC Amendment IMC Chapter 9)

48. B, BW, and L vents and factory-built chimneys must be provided with a clearance to combustibles per the manufacturer's listing. Where vents pass through insulated assemblies, they must be provided with an insulation shield. A clearance of 9-inches is required between single wall vent connectors and combustibles. Gas vents must penetrate through the roof flashing, jack or trundle and terminate in a listed cap or per the manufacturers listing. Decorative shrouds installed at terminations shall be listed and installed per the manufacturer. (IRC G2425, G2426, G2427) 49. Chimneys shall be protected with a spark arrester consisting of 19 gauge galvanized steel or 24 gauge stainless steel, with openings not exceeding ½-inch. (IRC R1003.9.2)

Electrical Requirements

50. All electrodes present at each structure shall be bonded together to form one grounding electrode system to include: Concrete Encased Electrodes (UFER), water piping, ground rings, ground rods, and plate electrodes. Bonding shall ensure electrical continuity. The electrode conductor must be connected in an approved manner and inspected prior to concealing. (IRC E3607, E3608, E3609, E3610, E3611)(NEC 250.24, 250.28, 250.32, 250.50)

51. All electrical receptacle, switch, light, and junction boxes shall be made up using proper mechanical connectors at time of rough inspections. This includes hot, neutral, and grounding conductors.

52. Tamper -resistant Receptacle outlets are required in every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreational room or similar dwelling areas spaced so that no point along the wall line exceeds 6-feet from an outlet. (IRC 3901, E4002, E400.14)(NEC 210.52, 406.3, 406.12)

A. Counters 12-inches in width or wider shall have receptacles placed no more than 20-inches above the counter top and spaced so no point exceeds 24-inches from an outlet.

B. Island and peninsula counters with a length at least 24-inches and a width of 12-inches or greater must be equipped with at least one outlet.

C. At least one receptacle shall be installed in a bathroom within 36-inches of each basin.

D. At least one receptacle shall be installed for laundry equipment, in unfinished basements, and in each car space of attached and detached garages. The branch circuit supplying the garage receptacles shall not supply outlets outside of the garage. (IRC 3901.9)(NEC 210.52)(G)(11)

E. Not less than one receptacles outlet that is readily accessible from grade level and located not more than 6 feet 6 inches above grade, shall be installed outdoors at the front and back of each dwelling unit having direct access to grade level. Balconies, decks, and porches that are accessible from inside of the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the balcony, deck, or porch.

F. At least one receptacle outlet that is accessible while standing at grade level and located not more than 6-feet,6-inches (1981-mm) above grade, shall be installed outdoors at the front and back of each dwelling unit having direct access to grade. Balconies, decks, and porches that is accessible from inside of the dwelling unit.

G. Attics or crawlspaces containing equipment must be provided with at least one receptacle outlet within 25-feet of the equipment.

H. Hallways of 10 feet or more in length shall have at least one receptacle outlet. The hall length shall be considered the length measured along the centerline of the hall without passing through a doorway. Foyers that are not part of a hallway and is greater than 60 square feet shall have a receptacle(s) located in each wall space that is 3 feet or more in width.

Doorways, door-side windows that extend to the floor, and similar openings shall not be considered as wall space

53. A minimum of two 20-amp rated branch circuits shall serve receptacles in the kitchen, pantry, breakfast area, and dining area. At least one 20-amp branch circuit shall supply bathroom receptacles and at least one 20-amp branch circuit shall supply laundry. Refrigerator receptacle can be connected to one of the two required kitchen branch circuits or from an individual branch circuit rated 15 amperes or greater. (IRC E3703.2, E3703.3, E3901)(NEC 210.52)(B)

54. Ground fault protection shall be installed on each 125-volt single phase 15 and 20-ampere receptacles installed in bathrooms, garages and accessory buildings, outdoors, crawl spaces, unfinished areas of basements, kitchens including dishwashers, within 6' of all other sinks, and laundry areas. Ground-fault circuit interrupters shall be installed in readily accessible locations. (IRC E3902)(NEC 210.8, 210.8(D))

55. A combination type arc-fault circuit interrupters must be installed on all 120-volt 15 and 20-amp branch circuit outlets installed in kitchens including dining rooms, living rooms, parlors, libraries, den, bedrooms, sun rooms, recreation rooms, closets, hallways, laundry areas and similar rooms or areas. Arc-fault circuit interrupters shall be installed in readily accessible locations. (IRC E3902.16)(NEC 210.12)

B. Whenever a branch circuit wiring is modified, replaced, or extended in any of the areas specified in 55A above, the branch circuit shall be protected by one of the following: (IRC 3902.17)(NEC 210.12)(B)

1. A combination type AFCI shall be installed at the origin of the branch circuit.

2. An outlet branch circuit type AFCI located at the first receptacle outlet of the existing branch circuit. **Exception:** AFCI protection shall not be required where the extension of the existing conductors is not more than 6' in length and does not include any additional outlets or devices.

56. At least one wall switch-controlled lighting outlet shall be installed in every habitable room, bathroom, hallway, stairways, attached garage, detached garage and assessor building with electric power, and at the exterior side of each outdoor exit door having grade level access. Attics, under floor spaces, utility rooms and basements containing equipment or used for storage must be provided with a switch operated light. (IRC E3903)(NEC 210.70)

57. Smoke alarms shall comply with UL 217 and UL 2034. Smoke alarms are to be powered by the building's wiring with battery backup and shall be interconnected so the actuation of one alarm will activate all alarms in the dwelling unit. Interconnection of smoke alarms shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless the space is an attic, crawl space, basement, or similar location that could provide access for interconnection without the removal of interior finishes. Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power. Smoke alarms shall be installed in the following locations: (IRC R314)

A. In each sleeping room;

B. Outside each sleeping area in the immediate vicinity of the bedrooms

C. One on each additional story including basements.

D. Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of the bathroom that contains a bathtub or shower unless this is would prevent placement of a smoke alarm in locations listed above. Carbon Monoxide alarms shall comply with UL 2034 and UL 217. Carbon Monoxide alarms are required in a single-family dwelling that has fuel-fired appliance(s), or an attached garage. The alarm must be installed within 15-feet of the entrance to each sleeping room and must be listed by a nationally recognized, independent lab. Plugs into a dwelling's electrical outlet and has a battery backup. They may be combined with a smoke-detecting device if the combined device complies with applicable law. (IRC R315)

58. Clothes closet lighting shall be limited surface-mounted or recessed incandescent fixtures with completely enclosed lamps, surface-mounted or recessed fluorescent fixtures, surface-mounted fluorescent or LED luminaries identified as suitable for installation within the closet storage space.

Surface mounted and recessed fixtures shall be installed on the wall above the door or on the ceiling with the following clearances between the fixture and the nearest point of a storage space as follows: (IRC E4003.12, NEC 410.16)

A. Incandescent fixtures or LED shall have a minimum 12-inch clearance.

B. Fluorescent fixtures shall have minimum 6-inch clearance.

C. Recessed incandescent or LED luminaries with completely enclosed light source shall have a minimum of 6" clearance.

D. Recessed fluorescent fixtures shall have a minimum 6-inch clearance.

59. Working space must be provided around energized equipment for servicing and maintenance. The minimum dimensions shall not be less than 36-inches in depth and 30-inches in width in front of the equipment. Working space shall extend to at least 6-feet, 6-inches above the floor. (IRC E3405.2, NEC 110.26)

60. Electrical fixtures installed in wet or damp locations shall be installed so that water cannot enter or accumulate in wiring compartments or other electrical parts. Fixtures installed in wet locations must be labeled "suitable for wet locations." Fixtures installed in damp locations must be labeled "suitable for damp locations" or "suitable for wet locations." Switches or circuit breakers located in wet locations or outdoors must be enclosed in a weatherproof enclosure. Outdoor receptacles must have a weatherproof enclosure and an in-use cover. (IRC 4003.9, 4001.7, 4002.8, NEC 410.10(A), 404.4, 406.9(A)) Cord-connected fixtures, hanging fixtures, track lighting, pendants, and ceiling fans shall not be located within 3-feet horizontally and 8-feet vertically from the top of a tub or shower rim. (IRC E4003.11, NEC 410.10(D))

61. Swimming pools, hot tubs, spas, and hot tubs and similar installations shall comply with all provisions of the IRC for the approval of bonding equipment and lighting. All 15 and 20 amp, single-phase 125-volt receptacles located within 20-feet of the inside walls of pools, outdoor spas and hot tubs shall be protected by a GFCI circuit. Motors and equipment must be accessible without damaging the building structure or building finish. (IRC E4202, E4203, E4204, E4205, E4206)(NEC 680)

62. The reinforcing steel of the pool shell, metal forming shells, coping stones, deck, brackets of niche fixtures, metal fittings, and electrical equipment, located less than 5-feet horizontally and less than 12-feet above maximum water level of swimming pools and built in place hot tubs shall be bonded together. The parts specified above shall be connected to an equipotential bonding grid. (IRC E4204.2, NEC 680.26)

Plumbing Requirements

63. Piping must be inspected and tested prior to concealing. It shall be protected against physical damage and it must be approved for use and bear the identification of the manufacturer. (IRC P2503, P2603, P2609)

64. Where drainage is roughed-in for future fixtures, the installation shall be terminated with an accessible permanent plug or cap fitting. (IRC P3005.1.6)

65. The centerline of toilets or bidets shall not be less than 15-inches from adjacent walls or tub. Toilets, bidets, and lavatories must have a minimum clear space of 21-inches in front of the fixture. (IRC P2705)

66. Showers and tub/shower combinations shall have control valves of the pressure balance, thermostatic mixing or combination pressure balance/thermostatic mixing valve types with high limit stop per ASSE 1016 or CSA B125.1.6. Tubs shall also have a control valve as listed for a shower or a water-temperature-limiting device that conforms to ASSE 1070. The high limit stop for a device shall be set to a maximum of 120°. (IRC P2708.3, P2713.3)

67. Backflow prevention must be provided to prevent contamination of potable water. This includes but is not limited to: hose connections, irrigation systems, boilers, solar systems, fire sprinklers, and dishwashers. (IRC P2902.2, Table P2902.3, P2717)

Insulation

68. Insulation and energy conservation shall meet City of Boulder Prescriptive Path Requirements for more information.

69. Foam plastic must have a flame spread rating of not more than 75 and a smoke development index of not more than 450. Foam insulation must be separated from the interior of the building by a ½-inch gypsum board or an approved thermal barrier. In an attic or crawlspace, foam may be protected by ½-inch mineral fiber insulation; ¼-inch wood structural panel; 3/8-inch particle board; ¼-inch hardboard, 3/8-inch gypsum board, or corrosion-resistant sheet metal not less than .016 thick. (IRC R316)

70. Combustible insulation shall be separated a minimum of 3-inches from fan motors and heat-producing devices. Insulation shields must be provided where vents pass through insulated assemblies and must terminate at least 2-inches above attic insulation materials. Can lights must be airtight if located in the building envelope. (G2426.4) Recessed lighting fixtures must either be IC-rated or installed in a sealed box in which the insulation is at least 3-inches from the light fixture. All recessed lights must be tightly sealed or gasketed to prevent air leakage through the fixture into the ceiling cavity. (IRC N1102.4.5)

71. Class I or II vapor retarders are required on the interior side of the insulation in framed walls, floors and roof/ceilings of the building's thermal envelope. The vapor barrier is not required in construction where moisture or freezing will not damage the materials, or where the framed cavity (or space) is ventilated to allow moisture to escape. A vapor retarder is not recommended on a concrete basement foundation wall or in a shower/bath compartment (IRC 702.7, R702.7.1). Comply with the manufacturers specification listing for the product installation.

Wallboard Requirements

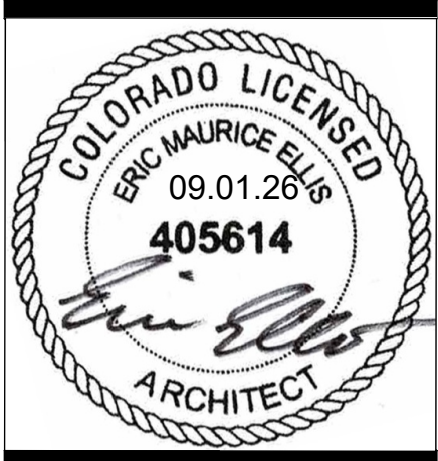
72. The garage shall be separated from the residence and its attic by materials of not less than ½-inch gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½-inch gypsum board. (IRC R302.6)

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8-inch in thickness, solid or honeycomb core steel doors not less than 1 3/8-inch thick, or 20-minute fire-rated doors. Openings are prohibited between garages and rooms used for sleeping. (R302.5.1) Doors between attached garages and living space shall be weather striped to the degree necessary to make them airtight and shall be self-closing and self-latching.

73. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with ½-inch gypsum board. (IRC R302.7)

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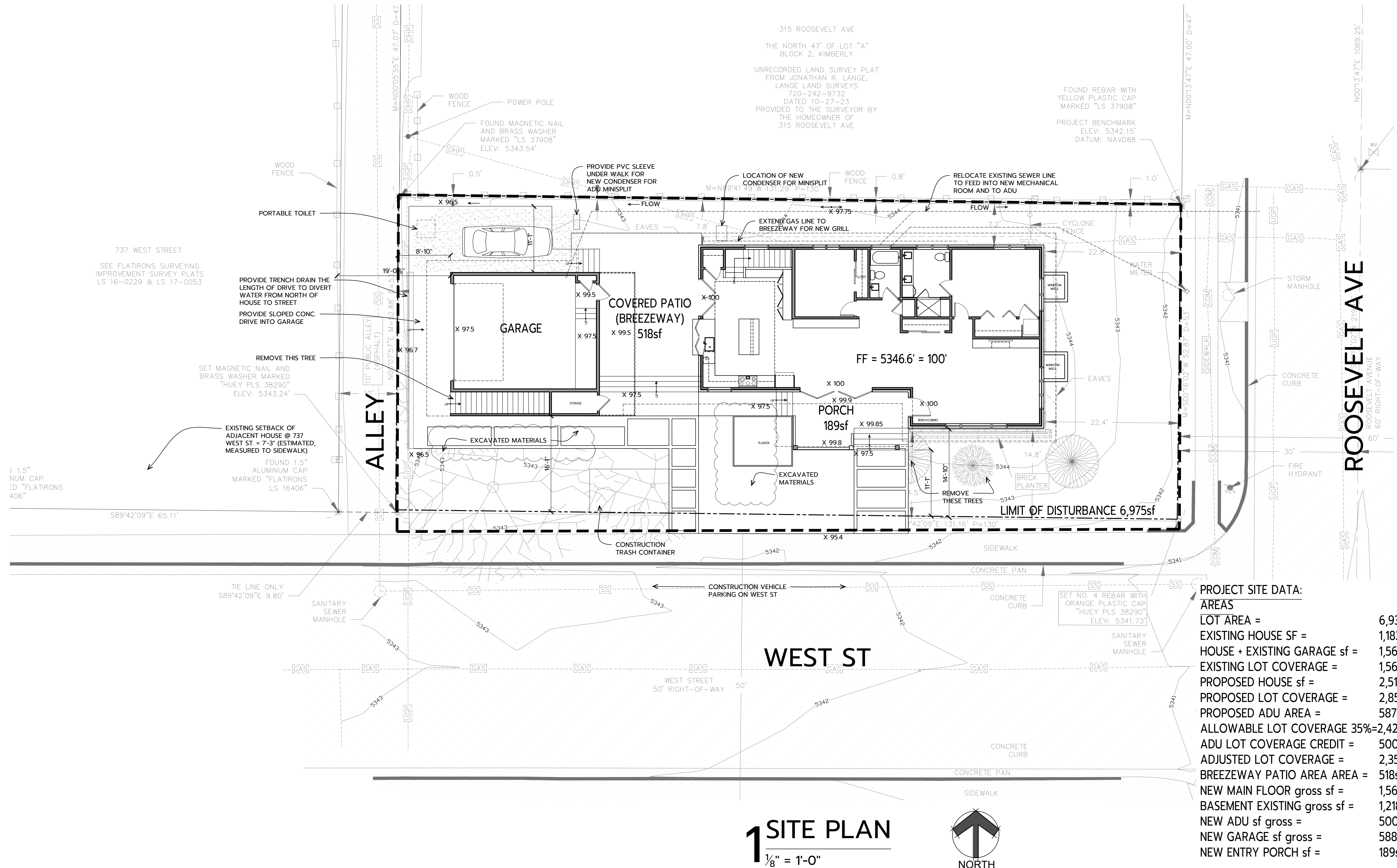
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26130		
REVISIONS:		
No.	Description	Date

DRAWING TITLE:

SITE PLAN

A10



PROJECT SITE DATA:	
AREAS	
LOT AREA =	6,938sf
EXISTING HOUSE SF =	1,182sf
HOUSE + EXISTING GARAGE sf =	1,568sf
EXISTING LOT COVERAGE =	1,568sf
PROPOSED HOUSE sf =	2,512sf
PROPOSED LOT COVERAGE =	2,857sf
PROPOSED ADU AREA =	587sf
ALLOWABLE LOT COVERAGE 35%=	2,428sf
ADU LOT COVERAGE CREDIT =	500sf
ADJUSTED LOT COVERAGE =	2,357sf
BREEZEWAY PATIO AREA AREA =	518sf
NEW MAIN FLOOR gross sf =	1,568sf
BASEMENT EXISTING gross sf =	1,218sf
NEW ADU sf gross =	500sf
NEW GARAGE sf gross =	588sf
NEW ENTRY PORCH sf =	189sf

SETBACKS	
FRONT EXISTING =	14'-10"
737 WEST =	7'-3"
FRONT @ ADU =	16'-1"
FRONT ALLOWABLE (14'-10"+7'-3")/2 =	11'-0"

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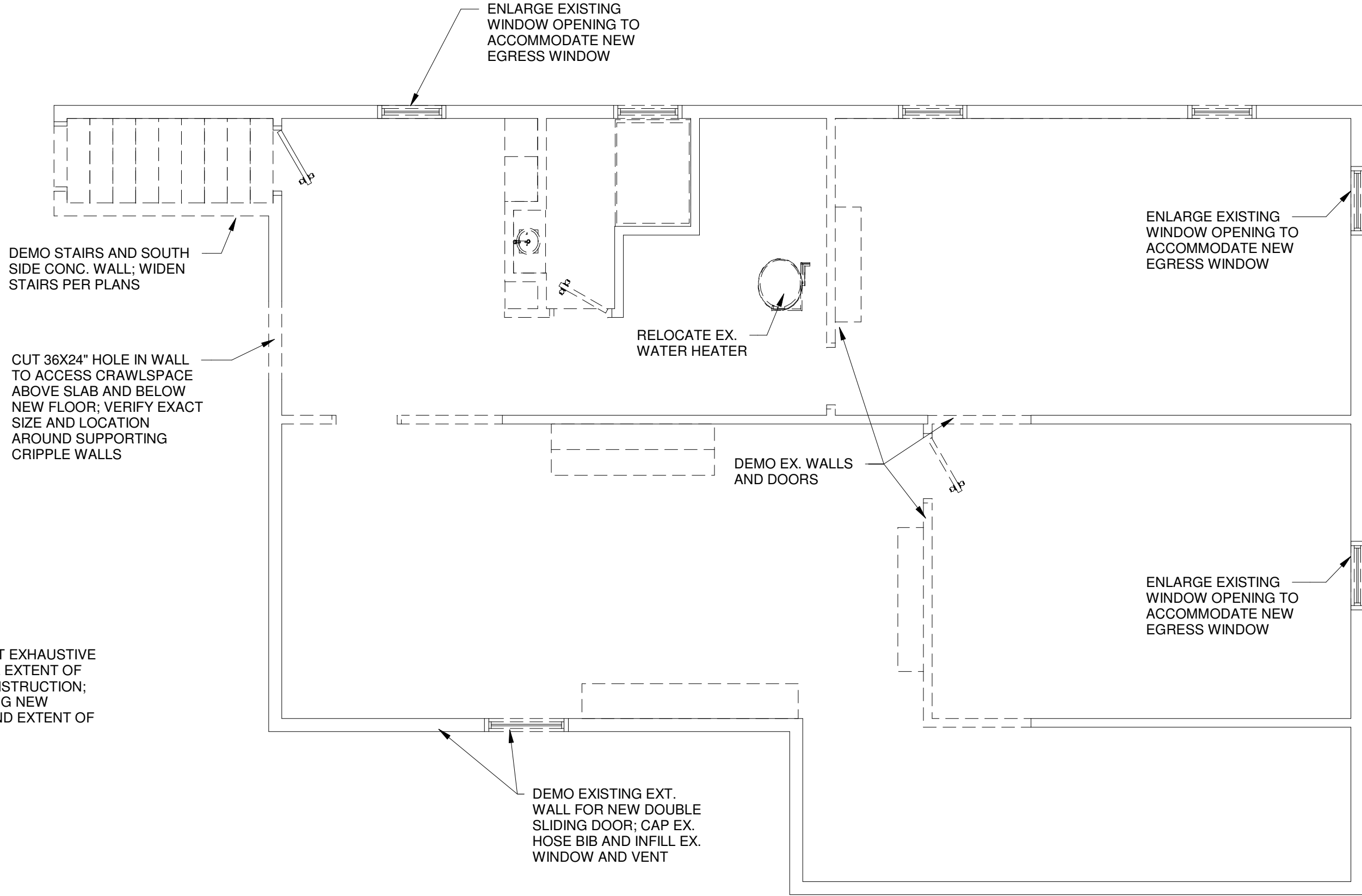
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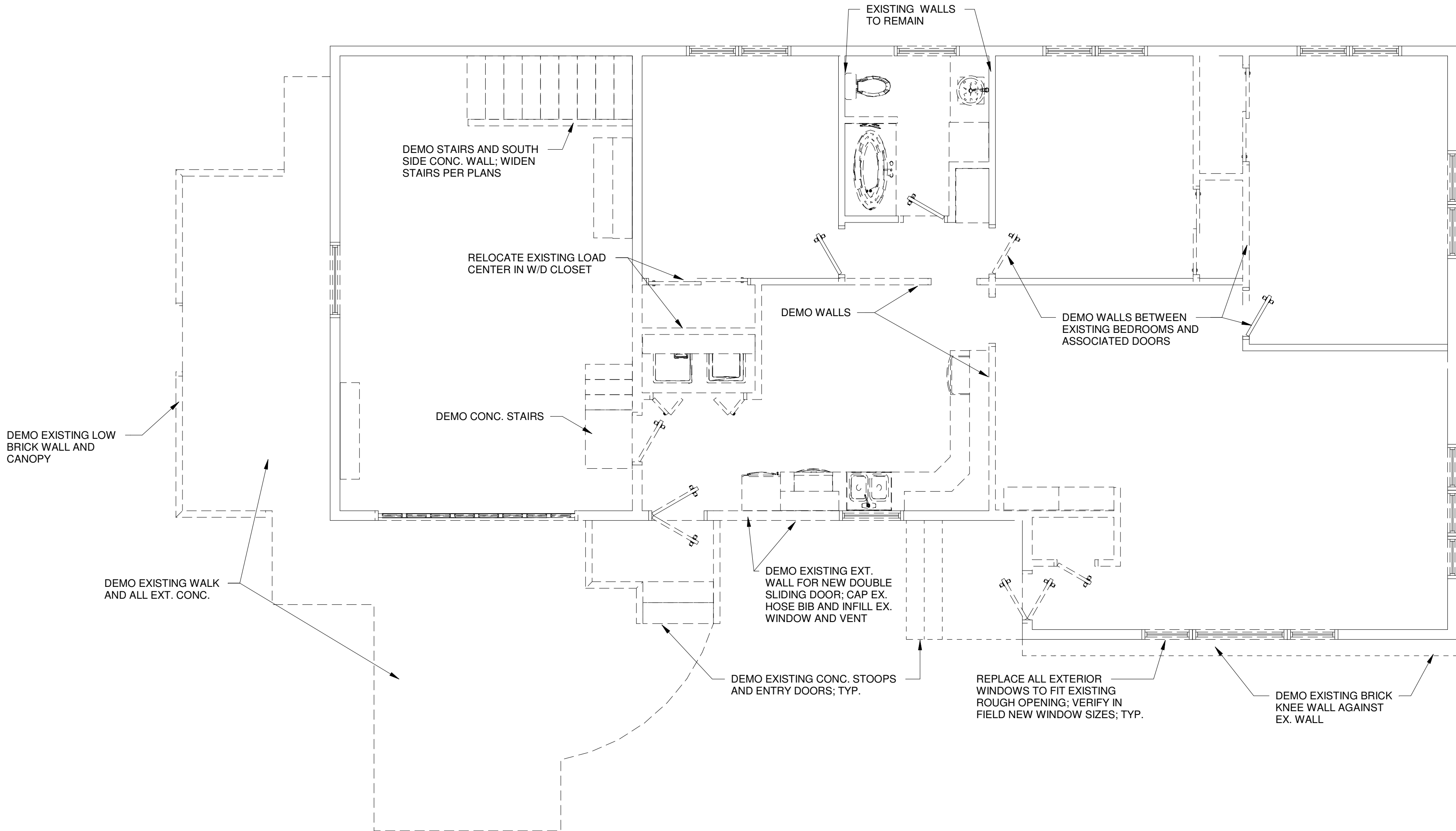
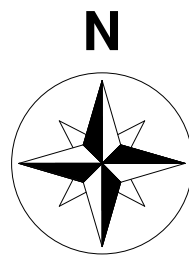
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DEMOLITION
PLANS

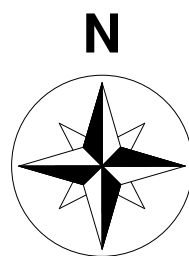
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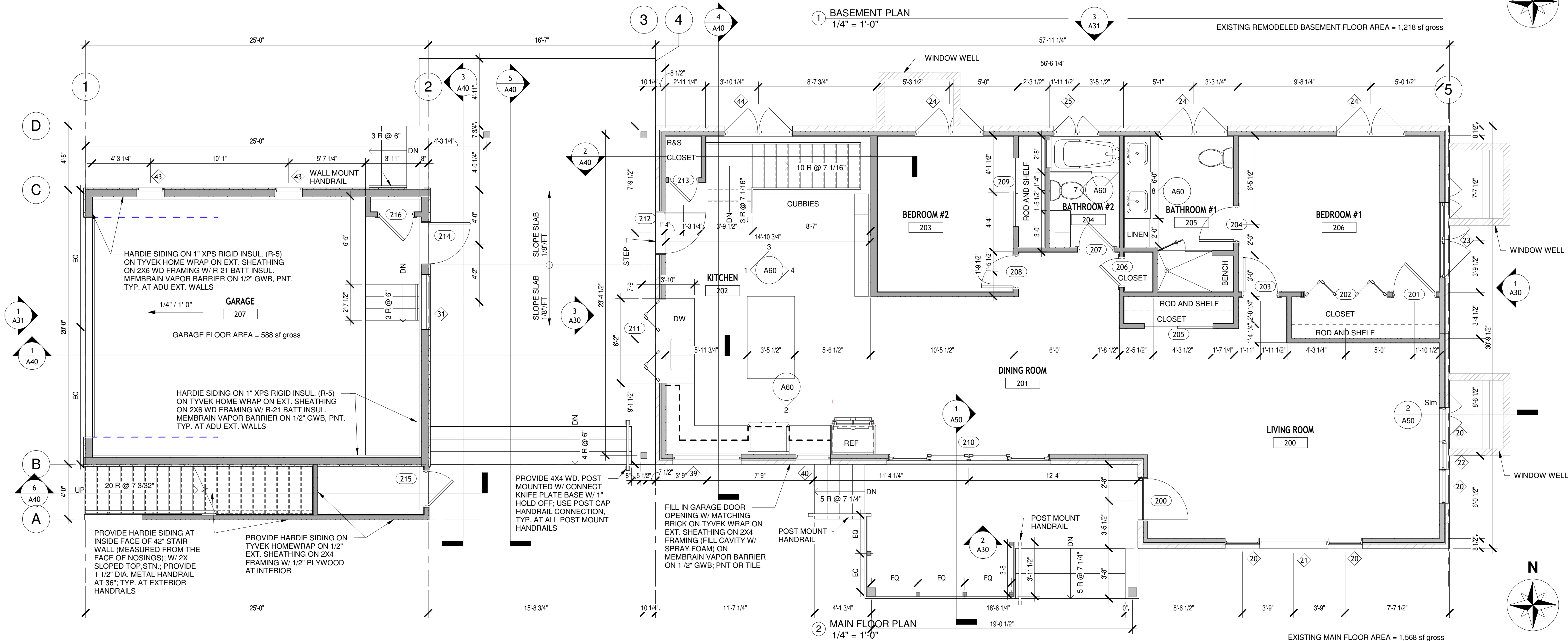
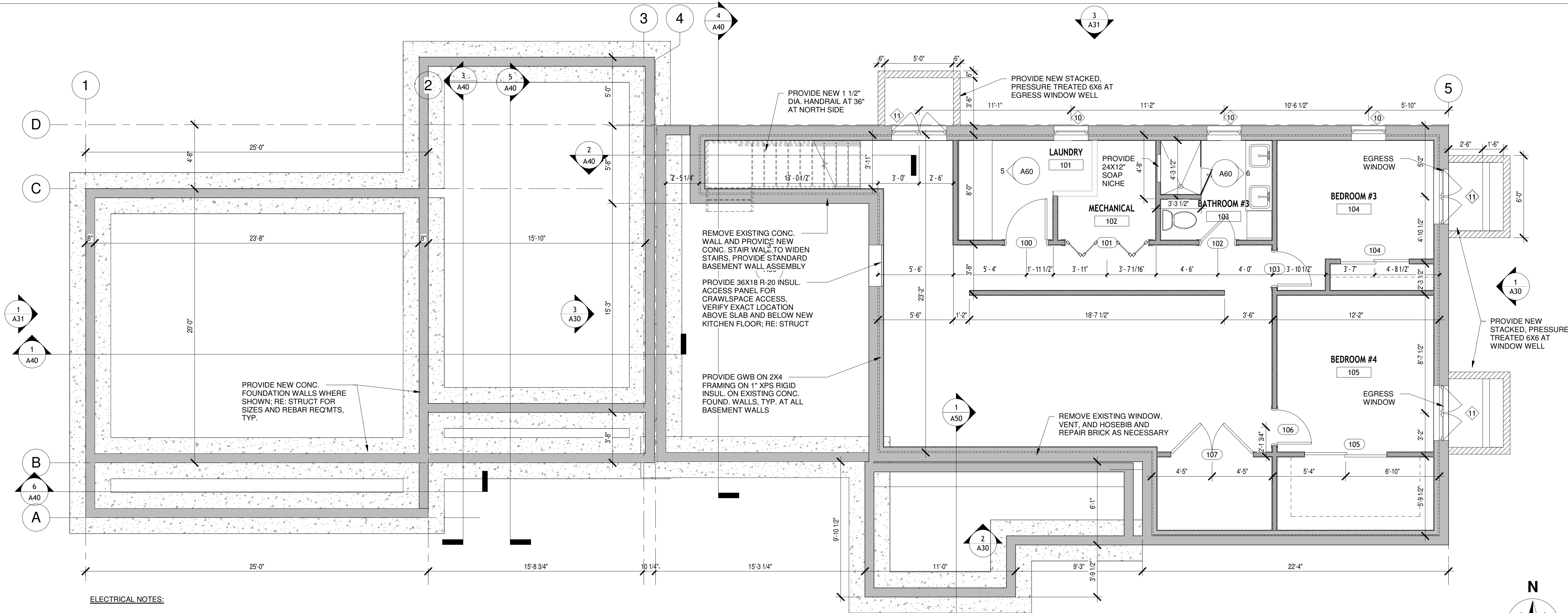
2 BASEMENT DEMO
1/4" = 1'-0"



1 MAIN FLOOR DEMO PLAN
1/4" = 1'-0"



GENERAL DEMOLITION NOTES:
NOTES AND DRAWINGS ARE NOT EXHAUSTIVE AND DO NOT IDENTIFY THE FULL EXTENT OF DEMO REQUIRED FOR NEW CONSTRUCTION; REFER TO DRAWINGS INDICATING NEW CONSTRUCTION TO UNDERSTAND EXTENT OF DEMOLITION



ELECTRICAL NOTES:

- ALL SWITCHES TO BE WHITE LUTRON DIVA OUTLETS AND COVERS
- ALL OUTLETS TO BE WHITE LUTRON CLARO OUTLETS, U.N.O.
- PROVIDE GFI OUTLETS AT ALL BATHROOM, KITCHEN, AND EXTERIOR LOCATIONS.
- EXTERIOR OUTLETS TO BE RECESSED WITHIN THE BUILDING WALL CAVITY AND HAVE TAYMAC LOW PROFILE ML500Z OUTLET COVERS
- PROVIDE CLARO ADJUSTABLE WALL PLATES (NO VISIBLE SCREWS)
- ALL LIGHTING TO BE 3000K COLOR TEMPERATURE
- ALL OUTLETS OVER COUNTERS TO BE ORIENTED HORIZONTAL AT 42" AFF
- ALL INTERIOR CAN LIGHTS TO BE IC RATED
- ALL EXTERIOR AND WET LOCATION LIGHTS TO BE WET RATED.
- PROVIDE DECORA TYPE A AND C USB CHARGER TAMPER-RESISTANT OUTLET AT ALL ABOVE COUNTER OUTLETS
- ALL LIGHTS TO BE ON DIMMERS
- ALL HOLES IN THE EXTERIOR ENVELOPE SHALL BE SEALED AND INSULATED TO PREVENT UNREGULATED AIR MOVEMENT TO THE EXTERIOR AND TO ENSURE THE EXTERNAL WEATHER BARRIER AND THERMAL ENVELOPE IS UNBROKEN
- PROVIDE ACOUSTIC BATT INSUL. BETWEEN CEILING JOISTS AT ALL NEW CEILING AREAS
- ALL BRANCH CIRCUITS TO BE PROVIDED WITH ARC-FAULT PROTECTION PER NEC 210.12

	CAN LIGHT
	STRIP LIGHT
	WALL MOUNT FIXTURE
	DECORATIVE CEILING LIGHT
	BATHROOM FAN
	TV / DATA
	CLOSET LIGHT ON WALL ABOVE DOOR
	SWITCHED OUTLET
	4 - PLEX OUTLET
	RANGE/DRYER 220
	OUTLET ABOVE COUNTER
	CO & SMOKE DETECTOR
	THERMOSTAT

FINAL MECHANICAL DESIGN BY LICENSED ENGINEER

MECHANICAL NOTES:

- NEW ELECTRIC HEAT PUMP FAN COIL UNITS ARE PROPOSED FOR COOLING. THE FAN COIL UNIT WITHIN THE EXISTING HOUSE IS INTENDED TO SUPPLEMENT EXISTING HEATING SYSTEM. THE NEW FCU WILL BE ZONED INDEPENDENTLY FROM EXISTING FURNACE AND CONDENSER LOCATED ADJACENT TO THE EXISTING.
- ALL ROUTING, DUCT SIZING, AND EQUIPMENT SELECTION IS SHOWN FOR GENERAL DESIGN INTENT AND IS APPROXIMATE AND FINAL DESIGN TO BE SELECTED AND PROVIDED BY A MECHANICAL CONTRACTOR OR ENGINEER.
- MECHANICAL CONTRACTOR TO PROVIDE MANUAL J AND D AND ANY OTHER REQUIRED DOCUMENTATION FOR BUILDING PERMIT APPROVAL
- BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS
- ALL NEW HOT WATER PIPING SHALL BE INSULATED TO A MIN. OF R-3
- PROVIDE HOT WATER CIRCULATION SYSTEM PER CODE REQUIREMENTS.
- PROVIDE MECHANICAL VENTILATION PER IRC R403.7
- PROVIDE BATHROOM FAN THAT MEETS IRC R403.7.1 AND R403.4 CODE REQUIREMENTS
- PROVIDE PROGRAMMABLE THERMOSTAT CONTROLS PER IRC R403.2.1 FOR NEW FCU.
- ALL DUCTWORK TO BE SEALED PER IRC R403.4.3
- ALL DUCTWORK TO BE TESTED PER IRC R403.4.5 AND MEET THE CRITERIA SET FORTH IN R403.4.6
- BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS
- MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG OR BELOW 55 DEG SHALL BE INSULATED TO A MIN OF R-3
- PROVIDE HEATED WATER CIRCULATION SYSTEMS AND DEMAND RECIRCULATION SYSTEMS WITH A CIRCULATION PUMP PER IRC R403.6.1.1
- NEW MECHANICAL VENTS SYSTEMS SHALL BE TESTED TO VERIFY MIN. VENTILATION FLOW RATES PER IRC R403.7.3
- PROVIDE SPRAY FOAM INSULATION BEHIND WATER LINES WHEN INSTALLED AT EXTERIOR WALLS

3 ADU ELECT PLAN
1/4" = 1'-0"

2 ADU PLAN
1/4" = 1'-0"

ADU FLOOR AREA = 500 sf gross

OLD TOWN OVERLAY ROOF PITCH NOTES:

REFER TO CODE SECTION 17.12.050.C.2
ALL EXISTING AND ROOF ADDITIONS TO HAVE MATCHING 4:12 ROOF PITCH EXCEPT FOR 250 sf OF ENTRY CANOPY WHICH IS LESS THAN 20% OF TOTAL ROOF AREA: 2966/250=11.8%

ROOF GENERAL NOTES:

- PROVIDE ICE AND WATER SHIELD WITHIN 36" OF ALL ROOF EAVES, TYP.
- PROVIDE GUTTER GUARDS AT ALL GUTTERS
- ALL ROOF COVERINGS TO BY CLASS A; ASPHALT SHINGLES TO BE HAIL RESISTANT
- PROVIDE (4) NEW 4"x12" EAVE VENTS INTO KITCHEN AREA ROOF

1 ROOF
1/4" = 1'-0"

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No.	Description	Date

DRAWING TITLE:

ROOF, ADU &
ADU ELECT
PLANS

A23

REMODEL AND ADU
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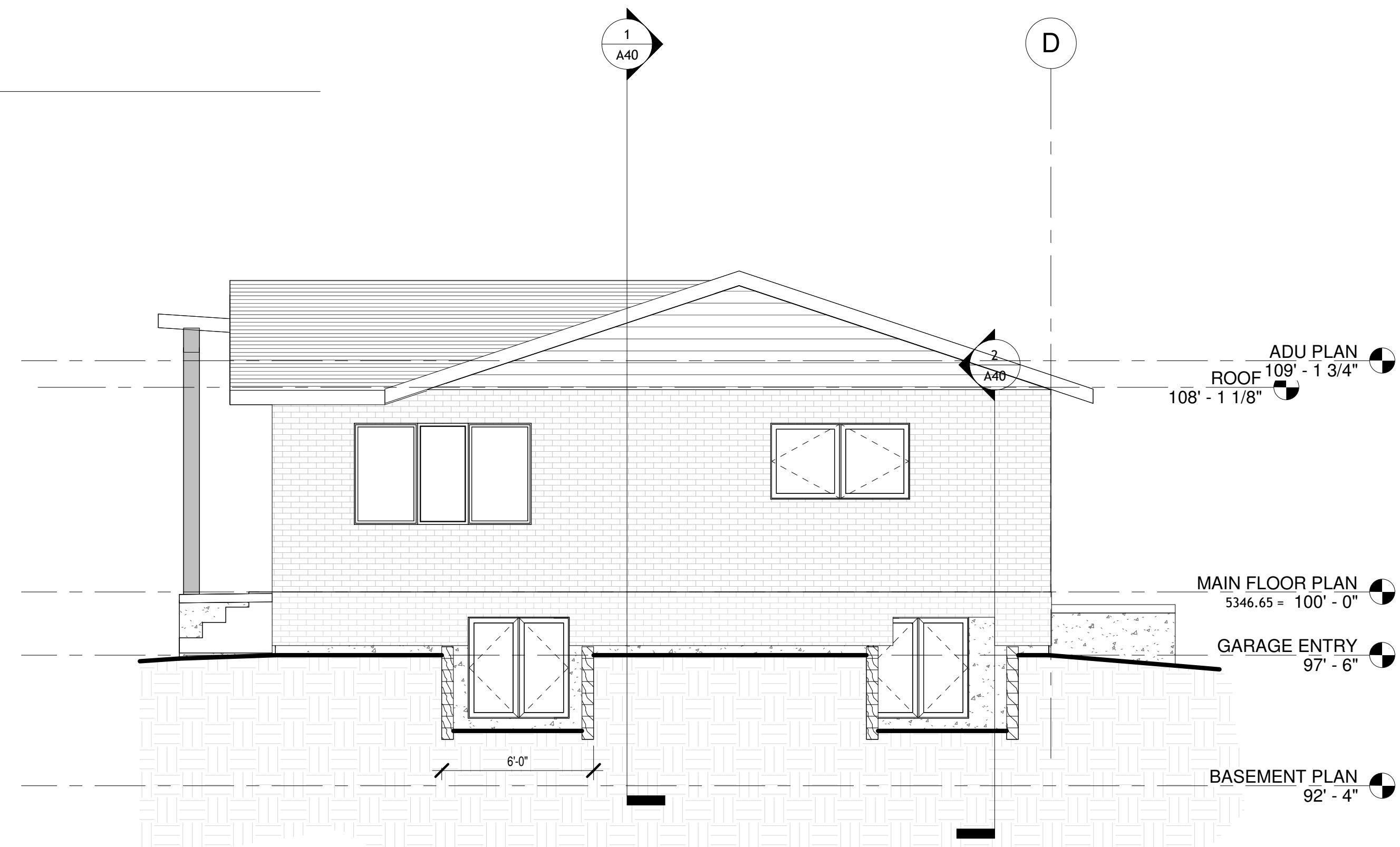
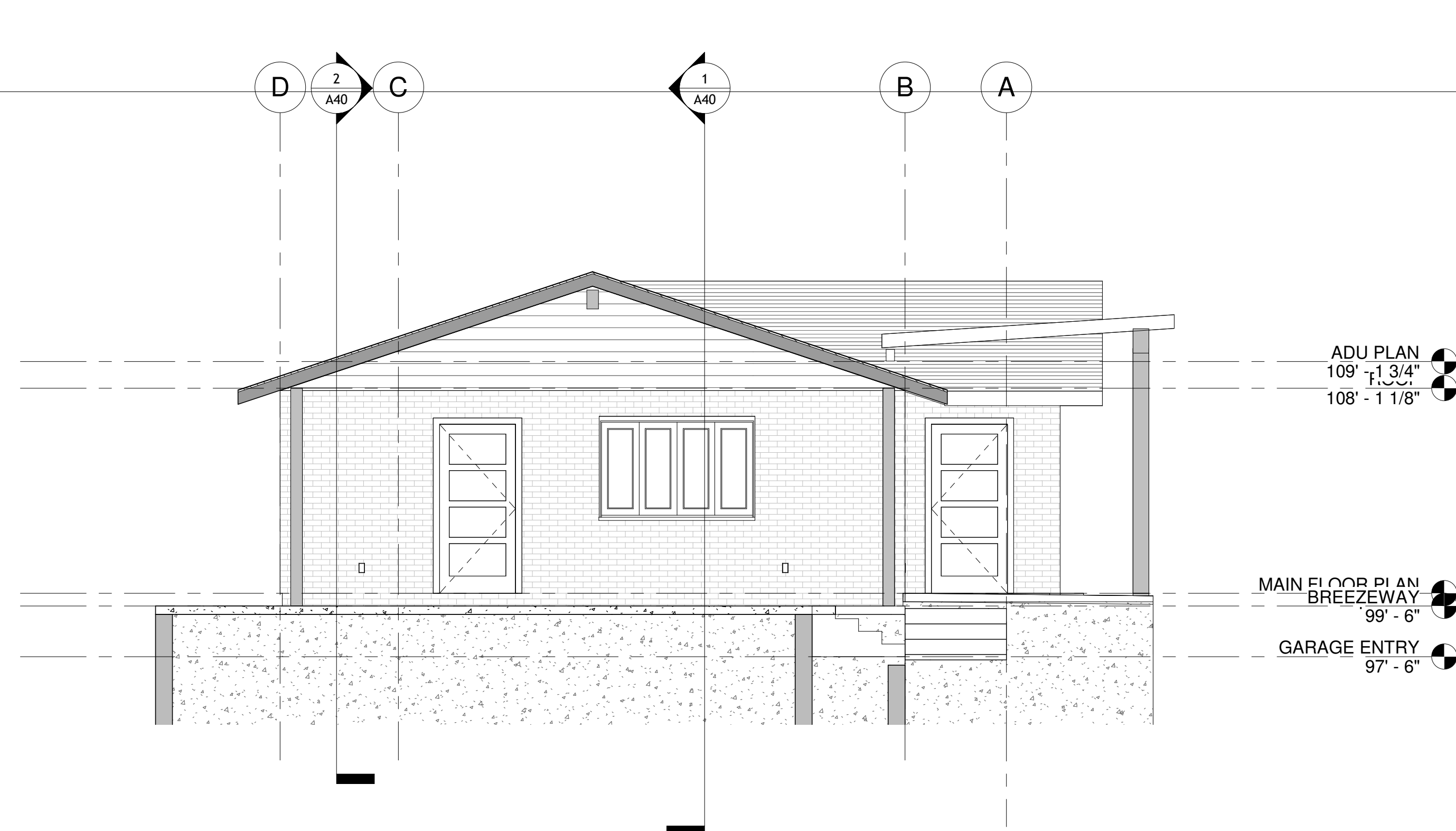
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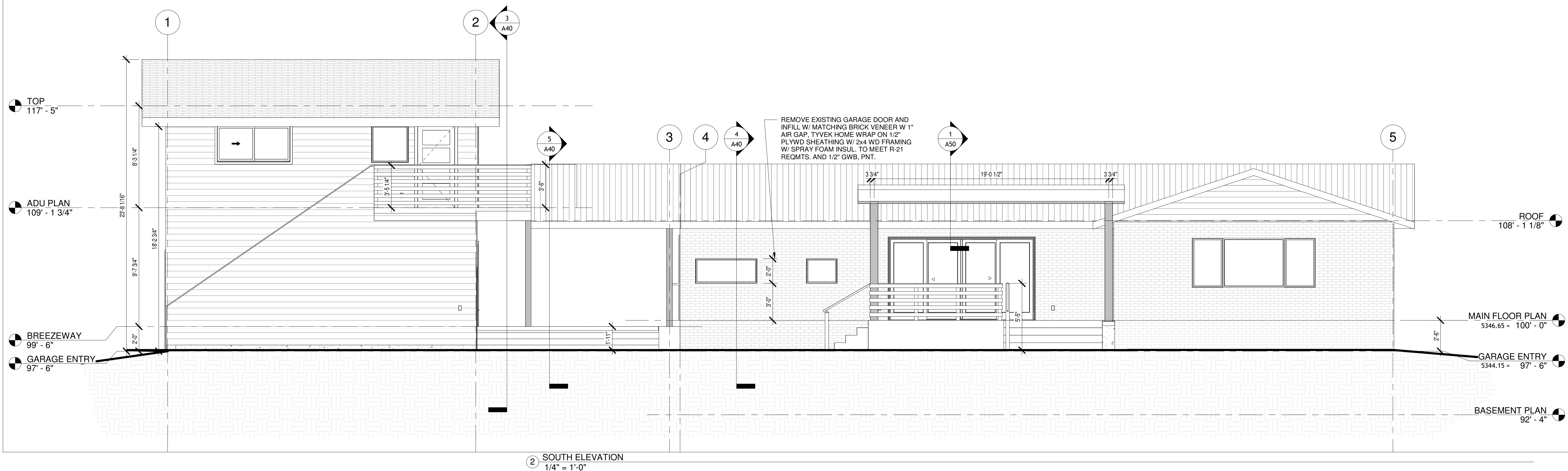
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EXTERIOR
ELEVATIONS

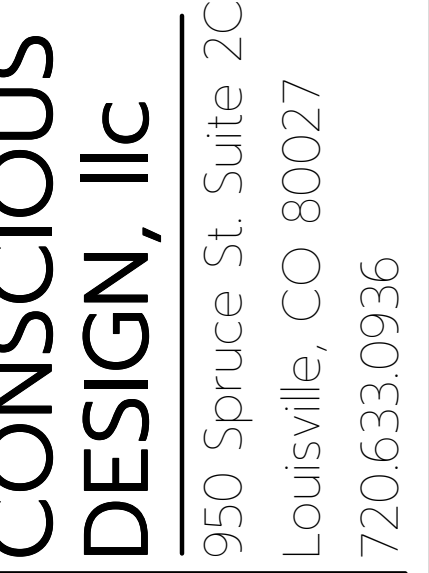
A30



① EAST ELEVATION
1/4" = 1'-0"

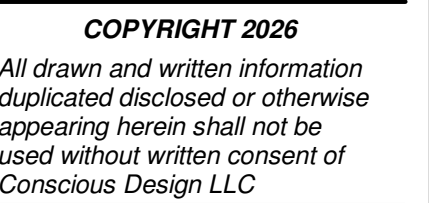


② SOUTH ELEVATION
1/4" = 1'-0"



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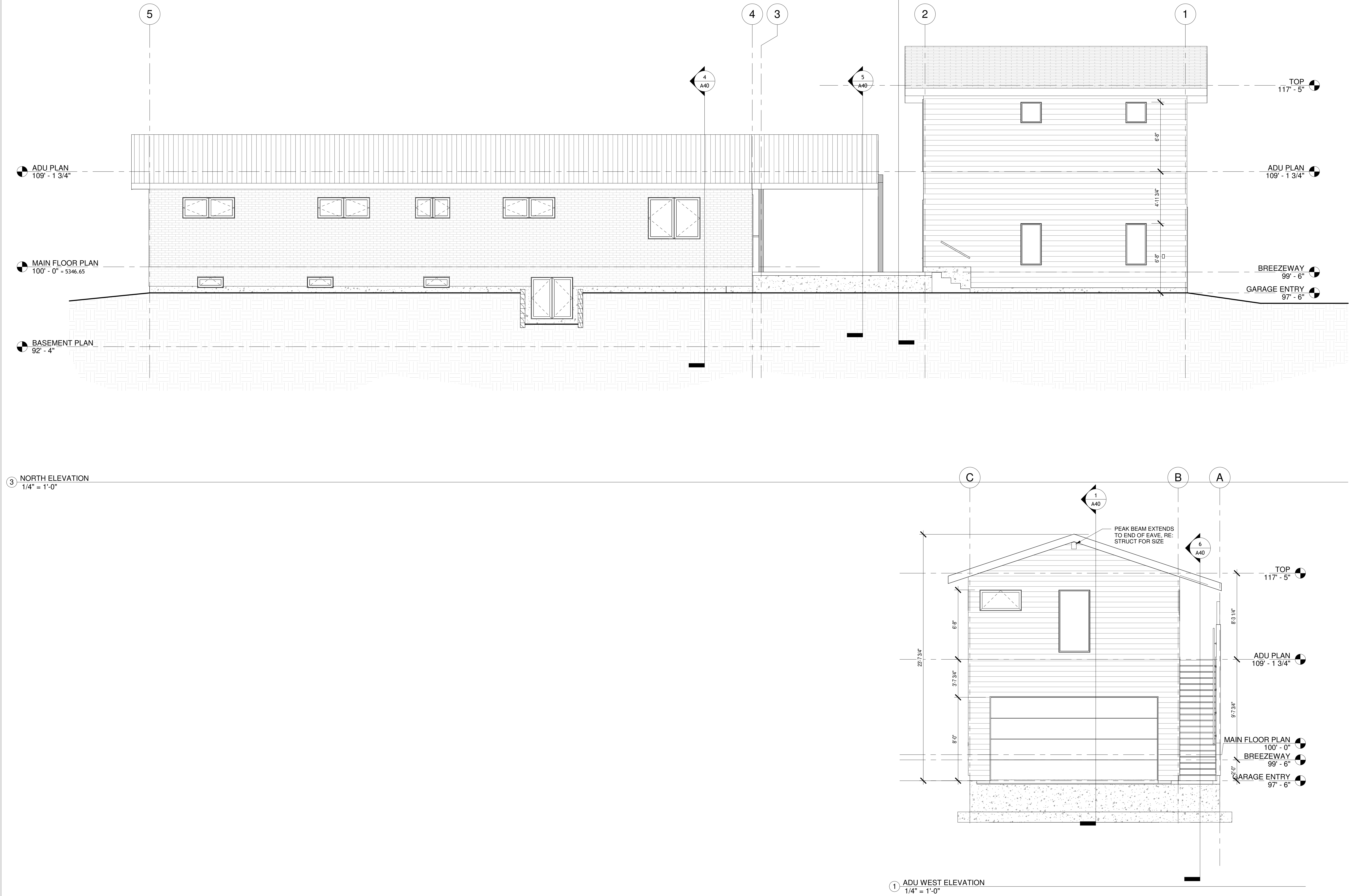
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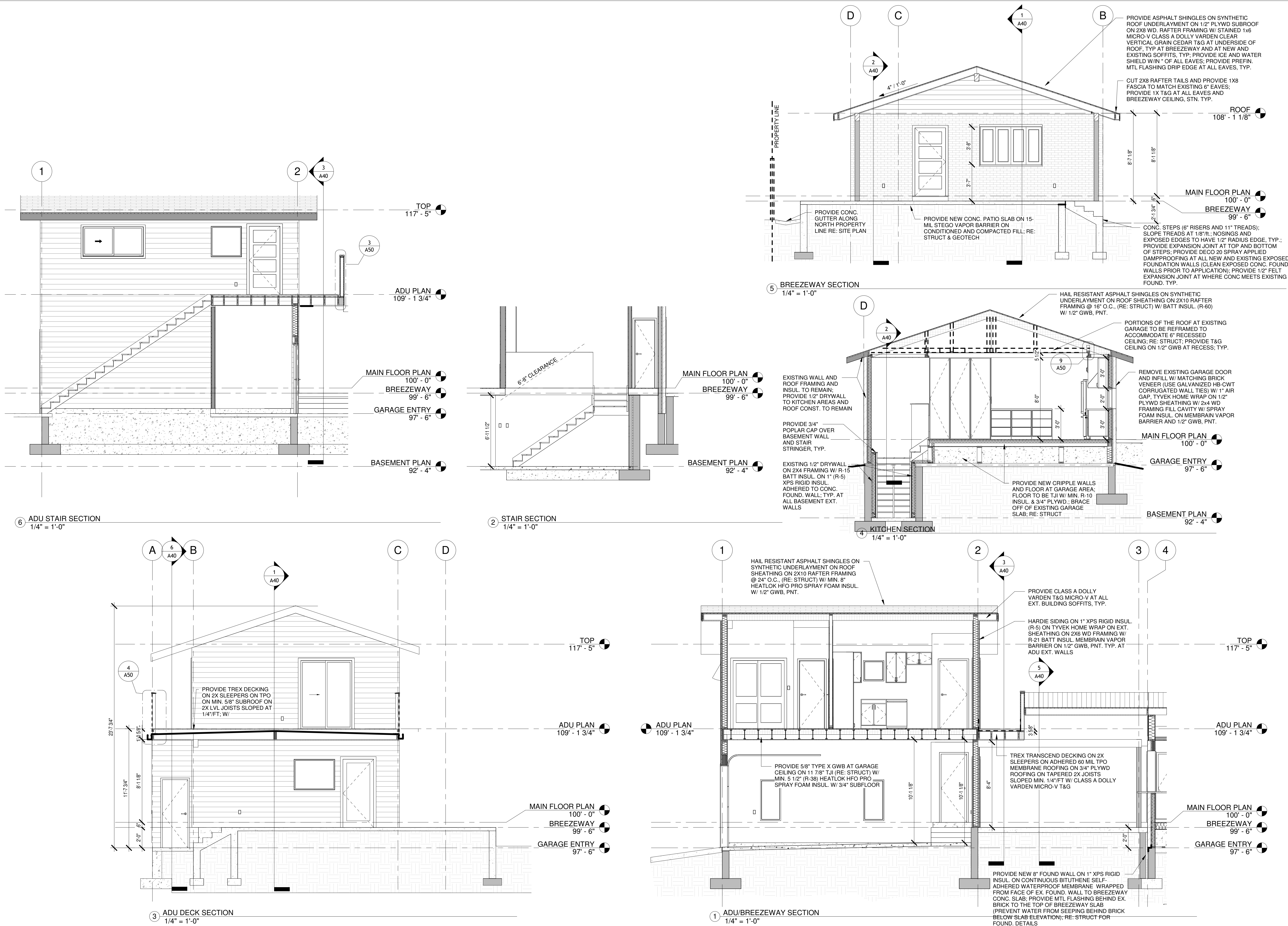
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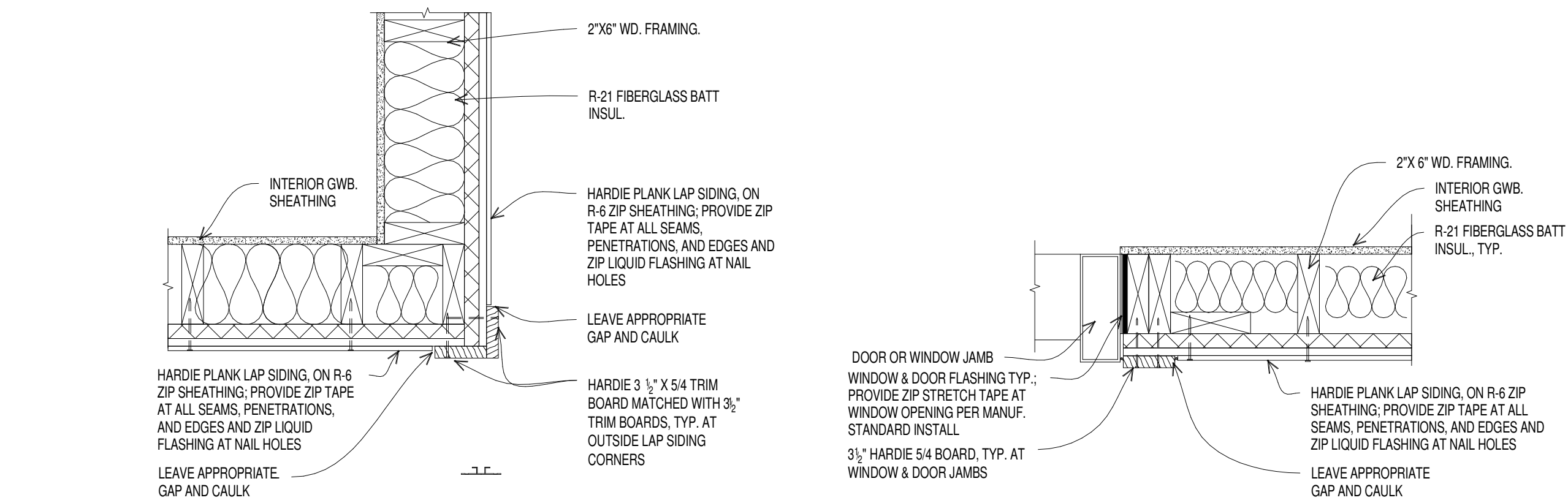
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EXTERIOR ELEVATION

A31

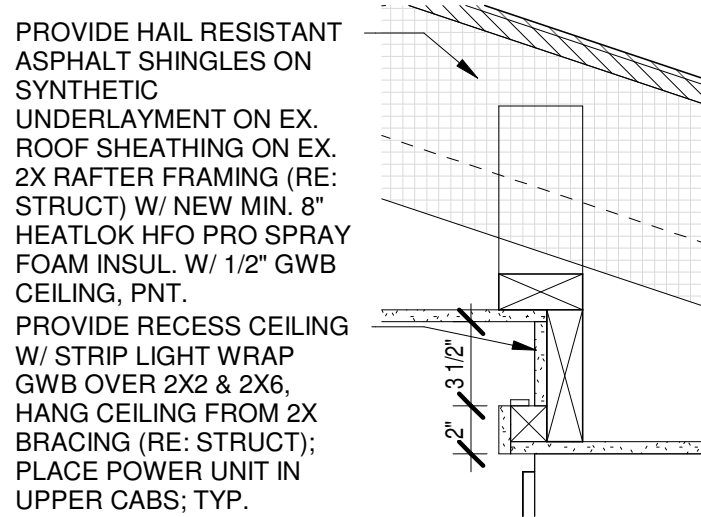




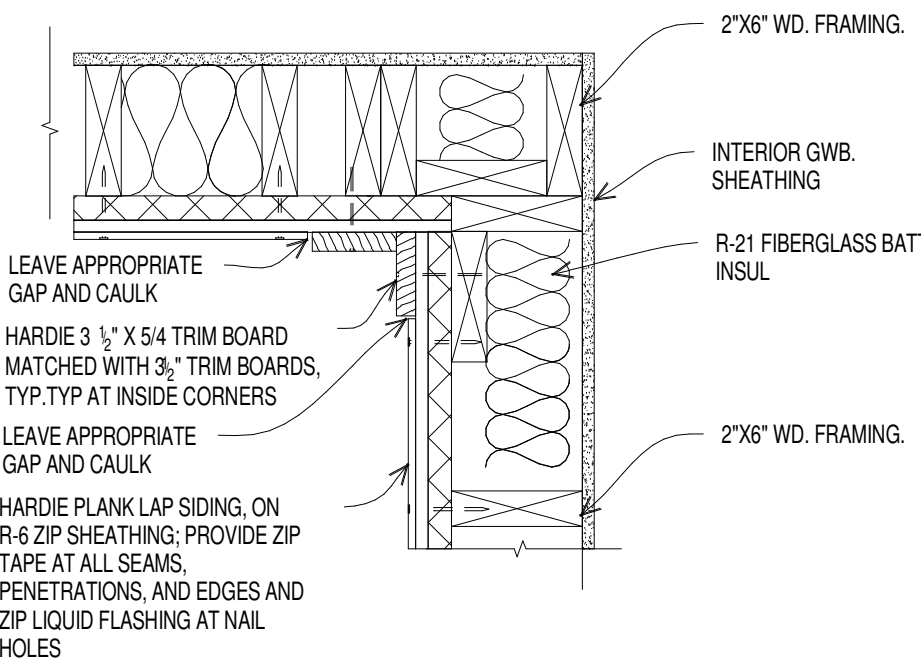


7 OUTSIDE CORNER
1 1/2" = 1'-0"

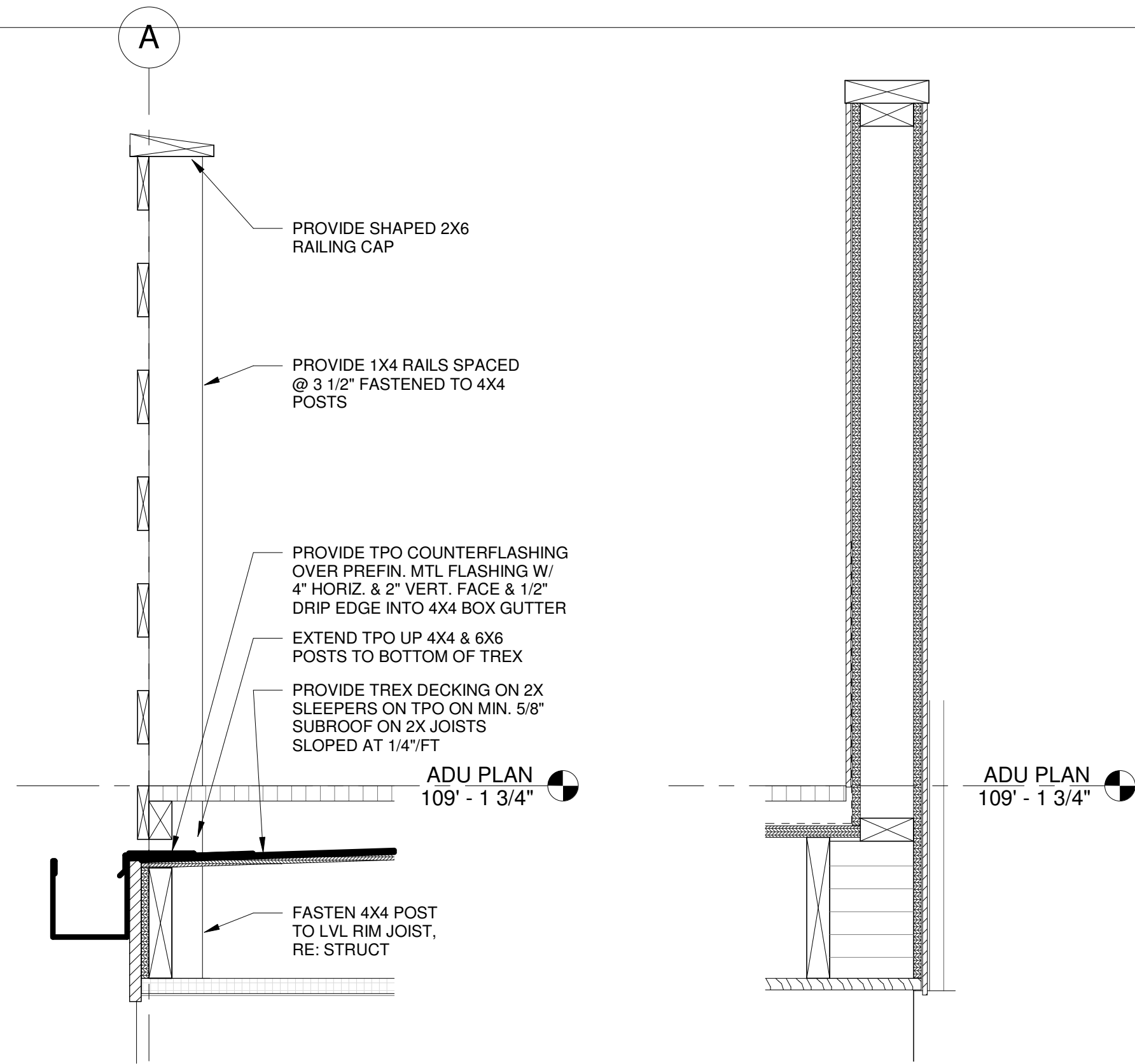
6 JAMB DETAIL
1 1/2" = 1'-0"



9 RECESS CEILING DETAIL
1 1/2" = 1'-0"

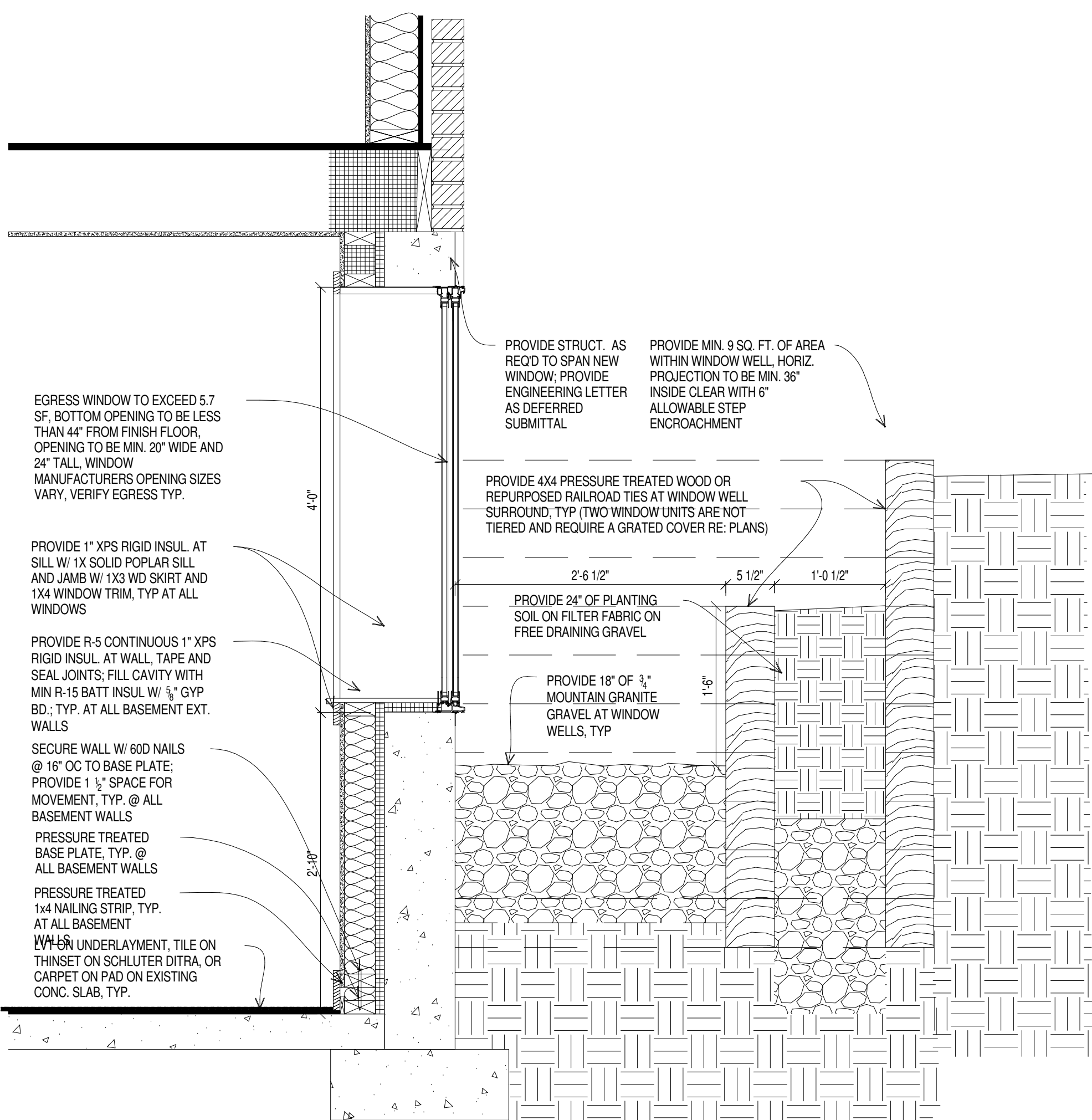


5 INSIDE CORNER DETAIL
1 1/2" = 1'-0"

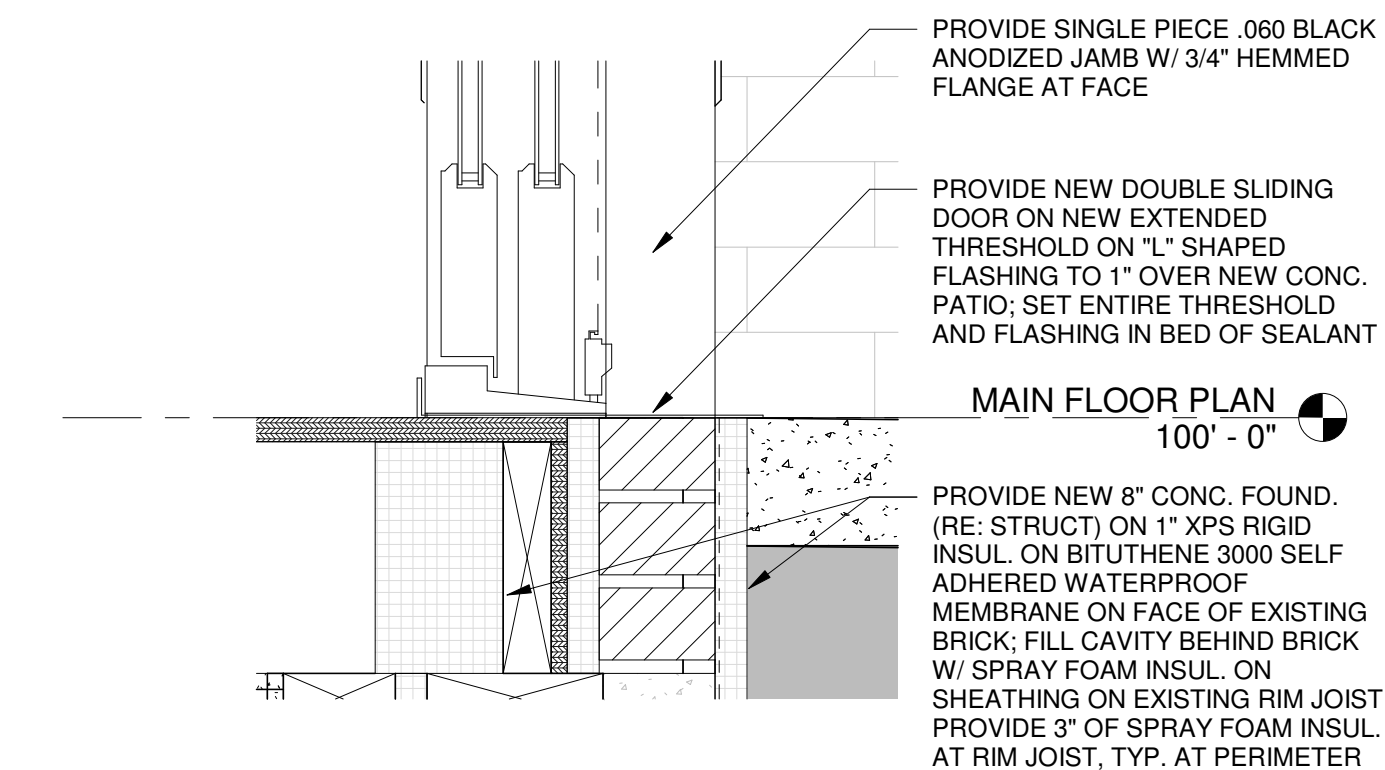


4 ADU RAILING DETAIL
1 1/2" = 1'-0"

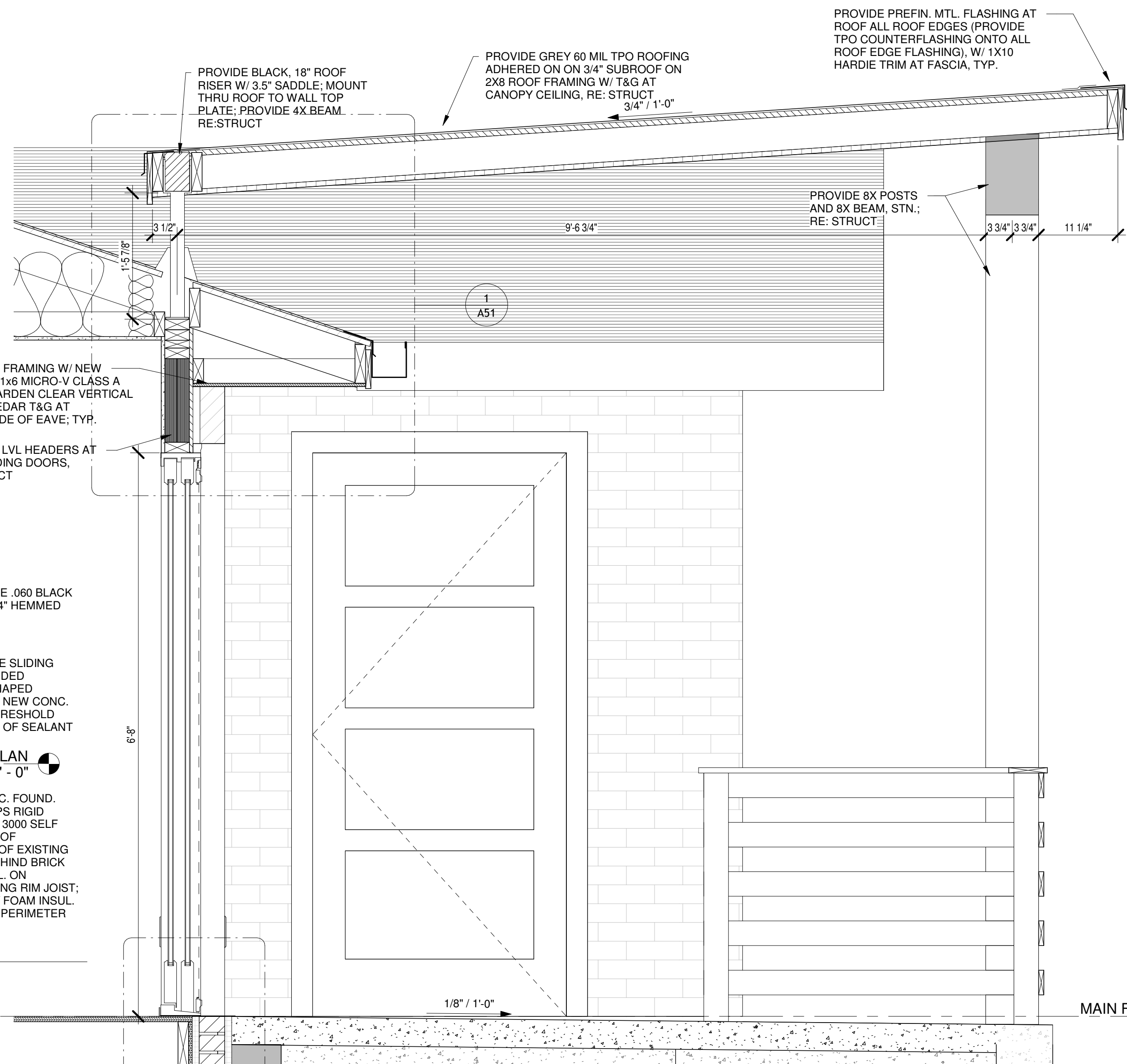
3 ADU RAILING/DECK DETAIL
1 1/2" = 1'-0"



2 WINDOW WELL DETAIL
1" = 1'-0"



8 PATIO DOOR THRESHOLD DETAIL
1 : 6



1 ENTRY CANOPY SECTION
1" = 1'-0"

MAIN FLOOR PLAN
100' - 0"



CONSCIOUS
DESIGN, ILC

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REMODEL AND ADU

Double J 741 West LLC
741 West St., Louisville, CO 80027



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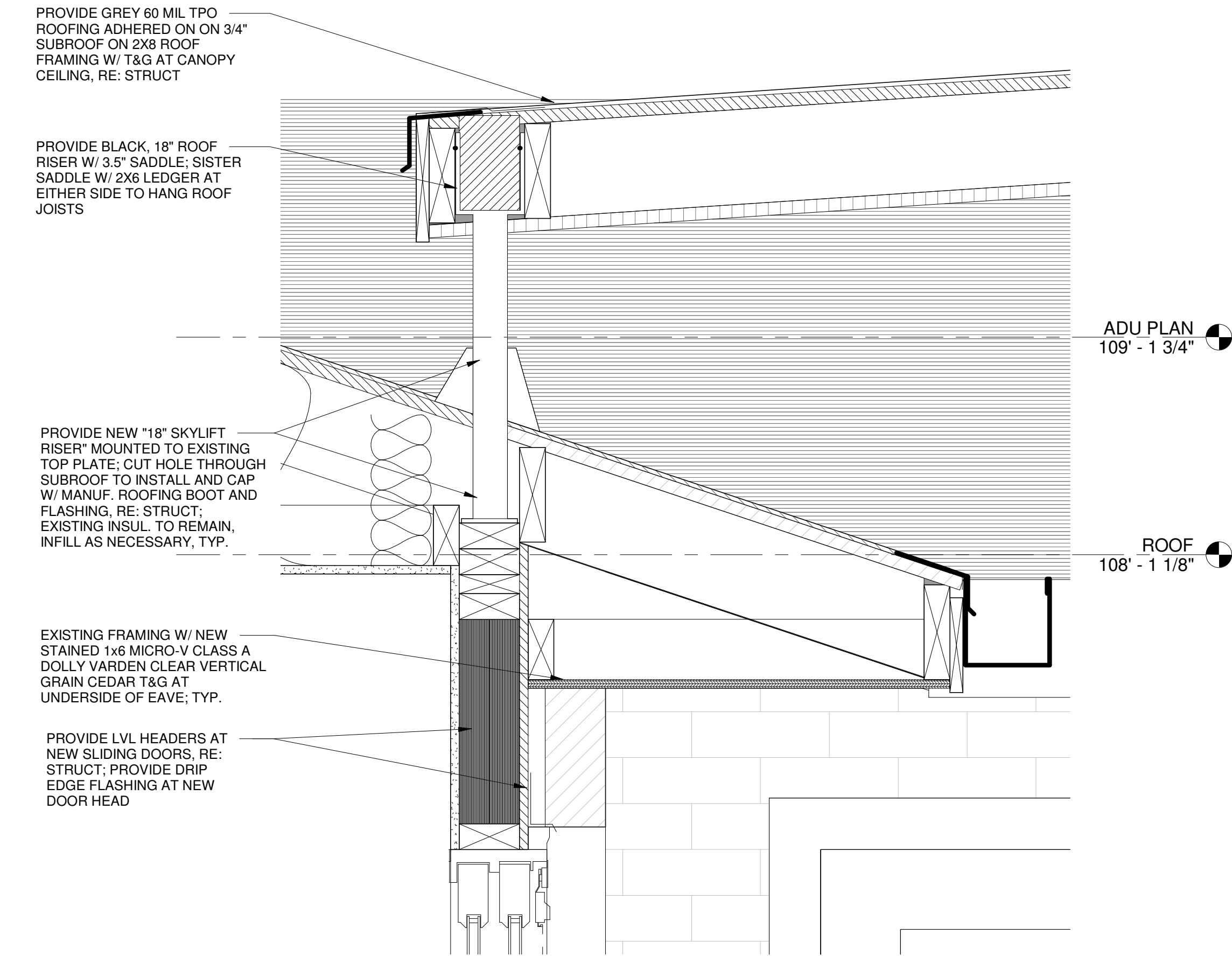
REVISIONS:

No.	Description	Date

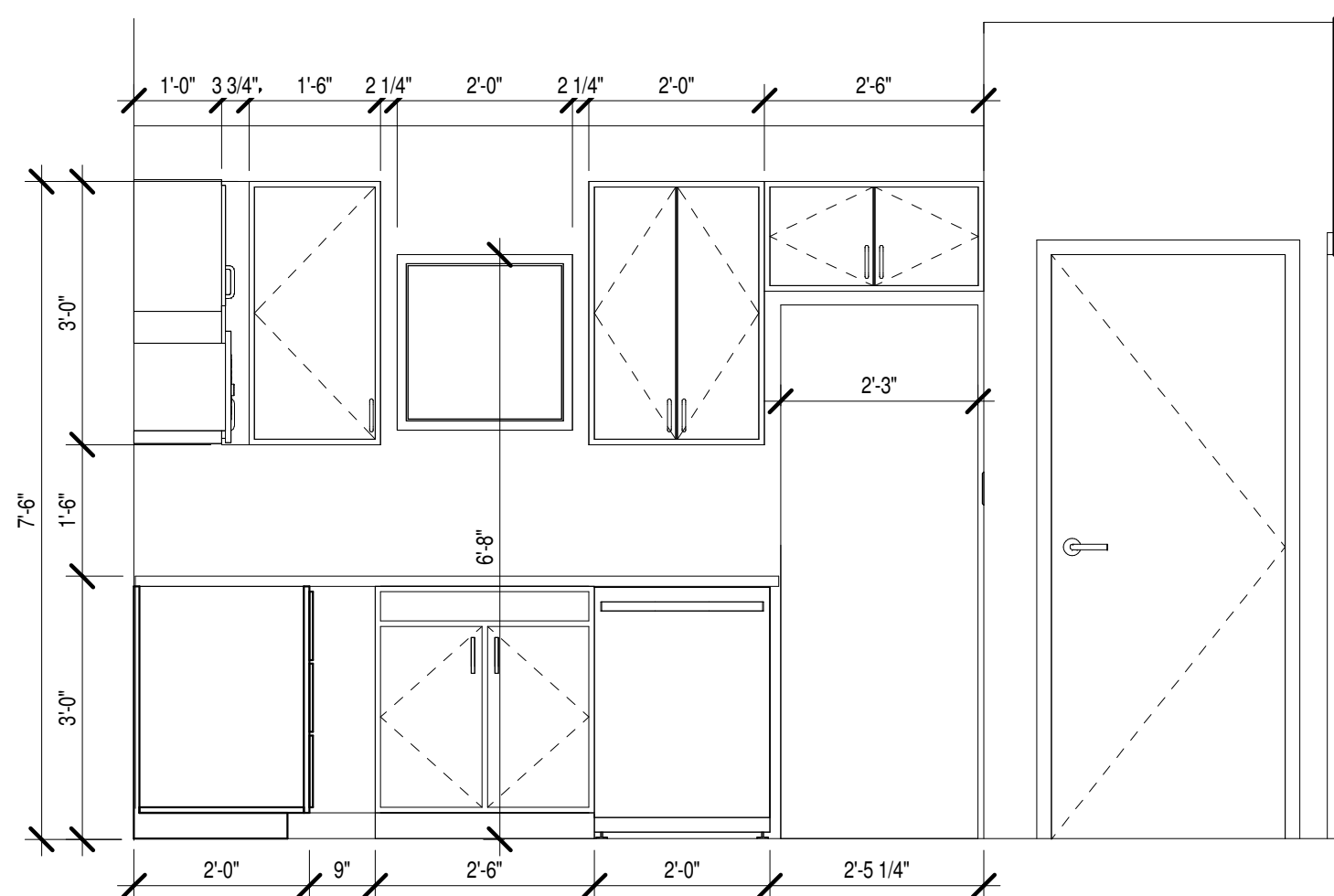
DRAWING TITLE:

DETAILS

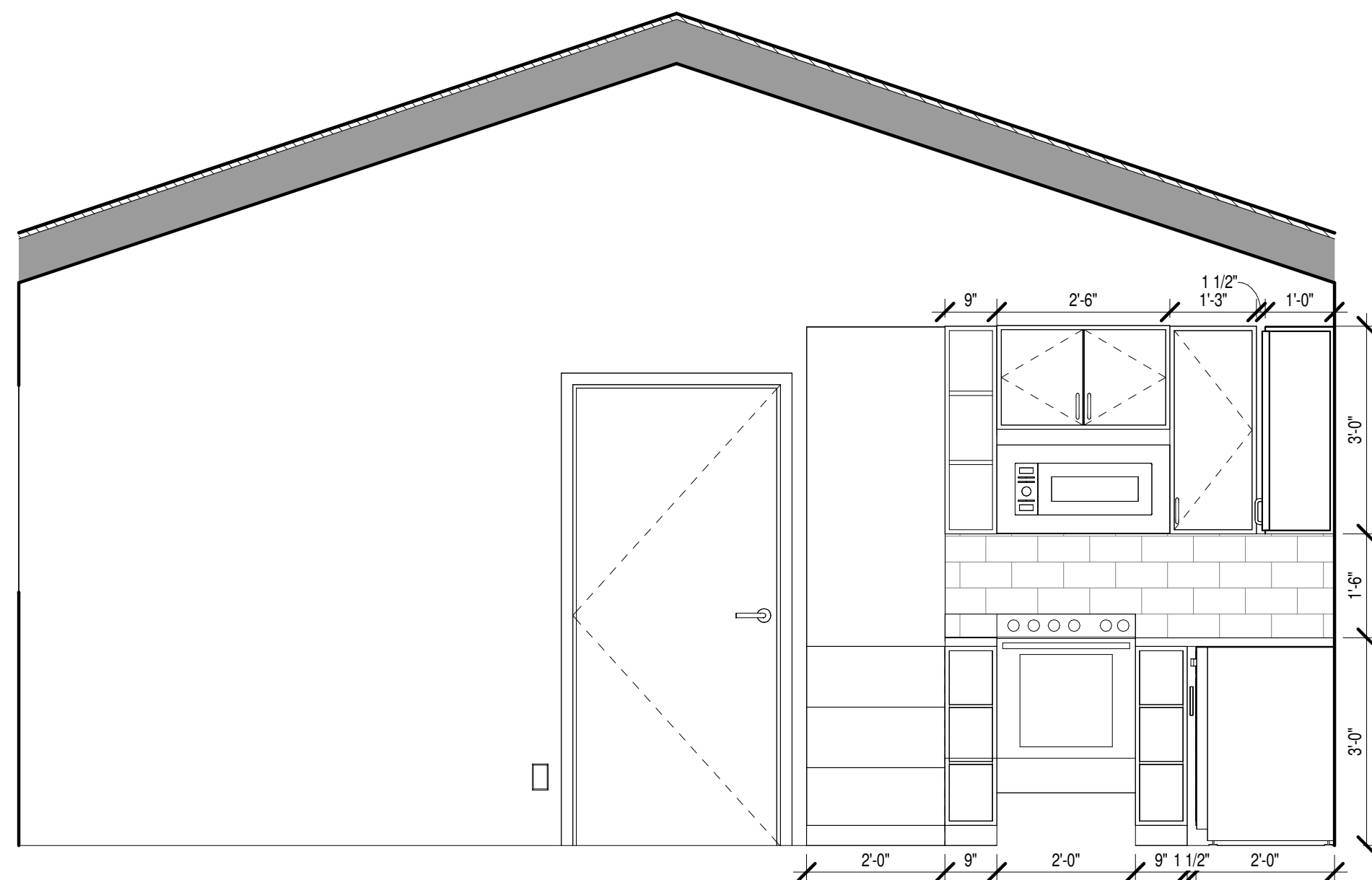
A51



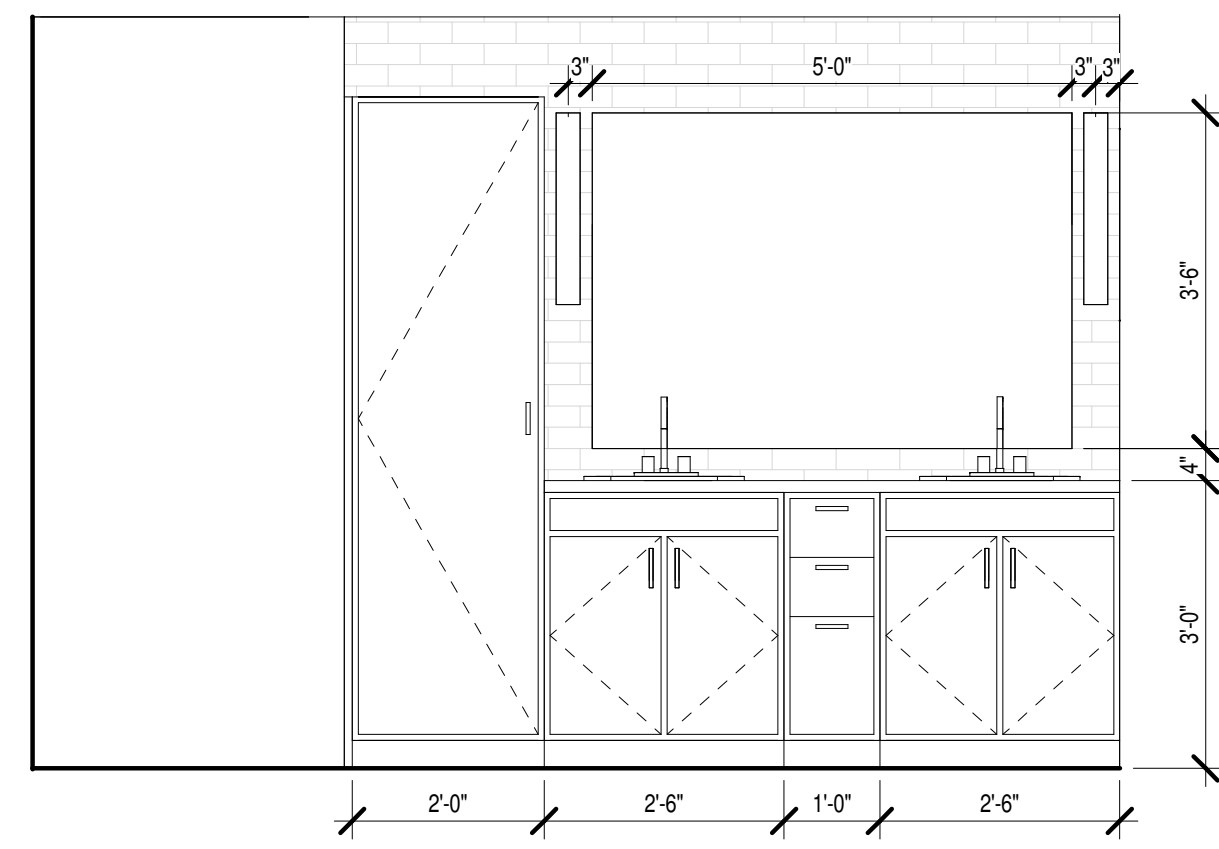
1 ENTRY CANOPY EAVE DETAIL
1 : 6



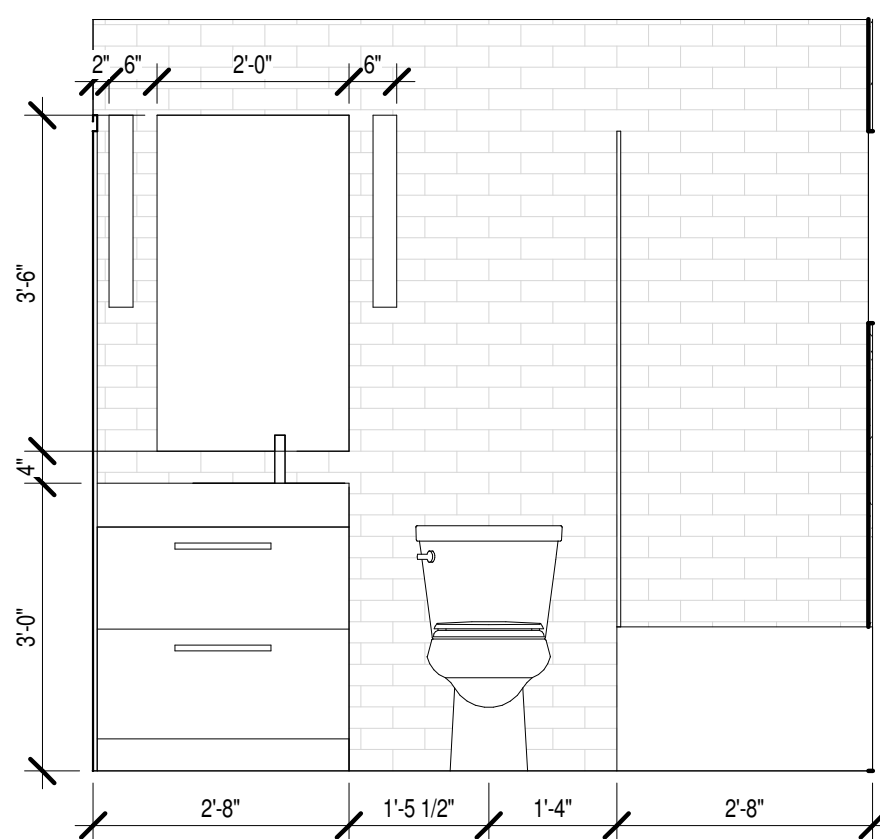
10 ADU KITCHEN NORTH ELEVATION
1/2" = 1'-0"



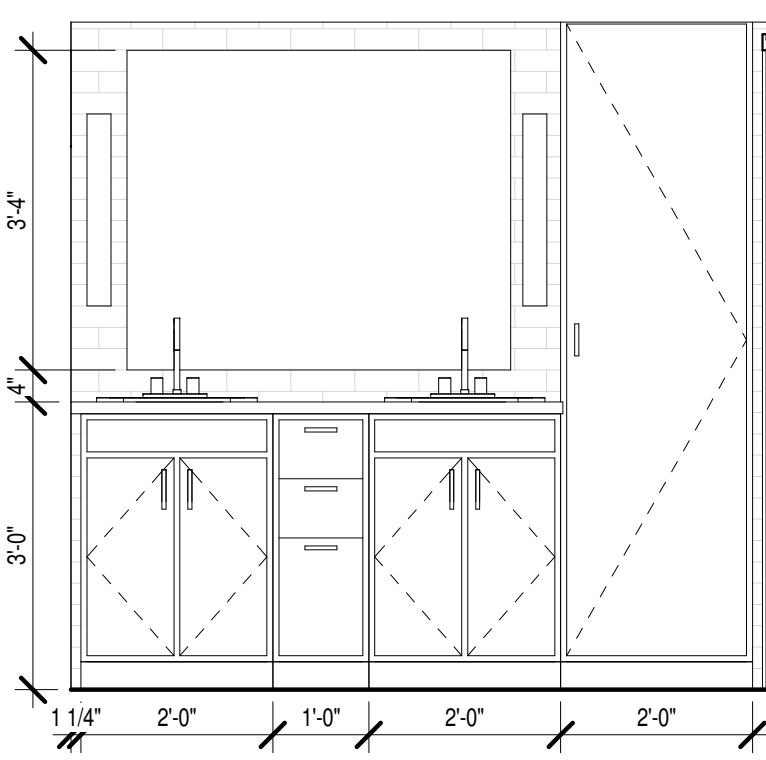
9 ADU WEST KITCHEN ELEVATION
1/2" = 1'-0"



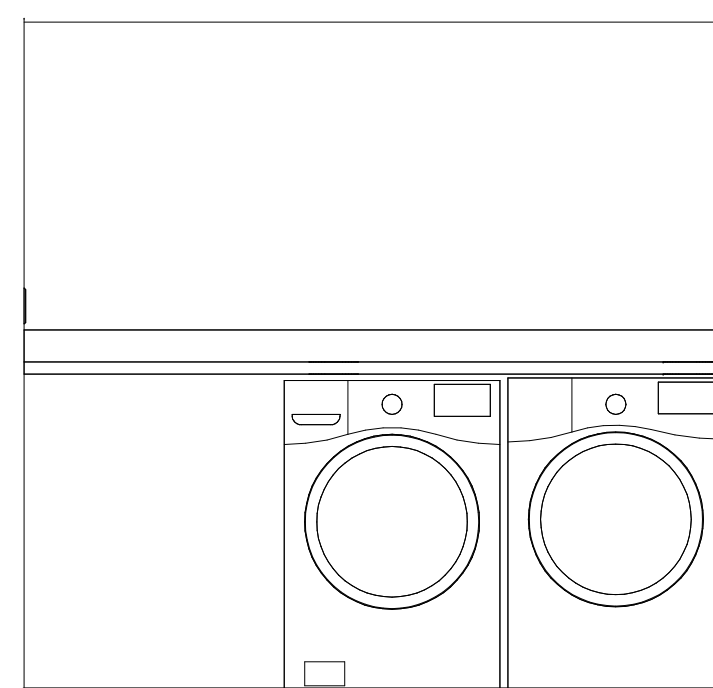
8 BATHROOM #1 WEST ELEV
1/2" = 1'-0"



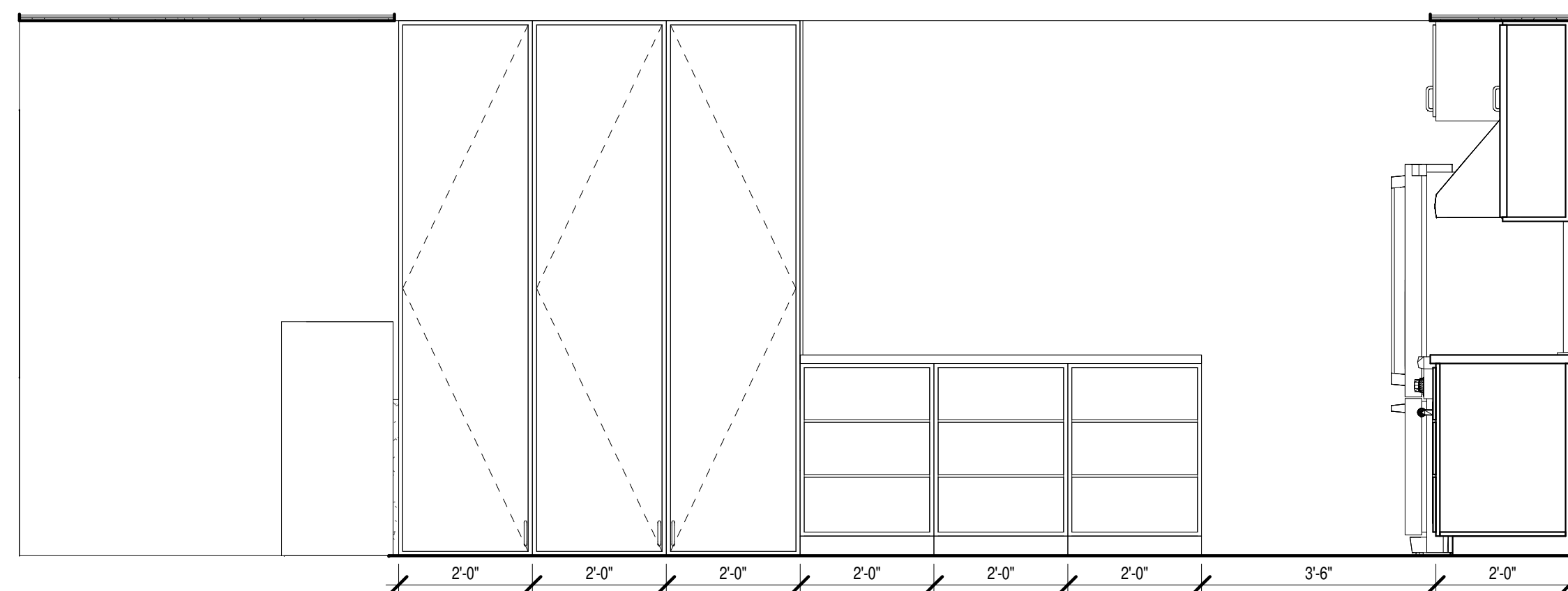
7 BATHROOM #2 WEST ELEV.
1/2" = 1'-0"



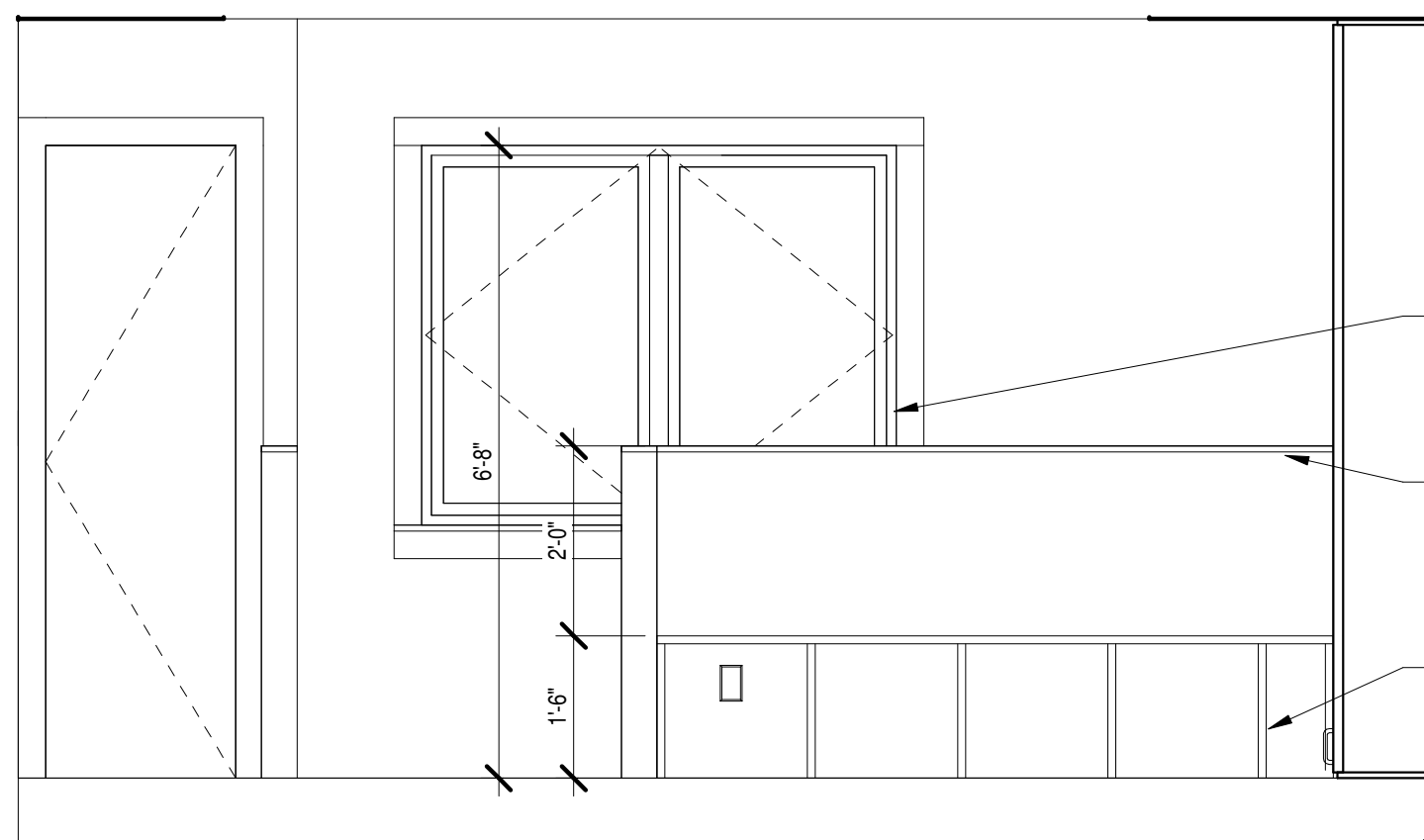
6 BATHROOM #3 EAST ELEV
1/2" = 1'-0"



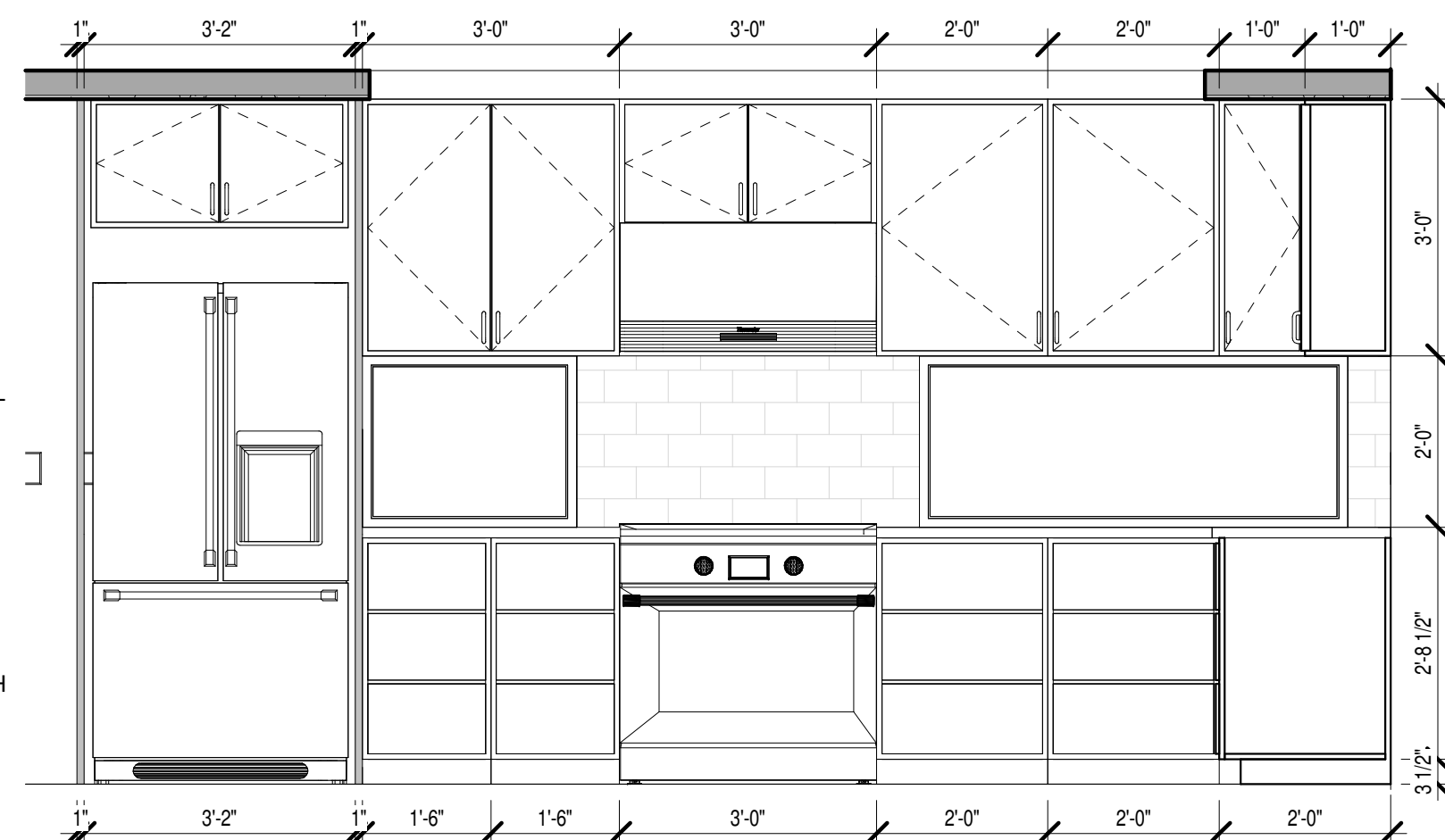
5 LAUNDRY WEST ELEVATION
1/2" = 1'-0"



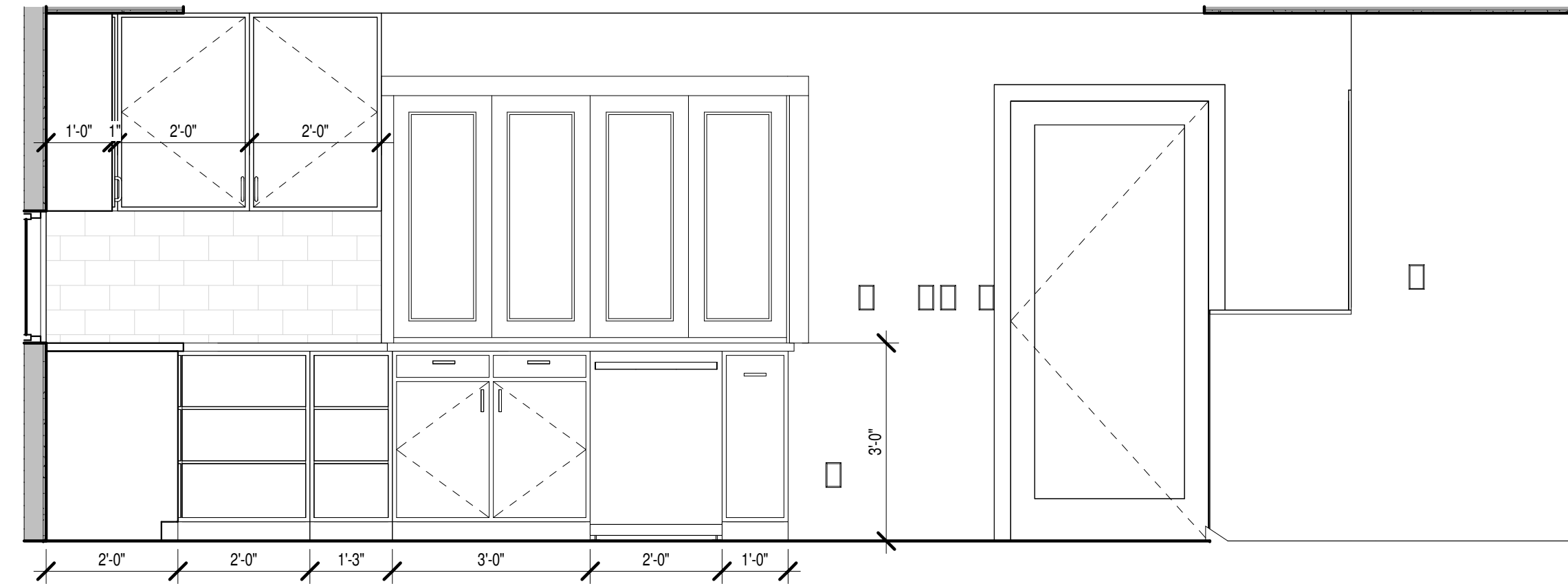
4 KITCHEN EAST ELEVATION
1/2" = 1'-0"



3 KITCHEN NORTH ELEVATION
1/2" = 1'-0"



2 KITCHEN SOUTH ELEVATION
1/2" = 1'-0"



1 MAIN KITCHEN WEST ELEVATION
1/2" = 1'-0"

PROVIDE 1X4 MDF HEAD &
JAMB TRIM W/ 1X POPLAR SILL
AND 1X3 SKIRT; TYP ALL
WINDOWS

42" KNEE WALL W/ 1X SOLID
WD CAP; STN.

PROVIDE SOLID WOOD BENCH
TOP WITH CUBBIES BELOW

Window Schedule						
Type Mark	Size		Type	Glazing	Head	Comments
	Width	Height		Type	Height	
10	2' - 6"	1' - 0"			6' - 8"	2.5SF OPEN
10	2' - 6"	1' - 0"			6' - 8"	2.5SF OPEN
10	2' - 6"	1' - 0"			6' - 8"	2.5SF OPEN
11	4' - 0"	4' - 0"			6' - 8"	16SF OPEN
11	4' - 0"	4' - 0"			6' - 8"	16SF OPEN
11	4' - 0"	4' - 0"			6' - 8"	16SF OPEN
20	2' - 6"	4' - 0"	FIXED		6' - 8"	
20	2' - 6"	4' - 0"	FIXED		6' - 8"	
20	2' - 6"	4' - 0"	FIXED		6' - 8"	
20	2' - 6"	4' - 0"	FIXED		6' - 8"	
21	5' - 0"	4' - 0"			6' - 8"	20SF OPEN
22	2' - 0"	4' - 0"			6' - 8"	8SF OPEN
23	5' - 6"	3' - 0"			6' - 8"	16.5SF OPEN
24	5' - 0"	2' - 0"			6' - 8"	10SF OPEN
24	5' - 0"	2' - 0"			6' - 8"	10SF OPEN
24	5' - 0"	2' - 0"			6' - 8"	10SF OPEN
25	3' - 4"	2' - 0"			6' - 8"	6.5 OPEN
31	4' - 0"	3' - 0"			8' - 8"	12SF OPEN
32	2' - 0"	2' - 0"			6' - 8"	4SF OPEN
32	2' - 0"	2' - 0"			6' - 8"	4SF OPEN
33	4' - 0"	2' - 0"			6' - 8"	8SF OPEN
34	3' - 0"	3' - 0"			6' - 8"	9SF OPEN
39	5' - 0"	2' - 0"			5' - 0"	10SF OPEN
40	2' - 6"	2' - 0"			5' - 0"	5SF OPEN
41	3' - 0"	6' - 0"			6' - 8"	18SF OPEN
42	6' - 0"	3' - 0"			6' - 8"	18SF OPEN
43	2' - 0"	4' - 0"			6' - 8"	8SF OPEN
43	2' - 0"	4' - 0"			6' - 8"	8SF OPEN
44	5' - 0"	4' - 0"			6' - 8"	20SF OPEN

Door Schedule				
Mark	Door Size		Hardware	Comments
	Width	Height	Set No.	
100	3' - 0"	6' - 8"		
101	6' - 0"	6' - 8"		
102	2' - 6"	6' - 8"		
103	2' - 6"	6' - 8"		
104	5' - 0"	6' - 8"		
105	6' - 0"	7' - 0"		
106	2' - 6"	6' - 8"		
107	6' - 0"	6' - 8"		
111	16' - 0"	8' - 0"		
200	3' - 0"	6' - 8"		
201	3' - 0"	6' - 8"		
202	6' - 0"	6' - 8"		
203	2' - 6"	6' - 8"		
204	2' - 6"	6' - 8"		
205	5' - 0"	6' - 8"		
206	2' - 0"	6' - 8"		
207	2' - 6"	6' - 8"		
208	2' - 4"	6' - 8"		
209	5' - 0"	6' - 8"		
210	11' - 9"	6' - 8"		
211	6' - 0"	3' - 8"		
212	3' - 0"	6' - 8"		
213	2' - 0"	6' - 8"		
214	3' - 0"	6' - 8"		
215	2' - 6"	6' - 8"		
216	2' - 6"	6' - 8"		
300	3' - 0"	6' - 8"		
301	5' - 0"	6' - 8"		
302	2' - 8"	6' - 8"		
303	3' - 0"	6' - 8"		
304	5' - 0"	6' - 8"		
305	2' - 6"	6' - 8"		

- DOOR AND WINDOW GLAZING NOTES:
- ALL WINDOWS AND EXTERIOR DOORS TO HAVE 11/16" INSULATED GLAZING W/ LOW E3/ERS ARGON FILLED
 - ALL WINDOWS AND EXTERIOR DOORS TO HAVE U-FACTOR OF .30 AND SHGC OF .18
 - PROVIDE WINDOW SEALS AND SPRAY FOAM AROUND WINDOWS PER MANUF. STANDARD INSTALLATION INSTRUCTIONS
 - ALL NEW EXTERIOR DOORS AND WINDOWS TO MEET FENESTRATION AIR LEAKAGE REQUIREMENTS AS INDICATED IN IRC R402.4.3
 - ALL GLAZING IN DOORS, AT SHOWERS OR BATHTUB ENCLOSURES OR GLAZING WITHIN 36" OF STAIRS OR DOORS TO BE TEMPERED.



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26130

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No.	Description	Date

DRAWING TITLE:

SCHEDULES

A70

CONCRETE SPECIFICATIONS
f'c AT 28 DAYS = 4000 psi
SLUMP = 5" max
Vibrate to remove air voids

Louisville Design Loads: (2018 IRC)
 Ground Snow Load: 30 PSF – non-Reducible Wind: 145 mph – 3 Second Gust, Exp. “C”
 Frost Depth: 36” Below Grade Seismic Zone: “B”
 Soil Bearing Capacity 1,500 PSF Elevation: 5337’ Above MSL
 Wood Species: Sawn Lumber – Hem-Fir, Douglas Fir, or Spruce-Pine-Fir; Glu-Lam – 24F-V4/DF

IRC Fastening Schedule

ITEM	DESCRIPTION OF BUILDING ELEMENT	PASTERBOARD SCHEDULE		SPACING AND LOCATION
		THICKNESS	NUMBER AND TYPE OF FASTENERS	
		Board		
1	Roofing between ceiling joists or rafters to top plate	4-88 (board $3/4" \times 0.1137$ or 3-84 (common $3/4" \times 0.11$); or 3-134 (board $3/4" \times 0.129$); or 3-9" $\times$ 0.111" nails		Tree nail
2	Ceiling joists to top plate	4-88 (board $3/4" \times 0.1137$); or 3-88 (common $3/4" \times 0.12$); or 3-134 (board $3/4" \times 0.129$); or 3-9" $\times$ 0.111" nails		Per joist, top nail
3	Ceiling joist to attached parallel stud, lap over partition (see Sections B82.3.1, B82.3.3 and Table B82.3.5.190)	4-138 (board $3/4" \times 0.129$); or 3-156 (common $3/4" \times 0.142$); or 4-9" $\times$ 0.16" nails		Face nail
4	Ceiling joist attached parallel stud, joint (see Sections B82.3.1 and B82.3.5 and Table B82.3.5.190)	4-138 (board $3/4" \times 0.129$); or 3-156 (common $3/4" \times 0.142$); or 4-9" $\times$ 0.16" nails		Face nail
5	Ceiling to rafter, top nail, or $1/4" \times 3/4" \times 20$ g.c. ridge strap to rafter	4-134 (board $3/4" \times 0.123$); or 3-134 (common $3/4" \times 0.124$); or 4-9" $\times$ 0.16" nails		Face and end nail
6	Rafter or roof truss to plate	3-154 (top nails $3/4" \times 0.1357$); or 3-144 (common $3/4" \times 0.147$); or 4-134 (board $3/4" \times 0.123$); or 3-9" $\times$ 0.111" nails		2" max. nails on each side, 1 beam composite side of each rafter or truss
7	Rafter or roof truss to ridge	4-144 ($3/4" \times 0.1357$); or 3-144 (common $3/4" \times 0.147$); or 4-134 (board $3/4" \times 0.123$); or 3-9" $\times$ 0.111" nails		Face nail
8	Rafter or ridge, valley or hip rafter to joist to maintain 3" ridge beam	3-144 ($3/4" \times 0.1357$); or 3-144 (common $3/4" \times 0.147$); or 3-134 (board $3/4" \times 0.123$); or 3-9" $\times$ 0.111" nails		End nail
		Wall		
9	End of end (at end truss wall panel)	1-60 (common $3/4" \times 0.142$)		54" o.c. face nail
10	End of end (at end truss wall panel)	1-60 (board $3/4" \times 0.1357$); or 3" $\times$ 0.131" nails		56" o.c. face nail
11	End of end (at end truss wall panel)	1-60 (board $3/4" \times 0.1357$); or 3" $\times$ 0.131" nails		56" o.c. face nail
12	End of end (at end truss wall panel)	1-60 (common $3/4" \times 0.142$)		54" o.c. face nail
13	End of end (at end truss wall panel)	1-60 (common $3/4" \times 0.142$)		54" o.c. face nail
14	End of end (at end truss wall panel)	1-60 (common $3/4" \times 0.142$)		54" o.c. face nail
15	End of end (at end truss wall panel)	1-60 (common $3/4" \times 0.142$)		54" o.c. face nail
16	End of end (at end truss wall panel)	1-60 (common $3/4" \times 0.142$)		54" o.c. face nail
17	End of end (at end truss wall panel)	1-60 (common $3/4" \times 0.142$)		54" o.c. face nail
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95	End of end (at end truss wall panel)	1-60 (common $3/4" \times 0.142$)		54" o.c. face nail
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160	End of end (at end truss wall panel)	1-60 (common $3/4" \times 0.142$)		54" o.c. face nail
161	End of end (at end truss wall panel)	1		

[illegible]

FASTENER IDENTIFICATION—continued				
ITEM	DESCRIPTION OF FASTENER ELEMENTS	BLANKET AND FASTENER TYPE ¹	BLANKET/BLANK LOCATION	
		Head		
24	"2" add-on to joint or girth	3-16d common ($\overline{D}^2 = 0.131$) or 2-16d common ($\overline{D}^2 = 0.162$)	Blind and face nail	
25	"2" planks (plank & beam—floor & roof)	3-16d box ($\overline{D}^2 = 0.131$) or 2-16d common ($\overline{D}^2 = 0.162$)	At end boarding, face nail	
26	Blind or end joint to joint	3-16d common ($\overline{D}^2 = 0.162$) 4-10 box ($\overline{D}^2 = 0.125$) or 4-7" $\times$ 0.117 nail 4-7" $\times$ 0.144 plate, yellow crown	End nail	
		20d common ($\overline{D}^2 = 0.152$) or 10d box ($\overline{D}^2 = 0.127$) or 7" $\times$ 0.121 nail		
27	Build up girders and beams, 2 faces across joists	2-10d box ($\overline{D}^2 = 0.127$) or 2-20d common ($\overline{D}^2 = 0.152$); or 1-10d box ($\overline{D}^2 = 0.127$) or 5-3" $\times$ 0.131 nail	Face nail at ends and end of plating	
28	Joists over supporting cross or rafter	4-16d box ($\overline{D}^2 = 0.131$) or 3-16d common ($\overline{D}^2 = 0.162$) or 4-10d box ($\overline{D}^2 = 0.127$) or 4-3" $\times$ 0.131 nail	At end joint or rafter, face nail	
29	Bracing to joint	3-16G ($\overline{D}^2 = 0.137$)	End joint, toe nail	
		HEAD/BLANK TYPE OF FASTENER²	SPACING OF FASTENERS	
			Edges (inches)	Intermediate (inches)
Wood cross-bracing, add-on, and toe nailing subdiaphragm framing and partition-board and sheathing to framing (see Table 1002-2) or toe nailing subdiaphragm partition-board sheathing to wall framing				
30	"1/2" $\times$ "1/2"	8d common ($\overline{D}^2 = 0.117$) add-on, wall/	5	12
31	"1/2" $\times$ "1"	8d common ($\overline{D}^2 = 0.117$)	5	12
32	"1/2" $\times$ "1 1/2"	16d common ($\overline{D}^2 = 0.187$) add-on,	5	12
		8d ($\overline{D}^2 = 0.117$) add-on		
		Other wood sheathing		
33	"1/2" structural sheathing: fibrous sheathing	16" galvanized coating nail; 7" and discrete 3" common; 1/2" $\times$ 1/4", 1/4" $\times$ 1/4", 1/4" $\times$ 1/4"	3	6
34	"1/2" structural sheathing: fibrous sheathing	16" galvanized coating nail; 7" and discrete 3" common; 1/2" $\times$ 1/4", 1/4" $\times$ 1/4", 1/4" $\times$ 1/4"	3	6
35	"1/2" gypsum sheathing ³	16" galvanized coating nail; 7" and discrete 3" common; 1/2" $\times$ 1/4", 1/4" $\times$ 1/4", 1/4" $\times$ 1/4"	3	6
36	"1/2" gypsum sheathing ³	16" galvanized coating nail; 7" and discrete 3" common; 1/2" $\times$ 1/4", 1/4" $\times$ 1/4", 1/4" $\times$ 1/4"	3	6
		Steel structural plates, connections and/or end nailing to framing		
37	"1/2" $\times$ 1/4" and less	8d deformed ($\overline{D}^2 = 0.107$) nail; or common ($\overline{D}^2 = 0.162$) nail	6	12
38	"1/2" $\times$ "1"	8d common ($\overline{D}^2 = 0.162$) nail; or 8d deformed ($\overline{D}^2 = 0.107$) nail	6	12
39	"1/2" $\times$ "1 1/2"	16d common ($\overline{D}^2 = 0.187$) nail; or 8d deformed ($\overline{D}^2 = 0.107$) nail	6	12



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**STRUCTURAL
 NOTES**

S01



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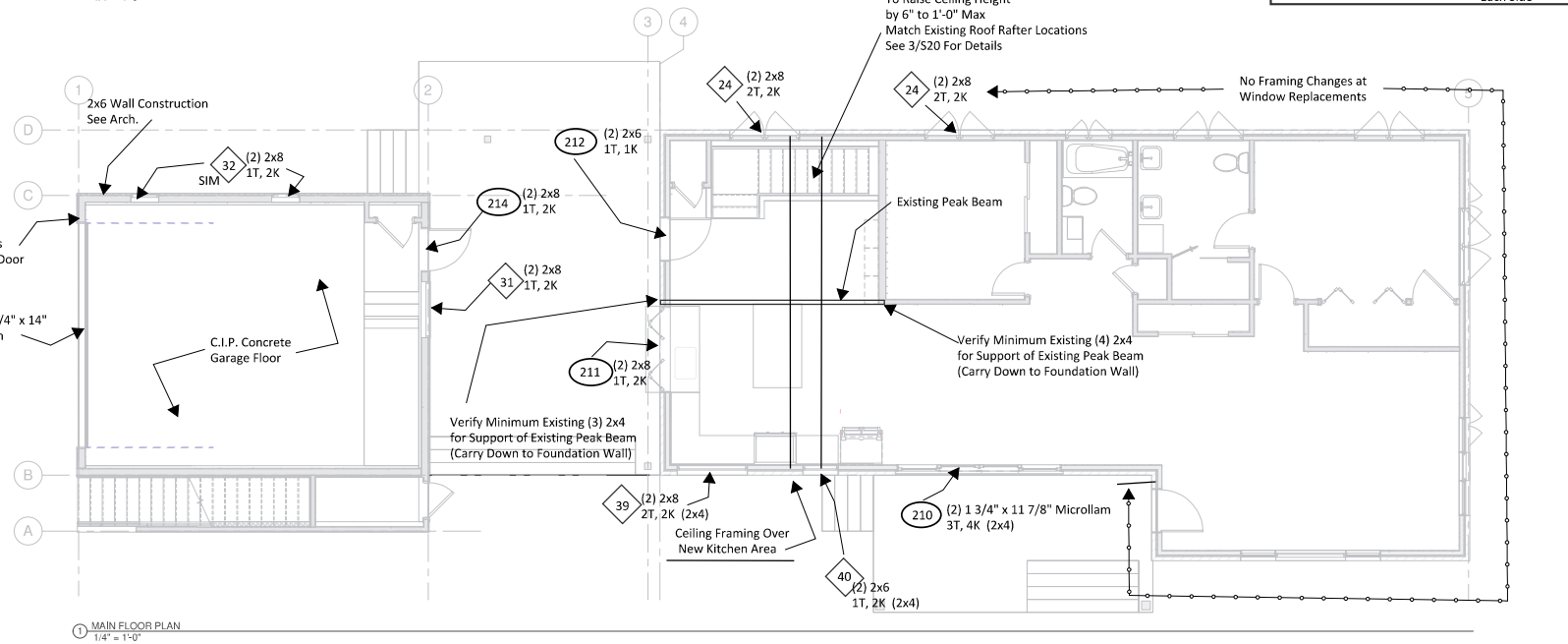
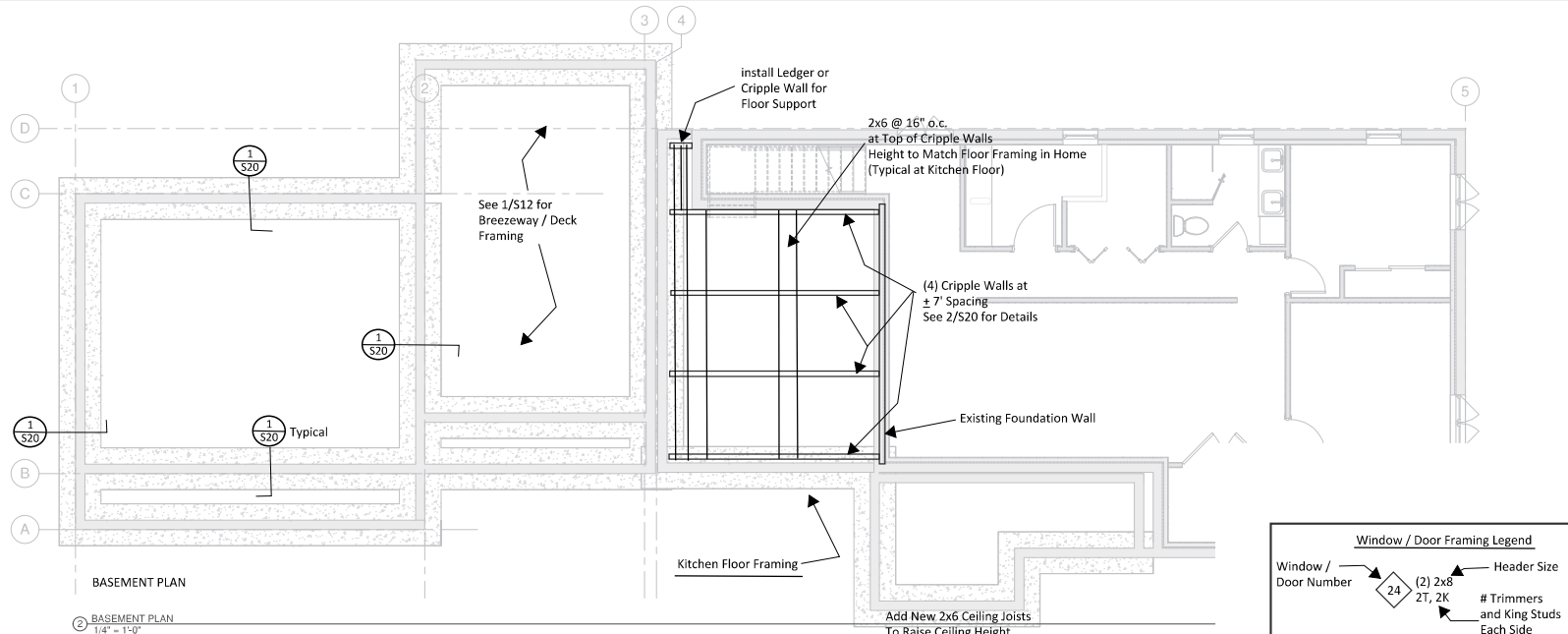


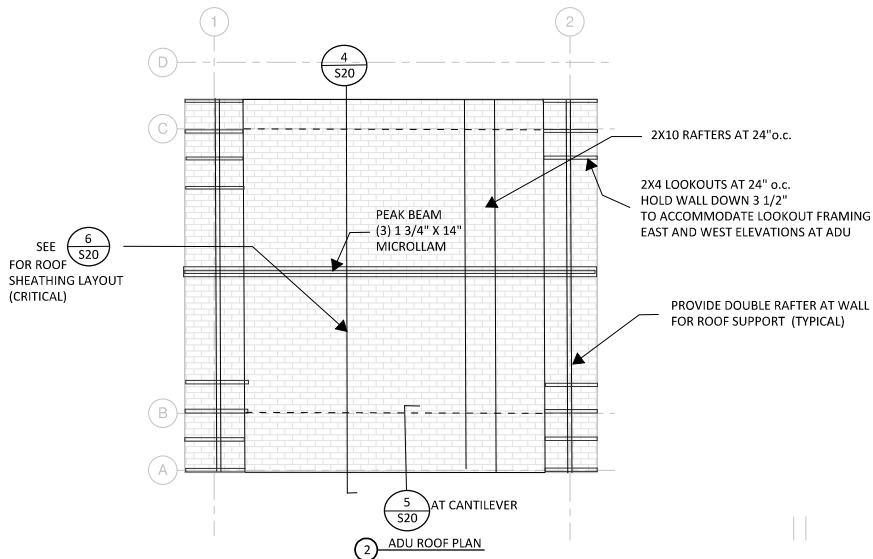
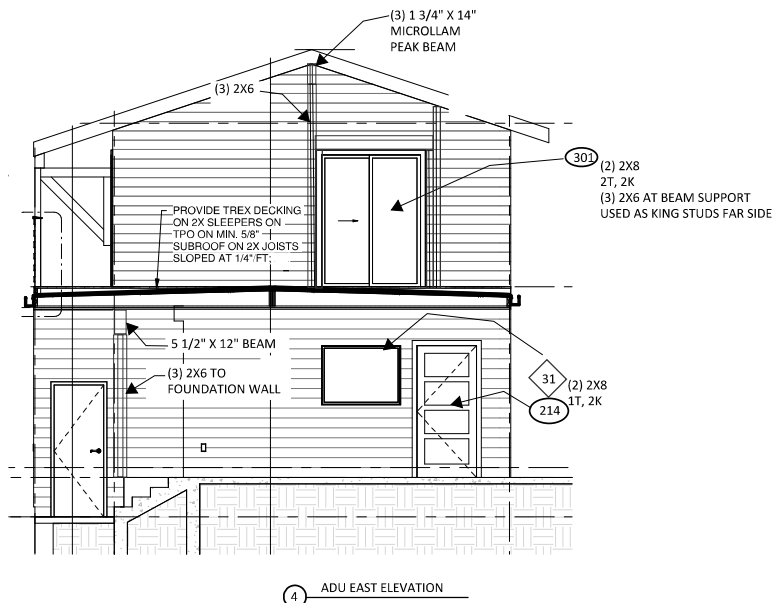
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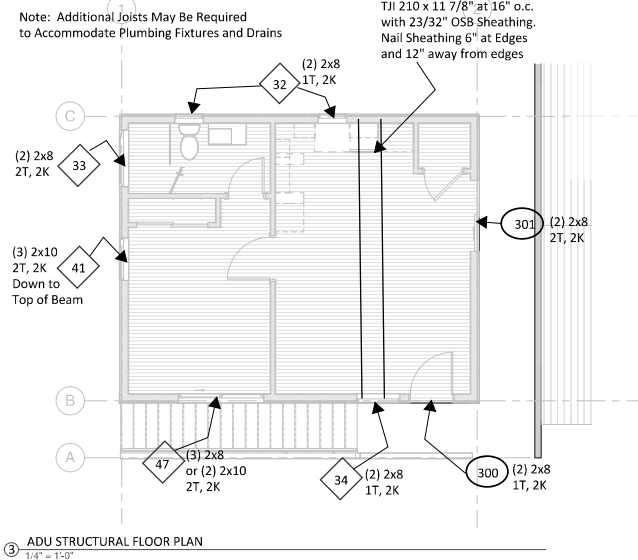
STRUCTURAL
PLANS
S10



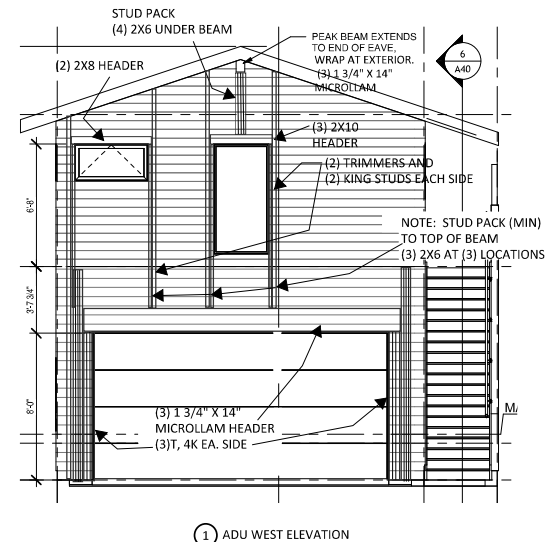


1 ROOF STRUCTURAL PLAN
1/4" = 1'-0"

Note: Additional Joists May Be Required to Accommodate Plumbing Fixtures and Drains



3 ADU STRUCTURAL FLOOR PLAN
1/4" = 1'-0"



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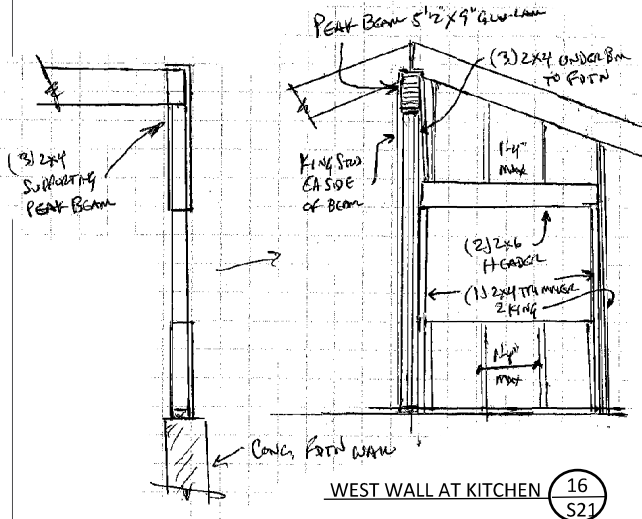
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STRUCTURAL PLANS

S11





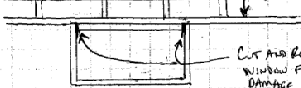
WEST WALL AT KITCHEN (16 S21)

INFILL EXISTING WINDOW AT BASEMENT

PROVIDE TEMPORARY SUPPORT FOR JOISTS OVER WINDOW

EXISTING SILL PLATE

WINDOW FRAME WAS CAST INTO THE CONCRETE WALL AT TIME OF CONSTRUCTION

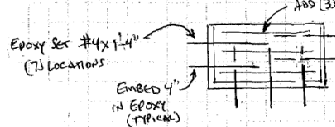


CUT AND REMOVE TOP OF EXISTING WINDOW FRAME, TRY NOT TO DAMAGE SILL PLATE ABOVE.

- REMOVE ALL LEDGE HARDWARE FROM FRAME BUT DO NOT REMOVE BEAM OR SIDES OF FRAME FROM THE WALL. REMOVING WINDOW LEDGE CAUSE UNNECESSARY DAMAGE TO THE SURROUNDING CONCRETE.
- DRILL IN BRACKS AS SHOWN AND GRIND BRACKS THROUGH THE EXISTING STEEL FRAME.
- ROUTED AND GROUT FRAME TO PREPARE CONCRETE BACK. FINISH CLEANING WITH ACETONE.
- APPLY GROUT BRACKS, AGENT TO FRAME AT ALL CONCRETE CONTACT SURFACES.

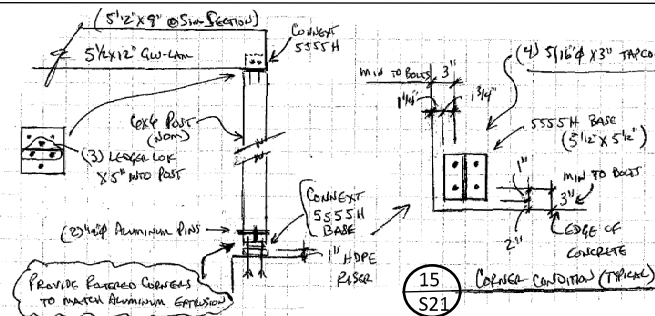
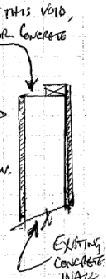
(13 S21)

INFILL EXISTING WINDOW AT FOUNDATION

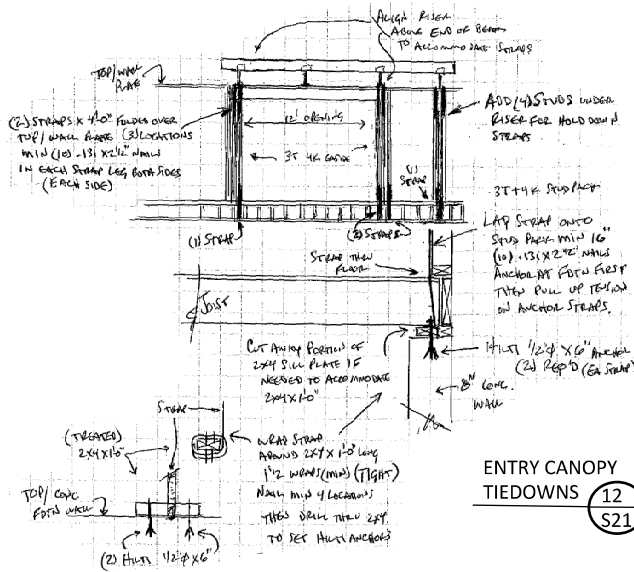


- SEAL INSIDE AND OUTSIDE FRAMEWORK TO PREVENT LEAKS
- POUR CONCRETE AT TOP OF WALL
- VIBRATE FRAMEWORK WITH HAMMERS TO PREVENT AIR POCKETS
- ALLOW TO CURE FOR MIN 12 HOURS BEFORE REMOVING FORM.

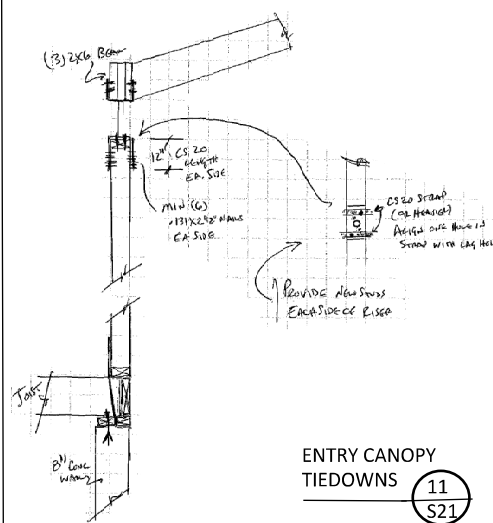
CONCRETE: FROM PRE-PACKAGED BAGS
#2 (3000 PSI) MID SWIRLS MAX 5"
AGGREGATE: PER SPECIFIC INSTRUCTIONS
WATER: USE MINIMUM WATER FOR WORKABILITY



(15 S21)



ENTRY CANOPY TIEDOWNS (12 S21)



ENTRY CANOPY TIEDOWNS (11 S21)



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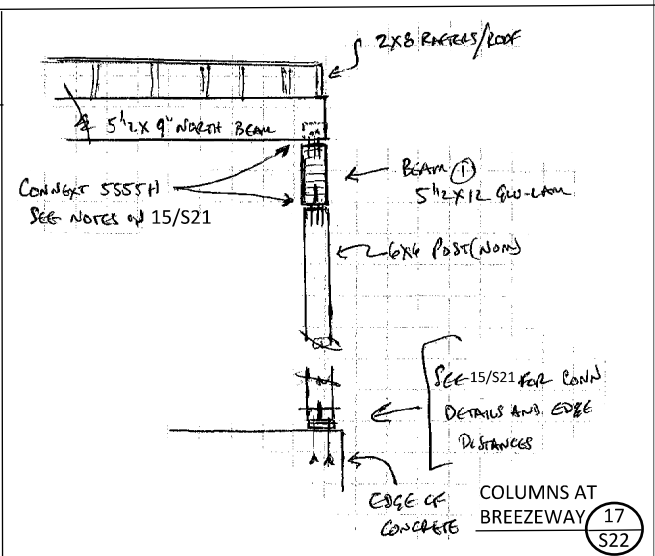
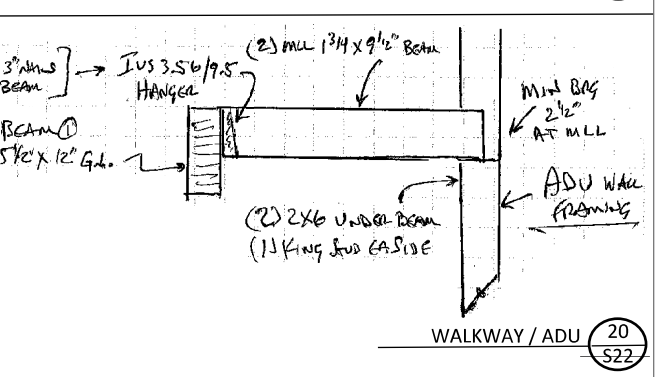
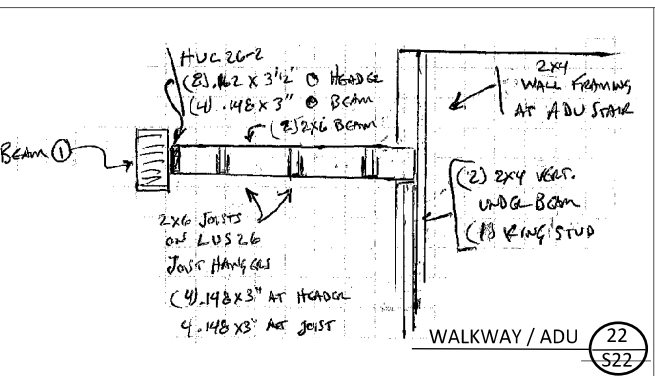
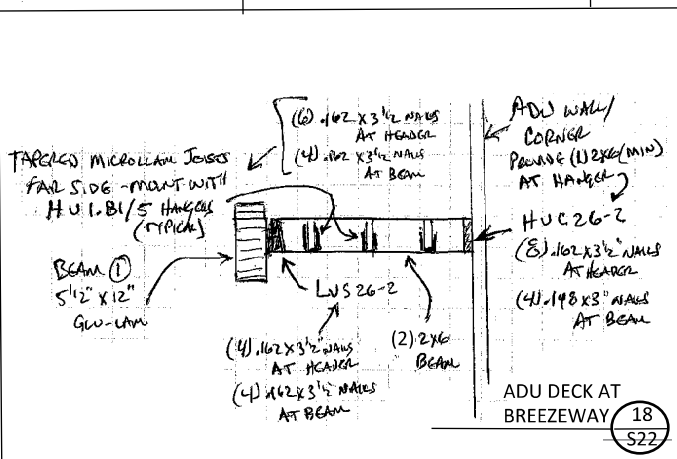
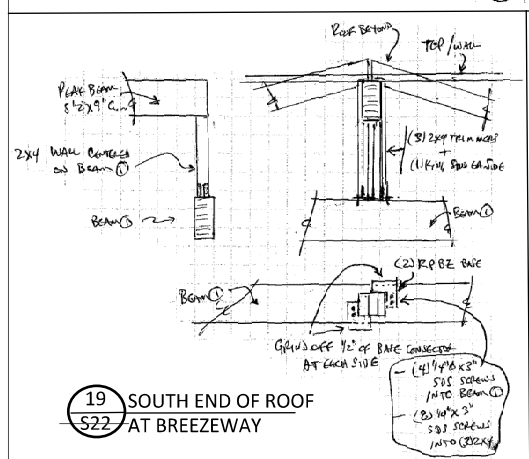
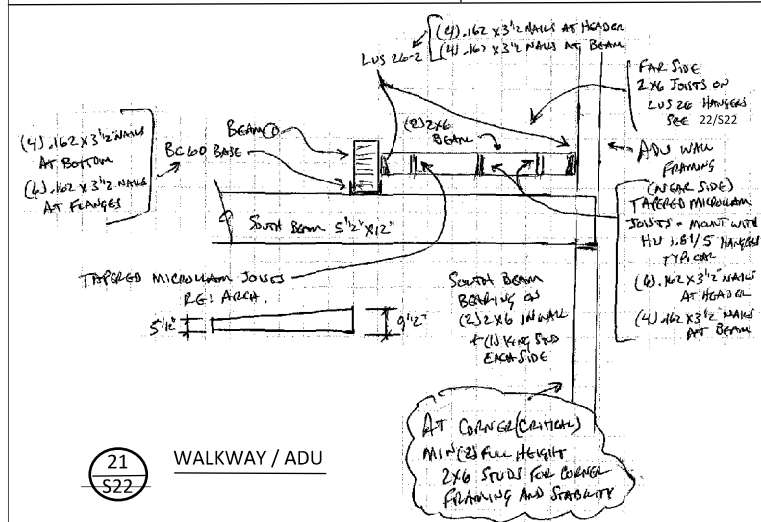
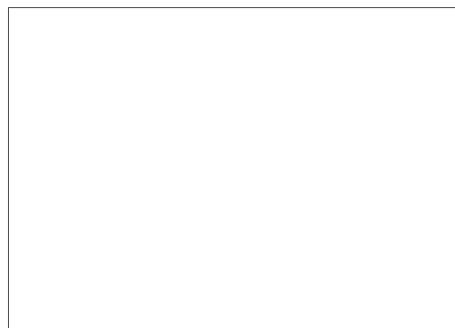
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STRUCTURAL DETAILS

S21



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S22