CONSTRUCTION NOTES

1. COMPLY WITH ALL LOCAL, STATE AND FEDERAL APPLICABLE CODES, RULES AND REGULATIONS. OBTAIN & PAY FOR ALL PERMITS AND LICENSES AS REQUIRED. WHEN REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY THE PROPER LOCAL AUTHORITIES.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND BECOME THOROUGHLY FAMILIAR WITH THE SITE BEFORE COMMENCEMENT OF WORK. THE G.C. SHALL REPORT ALL DISCREPANCIES TO THE OWNER AND DESIGNER. THE DRAWINGS REFLECT CONDITIONS AS CAN REASONABLY BE INFERRED FROM VISIBLE CONDITIONS, OR FROM DRAWINGS & INFORMATION FURNISHED BY OWNER, BUT CANNOT BE GUARANTEED.

3. ALL DIMENSIONS SHOULD BE CALCULATED, NEVER SCALED, AND SHALL BE VERIFIED BY THE CONTRACTOR, ON SITE, PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ON PLANS ARE FROM FINISHED FACE OF THE FINISHED SURFACE. THE G.C. IS TO WORK WITH OTHER TRADES AS REQUIRED TO MAKE ADJUSTMENTS IN PLAN SET FOR ALLOWANCES TO ENSURE PROPER FITMENT OF PLUMBING, ELECTRICAL, MECHANICAL AND STRUCTURAL COMPONENTS.

4. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND IS RESPONSIBLE FOR INCORPORATING ALL REASONABLY INFERABLE CONDITIONS INTO THE WORK. NO CLAIM FOR ADDITIONAL COMPENSATION OR TIME BASED ON UNFAMILIARITY OF VISIBLE OR REASONABLY INFERABLE CONDITIONS WILL BE CONSIDERED. CONTRACTOR WARRANTS TO THE OWNER THAT THE SITE AND EXISTING CONDITIONS HAVE BEEN SURVEYED PRIOR TO SUBMITTING A FINAL CONTRACT PRICE. DISCREPANCIES ARE TO BE REPORTED TO THE OWNER.

5. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN, FREE AND CLEAR OF DEBRIS AND SHALL MINIMIZE AND CLEARLY MARK ALL PHYSICAL HAZARDS. EMERGENCY EGRESS PATHS MUST BE MAINTAINED AT ALL TIMES.

6. CONTRACTOR SHALL KEEP THE SITE SECURE AND FREE OF UNAUTHORIZED PERSONS AND KEEP ALL EXPOSED, EXISTING CONDITIONS SECURE FROM VANDALISM OR THEFT.

7. ALL MATERIALS STORED ON THE SITE SHALL BE STORED PER MANUFACTURERS RECOMMENDATIONS AND SAFE FROM THEFT OR VANDALISM.

8. DIMENSIONS PULLED FROM EXTERIOR ARE FROM FACE OF EXTERIOR WALL. INTERIOR DIMENSIONS ARE SHOWN FROM WALL FACE TO WALL FACE.

9. CONTRACTOR SHALL FIELD VERIFY MEASUREMENTS, LOCATIONS, MATERIALS & FINISHES BEFORE CONSTRUCTION BEGINS.

10. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.

11. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.

12. THE G.C. IS RESPONSIBLE FOR OBTAINING PERMITS FOR CONSTRUCTION, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF EACH.

13. THE G.C. WILL KEEP ONE SET OF PERMITTED PLANS ON SITE AT ALL TIMES TO DOCUMENT ANY AND ALL CHANGES MADE DURING CONSTRUCTION. THE RECORD OF DRAWINGS SHALL BE MADE AVAILABLE TO THE OWNER AND ISSUED TO THEM AT THE CONCLUSION OF THE PROJECT.

GENERAL NOTES

1. INTERIOR BASEMENT WALLS MUST BE FRAMED WITH 2X4 WOOD STUDS AT A MINIMUM SPACING OF 16 INCHES ON CENTER AND FINISHED WITH 1/2-INCH GYPSUM BOARD ON ONE SIDE UNLESS OTHERWISE NOTED.

2. EXTERIOR WALLS SHALL BE FRAMED WITH 2X6 WOOD STUDS AT A MINIMUM SPACING OF 16 INCHES ON CENTER, WITH LAP SIDING AND SHEATHING ON THE EXTERIOR AND 1/2-INCH GYPSUM BOARD ON THE INTERIOR UNLESS OTHERWISE NOTED. EXTERIOR WALLS LOCATED LESS THAN 5 FEET FROM THE PROPERTY LINE MUST HAVE A 1-HOUR FIRE RATING ON BOTH SIDES, TESTED PER ASTM E119 OR UL 263. OVERHANGS LESS THAN 5 FEET FROM PROPERTY LINES MUST ALSO HAVE A 1-HOUR FIRE-RATED UNDERSIDE AS REQUIRED BY THE 2018 IRC.

3. FLOOR ASSEMBLIES THAT ARE NOT PROTECTED BY A FINISHED CEILING MUST HAVE FIRE PROTECTION AS REQUIRED BY SECTION R501.3 OF THE BUILDING CODE.

4. FRAMING DIMENSIONS ARE MEASURED TO THE FACE OF THE STUD OR CONCRETE WALL, WHILE BUILT-IN DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FINISHED CABINETRY UNLESS OTHERWISE NOTED.

5. EACH SLEEPING ROOM MUST HAVE AT LEAST ONE OPERABLE EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, A MINIMUM NET CLEAR HEIGHT OF 24 INCHES, A MINIMUM NET CLEAR WIDTH OF 20 INCHES, AND A MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR.

6. STAIRWAYS MUST PROVIDE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES, MEASURED FROM A LINE CONNECTING NOSING EDGES, EXCEPT FOR SPIRAL STAIRWAYS, WHICH ARE PERMITTED TO HAVE A MINIMUM HEADROOM OF 6 FEET 6 INCHES. RISER HEIGHTS MUST BE BETWEEN 4 INCHES AND 7-3/4 INCHES, WITH A MINIMUM TREAD DEPTH OF 10 INCHES. THE MAXIMUM VERTICAL RISE BETWEEN LANDINGS MUST NOT EXCEED 12 FEET. LANDINGS MUST BE PROVIDED AT THE TOP AND BOTTOM OF ALL STAIRWAYS, WITH A MINIMUM DEPTH EQUAL TO THE WIDTH OF THE STAIRWAY BUT NOT EXCEEDING 48 INCHES.

7. HANDRAILS ARE REQUIRED ON ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS, AS PER SECTION R311.7.8 OF THE BUILDING CODE. THEY MUST BE INSTALLED AT A HEIGHT OF 34 TO 38 INCHES ABOVE THE NOSING AND MUST EXTEND CONTINUOUSLY FROM THE TOP TO THE BOTTOM OF THE STAIR, TERMINATING AT A NEWEL POST OR RETURNING INTO THE WALL. HANDRAILS MUST HAVE A GRASPABLE CROSS-SECTION WITH A DIAMETER BETWEEN 1-1/4 INCHES AND 2 INCHES OR AN EQUIVALENT SHAPE WITH A PERIMETER BETWEEN 4 INCHES AND 6.25 INCHES. A MINIMUM CLEARANCE OF 1-1/2 INCHES FROM THE WALL MUST BE MAINTAINED, AND HANDRAILS MUST NOT PROJECT MORE THAN 4-1/2 INCHES INTO THE REQUIRED STAIR WIDTH.

8. GUARDRAILS MUST BE INSTALLED AT OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS, AND LANDINGS THAT ARE MORE THAN 30 INCHES ABOVE THE ADJACENT FLOOR OR GRADE. THE MINIMUM HEIGHT FOR GUARDRAILS ON WALKING SURFACES IS 42 INCHES, WHILE GUARDRAILS ALONG STAIRWAYS MUST BE BETWEEN 34 AND 38 INCHES HIGH. OPENINGS IN GUARDRAILS MUST NOT ALLOW THE PASSAGE OF A 4-INCH DIAMETER SPHERE, EXCEPT FOR STAIR BALUSTERS, WHICH MAY ALLOW A MAXIMUM OPENING OF 4-3/8 INCHES, AND TRIANGULAR OPENINGS BETWEEN STAIR TREADS, RISERS, AND THE BOTTOM OF THE GUARDRAIL, WHICH MAY ALLOW A MAXIMUM OPENING OF 6 INCHES.

9. SHOWER AND TUB WALLS MUST HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE-RESISTANT UNDERLAYMENT EXTENDING AT LEAST 70 INCHES ABOVE THE DRAIN INLET, AS REQUIRED BY SECTION R307.2 OF THE BUILDING CODE. WATER-RESISTANT GYPSUM BOARD IS NOT PERMITTED IN SHOWER AND TUB COMPARTMENTS, IN ACCORDANCE WITH ASTM C 630.

10. SMOKE DETECTORS MUST BE INSTALLED IN EVERY BEDROOM AND IN HALLWAYS ADJACENT TO SLEEPING AREAS. CARBON MONOXIDE DETECTORS MUST BE INSTALLED OUTSIDE EACH SLEEPING AREA AND IN ALL DWELLINGS WITH FUEL-FIRED APPLIANCES OR ATTACHED GARAGES, AS PER SECTION R315 OF THE BUILDING CODE.

11. ALL INSULATION MUST COMPLY WITH THE JEFFERSON COUNTY ENERGY CODE. THE MINIMUM INSULATION VALUES REQUIRED ARE R-38 FOR ROOFS, R-20 FOR ABOVE-GRADE EXTERIOR WALLS, R-10/13 FOR FOUNDATION WALLS AND BASEMENT FURRING WALLS, AND R-13/17 UNDER SLABS. ALL PLUMBING PIPES AND SYSTEMS, INCLUDING BATHTUBS, MUST BE THERMALLY INSULATED. AIR BARRIERS AND INSULATION MUST BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND IN COMPLIANCE WITH DENVER ENERGY CODE TABLE R402.4.1.1 AND SECTION R402.4.

12. WATERPROOF MEMBRANES, VAPOR BARRIERS, AND MINIMUM REQUIRED INSULATION MUST BE INSTALLED AT ALL NEW EXTERIOR WALLS AND EXTERIOR WALL INFILLS.

13. ADDRESS NUMBERS MUST BE CLEARLY VISIBLE FROM THE STREET AND MUST BE AT LEAST 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, AS REQUIRED BY SECTION R319 OF THE BUILDING CODE.

14. BATHROOMS MUST HAVE MECHANICAL VENTILATION VENTED DIRECTLY OUTDOORS, AND VENTS MAY NOT TERMINATE IN ATTICS OR CRAWL SPACES, AS REQUIRED BY SECTION M1506.2 OF THE MECHANICAL CODE.

15. STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS. ENLARGED DRAWINGS TAKE PRECEDENCE OVER OVERALL PLANS AND SECTIONS.

16. ALL CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY EXTENSIONS OR INFILLS TO EXISTING WALLS MUST MATCH THE THICKNESS OF THE EXISTING CONSTRUCTION TO ENSURE A SEAMLESS TRANSITION. UNLESS OTHERWISE NOTED, ANNOTATIONS INDICATE NEW CONSTRUCTION, WITH (E) USED TO DENOTE EXISTING ELEMENTS AND (N) FOR NEW ELEMENTS.



LOCATION MAP

R402.1.2 Insulation and Fenestration Criteria

The *building thermal envelope* shall meet the requirements of Table 402.1.1, based on the *climate zone* specified in Chapter 3.

TABLE 402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT[b] *U*-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE[i]	FLOOR *R*-VALUE	BASEMENT[c] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
1	0.75	0.75	0.30	30	13	3/4	13	0	0	0
2	0.65[j]	0.75	0.30	30	13	4/6	13	0	0	0
3	0.50[j]	0.65	0.30	30	13	5/8	19	5/13[f]	0	5/13
4 except Marine 4	0.35	0.60	NR	38	13	5/10	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.35	0.60	NR	38	13	20 or 13+5[h]	13/17	30[g]	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	13	20 or 13+5[h]	15/19	30[g]	15/19	10, 4 ft	10/13
7 and 8	0.35	0.60	NR	49	21	19/21	38[g]	15/19	10, 4 ft	10/13

For SI: 1 foot = 304.8 mm.

NOT TO BUILT
REVIEW ONLY

ABBREVIATIONS

ACT - ACOUSTIC CEILING TILE
AD - AREA DRAIN
AFF - ABOVE FINISHED FLOOR
ALUM - ALUMINUM
ANOD - ANODIZED
BSMT - BASEMENT
BYND - BEYOND
BOT - BOTTOM
CIP - CAST IN PLACE
CHNL - CHANNEL
CJ - CONTROL JOINT
CLG - CEILING
CLR - CLEAR
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
COMPR - COMPRESSIBLE
CONC - CONCRETE
CONT - CONTINUOUS
CPT - CARPET
CT - CERAMIC TILE
CTYD - COURTYARD
DBL - DOUBLE
DEMO - DEMOLISH OR DEMOLITION
DIA - DIAMETER
DIM - DIMENSION
DIMS- DIMENSIONS
DN - DOWN
DR - DOOR
DWG - DRAWING
EA - EACH
EJ - EXPANSION JOINT
EL - ELEVATION
ELEC - ELECTRICAL
ELEV - ELEVATOR OR ELEVATION
EP - ELECTRIC PANEL
EPDM - ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ - EQUAL
EXIST - EXISTING
EXP JT - EXPANSION JOINT
EXT - EXTERIOR
FD - FLOOR DRAIN OR FIRE DEPT.
FEC - FIRE EXTINGUISHER CABINET
FIXT - FIXTURE
FLR - FLOOR
FM - FILLED METAL
FO - FACE OF
FND - FOUNDATION
GA - GAUGE
GALV - GALVANIZED
GWB - GYPSUM WALL BOARD
HC - HOLLOW CORE
HI - HIGH
HM - HOLLOW METAL
HP - HIGH POINT
HR - HOUR
HVAC - HEATING, VENTILATING, AND AIR CONDITIONING
ILO - IN LIEU OF
INSUL - INSULATED OR INSULATION
INT - INTERIOR
LO - LOW
MAX - MAXIMUM
MO - MASONRY OPENING
MECH - MECHANICAL
MEMBR - MEMBRANE
MIN - MINIMUM
MRGWB - MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL - METAL
NIC - NOT IN CONTACT
NO - NUMBER
NOM - NOMINAL
OC - ON CENTER
OH - OVERHANG OR OPPOSITE HAND
OPP - OPPOSITE OR OPPOSITE HAND
OZ - OUNCE
PCC - PRE CAST CONCRETE
PLUMB - PLUMBING
PLYD - PLYWOOD
PT - PRESSURE TREATED
PNT - PAINT OR PAINTED
PVC - POLYVINYL CHLORIDE
RBR - RUBBER
RCP - REFLECTED CEILING PLAN
RD - ROOF DRAIN
REQD - REQUIRED
RM - ROOM
SIM - SIMILAR
SPEC - SPECIFIED OR SPECIFICATION
SPK - SPRINKLER OR SPEAKER
SSTL - STAINLESS STEEL
STC - SOUND TRANSMISSION COEFFICIENT
STL - STEEL
STRUCT - STRUCTURE OR STRUCTURAL
T&G - TONGUE AND GROOVE
TELE - TELEPHONE
TME - TO MATCH EXISTING
TO - TOP OF
TOC - TOP OF CONCRETE
TOS - TOP OF STEEL
T/D - TELEPHONE/DATA
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
U/S - UNDERSIDE
VIF - VERIFY IN FIELD
VP - VISION PANEL
W/ - WITH
WD - WOOD

SYMBOLS

PROPERTY
SETBACK
ROOF LI
6" INT.
4" INT.
CONCR
CMU W
BRICK
DEMO AREA
ELEVATION MARKER

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA

ELEVATION FT.: 7860

RISK CATEGORY	SNOW DESIGN: GROUND SNOW LOAD PSF:	SNOW DESIGN: ROOF SNOW LOAD PSF:	WIND DESIGN: WIND SPEED (Vult)	WIND DESIGN: SPECIAL WIND REGION	WIND DESIGN: TOPOGRAPHIC EFFECT	SUBJECT TO DAMAGE FROM: WEATHERING	SUBJECT TO DAMAGE FROM: FROST LINE	SUBJECT TO DAMAGE FROM: TERMITE	ICE BARRIER UNDER- LAYMENT REQUIRED	WINTER DESIGN TEMP	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP, F	SEISMIC DESIGN CATEGORY
II	77 psf	54 PSF	129 MPH	-	YES	SEVERE	36 IN.	S-M	YES	1°F	VARIES	532	50.5°F	B

SHEET SCHEDULE

SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET & BUILDING NOTES
A0.1	EXISTING LOT
A0.2	PROPOSED LOT
A1.0	EXISTING 1ST FLOOR PLAN
A1.1	EXISTING BASEMENT FLOOR PLAN - OUT OF SCOPE
A2.0	PROPOSED 1ST FLOOR PLAN
A2.1	PROPOSED BASEMENT PLAN
A2.2	PROPOSED 1ST FLOOR PLAN - DIMENSIONED
A2.3	PROPOSED BASEMENT PLAN - DIMENSIONED
A2.4	PROPOSED ROOF PLAN
A3.0	PROPOSED ELEVATIONS
A3.1	PROPOSED ELEVATIONS
A4.0	PROPOSED SECTIONS
A4.1	PROPOSED SECTIONS
A5.0	WALL ELEVATIONS
A5.1	WALL SECTION DETAILS
A6.0	WINDOW AND DOOR SCHEDULES
A6.1	CABINET SCHEDULE
A7.0	THERMAL ENVELOPE & IECC INFORMATION

DESIGN CRITERIA & CONDITIONS

PROJECT CITY: CITY OF GOLDEN
PROJECT JURISDICTION: JEFFERSON COUNTY
PROJECT ELEVATION: 7860 FT. ABOVE SEA LEVEL
ZONING DISTRICT: A-1

APPLICABLE CODES:
- IRC-2018 INTERNATIONAL RESIDENTIAL CODE
- IBC-2018 INTERNATIONAL BUILDING CODE
- IECC-2018 INTERNATIONAL ENERGY CONSERVATION CODE
- IMC-2018 INTERNATIONAL MECHANICAL CODE
- IPC-2018 INTERNATIONAL PLUMBING CODE
- NEC-2023 NATIONAL ELECTRICAL CODE
- IFGC-2018 INTERNATIONAL FUEL GAS CODE

PROJECT SCOPE

ZONING ANALYSIS

EX. LOT AREA (LOT101-102): 1.427 Acres

MAX BUILDING COVERAGE: 40%

FRONT SETBACK: 50'

SIDES (MIN): 30'

SIDE TO STREET (MIN): 50'

REAR (MIN): 50'

MAX HEIGHT: 35'

SETBACKS ALLOWED BY RESOLUTION NO. 25-102386

To Legalize:
1) A front setback of 36.2 feet to the northeast, where 50 feet is required for an attached garage; and
2) A front setback of 46.8 feet to the northeast, where 50 feet is required for an attached deck to the primary residence; and
To Allow:
1) A front setback of 33 feet to the northeast, where 50 feet is required for a new addition to the existing garage.

PROJECT DIRECTORY

OWNER:
FIRST/LAST NAME:
BALMASEDA JACOB
BREMER ASHLEY

PROJECT DATA

EXISTING:

BUILDING HEIGHT:
21' HIGHEST RIDGE (+/-) FROM TERRAIN

CONSTRUCTION TYPE:
TYPE V-B

OCCUPANCY TYPE:
RESIDENTIAL R3

FIRE PROTECTION:
-

NUMBER OF STORIES:
2

EXISTING STORIES (ABOVE GROUND)
1

ATTACHED GARAGE
YES

GAS: YES

SEWER: PUBLIC SEWER

WATER: PUBLIC WATER

COOLING: CENTRAL AIR

HEATING: FORCED AIR

EXISTING SQ. FT.:
DECK: 70 SF
FIRST FLOOR: 1155 SF
OUTBUILDING/EXTRA FEATURES: 192 S.F
BASEMENT TOTAL: 588 SF

REFERENCES

SITE
3116
GOL

BUILDING AUTHORITY:
JEFFERSON COUNTY

SUBDIVISION:
102200 BURLAND RANCH ACRES UNIT 3

NEIGHBORHOOD:
7102 NORTHWEST CANYONS

ZONING DISTRICT:
A-1

AIN #:
21-081-03-002

PIN #:
300044870

LEGAL DESCRIPTION:
TOWNSHIP
T 2 S RANGE R 71 W SECTION 8 QUARTER-SECTION NE

LAND USE:
1212 SINGLE FAMILY RESIDENTIAL

JACOB BALMASEDA - A

31167
ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER
CHECKED BY: D.R.

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

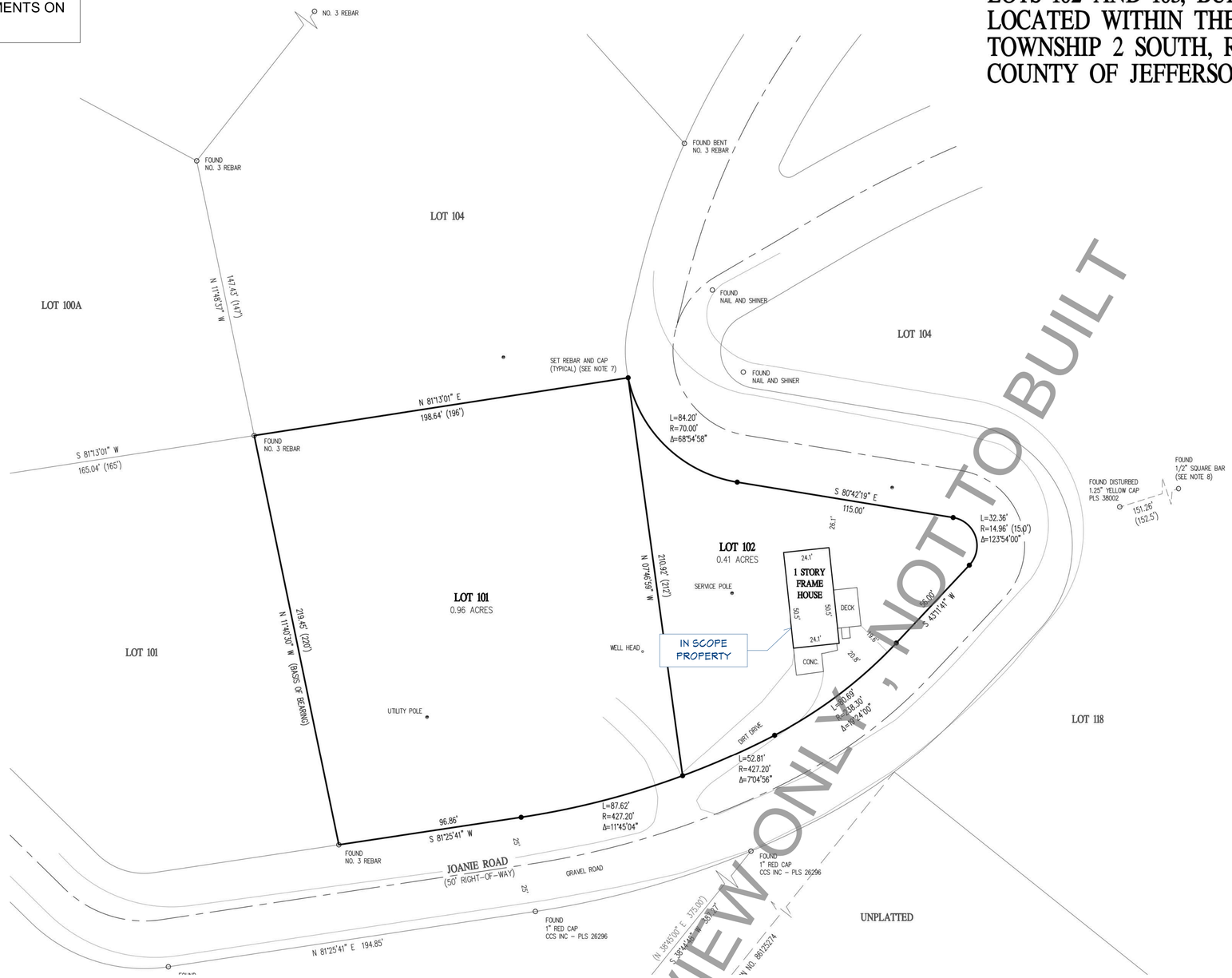
SHEET CONTENTS:

PROJECT NO.: 10632
DATE: 8/5/2025

DRAWING NO.: **A0.0**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

LOTS 102 AND 103, BURLAND RANCH ACRES UNIT 3 LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION TOWNSHIP 2 SOUTH, RANGE 71 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO



1 EXISTING LOT

SCALE: 1" = 30 FT.

DESCRIPTION:

LOTS 102 AND 103, BURLAND RANCH ACRES UNIT 3, COUNTY OF JEFFERSON, STATE OF COLORADO.

NOTES:

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C.C.S. CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS.
4. ALL DIMENSIONS SHOWN HEREON ARE IN FEET, ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
5. RECORD INFORMATION IS DENOTED IN PARENTHESIS ( ).
6. BASIS OF BEARING: ASSUMED N 11°40'30" W ALONG THE WEST LINE OF LOT 102 BETWEEN THE MONUMENTS AS SHOWN HEREON.
7. ● SET NO. 4 X 18" REBAR WITH 1" RED PLASTIC CAP - CCS INC PLS 26296.
8. THERE IS A 30'+ DISCREPANCY BETWEEN THE BOUNDARY OF BURLAND RANCH ACRES UNIT 3 AND ADJOINING DEEDS. ADJACENT SURVEY PLATS RECEPTION NO.S 2021127435 AND 2022045356 APPEAR TO RELY ON A 1/2" SQUARE BAR AS THE COMMON CORNER OF LOT 116-118. THIS OFFICE HAS NOT RECOVERED ANY OTHER SQUARE BARS WITHIN THIS SUBDIVISION. GENERALLY KURT O. LINN SET NO. 3 REBARS AS LOT AND BOUNDARY CORNERS. THE OPINION OF THIS OFFICE IS THE 1/2" SQUARE BAR IS LIKELY A MONUMENT FOR AN ADJOINING PROPERTY AND NOT AN ORIGINAL LOT OR BOUNDARY MONUMENT OF BURLAND RANCH ACRES UNIT 3.

SURVEYOR'S CERTIFICATION:

I, NOEL L. POTTER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, WAS PREPARED UNDER MY RESPONSIBLE CHARGE BASED ON A FIELD SURVEY PERFORMED ON DECEMBER, 2024 AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF IS AN ACCURATE REPRESENTATION OF THAT FIELD SURVEY. THIS IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FOR AND ON BEHALF OF CCS CONSULTANTS, INC

COLORADO REGISTERED NOEL L. POTTER 26296 01.26.2024 PROFESSIONAL LAND SURVEYOR

NOEL L. POTTER, P.L.S. NO. 26296

JACOB BALMASEDA - A

31167
ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER

CHECKED BY: D.R.

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

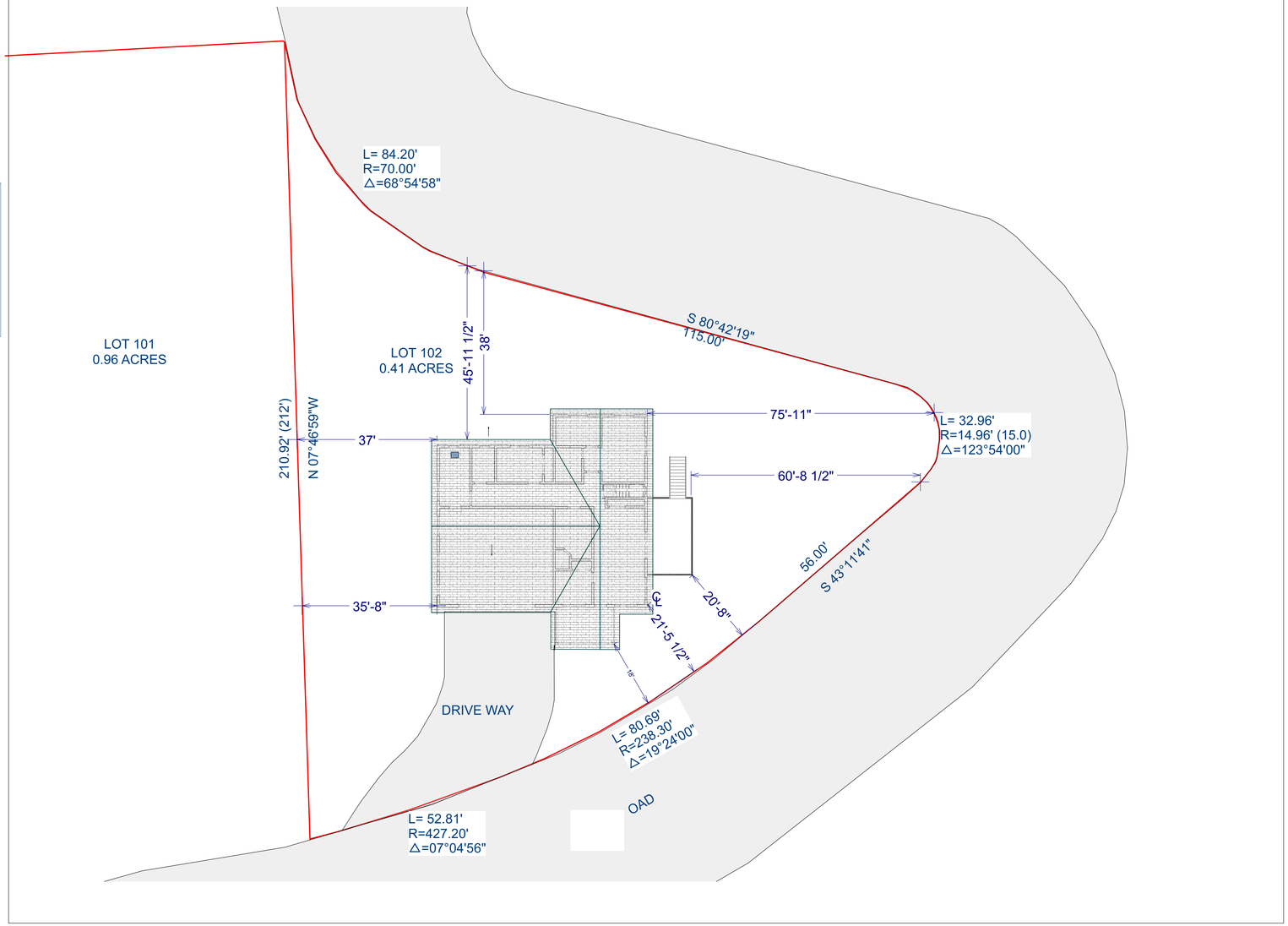
PROJECT NO.: 10632

DATE: 8/5/2025

DRAWING NO.: A0.1

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

ASSUMED PLOT PLAN; FOR REFERENCE ONLY. REFERENCE OFFICIAL SURVEY



LOT COVERAGE CALCULATION

TOTAL SQUARE SQUARE FOOTAGE (LOT102):
0.41ACRES/ 17859.6 SQ.FT

A. EXISTING HOUSE (INCLUDING DECK, PATIO) ---------- 1703 SQ.FT
B. NEW ADDITION---------- 1325 SQ.FT
C. NEW LOT COVERAGE ---------- 3028 SQ.FT

ALLOWABLE MAXIMUM BUILDING COVERAGE: **40%**

NEW LOT COVERAGE: 16.96% (3028/17859.6)

LEGEND	
LINE	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	NEIGHBORING PROPERTY LINE(S)
	SUBJECT PROPERTY
	NEIGHBORING PROPERTY

1 PROPOSED LOT

SCALE: 1/16" =1'-0" FT.

JACOB BALMASEDA - A

31167
ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER
CHECKED BY: D.R.

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

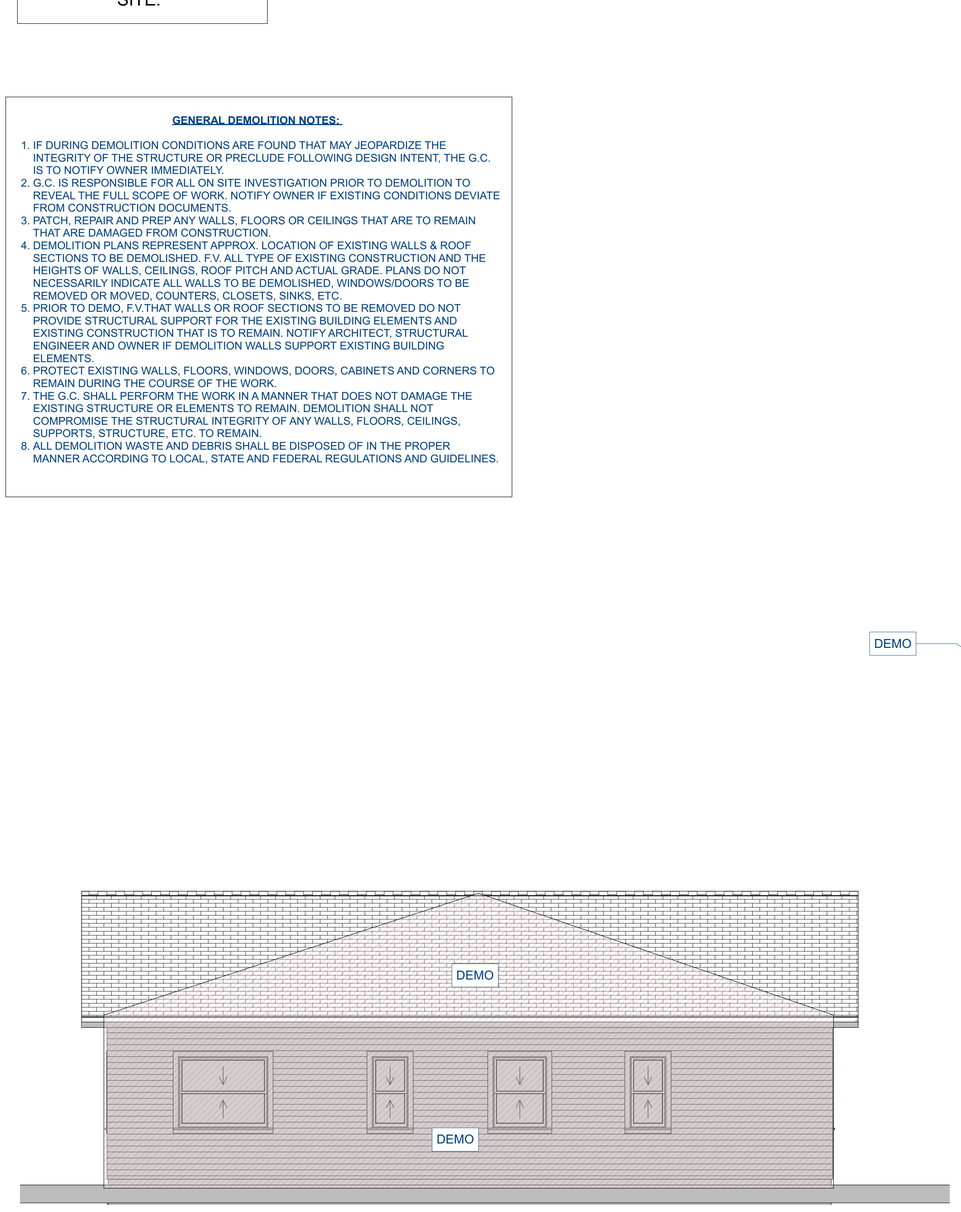
PROJECT NO.: 10632
DATE: 8/5/2025

DRAWING NO.: **A0.2**

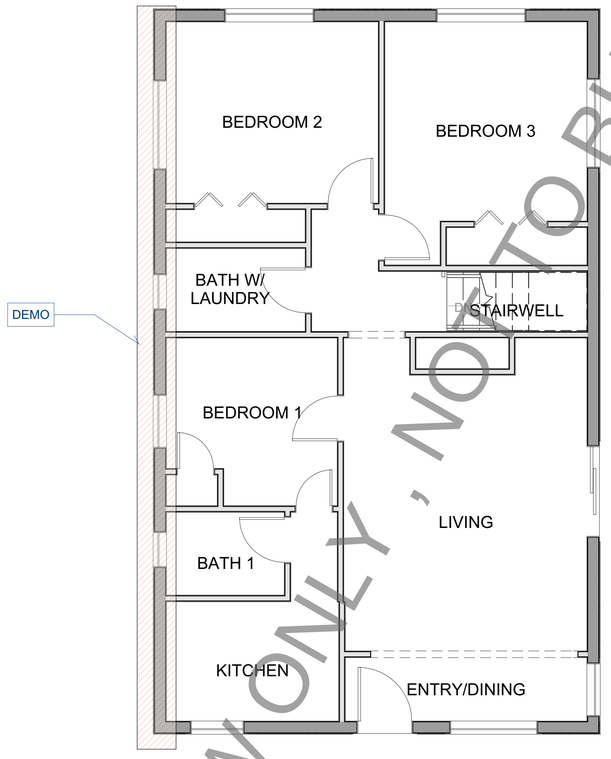
* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

GENERAL DEMOLITION NOTES:

1. IF DURING DEMOLITION CONDITIONS ARE FOUND THAT MAY JEOPARDIZE THE INTEGRITY OF THE STRUCTURE OR PRECLUDE FOLLOWING DESIGN INTENT, THE G.C. IS TO NOTIFY OWNER IMMEDIATELY.
2. G.C. IS RESPONSIBLE FOR ALL ON SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL THE FULL SCOPE OF WORK. NOTIFY OWNER IF EXISTING CONDITIONS DEVIATE FROM CONSTRUCTION DOCUMENTS.
3. PATCH, REPAIR AND PREP ANY WALLS, FLOORS OR CEILINGS THAT ARE TO REMAIN THAT ARE DAMAGED FROM CONSTRUCTION.
4. DEMOLITION PLANS REPRESENT APPROX. LOCATION OF EXISTING WALLS & ROOF SECTIONS TO BE DEMOLISHED. F.V. ALL TYPE OF EXISTING CONSTRUCTION AND THE HEIGHTS OF WALLS, CEILINGS, ROOF PITCH AND ACTUAL GRADE. PLANS DO NOT NECESSARILY INDICATE ALL WALLS TO BE DEMOLISHED, WINDOWS/DOORS TO BE REMOVED OR MOVED, COUNTERS, CLOSETS, SINKS, ETC.
5. PRIOR TO DEMO, F.V.THAT WALLS OR ROOF SECTIONS TO BE REMOVED DO NOT PROVIDE STRUCTURAL SUPPORT FOR THE EXISTING BUILDING ELEMENTS AND EXISTING CONSTRUCTION THAT IS TO REMAIN. NOTIFY ARCHITECT, STRUCTURAL ENGINEER AND OWNER IF DEMOLITION WALLS SUPPORT EXISTING BUILDING ELEMENTS.
6. PROTECT EXISTING WALLS, FLOORS, WINDOWS, DOORS, CABINETS AND CORNERS TO REMAIN DURING THE COURSE OF THE WORK.
7. THE G.C. SHALL PERFORM THE WORK IN A MANNER THAT DOES NOT DAMAGE THE EXISTING STRUCTURE OR ELEMENTS TO REMAIN. DEMOLITION SHALL NOT COMPROMISE THE STRUCTURAL INTEGRITY OF ANY WALLS, FLOORS, CEILINGS, SUPPORTS, STRUCTURE, ETC. TO REMAIN.
8. ALL DEMOLITION WASTE AND DEBRIS SHALL BE DISPOSED OF IN THE PROPER MANNER ACCORDING TO LOCAL, STATE AND FEDERAL REGULATIONS AND GUIDELINES.



DEMO PLAN



1 EXISTING 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0" FT.

REVIEW ONLY - NOT TO BUILT

JACOB BALMASEDA - A

31167
ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER
CHECKED BY: D.R.

REVISIONS:

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SCALE:

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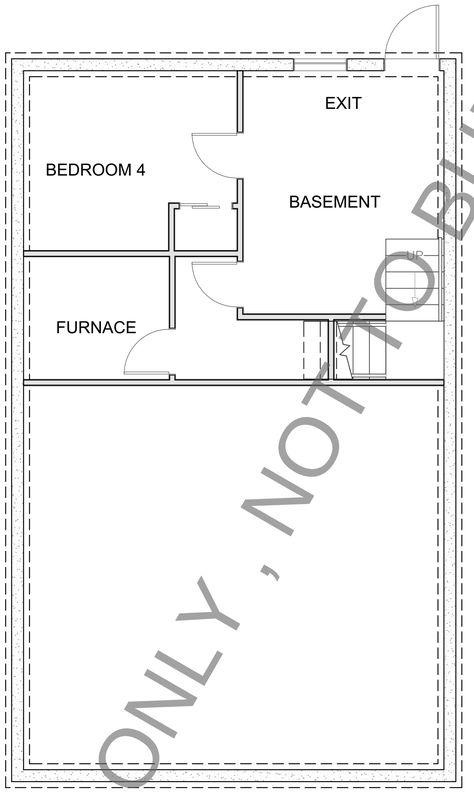
PROJECT NO.: 10632
DATE: 8/5/2025

DRAWING NO.: **A1.0**

GENERAL DEMOLITION NOTES:

1. IF DURING DEMOLITION CONDITIONS ARE FOUND THAT MAY JEOPARDIZE THE INTEGRITY OF THE STRUCTURE OR PRECLUDE FOLLOWING DESIGN INTENT, THE G.C. IS TO NOTIFY OWNER IMMEDIATELY.
2. G.C. IS RESPONSIBLE FOR ALL ON SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL THE FULL SCOPE OF WORK. NOTIFY OWNER IF EXISTING CONDITIONS DEVIATE FROM CONSTRUCTION DOCUMENTS.
3. PATCH, REPAIR AND PREP ANY WALLS, FLOORS OR CEILINGS THAT ARE TO REMAIN THAT ARE DAMAGED FROM CONSTRUCTION.
4. DEMOLITION PLANS REPRESENT APPROX. LOCATION OF EXISTING WALLS & ROOF SECTIONS TO BE DEMOLISHED. F.V. ALL TYPE OF EXISTING CONSTRUCTION AND THE HEIGHTS OF WALLS, CEILINGS, ROOF PITCH AND ACTUAL GRADE. PLANS DO NOT NECESSARILY INDICATE ALL WALLS TO BE DEMOLISHED, WINDOWS/DOORS TO BE REMOVED OR MOVED, COUNTERS, CLOSETS, SINKS, ETC.
5. PRIOR TO DEMO, F.V.THAT WALLS OR ROOF SECTIONS TO BE REMOVED DO NOT PROVIDE STRUCTURAL SUPPORT FOR THE EXISTING BUILDING ELEMENTS AND EXISTING CONSTRUCTION THAT IS TO REMAIN. NOTIFY ARCHITECT, STRUCTURAL ENGINEER AND OWNER IF DEMOLITION WALLS SUPPORT EXISTING BUILDING ELEMENTS.
6. PROTECT EXISTING WALLS, FLOORS, WINDOWS, DOORS, CABINETS AND CORNERS TO REMAIN DURING THE COURSE OF THE WORK.
7. THE G.C. SHALL PERFORM THE WORK IN A MANNER THAT DOES NOT DAMAGE THE EXISTING STRUCTURE OR ELEMENTS TO REMAIN. DEMOLITION SHALL NOT COMPROMISE THE STRUCTURAL INTEGRITY OF ANY WALLS, FLOORS, CEILINGS, SUPPORTS, STRUCTURE, ETC. TO REMAIN.
8. ALL DEMOLITION WASTE AND DEBRIS SHALL BE DISPOSED OF IN THE PROPER MANNER ACCORDING TO LOCAL, STATE AND FEDERAL REGULATIONS AND GUIDELINES.

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.



REVIEW ONLY , NOT TO BUILT

2 EXISTING BASEMENT FLOOR PLAN - OUT OF SCOPE

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

JACOB BALMASEDA - A

31167
ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER

CHECKED BY: D.R.

REVISIONS:

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PROJECT NO.: 10632

DATE: 8/5/2025

DRAWING NO.: **A1.1**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

INSULATION REQUIREMENTS:

EXTERIOR WALL INSULATION:

R20 OR 13+5 CAVITY INSULATION

2018 IECC

ROOF INSULATION:

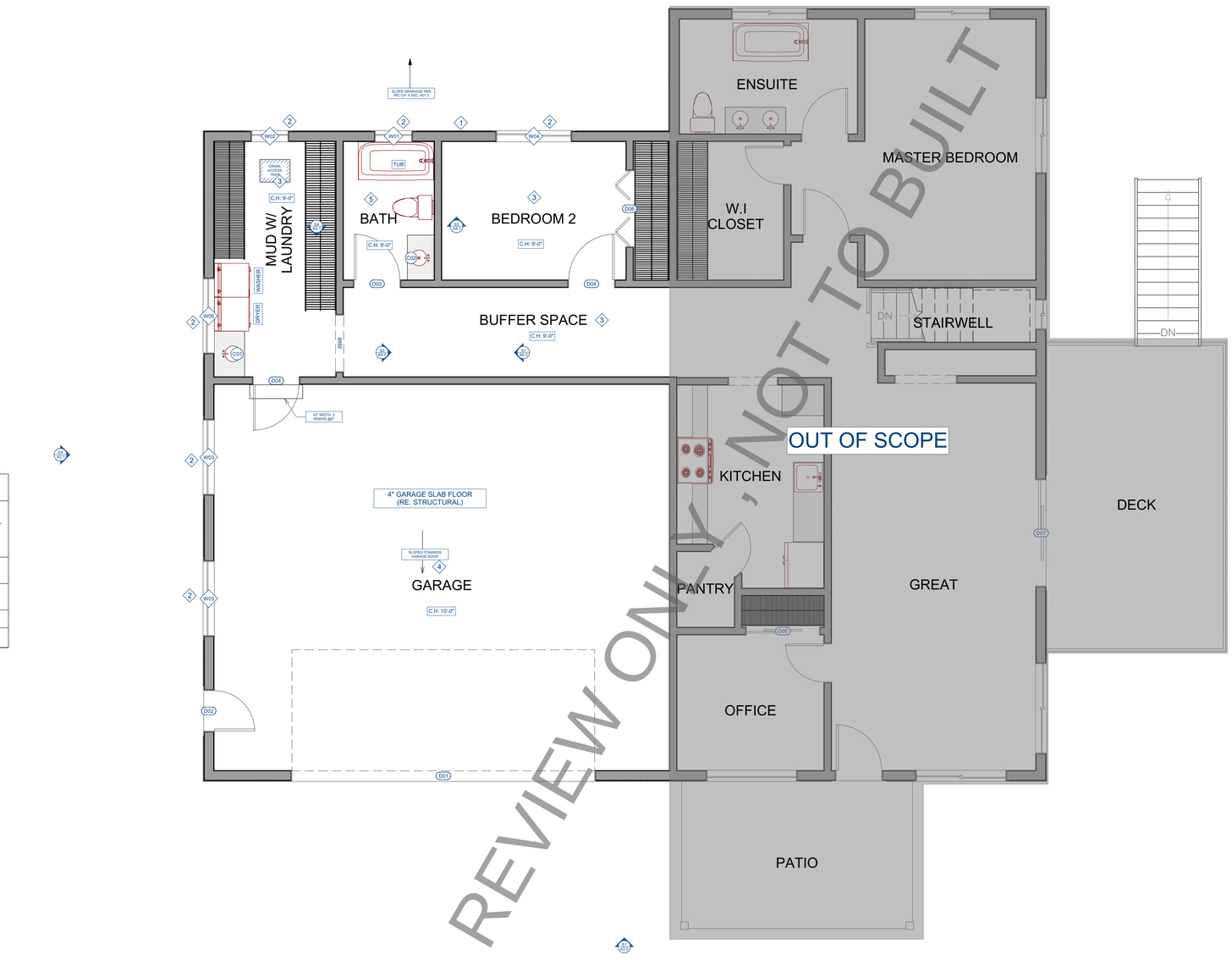
R-38 BATT.

FLOOR INSULATION:

R-30

CRAWL SPACE:

R-10/13



CONSTRUCTION NOTES	
1	EXT. WALLS: R30 CLOSED CELL SPRAY FOAM C.I INSULATION W/LAP HORIZONTAL SIDING COLOR: WHITE
2	NEW WINDOWS TO BE INSTALLED
3	FLOORING TO BE VINYL WIDE PLANK OR HARDWOOD - F.V. FINAL COLOR, BRAND AND STYLE W/OWNER
4	CONCRETE FLOORING
5	TILE FLOORING

REVIEW ONLY, NOT TO BUILT

1 PROPOSED 1ST FLOOR PLAN

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

JACOB BALMASEDA - A

31167
ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER

CHECKED BY: D.R.

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.: 10632

DATE: 8/5/2025

DRAWING NO.: A2.0

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

VENTILATION NOTES AND CALCULATIONS:

CRAWL VENTILATION:
1 R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION:
- VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER-FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6.4 MM), AND OPERATIONAL LOUVERS ARE PERMITTED:

1 PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH THICK.

2 EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH THICK.

3 CAST-IRON GRILL OR GRATING.

4 EXTRUDED LOAD-BEARING BRICK VENTS.

5 HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER.

6 CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH THICK.

EXCEPTIONS:
1 THE TOTAL AREA OF VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1,500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL.

2 WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL, VENTILATION OPENINGS ARE NOT REQUIRED TO BE WITHIN 3 FEET (915 MM) OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE PROVIDED THAT THE OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE.

*G.C. TO DETERMINE PROPER DETERMINING CALCULATION FOR USE AND IF VENTILATION IS REQUIRED

1/150: NEW FOUNDATION ONLY (R408.1/2) - EXISTING OUT OF SCOPE
FOUNDATION SQ. FT. = 468 SQ. FT. +/-
468/150= 3.12 SQ. FT.
3.12 X 144 = 449.3 SQ.INC

REQ. VENTING = 450 SQ. IN. (MIN.)
***IF INSTALLING VAPOR BARRIER, CONSULT CODE BOOK (R408.1 & R402.2.10) FOR VENTING REQUIREMENTS AND REGULATIONS**

ATTIC VENTILATION: RE IRC SEC. 408

1. ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

- R806.2 MINIMUM VENT AREA:
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:

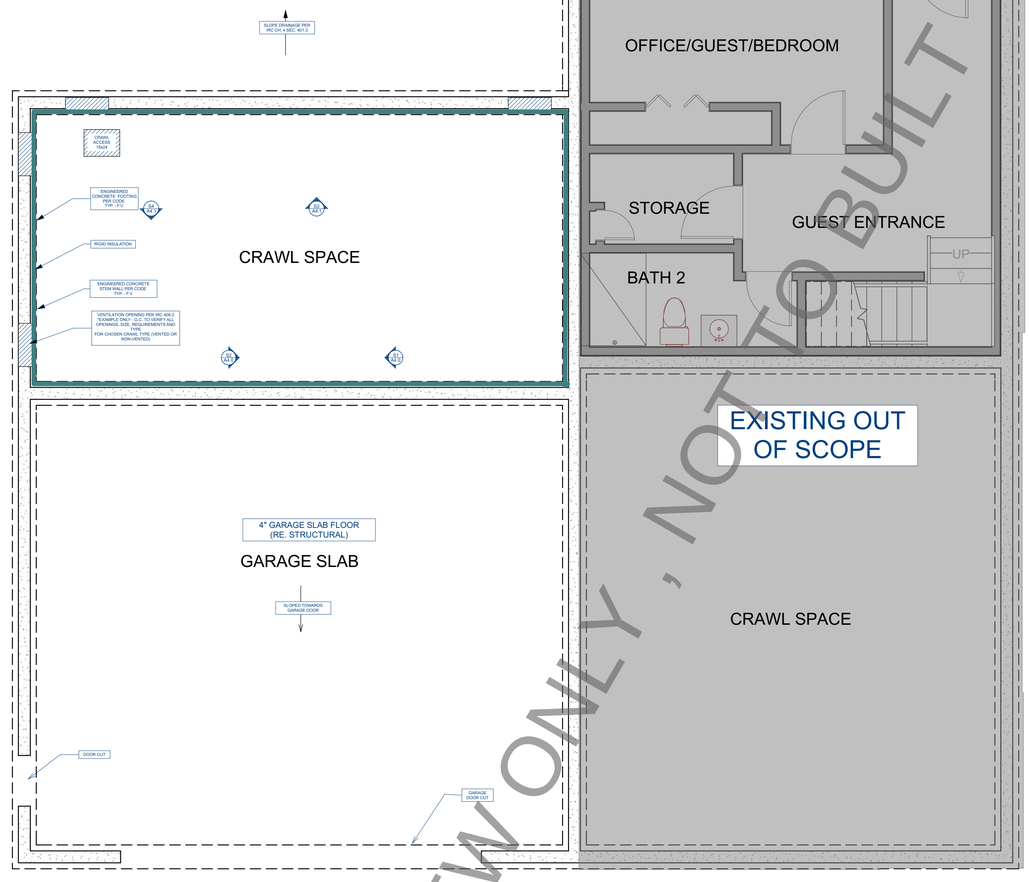
1 IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

2 NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FT. BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FT. BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

*G.C. TO DETERMINE PROPER DETERMINING CALCULATION FOR USE

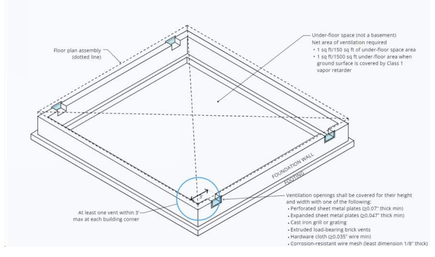
1/150: NEW ROOF SECTION ONLY - EXISTING OUT OF SCOPE
ATTIC SQ. FT. = 1760 SQ. FT. +/-
REQ. EXHAUST NFVA (RIDGE/ROOF) = 844 SQ. INCH. (MIN.)
REQ. INTAKE NFVA (SOFFIT) = 844 SQ. INCH. (MIN.)

1/300: NEW ROOF SECTION ONLY - EXISTING OUT OF SCOPE
ATTIC SQ. FT. = 695 SQ. FT. +/-
REQ. EXHAUST NFVA (RIDGE/ROOF)= 422 SQ. INCH. (MIN.)
REQ. INTAKE NFVA (SOFFIT) = 422 SQ. INCH. (MIN.)

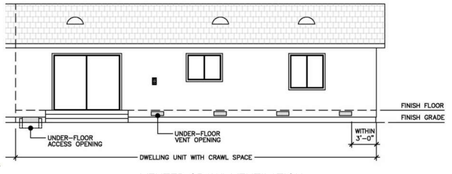


REVIEW ONLY , NOT TO BUILT

Under-Floor Ventilation



VENTED CRAWL VENTILATION
DETAIL - TYP.



VENTED CRAWL VENTILATION
DETAIL - TYP.

INSULATION REQUIREMENTS:

EXTERIOR WALL INSULATION:

R20 OR 13+5 CAVITY INSULATION

2018 IECC

ROOF INSULATION:

R-38 BATT.

FLOOR INSULATION:

R-30

CRAWL SPACE:

R-10/13

2 PROPOSED BASEMENT PLAN

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

JACOB BALMASEDA - A

31167
ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER
CHECKED BY: D.R.

REVISIONS:

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SCALE:

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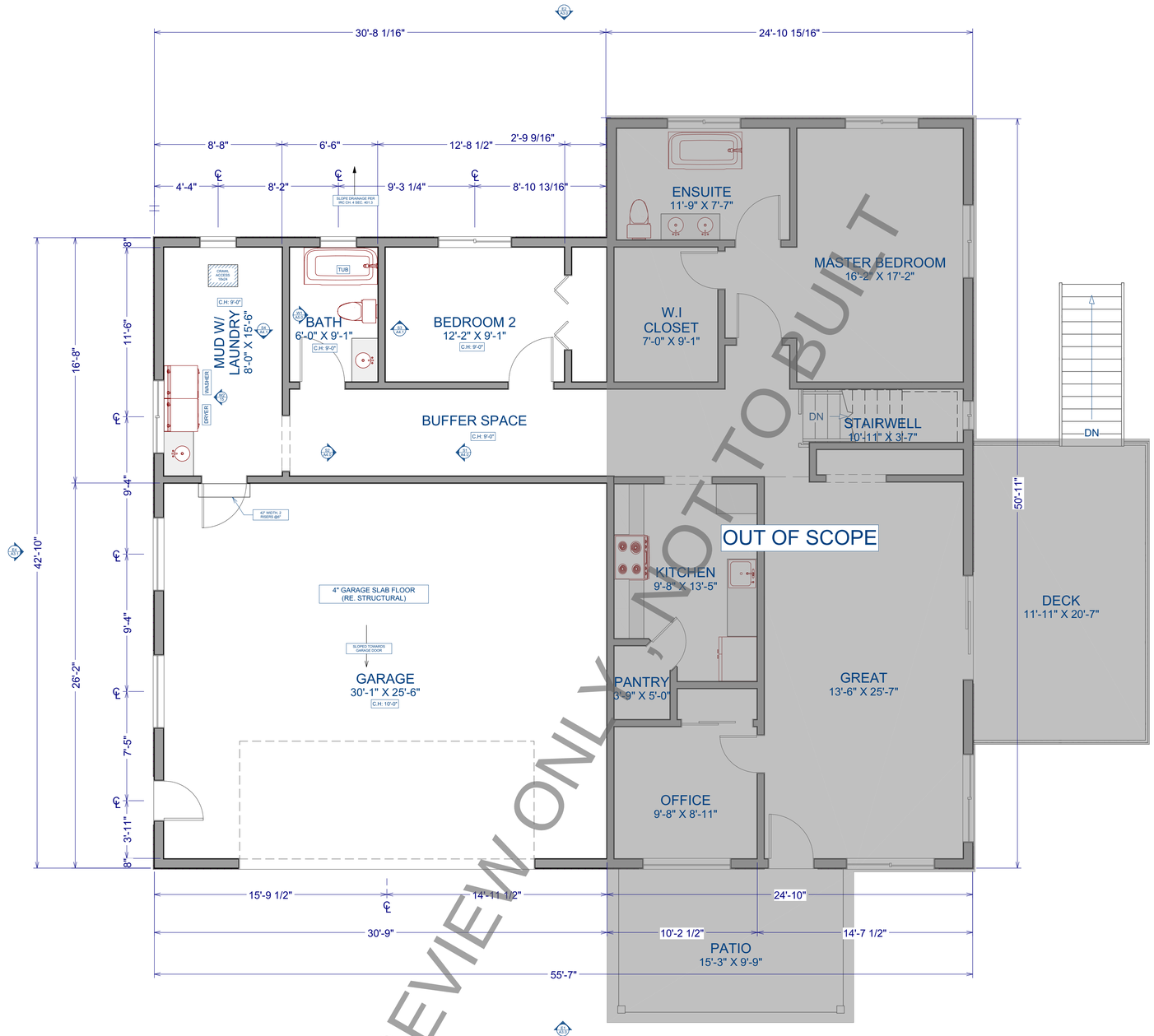
PROJECT NO.: 10632
DATE: 8/5/2025

DRAWING NO.: **A2.1**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.



REVIEW ONLY, NOT TO BUILT

2 PROPOSED 1ST FLOOR PLAN - DIMENSIONED

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

JACOB BALMASEDA - A

31167
ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER
CHECKED BY: D.R.

REVISIONS:

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No.	DESCRIPTION	DATE

SCALE:

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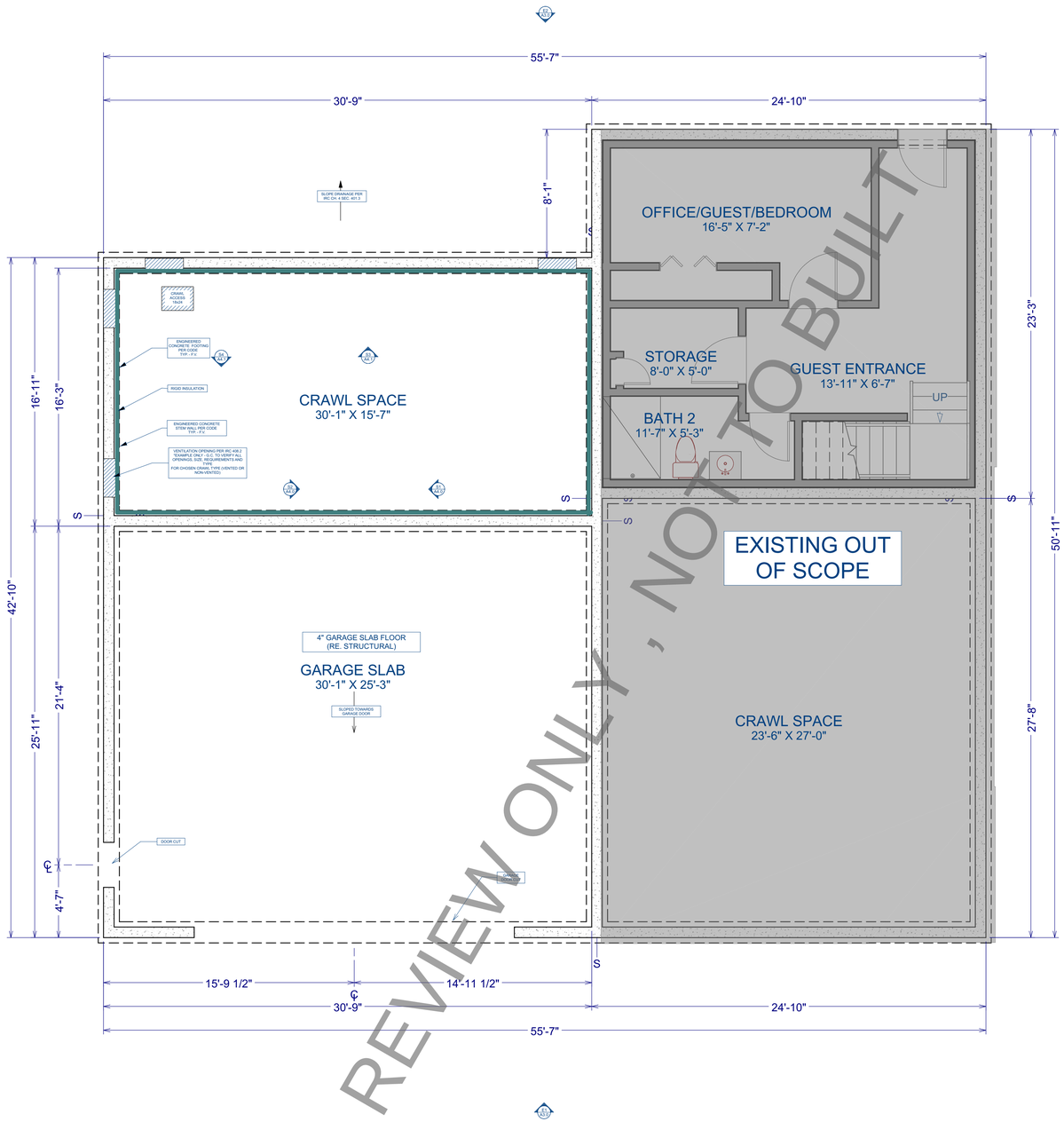
PROJECT NO.: 10632
DATE: 8/5/2025

DRAWING NO.: A2.2

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.



REVIEW ONLY , NOT TO BUILT

LIVING AREA
2082 SQ FT

2 PROPOSED BASEMENT PLAN - DIMENSIONED

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

JACOB BALMASEDA - A

31167
ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER
CHECKED BY: D.R.

REVISIONS:

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No.	DESCRIPTION	DATE

SCALE:

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PROJECT NO.: 10632
DATE: 8/5/2025

DRAWING NO.: A2.3

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

VENTILATION NOTES AND CALCULATIONS:

CRAWL VENTILATION:
1 R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION:
- VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER-FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6.4 MM), AND OPERATIONAL LOUVERS ARE PERMITTED:

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2 EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH THICK.

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5 HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER.

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468/150= 3.12 SQ. FT.
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REQ. VENTING = 450 SQ. IN. (MIN.)
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- R806.2 MINIMUM VENT AREA:
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*G.C. TO DETERMINE PROPER DETERMINING CALCULATION FOR USE

1/150: NEW ROOF SECTION ONLY - EXISTING OUT OF SCOPE
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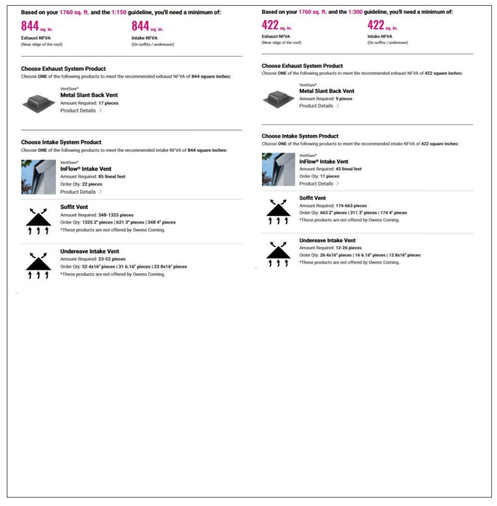
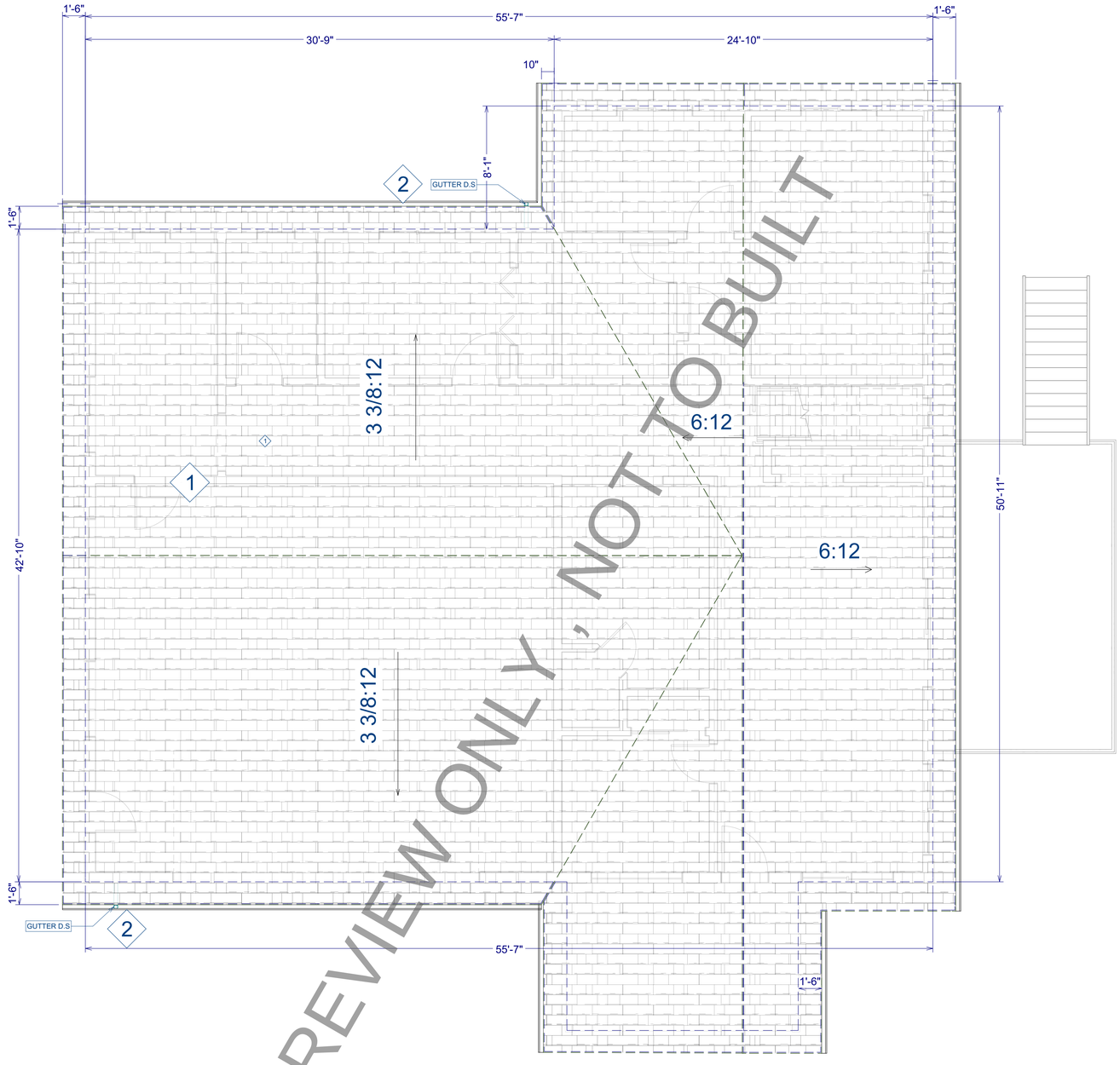
REQ. INTAKE NFVA (SOFFIT) = 844 SQ. INCH. (MIN.)

1/300: NEW ROOF SECTION ONLY - EXISTING OUT OF SCOPE
ATTIC SQ. FT. = 695 SQ. FT. +/-
REQ. EXHAUST NFVA (RIDGE/ROOF)= 422 SQ. INCH. (MIN.)
REQ. INTAKE NFVA (SOFFIT) = 422 SQ. INCH. (MIN.)

	ROOF LEGENDS
1	SHINGLED ROOFING, REPAIR, REINSTALL TO MATCH NEW
2	ROOF GUTTER DOWNSPOUT TO BE INSTALLED, ENSURE WATER DISPERSED AWAY FROM BUILDING AND FOUNDATION





3 PROPOSED ROOF PLAN

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

JACOB BALMASEDA - A
31167
ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER
CHECKED BY: D.R.

REVISIONS:

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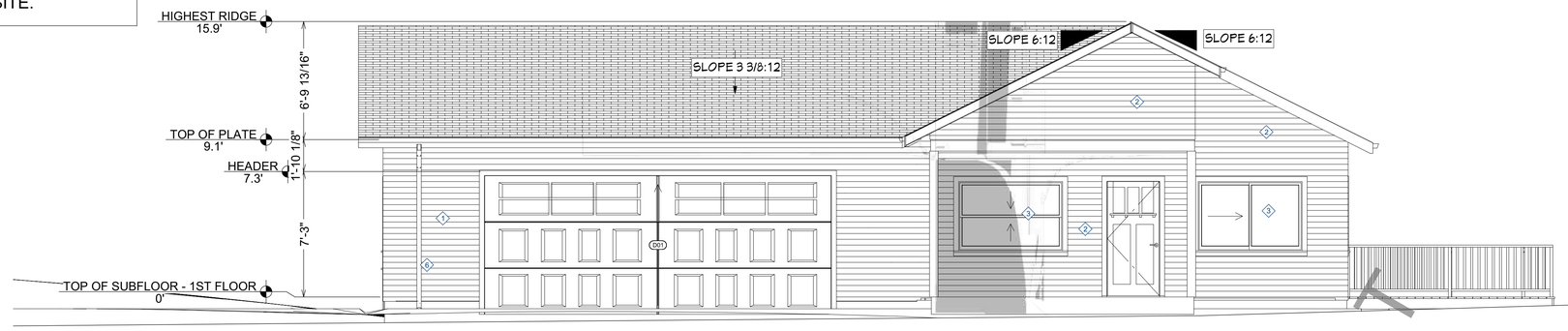
* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.



E1 NORTH ELEVATIONS

SCALE:1/4"= 1 FT.

* G.C. TO FIELD VE ALL MEASUREMENT SITE.

MATERIAL/FINISH LEGEND

1. EXISTING EXTERIOR WALL: MIN. R-20 OR 13+5
- TO REMAIN

2. EXISTING ROOFING:TO REMAIN AS IS - ASPHALT SHINGLES
*PATCH AND REPAIR AS REQ.

3. ROOFING: MIN. R-38 INSULATION
- MATCH EXISTING - ASPHALT SHINGLES (50 YR.)

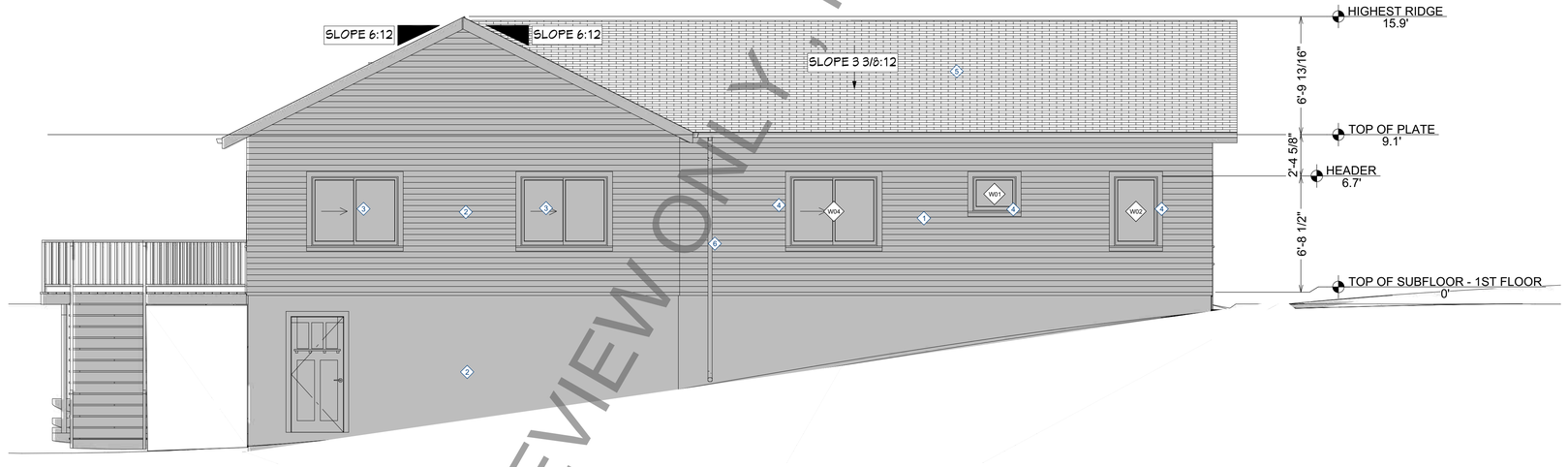
4. FLOORING:
- FLOOR FINISH 1: TO BE VINYL PLANK (OR SIMILAR; COLOR TBD)
- FLOOR FINISH 2: TILE FLOOR
- R-30 INSULATION
- FLOOR JOIST RE: STRUCT.

5. STICK FRAMED ROOF
- ASPHALT SHINGES
- ROOF SHEATHING, RE: STRUC.
- ROOF FRAMING, RE: STRUC.
- MIN. R38 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYP. BD. MIN

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

	CONSTRUCTION NOTES
1	(N) EXT. WALLS: R30 CLOSED CELL SPRAY FOAM C.I INSULATION W/LAP HORIZONTAL SIDING
2	(E) WALLS TO REMAIN
3	(E) EXISTING WINDOWS TO REMAIN
4	(N) WINDOWS
5	SHINGLED ROOFING, REPAIR, REINSTALL TO MATCH NEW
6	GUTTER DOWNSPOUT TO BE INSTALLED, ENSURE WATER DISPERSED AWAY FROM BUILDING AND FOUNDATION



E2 SOUTH ELEVATIONS

SCALE:1/4"= 1 FT.

REVIEW ONLY
NOT TO BUILD

SECTION 406 VENTILATION OF UNINHABITED SPACES

406.1 GENERAL:
- UNINHABITED SPACES, SUCH AS CRAWL SPACES AND ATTICS, SHALL BE PROVIDED WITH NATURAL VENTILATION OPENINGS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR SHALL BE PROVIDED WITH A MECHANICAL EXHAUST AND SUPPLY AIR SYSTEM. THE MECHANICAL EXHAUST RATE SHALL BE NOT LESS THAN 0.02 CFM PER SQUARE FOOT (0.00001 M3/S • M2) OF HORIZONTAL AREA AND SHALL BE AUTOMATICALLY CONTROLLED TO OPERATE WHEN THE RELATIVE HUMIDITY IN THE SPACE SERVED EXCEEDS 60 PERCENT.

GRADING NOTES:
1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.RE. IBC 1804.4
3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

1 PROPOSED ELEVATIONS

SCALE:1/4"= 1 FT.

JACOB BALMASEDA - A

31167
ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER
CHECKED BY: D.R.

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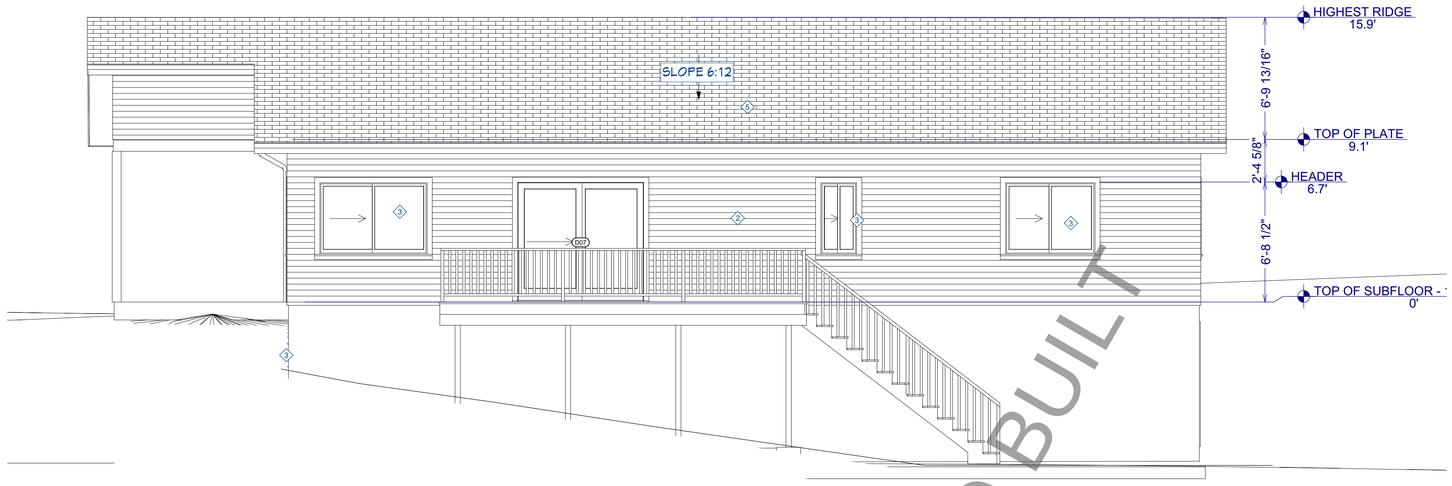
DRAWING NO.: **A3.0**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

* G.C. TO FIELD VE ALL MEASUREMENT SITE.



E3 EAST ELEVATIONS

SCALE:1/4"= 1 FT.

MATERIAL/FINISH LEGEND

1. EXISTING EXTERIOR WALL: MIN. R-20 OR 13+5
- TO REMAIN

2. EXISTING ROOFING:TO REMAIN AS IS - ASPHAL SHINGLES
*PATCH AND REPAIR AS REQ.

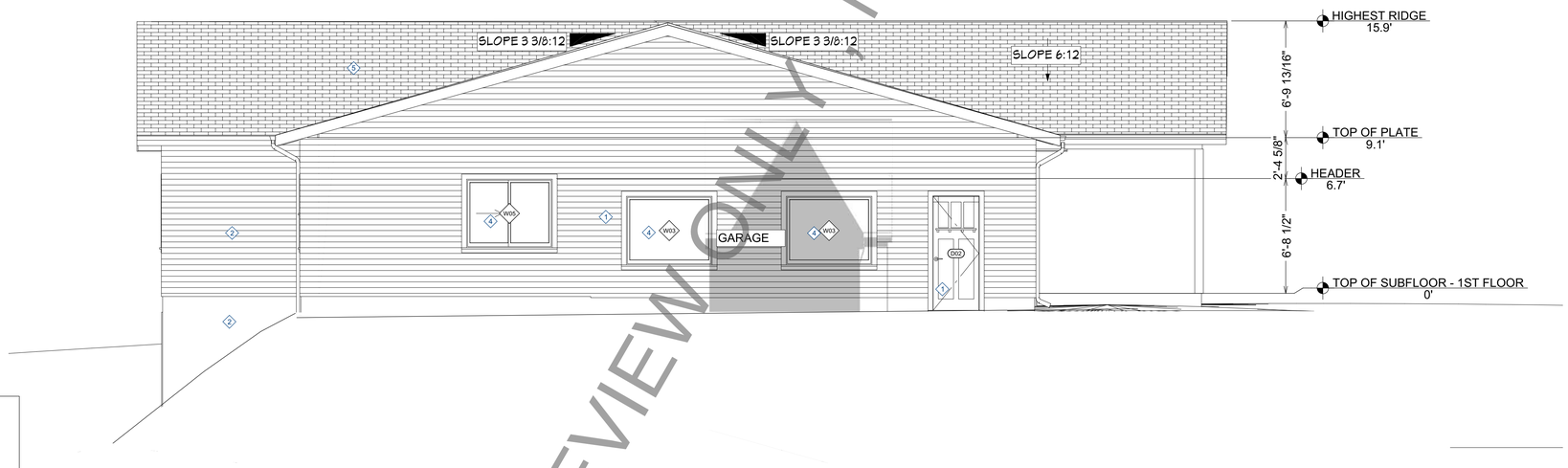
3. ROOFING: MIN. R-38 INSULATION
- MATCH EXISTING - ASPHALT SHINGLES (50 YR.)

4. FLOORING:
- FLOOR FINISH 1: TO BE VINYL PLANK (OR SIMILAR; COLOR TBD)
- FLOOR FINISH 2: TILE FLOOR
- 3/4" PLYWOOD DECKING RE: STRUCT.
- FLOOR JOIST RE: STRUCT.

5. STICK FRAMED ROOF
- ASPHALT SHINGES
- ROOF SHEATHING, RE: STRUC.
- ROOF FRAMING, RE: STRUC.
- MIN. R38 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYP. BD. MIN

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1



E4 WEST ELEVATIONS

SCALE:1/4"= 1 FT.

	CONSTRUCTION NOTES
1	(N) EXT. WALLS: R30 CLOSED CELL SPRAY FOAM C.I INSULATION W/LAP HORIZONTAL SIDING
2	(E) WALLS TO REMAIN
3	(E) EXISTING WINDOWS TO REMAIN
4	(N) WINDOWS
5	SHINGLED ROOFING, REPAIR, REINSTALL TO MATCH NEW
6	GUTTER DOWNSPOUT

SECTION 406 VENTILATION OF UNINHABITED SPACES

406.1 GENERAL:
- UNINHABITED SPACES, SUCH AS CRAWL SPACES AND ATTICS, SHALL BE PROVIDED WITH NATURAL VENTILATION OPENINGS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR SHALL BE PROVIDED WITH A MECHANICAL EXHAUST AND SUPPLY AIR SYSTEM. THE MECHANICAL EXHAUST RATE SHALL BE NOT LESS THAN 0.02 CFM PER SQUARE FOOT (0.00001 M3/S • M2) OF HORIZONTAL AREA AND SHALL BE AUTOMATICALLY CONTROLLED TO OPERATE WHEN THE RELATIVE HUMIDITY IN THE SPACE SERVED EXCEEDS 60 PERCENT.

GRADING NOTES:
1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.RE. IBC 1804.4
3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

1 PROPOSED ELEVATIONS

SCALE:1/4"= 1 FT.

PREVIEW ONLY - NOT TO BUILT

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31167
ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER
CHECKED BY: D.R.

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.: 10632
DATE: 8/5/2025

DRAWING NO.: **A3.1**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

INSULATION REQUIREMENTS:

EXTERIOR WALL INSULATION:

R20 OR 13+5 CAVITY INSULATION

2018 IECC

ROOF INSULATION:

R-38 BATT.

FLOOR INSULATION:

R-30

CRAWL SPACE:

R-10/13

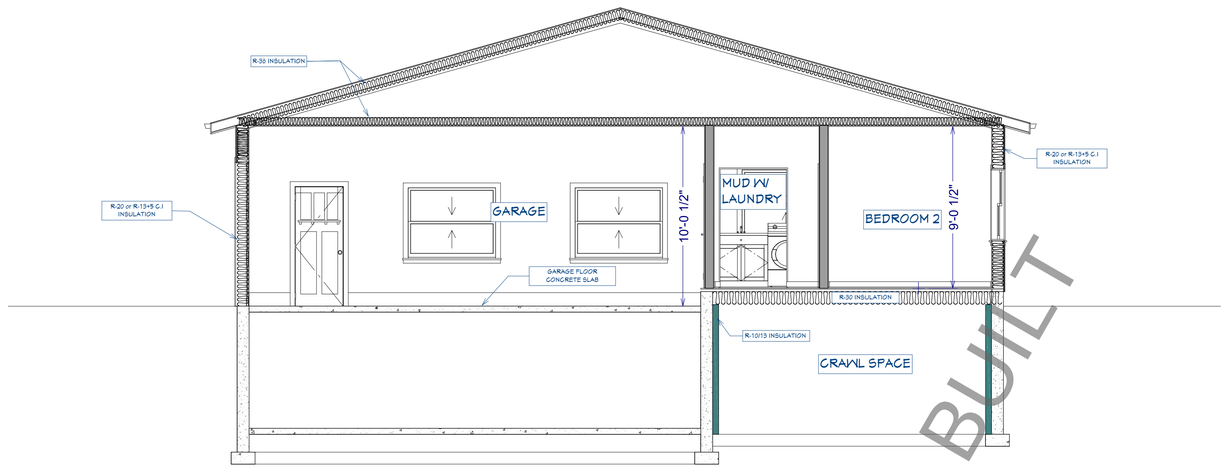
R402.1.2 Insulation and Fenestration Criteria

The *building thermal envelope* shall meet the requirements of Table 402.1.1, based on the *climate zone* specified in Chapter 3.

TABLE 402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
1	1.2	0.75	0.30	30	13	3/4	13	0	0	0
2	0.65	0.75	0.30	30	13	4/6	13	0	0	0
3	0.50	0.65	0.30	30	13	5/8	19	5/13[f]	0	5/13
4 except Marine	0.35	0.60	NR	38	13	5/10	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5[h]	13/17	30[g]	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	20 or 13+5[h]	15/19	30[g]	15/19	10, 4 ft	10/13
7 and 8	0.35	0.60	NR	49	21	19/21	38[g]	15/19	10, 4 ft	10/13

For SI: 1 foot = 304.8 mm.



S1 SECTION 2

SCALE:1/4"= 1 FT.

MATERIAL/FINISH LEGEND

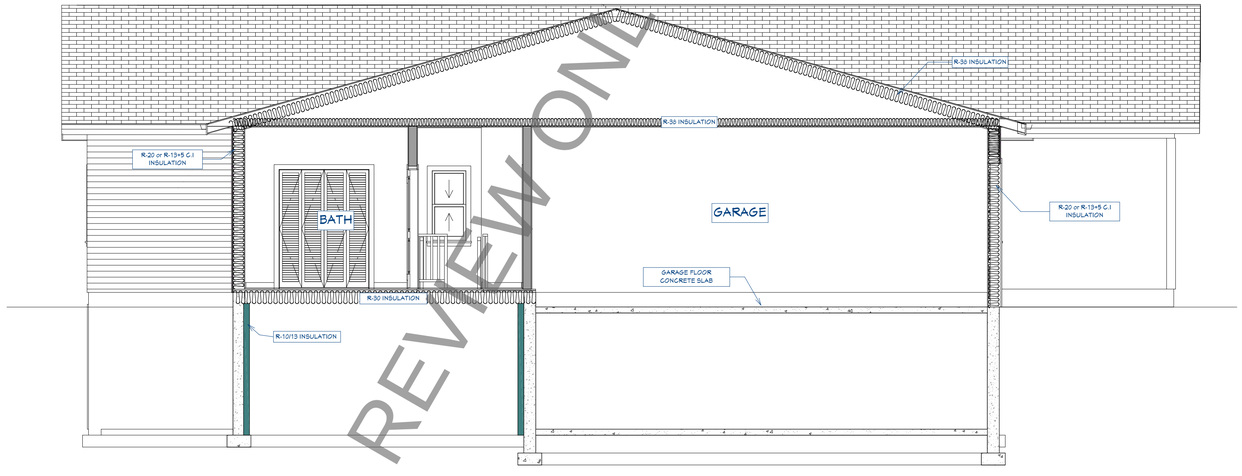
1. EXISTING EXTERIOR WALL: MIN. R-20 OR 13+5
- TO REMAIN

2. EXISTING ROOFING:TO REMAIN AS IS - ASPHALT SHINGLES
*PATCH AND REPAIR AS REQ.

3. ROOFING: MIN. R-38 INSULATION
- MATCH EXISTING - ASPHALT SHINGLES (50 YR.)

4. FLOORING:
- FLOOR FINISH 1: TO BE VINYL PLANK (OR SIMILAR; COLOR TBD)
- FLOOR FINISH 2: TILE FLOOR
- 3/4" PLYWOOD DECKING RE: STRUCT.
- R-30 INSULATION
- FLOOR JOIST RE: STRUCT.

5. STICK FRAMED ROOF
- ASPHALT SHINGES
- ROOF SHEATHING, RE: STRUC.
- ROOF FRAMING, RE: STRUC.
- MIN. R38 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYP. BD. MIN



S2 SECTION 2

SCALE:1/4"= 1 FT.

1 PROPOSED SECTIONS

SCALE:1/4"= 1 FT.

REVIEW ONLY , NOT TO BUILT

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ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER

CHECKED BY: D.R.

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.: 10632

DATE: 8/5/2025

DRAWING NO.: **A4.0**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

INSULATION REQUIREMENTS:

EXTERIOR WALL INSULATION:

R20 OR 13+5 CAVITY INSULATION

2018 IECC

ROOF INSULATION:

R-38 BATT.

FLOOR INSULATION:

R-30

CRAWL SPACE:

R-10/13

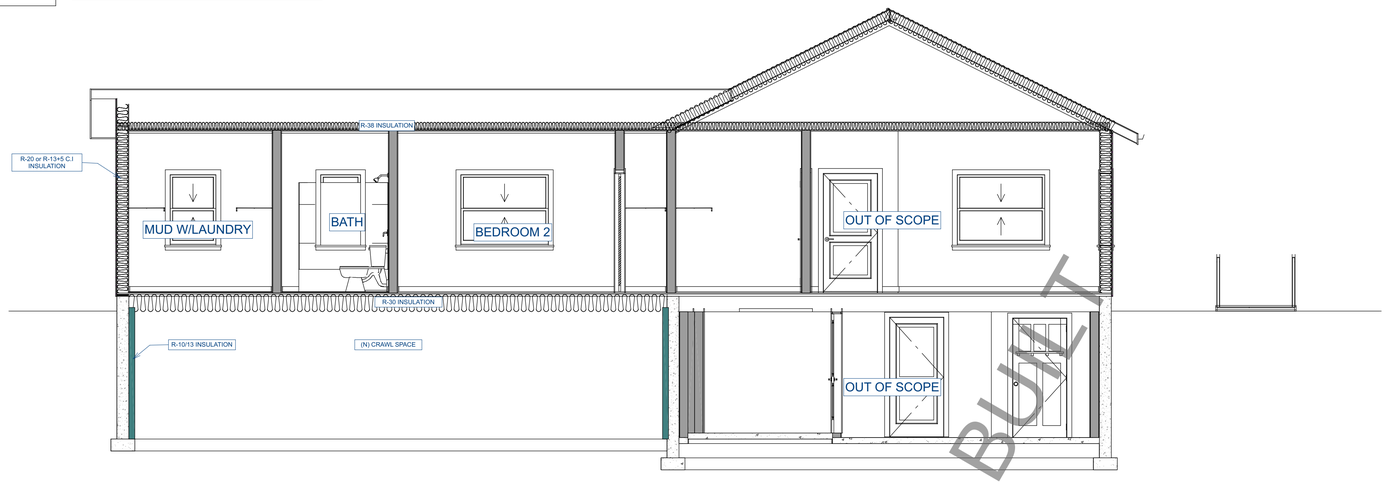
R402.1.2 Insulation and Fenestration Criteria

The *building thermal envelope* shall meet the requirements of Table 402.1.1, based on the *climate zone* specified in Chapter 3.

TABLE 402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
1	1.2	0.75	0.30	30	13	3/4	13	0	0	0
2	0.65[j]	0.75	0.30	30	13	4/6	13	0	0	0
3	0.50[j]	0.65	0.30	30	13	5/8	19	5/13[f]	0	5/13
4 except Marine	0.35	0.60	NR	38	13	5/10	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5[h]	13/17	30[g]	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	20 or 13+5[h]	15/19	30[g]	15/19	10, 4 ft	10/13
7 and 8	0.35	0.60	NR	49	21	19/21	38[g]	15/19	10, 4 ft	10/13

For SI: 1 foot = 304.8 mm.



S3 SECTION 3

SCALE:1/4"= 1 FT.

MATERIAL/FINISH LEGEND

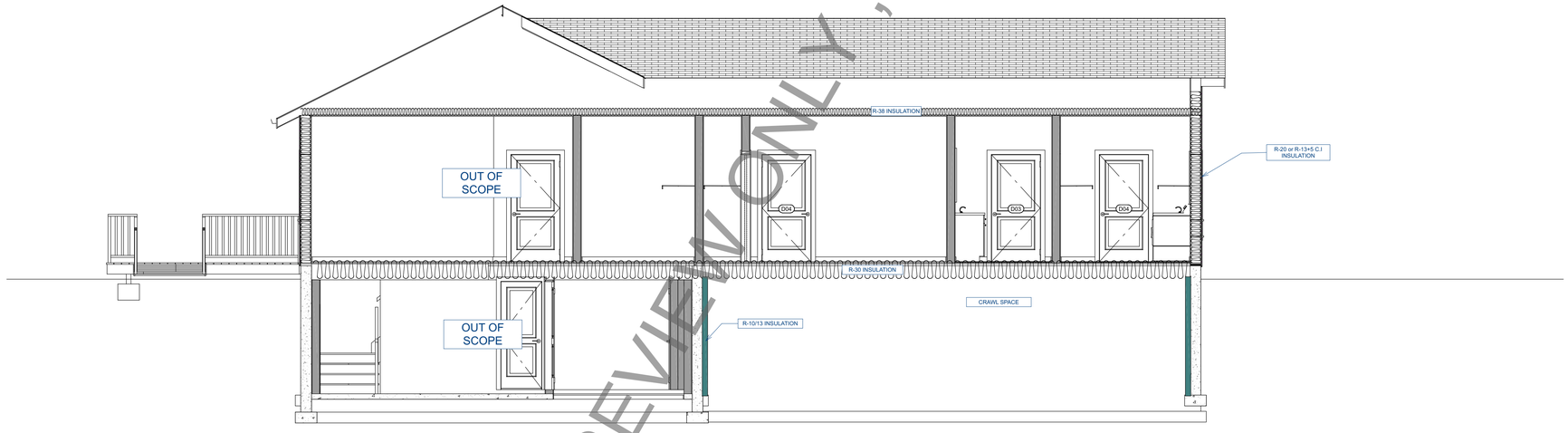
1. EXISTING EXTERIOR WALL: MIN. R-20 OR 13+5
- TO REMAIN

2. EXISTING ROOFING:TO REMAIN AS IS - ASPHALT SHINGLES
*PATCH AND REPAIR AS REQ.

3. ROOFING: MIN. R-38 INSULATION
- MATCH EXISTING - ASPHALT SHINGLES (50 YR.)

4. FLOORING:
- FLOOR FINISH 1: TO BE VINYL PLANK (OR SIMILAR; COLOR TBD)
- FLOOR FINISH 2: TILE FLOOR
- 3/4" PLYWOOD DECKING RE: STRUCT.
- R-30 INSULATION
- FLOOR JOIST RE: STRUCT.

5. STICK FRAMED ROOF
- ASPHALT SHINGES
- ROOF SHEATHING, RE: STRUC.
- ROOF FRAMING, RE: STRUC.
- MIN. R38 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYP. BD. MIN



S4 SECTION 4

SCALE:1/4"= 1 FT.

1 PROPOSED SECTIONS

SCALE:1/4"= 1 FT.

REVIEW ONLY, NOT TO BUILT

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ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER

CHECKED BY: D.R.

REVISIONS:

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No.	DESCRIPTION	DATE

SCALE:

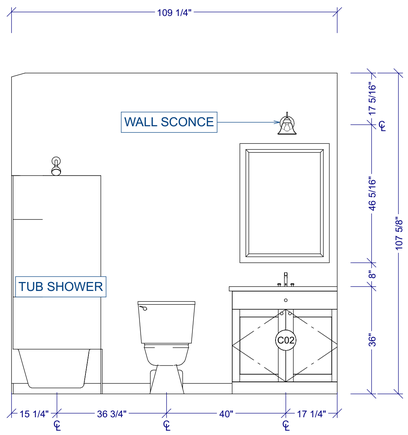
SHEET CONTENTS:

PROJECT NO.: 10632

DATE: 8/5/2025

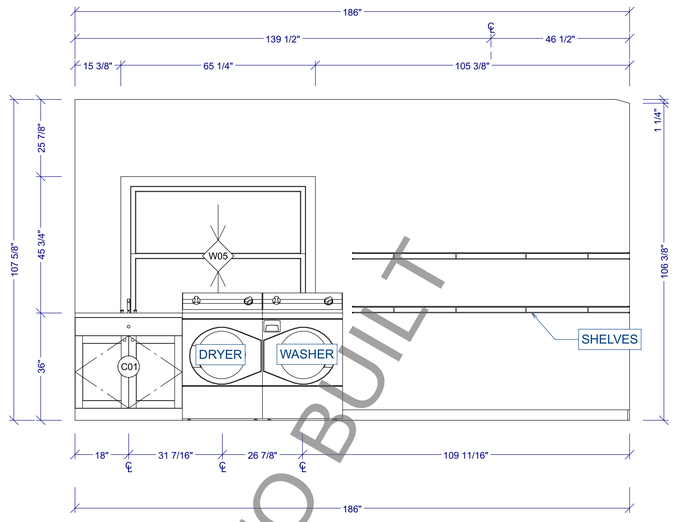
DRAWING NO.: **A4.1**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.



W1 BATH ELEVATION

SCALE:1/2"= 1 FT.



W2 MUD W/LAUNDRY ELEVATION

SCALE:1/2" = 1 FT.

REVIEW ONLY , NOT TO BUILT

1 WALL ELEVATIONS

SCALE:1/4"= 1 FT.

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ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER

CHECKED BY: D.R.

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.: 10632

DATE: 8/5/2025

DRAWING NO.: **A5.0**

MATERIAL/FINISH LEGEND

1. EXISTING EXTERIOR WALL: MIN. R-20 OR 13+5
- TO REMAIN

2. EXISTING ROOFING:TO REMAIN AS IS - ASPHALT SHINGLES
*PATCH AND REPAIR AS REQ.

3. ROOFING: MIN. R-38 INSULATION
- MATCH EXISTING - ASPHALT SHINGLES (50 YR.)

4. FLOORING:
- FLOOR FINISH 1: TO BE VINYL PLANK (OR SIMILAR; COLOR TBD)
- FLOOR FINISH 2: TILE FLOOR
- 3/4" PLYWOOD DECKING RE: STRUCT.
- R-30 INSULATION
- FLOOR JOIST RE: STRUCT.

5. STICK FRAMED ROOF
- ASPHALT SHINGES
- ROOF SHEATHING, RE: STRUC.
- ROOF FRAMING, RE: STRUC.
- MIN. R38 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYP. BD. MIN

R402.1.2 Insulation and Fenestration Criteria

The *building thermal envelope* shall meet the requirements of Table 402.1.1, based on the *climate zone* specified in Chapter 3.

TABLE 402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
1	1.2	0.75	0.30	30	13	3/4	13	0	0	0
2	0.65[j]	0.75	0.30	30	13	4/6	13	0	0	0
3	0.50[j]	0.65	0.30	30	13	5/8	19	5/13[f]	0	5/13
4 except Marine 4	0.35	0.60	NR	38	13	5/10	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5[h]	13/17	30[g]	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	20 or 13+5[h]	15/19	30[g]	15/19	10, 4 ft	10/13
7 and 8	0.35	0.60	NR	49	21	19/21	38[g]	15/19	10, 4 ft	10/13

For SI: 1 foot = 304.8 mm.

EXTERIOR WALL INSULATION:

R20 or 13+5 CAVITY INSULATION

2018 IECC

ROOF INSULATION:

R-38 BATT.

FLOOR INSULATION:

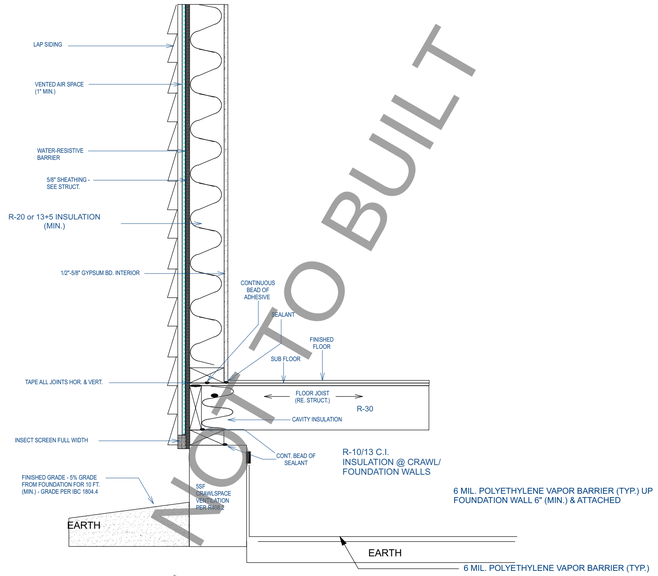
R-30

CRAWL SPACE:

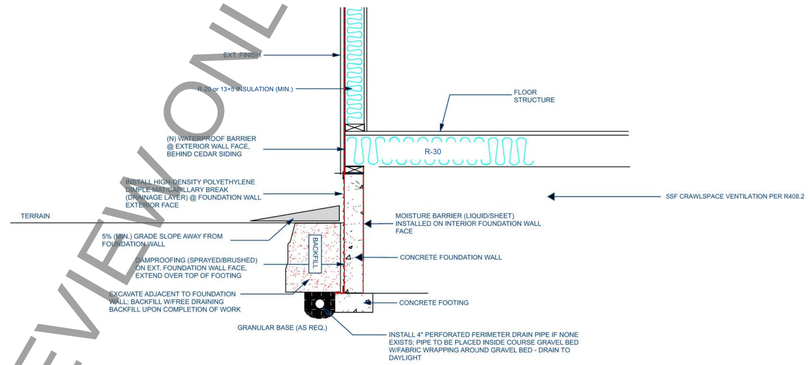
R-10/13

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



1 EXT. WALL DETAIL - LAP SIDING (TYP.)
SCALE: NS



2 FOUNDATION INSULATION DETAIL (TYP.)
SCALE: NS

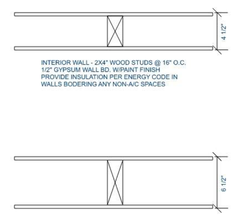
REVIEW ONLY - NOT TO BUILT

SECTION 406 VENTILATION OF UNINHABITED SPACE

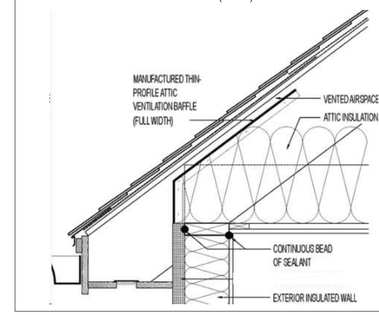
406.1 GENERAL:
- UNINHABITED SPACES, SUCH AS CRAWL SPACES A ATTICS, SHALL BE PROVIDED WITH NATURAL VENTILATION OPENINGS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR SHALL BE PROVIDED WITH A MECHANICAL EXHAUST AND SUP AIR SYSTEM. THE MECHANICAL EXHAUST RATE SHA NOT LESS THAN 0.02 CFM PER SQUARE FOOT (0.000 M3/S • M2) OF HORIZONTAL AREA AND SHALL BE AUTOMATICALLY CONTROLLED TO OPERATE WHEN RELATIVE HUMIDITY IN THE SPACE SERVED EXCEED PERCENT.

GRADING NOTES:
1 CONTRACTOR TO VERIFY LOCATION OF ALL EXIST UTILITIES.
2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.RE. IBC 1804.4
3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

INTERIOR WALL DETAIL (TYP.)



EAVE BAFFLE DETAIL (TYP.)



NOTE:

1. WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF DRC SEC. R702.7 OR DBC SEC. 1404.3. ***AS APPLICABLE.***

2. AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

3. EAVE BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS - G.C. TO VERIFY FINAL INSULATION LAYOUT AND EAVE BAFFLE PLACEMENT ON SITE. RE. R402.2.3

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

1 WALL SECTION DETAILS
SCALE: NS

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ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER

CHECKED BY: D.R.

REVISIONS:

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SCALE:

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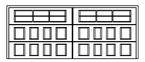
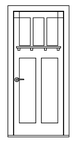
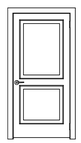
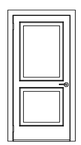
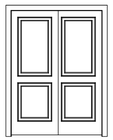
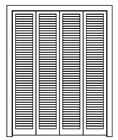
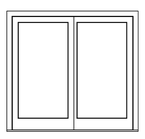
PROJECT NO.: 10632

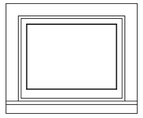
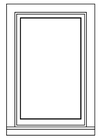
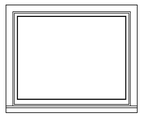
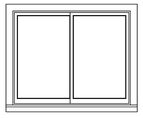
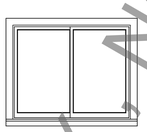
DATE: 8/5/2025

DRAWING NO.: **A5.1**

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	R/O	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
	D01	20080	1	20080	242"X99"	GARAGE-GARAGE DOOR CHD05	2X12X248" (2)			
	D02	2868	1	2868 R EX	34"X83"	EXT. HINGED-DOOR E21	2X6X37" (2)			
	D03	3068	1	3068 L IN	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)			
	D04	3068	2	3068 R IN	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)			
	D05	4968	1	4968 R IN	59 1/2"X82 1/2"	SLIDER-DOOR P04	2X8X62 1/2" (2)			
	D06	5068	1	5068 L/R	62"X82 1/2"	4 DR. BIFOLD-LOUVERED	2X6X65" (2)			
	D07	7068	1	7068 R EX	86"X83"	EXT. SLIDER-GLASS PANEL	2X10X89" (2)			

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	EGRESS	AREA, ACTUAL (SQ FT)	U-FACTOR	DESCRIPTION	MANUFACTURER	COMMENTS
	W01	2620FX	1	1	2620FX		5.0	0.35	FIXED GLASS		
	W02	2640FX	1	1	2640FX		10.0	0.35	FIXED GLASS		
	W03	5040FX	2		5040FX		20.0	0.35	FIXED GLASS		
	W04	5040LS	1	1	5040LS	YES	20.0	0.35	LEFT SLIDING		
	W05	5040LS	1	1	5040LS		20.0	0.35	LEFT SLIDING		
TOTALS:							95.0				

REVIEW ONLY, NOT TO BUILT

DOOR AND WINDOW NOTES:

1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

2 ALL WALK-THRU DOORS SHALL BE SOLID CORE

3 INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR/REAR EXIT DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

4 EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

5. ALTERNATIVE SELECTIONS OF DOORS AND WINDOWS WILL BE CONSIDERED. ALL ALTERNATIVES MUST BE EQUAL OR BETTER IN PERFORMANCE TO MEET OR EXCEED IECC CODE REQS.

6. ROUGH OPENINGS ARE ESTIMATES ONLY, FIELD VERIFY ON SITE AND AFTER FINAL SELECTION OF BRAND, STYLE AND SIZE OF DOORS TO BE INSTALLED.

7. FINISHES, COLORS AND HARDWARE TO BE DISCUSSED AND DECIDED UPON BY THE CUSTOMER/ OWNER(S) BEFORE PURCHASE OR INSTALLATION.

8. IF GLASS IS POSITIONED WITHIN 18" OF THE FINISHED FLOOR, SAFETY/ TEMPERED GLASS IS REQUIRED. VERIFY TEMPERED GLASS REQUIREMENTS WITH YOUR LOCAL BUILDING CODES

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

1 WINDOW AND DOOR SCHEDULES

SCALE: NO SC ALE

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ENGLEWOOD, CO 80110

DRAWN BY: ESDENVER

CHECKED BY: D.R.

REVISIONS:

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No.	DESCRIPTION	DATE

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SHEET CONTENTS:

PROJECT NO.: 10632

DATE: 8/5/2025

DRAWING NO.: **A6.0**

CABINET SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
C01	SB36	1	1	36 "	24 "	36 "	BASE CABINET			
C02	SB3621	1	1	36 "	21 "	36 "	BASE CABINET			

* CABINET SCHEDULE FOR REFERENCE ONLY. COORDINATE WITH SPECIFIC CABINET INSTALLER AND/OR REPRESENTATIVE FOR FINAL SIZE/DIMENSIONS & BUILD SCHEMATICS.

**ALL FINISHES TO BE DECIDED ON AND CHOSEN BY THE OWNER(S). MATERIALS, FINISHES, HARDWARE, COUNTERTOPS, COLORS, BRANDS AND STYLES REPRESENTED IN THESE PLANS ARE FOR CONCEPTUAL VISUALIZATION ONLY.

*** ALL CABINET SIZES TO BE FIELD VERIFIED BY THE GC AND TO BE MEASURED AND INSTALLED BY AN APPROPRIATE CABINET INSTALLER/COMPANY. DETAILS SHOWN IN PLAN AND IN CABINET SCHEDULE ON THESE PLANS ARE *REFERENCE ONLY.*

NOT TO BUILT
REVIEW ONLY

KITCHEN AND CABINET NOTES:

*ALTERNATIVE SELECTIONS AND SIZES OF CABINETS MAY BE SELECTED BY OWNER AND OR G.C.

* ALL DIMENSIONS SHOWN ARE ESTIMATES ONLY, FIELD VERIFY ON SITE AND AFTER FINAL SELECTION OF BRAND, STYLE AND SIZE OF CABINETS TO BE INSTALLED; G.C., OWNER, OWNER REPRESENTATIVE OR CABINET INSTALLER/MAKER TO FIELD VERIFY AFTER CONSTRUCTION IS COMPLETE FOR MORE EXACTING FINAL MEASUREMENTS TO BE TAKEN.

1. ALL CABINETS TO BE PAINTED - COLOR TBD WITH HOME OWNER PRIOR TO ORDERING OR INSTALLATION.
2. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING OR INSTALLATION.
3. INSTALL ALL HARDWARE ON SITE. - FINISH AND STYLE TBD BY HOMEOWNER BEFORE ORDERING OR INSTALLATION.
4. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR TO UPPER CABINETS IN AREA TO BE INSTALLED; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
5. CUT OVEN OPENING ON SITE, SEE APPLIANCE MANUFACTURER SPECIFICATIONS FOR SPECIFIC APPLIANCE CHOSEN.
6. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS AND PER CODE.
7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
8. USE MIN 6" DUCT FOR HOOD.
9. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING OR INSTALLATION.

*ESDENVER TAKES NO RESPONSIBILITY FOR ILL FITTING, NON FITTING CABINETS AS CABINETS SHOWN ON PLAN ARE FOR REFERENCE ONLY. DIMENSIONS FOR REFERENCE ONLY. F.V. ALL FINAL MEASUREMENTS BEFORE CABINETS ORDERED.

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

1 CABINET SCHEDULE
SCALE: NO SC ALE

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1. PLUMBING PENETRATIONS TROUGH RIM JOISTS SHOULD BE SEALED WITH EXPANDING FOAM OR CAULK. VENT STACKS PENETRATING INTO ATTIC SHOULD BE SEALED WITH FLEXIBLE SEAL FOR ACCOMMODATION OF PIPE EXPANSION.

2. OUTLET BOXES SHOULD BE INSTALLED WITH AIRTIGHT BOXES ON EXTERIOR WALLS AND INSULATED CEILINGS OR SEALANTS MAY BE USED ON PENETRATIONS IN STANDARD OUTLET BOXES.

3. RECESSED LIGHT FIXTURES IN CEILING SHOULD BE INSULATION COVER (IC) RATED. THESE ARE AIRTIGHT AND CAN BE COVERED WITH INSULATION. RECESSED LIGHT FIXTURES INSTALLED IN DROPPED CEILINGS OR SOFFITS NEED TO BE DRAFT STOPPED. REF: R402.4.5

4. SEAL ALL ELECTRICAL PANELS INSTALLED ON EXTERIOR WALLS SO THAT THEY ARE SEALED FROM AIR PENETRATION.

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

EXTERIOR WALL INSULATION:

R20 or 13+5 CAVITY INSULATION

2018 IECC

ROOF INSULATION:

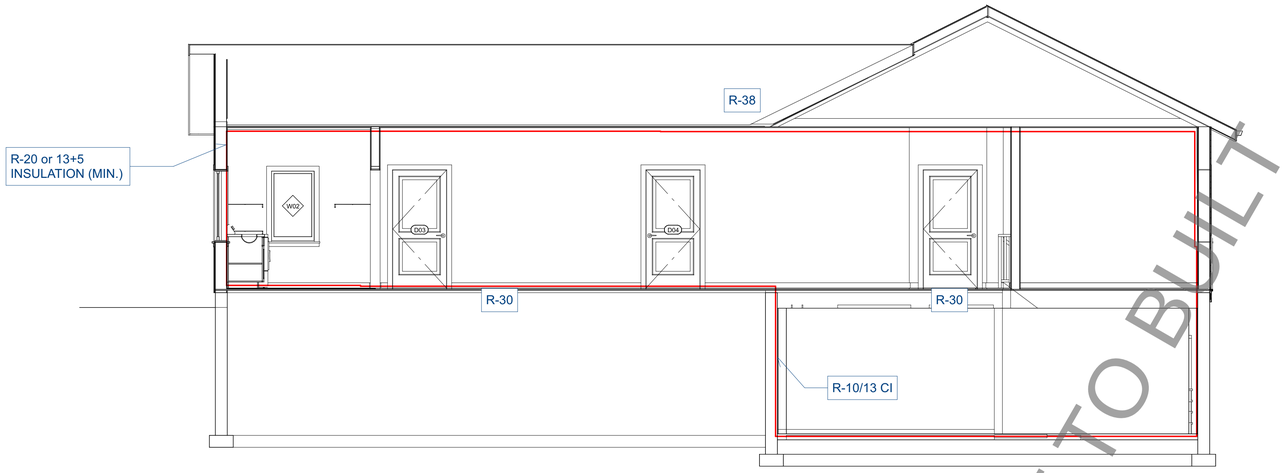
R-38 BATT.

FLOOR INSULATION:

R-30

CRAWL SPACE:

R-10/13



R402.1.2 Insulation and Fenestration Criteria

The *building thermal envelope* shall meet the requirements of Table 402.1.1, based on the *climate zone* specified in Chapter 3.

TABLE 402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT[b] *U*-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE[i]	FLOOR *R*-VALUE	BASEMENT[c] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
1	1.2	0.75	0.30	30	13	3/4	13	0	0	0
2	0.65[j]	0.75	0.30	30	13	4/6	13	0	0	0
3	0.50[j]	0.65	0.30	30	13	5/8	19	5/13[f]	0	5/13
4 except Marine	0.35	0.60	NR	38	13	5/10	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5[h]	13/17	30[g]	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	20 or 13+5[h]	15/19	30[g]	15/19	10, 4 ft	10/13
7 and 8	0.35	0.60	NR	49	21	19/21	38[g]	15/19	10, 4 ft	10/13

For SI: 1 foot = 304.8 mm.

IECC NOTES:

1. PER CITY AND COUNTY IECC REQUIREMENTS, METHOD OF COMPLIANCE SHALL BE PRESCRIPTIVE PERFORMANCE.
2. **CLIMATE ZONE 5B**
3. MAXIMUM FENESTRATION U-FACTOR FOR ALL GLAZING SHALL BE 0.27
4. A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE AND EXTERNAL THERMAL ENVELOPE. ANY BREAKS OR JOINTS SHALL BE SEALED.
5. R402.2.1 CEILINGS WITH ATTIC SPACES: WHERE SECTION R402.1.2 REQUIRES R-38 INSULATION IN THE CEILING, INSTALLING R-30 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. - WHERE SECTION R402.1.2 REQUIRES R-49 INSULATION IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.4 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.5.
6. R402.2.4 ACCESS HATCHES AND DOORS: ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION SHALL BE PROVIDED TO ALL EQUIPMENT. WHERE LOOSE-FILL INSULATION IS INSTALLED, A WOOD-FRAMED OR EQUIVALENT BAFFLE OR RETAINER SHALL BE INSTALLED TO PREVENT THE LOOSE-FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED. THE BAFFLE OR RETAINER SHALL PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE-FILL INSULATION.
7. R402.2.3 EAVE BAFFLE: FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL.
8. R402.2.8 FLOORS: FLOOR FRAMING-CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING. EXCEPTION: AS AN ALTERNATIVE, THE FLOOR FRAMING-CAVITY INSULATION SHALL BE IN CONTACT WITH THE TOPSIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE BOTTOM SIDE OF FLOOR FRAMING WHERE COMBINED WITH INSULATION THAT MEETS OR EXCEEDS THE MINIMUM WOOD FRAME WALL R-VALUE IN TABLE R402.1.2 AND THAT EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
9. R402.2.9 BASEMENT: WALLS ASSOCIATED WITH CONDITIONED BASEMENTS SHALL BE INSULATED FROM THE TOP OF THE BASEMENT WALL DOWN TO 10 FT. BELOW GRADE OR TO THE BASEMENT FLOOR, WHICHEVER IS LESS. WALLS ASSOCIATED WITH UNCONDITIONED BASEMENTS SHALL COMPLY WITH THIS REQUIREMENT EXCEPT WHERE THE FLOOR OVERHEAD IS INSULATED IN ACCORDANCE WITH SECTIONS R402.1.2 AND R402.2.8.
10. R402.2.10 SLAB-ON-GRADE FLOORS: SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED IN ACCORDANCE WITH TABLE *R402.1.2*. THE INSULATION SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB ON THE OUTSIDE OR INSIDE OF THE FOUNDATION WALL. INSULATION LOCATED BELOW GRADE SHALL BE EXTENDED THE DISTANCE PROVIDED IN *TABLE R402.1.2* BY ANY COMBINATION OF VERTICAL INSULATION, INSULATION EXTENDING UNDER THE SLAB OR INSULATION EXTENDING OUT FROM THE BUILDING.
- INSULATION EXTENDING AWAY FROM THE BUILDING SHALL BE PROTECTED BY PAVEMENT OR BY NOT LESS THAN 10 INCHES OF SOIL. THE TOP EDGE OF THE INSULATION INSTALLED BETWEEN THE EXTERIOR WALL AND THE EDGE OF THE INTERIOR SLAB SHALL BE PERMITTED TO BE CUT AT A 45-DEGREE ANGLE AWAY FROM THE EXTERIOR WALL.
- SLAB-EDGE INSULATION IS NOT REQUIRED IN JURISDICTIONS DESIGNATED BY THE CODE OFFICIAL AS HAVING A VERY HEAVY TERMITE INFESTATION.

NO NEW ADDITIONAL WALLS TO BE CONSTRUCTED OUTSIDE EXISTING ENVELOPE. G.C. TO ENSURE ANY NEWLY FRAMED WALLS FROM REMOVED WINDOWS AND/OR DOORS IN EXTERIOR WALLS IS A MIN. R-30 INSULATION VALUES

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1 THERMAL ENVELOPE & IECC INFORMATION

SCALE: 1/8" = 1 FT.

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