

ADOPTED CODES

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2019 DENVER BUILDING CODE WITH AMENDMENTS
2020 NATIONAL ELECTRICAL CODE

GENERAL NOTES

THESE DRAWINGS ARE "BUILDERS PLANS" INDICATING GENERAL DESIGN INTENT ONLY. IT IS THE BUILDERS RESPONSIBILITY TO PROVIDE ANY ADDITIONAL CONSTRUCTION DETAILS REQUIRED AND TO DICTATE METHODS OF CONSTRUCTION. THE BUILDER SHALL VERIFY ALL DIMENSIONS OF MANUFACTURED COMPONENTS AND RELATIONSHIPS BETWEEN MATERIALS OR COMPONENTS. THE BUILDER SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN INCLUDING ALL EXISTING GRADES.

THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR DEFICIENCIES IN THE DRAWINGS PRIOR TO CONSTRUCTION. FAILURE TO NOTIFY THE ARCHITECT SHALL CONSTITUTE ACCEPTANCE BY THE BUILDER OF ALL RESPONSIBILITY.

THIS IS A CUSTOM DESIGN FOR A SPECIFIC SITE. THESE PLANS MAY NOT BE USED ON ANY OTHER SITE WITHOUT THE ARCHITECT'S PRIOR, WRITTEN APPROVAL.

ANY CHANGES TO THESE PLANS WITHOUT PRIOR WRITTEN CONSENT BY THE ARCHITECT SHALL CONSTITUTE ACCEPTANCE BY THE BUILDER AND OWNER OF THAT CHANGE.

THE CONTRACTOR SHALL PROVIDE MECHANICAL AND ELECTRICAL ENGINEERING AS REQUIRED TO COMPLETE WORK AND FOR INTENDED PURPOSE. MECHANICAL CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL NECESSARY FLUE CHASES, DUCTS & EQUIPMENT.

THE BUILDER/CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.

FLOOR PLAN NOTES

GLAZING IN DOORS AND FIXED OR OPERABLE PANELS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WITHIN 60" OF THE FLOOR MUST BE SAFETY GLASS AS PER I.R.C.

GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM AND TOP EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE MUST BE SAFETY GLASS AS PER I.R.C.

GLAZING ADJACENT TO AND WITHIN 60" OF THE WALKING/STANDING SURFACE WITHIN A BATHTUB OR SHOWER ENCLOSURE MUST BE SAFETY GLASS AS PER I.R.C.

CEMENT BOARD OR BETTER SHALL BE USED AT ALL TILE LOCATIONS, TUBS, AND SHOWER STALLS. ALL SILLS, SEATS, & SHELVES IN SHOWER/TUB AREAS SHALL BE WATERPROOFED, TILED, & SLOPED TO DRAIN MIN. 1/4" PER FOOT.

PROVIDE ATTIC VENTILATION PER I.R.C.

PROVIDE A MECHANICALLY OPERATED EXHAUST SYSTEM IN ALL BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS.

FIRE-RATED GYPSUM BOARD SHALL BE APPLIED AT ALL NECESSARY LOCATIONS TO COMPLY WITH APPLICABLE BUILDING CODES.

FIRE BLOCKS ARE REQUIRED WITHIN STUD WALLS AT 10' INTERVALS AND AT THE FLOOR AND CEILING. FIRE BLOCKS ARE ALSO REQUIRED AT FLOOR AND CEILING PENETRATIONS AROUND VENTS, PIPES, DUCTS, ETC. THE INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS), BETWEEN STAIR STRINGERS, AND THE OPENINGS BETWEEN CHIMNEY CHASES AND ATTIC SPACES MUST BE FIRE STOPPED. FIRE BLOCK MATERIAL MAY BE 2" NOMINAL LUMBER, GYP BOARD, ETC.

ONE LAYER OF 5/8" TYPE 'X' GYP. BOARD SHALL BE APPLIED TO THE BOTTOM CHORD OF THIS OR ENGINEERED TRUSSES IN GARAGE CEILING FOR FIRE SEPARATION BETWEEN GARAGE & SPACE ABOVE.

ONE LAYER OF 5/8" TYPE 'X' GYP. BOARD SHALL BE APPLIED TO THE WALLS IN THE GARAGE FOR FIRE SEPARATION BETWEEN GARAGE & LIVING SPACE.

ALL DIMENSIONS ARE TO FACE OF STRUCTURE AND ROUGH OPENINGS, U.O.N.

ROOF NOTES

SEE ROOF FRAMING PLANS FOR ROOF PITCHES AND OVERHANG DEPTHS.

ALL ROOF AREAS SHALL DRAIN INTO GUTTERS AND DOWNSPOUTS.

GUTTERS & DOWNSPOUTS SHOWN FOR INFORMATION ONLY. CONTRACTOR TO COORDINATE SIZE & LOCATION TO ASSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. DISCHARGE ROOF DOWNSPOUTS AND ALL OTHER WATER COLLECTION SYSTEMS WELL BEYOND THE LIMITS OF THE BACKFILL A MIN. OF 5 FEET.

PROVIDE CONCEALED WALL FLASHING AT ALL AREAS WHERE ROOF MEETS VERTICAL WALL. MINIMUM 8" VERTICAL LEG. PROVIDE VALLEY FLASHING AND METAL DRIP EDGES AND VENT PIPE FLASHING AS PER MANUFACTURER'S DIRECTIONS. PROVIDE KICK-OUT FLASHING AND ANY OTHER CODE REQUIRED FLASHING.

ROOF OVERHANG DIMENSIONED FROM OUTSIDE FACE OF STUD TO END OF TRUSS/RAFTER/JOIST.

PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NO LESS THAN THE THICKNESS OF THE PARAPET WALL.

PROVIDE ICE AND WATER SHIELD MIN 18" EACH SIDE OF ALL VALLEYS AND MIN 3' UP FROM EAVES. PROVIDE UNDERLAYMENT PER ROOFING MANUFACTURER.

PROVIDE ROOF VENTING AS REQUIRED FOR ATTIC VENTILATION.

PROVIDE ALL COMPONENTS FOR A COMPLETE INSTALL.

ELEVATION / SECTION NOTES

BUILDER TO PROVIDE FLASHING AND/OR CAULKING AS PER MANUFACTURERS SPECIFICATIONS AT ALL DOORS AND WINDOWS.

BUILDER TO PROVIDE FLASHING AND/OR CAULKING PER MANUFACTURER'S SPECIFICATIONS AT ALL DOORS AND WINDOWS.

BUILDER TO PROVIDE WEATHER BARRIER BETWEEN SIDING AND SHEATHING AS PER MANUFACTURER'S RECOMMENDATIONS.

CLEARANCE FROM GROUND TO SIDING SHALL COMPLY WITH THE I.R.C. AND ALL LOCAL AMENDMENTS.

PROVIDE FLASHING, CAULKING OR OTHER MEANS AS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL THE MATERIAL TRANSITIONS. WEATHER BARRIER BETWEEN EXTERIOR FINISH MATERIAL AND SHEATHING PER MANUFACTURER'S RECOMMENDATIONS.

BACKPRIME AND PRIME CUT EDGES OF TRIM MATERIAL.

PROVIDE FOUNDATION DRAINAGE PER CODE AND GEOTECHNICAL REPORT REQUIREMENTS

SITE NOTES

PROPERTY LINES, EASEMENTS, AND ALL METES & BOUNDS INFORMATION PROVIDED BY OWNER.

BUILDER SHALL COORDINATE ALL UTILITY DESIGN INSTALLATION AND SERVICES.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND ACROSS SITE. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FOUNDATION INSTALLATION.

BUILDER SHALL PROVIDE PROPER COMPACTION OF ALL EXCAVATED & TRENCHED AREAS AT TIME OF BACKFILL.

BUILDER TO PROVIDE ADEQUATE COMPACTION (TO MATCH MINIMUM BEARING CAPACITY) OF ALL BACKFILL AREAS UNDER FOUNDATION WALLS AND SLABS.

MILLWORK NOTES

CABINETRY SHOWN IS A CONCEPTUAL DEPICTION. ACTUAL FINAL CABINET DESIGN AND LAYOUT SHALL BE BY THE DESIGNER OF THE CABINET SUPPLIER AND COORDINATED WITH THE BUILDER, OWNERS, AND ACTUAL FIELD DIMENSIONS.

IECC COMPLIANCE

IECC COMPLIANCE IS VIA METHOD 1, PRESCRIPTIVE

DENVER, COLORADO IS CLIMATE ZONE 5B (DRY)
FENESTRATION U-FACTOR 0.30
SKYLIGHT U-FACTOR 0.55
CEILING R-VALUE R49
WOOD FRAME WALL R-VALUE R20 OR 13+5
MASS WALL R-VALUE R13/R17
FLOOR R-VALUE R30
BASEMENT R-VALUE R15 CONTINUOUS INT/EXT or R19 INTERIOR CAVITY
SLAB R-VALUE & DEPTH R10, 2 FT
CRAWL SPACE WALL R-VALUE R15 CONTINUOUS INT/EXT or R19 INTERIOR CAVITY

AIR BARRIER AND INSULATION TO BE INSTALLED PER TABLE N1102.4.1.1 (402.4.1.1)

UNVENTED CRAWL SPACE PER R402.2.11

ALL DUCTWORK IS INTERIOR TO THE BUILDING

PROVIDE AIR SEALING PER TABLE IECC R402.4.1.1

PROVIDE AIR BAFFLE PER R402.2.3 FOR AIR-PERMEABLE INSULATION IN VENTILATED ATTICS

DIRECT VENT FUEL BURNING APPLIANCES PER R402.4.4 EXCEPTION 1.

MECHANICAL VENTILATION PER R403.6 COMPLYING WITH M1505. VENTILATION STRATEGY PROVIDED BY HVAC ENGINEER / CONTRACTOR.

CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE ZONE 5. PER R702.7.2 - CLASS I SHEET POLYETHYLENE, UNPERFORATED ALUMINUM FOIL. CLASS II: KRAFT-FACED FIBERGLASS BATTS

MANDATORY AIR SEALING PER IECC:

THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR INFILTRATION. THE FOLLOWING LOCATIONS SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AIR BARRIER MATERIAL TO LIMIT AIR INFILTRATION PER THE ADOPTED IECC

- AIR BARRIER AND THERMAL BARRIER; CEILING / ATTIC; WALLS; WINDOWS, SKYLIGHTS AND DOORS; RIM JOISTS; FLOORS; CRAWL SPACE WALLS; SHAFTS, PENETRATIONS; NARROW CAVITIES; GARAGE SEPARATION; RECESSED LIGHTING; PLUMBING & WIRING; SHOWER/TUB ON EXTERIOR WALL; ELECTRICAL/PHONE BOX ON EXTERIOR WALLS; HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE; FIREPLACE.

TESTING PER IECC:

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380, ASTM E779 OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS), WHERE REQUIRED BY THE CODE. OFFICIAL TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

R407.1.2 MORE EFFICIENT HVAC EQUIPMENT PERFORMANCE. HEATING AND COOLING EQUIPMENT FOR EACH HEATING AND COOLING SYSTEM SHALL MEET OR EXCEED AT LEAST ONE OF THE FOLLOWING EFFICIENCIES:

- GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 15 SEER AIR CONDITIONER.
- GREATER THAN OR EQUAL TO 10 HSPF/15 SEER AIR SOURCE HEAT PUMP.
- GREATER THAN OR EQUAL TO 3.5 COP GROUND SOURCE HEAT PUMP.

THESE REQUIREMENTS ASSURE COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE AND THE INTERNATIONAL ENERGY CONSERVATION CODE.



PROJECT NARRATIVE

NEW SINGLE FAMILY HOME WITH TWO STORIES ABOVE GRADE w/ ROOFTOP DECK, FULL BASEMENT.

NEW DETACHED ADU w/ GARAGE PARKING BELOW.

ARCHITECTURE

A000	COVER AND NOTES
A001	U309
A100	ARCHITECTURAL SITE PLAN
A101	FLOOR PLANS
A102	FLOOR PLANS
A103	GARAGE / ADU
A201	NORTH AND SOUTH ELEVATIONS
A202	EAST AND WEST ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A400	WALL SECTIONS & DETAILS
A500	TYPICAL DETAILS
A600	WINDOW SCHEDULES AND DETAILS
A601	ROOFING DETAILS

STRUCTURE

S100	STRUCTURAL GENERAL NOTES
S110	TYP DETAILS
S200	FOUNDATION PLAN AND DETAILS
S300	FRAMING PLAN
S310	FRAMING PLANS AND DETAILS
S400	FRONT OF HOUSE STEEL DETAILS
S410	BACK OF HOUSE STEEL DETAILS
S500	SHEAR WALL PLANS
S600	GARAGE PLANS

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10/17/21

HOME and ADU
3052 CHAMPA STREET (HOME)
3052 1/2 CHAMPA STREET (ADU)
DENVER, CO 80205

20-027

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1 ZONING REVIEW 10/10/21

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COVER AND
NOTES

A000

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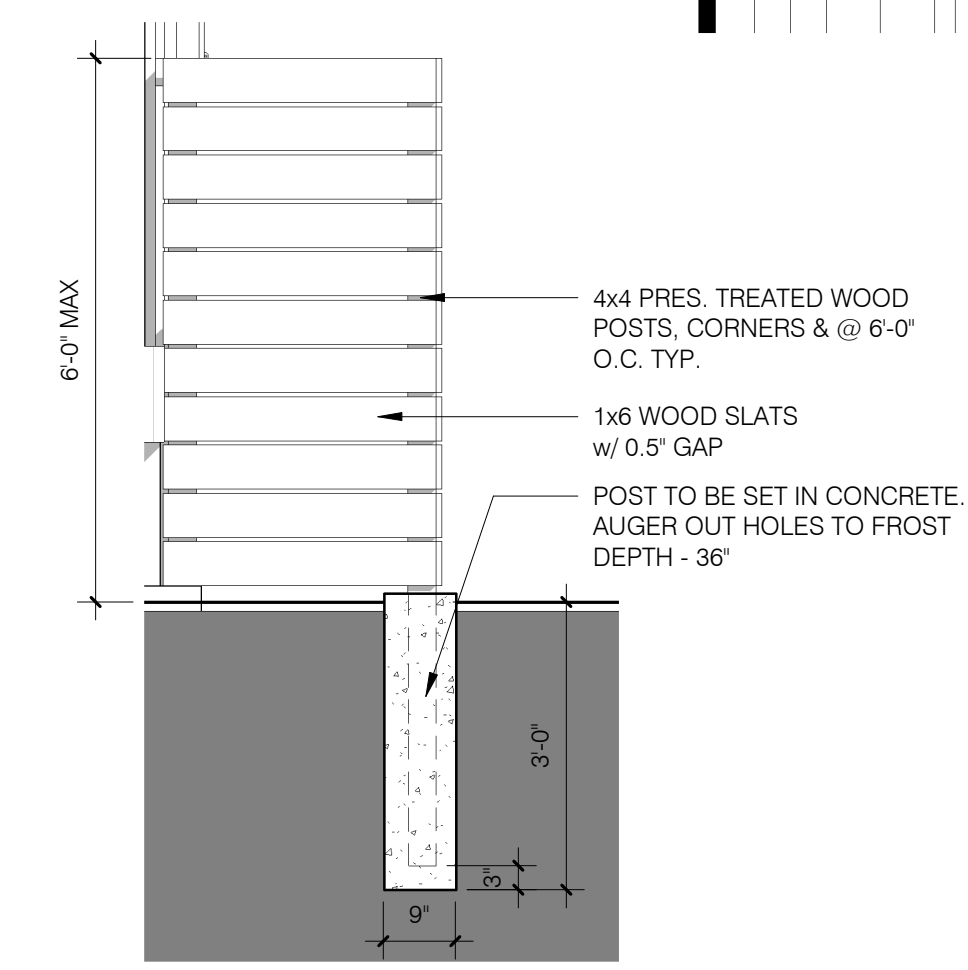
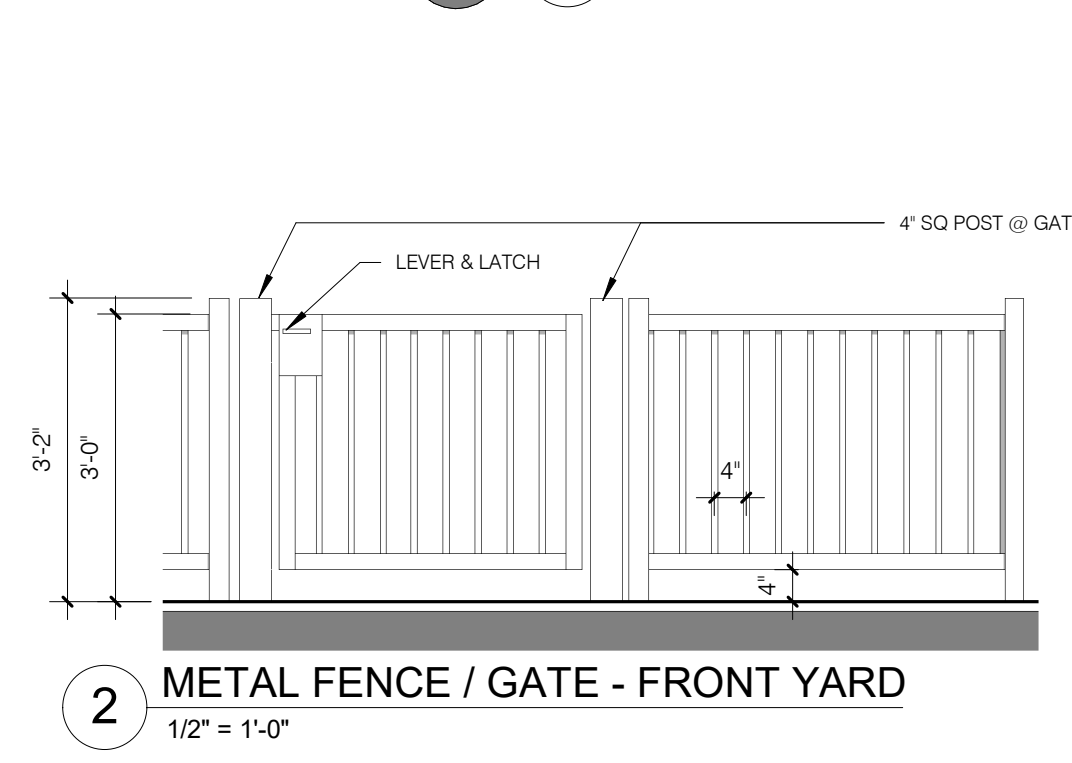
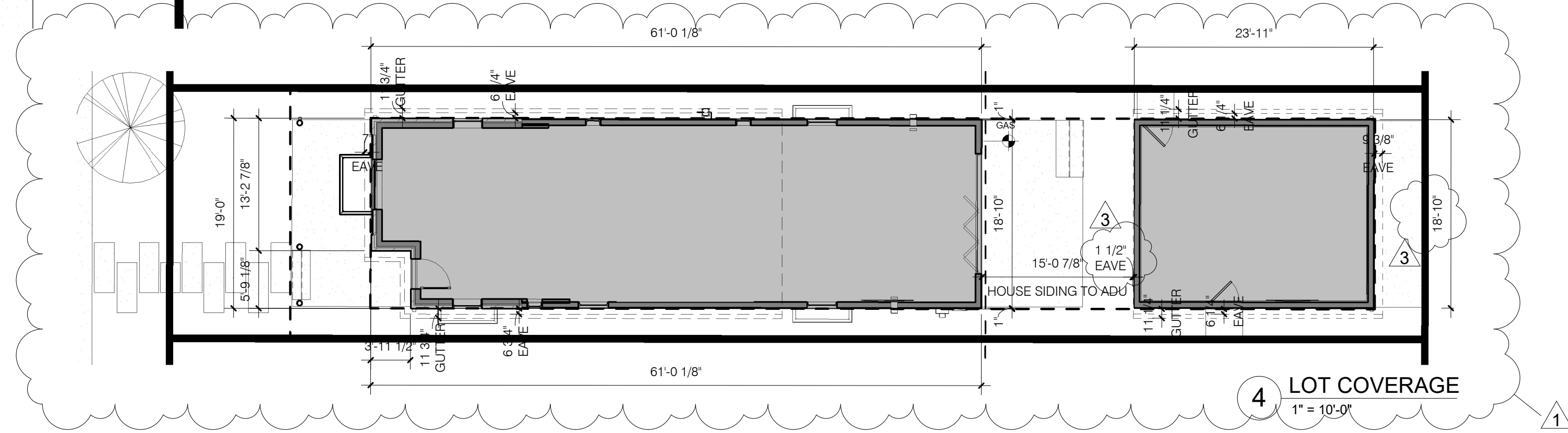
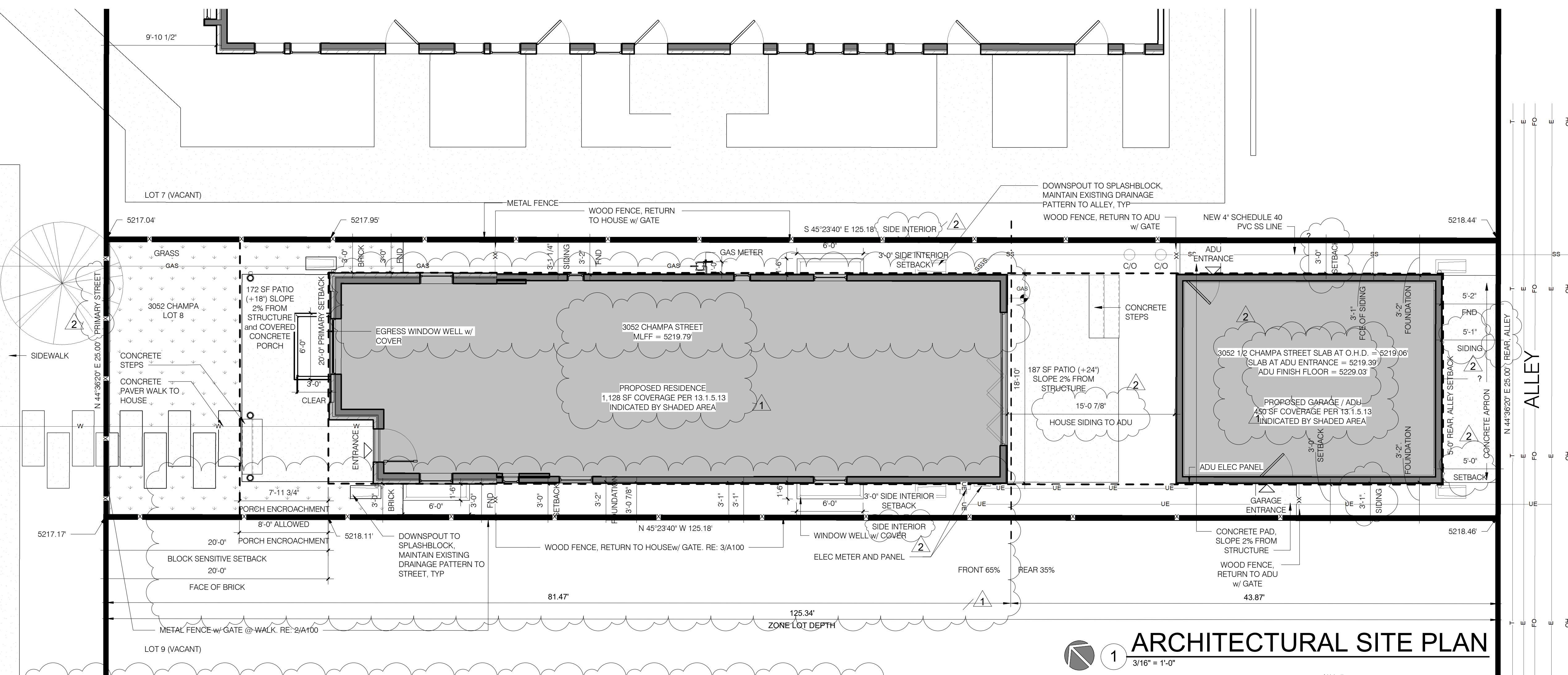
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3 ZONING REVIEW	11/29/21

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ARCHITECTURAL
 SITE PLAN

A100



PRIMARY ZONING USE: HOUSEHOLD LIVING

DWELLING, SINGLE UNIT	1,116 SF
BASEMENT GROSS AREA:	1,128 SF
MAIN FLOOR GROSS AREA:	1,128 SF
UPPER LEVEL GROSS AREA:	1,128 SF

ACCESSORY DWELLING UNIT

GARAGE GROSS AREA:	370 SF
DWELLING UNIT ACCESS AREA:	80 SF
DWELLING UNIT GROSS AREA:	450 SF

LEGAL DESCRIPTION

LEGAL DESCRIPTION: CASE & EBERTS ADD B62 L8
 SCHEDULE NO.: 02276-03-016-000
 PROJECT ADDRESSES:
 3052 CHAMPA STREET (HOUSE)
 3052 1/2 CHAMPA STREET (ADU)
 DENVER, CO 80003-6626
 HISTORIC LANDMARK DISTRICT
 CURTIS PARK - G
 INDIVIDUAL HISTORIC LANDMARK
 NO
 ZONING: U-RH-2.5M, UO-3, CO-2
 URBAN HOUSE - ALLOWED ON MIN. LOT AREA OF 3,000 (3,130 +/- ACTUAL)

HEIGHT

- STORIES, FRONT 65% / REAR 35% OF ZONE LOT DEPTH (MAX)	2.5/1
- A/B - FEET, FRONT 65% / REAR 35% OF LOT DEPTH (MAX)	30/17
- C/D - BULK PLANE VERTICAL HEIGHT AT SIDE INTERIOR FRONT 65% / REAR 35%	17/10
- BULK PLANE SLOPE FROM SIDE INTERIOR ZONE LOT LINE	45 DEGREES

SITING

- ZONE LOT SIZE (MIN)	3,000 SF (ACTUAL 3,130 +/- SF)
- ZONE LOT WIDTH (MIN)	25' (ACTUAL 25.02')
- PRIMARY STREET, BLOCK SENSITIVE SETBACK REQUIRED	YES, 20'
- SIDE STREET (MIN)	3'
- SIDE INTERIOR (MIN)	3'
- REAR, ALLEY	12'

- BUILDING COVERAGE PER ZONE LOT	50%
- DETACHED GARAGE EXCEPTION	450 SF / 2 = 225 SF GARAGE COVERAGE
- HOUSE COVERAGE	1,128 SF
- TOTAL LOT COVERAGE	(225 + 1,128) = 1,353 SF = 43.2%
- EXISTING ZONE LOT SIZE	3,130 +/- SF AS RECORDED

DESIGN ELEMENTS

- ATTACHED GARAGE ALLOWED
- ROOFTOP & SECOND STORY DECK
- UPPER STORY STEPBACK
- PEDESTRIAN ACCESS, PRIMARY STREET

DETACHED ACCESSORY DWELLING UNIT WITH CO-2 OVERLAY

HEIGHT

- STORIES (MAX)
- FEET (MAX)
- BULK PLANE VERTICAL HEIGHT AT SIDE INTERIOR
- BULK PLANE SLOPE FROM SIDE INTERIOR ZONE LOT LINE

SITING

- EXEMPTION FROM MAXIMUM BUILDING COVERAGE (LESSER OF) w/15 SEPARATION FROM HOUSE
- SIDE STREET SETBACK
- SIDE INTERIOR (WITHIN REAR 35%)
- REAR, ALLEY, WHERE GARAGE DOORS FACE ALLEY (MIN)
- PARKING ACCESS

DESIGN ELEMENTS

- BUILDING FOOTPRINT (MAX)
- HORIZONTAL DIMENSION (MAX)
- 2 PARKING SPACES PROVIDED

CO-2 CURTIS PARK CONSERVATION OVERLAY DISTRICT

BUILDING FORM STANDARDS FOR ZONE LOTS WITHOUT A HISTORIC STRUCTURE

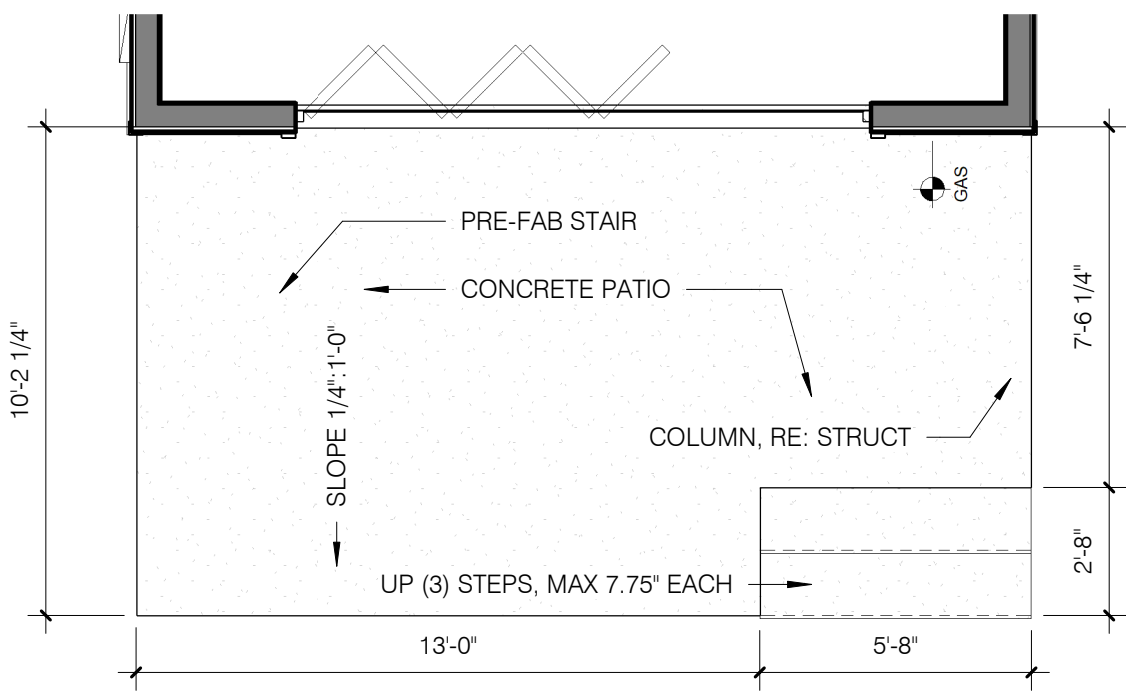
- DETACHED ACCESSORY STRUCTURE IS ALLOWED USING THE U-RH-2.5 DETACHED ACCESSORY DWELLING UNIT BUILDING FORM, SUBJECT TO THE FOLLOWING ALLOWANCES AND CONDITIONS:

1. THE STRUCTURE SHALL BE EXEMPT FROM THE BULK PLANE.
2. THE STRUCTURE MAY EXCEED THE MAXIMUM HEIGHT IN STORIES NOT TO EXCEED TWO STORIES.
3. THE STRUCTURE SHALL BE LOCATED IN THE REAR ONE-HALF OF THE ZONE LOT, AND
4. THE DESIGN AND LOCATIONS SHALL BE APPROVED BY THE LANDMARK PRESERVATION COMMISSION BEFORE FINAL APPROVAL OF A ZONING PERMIT.

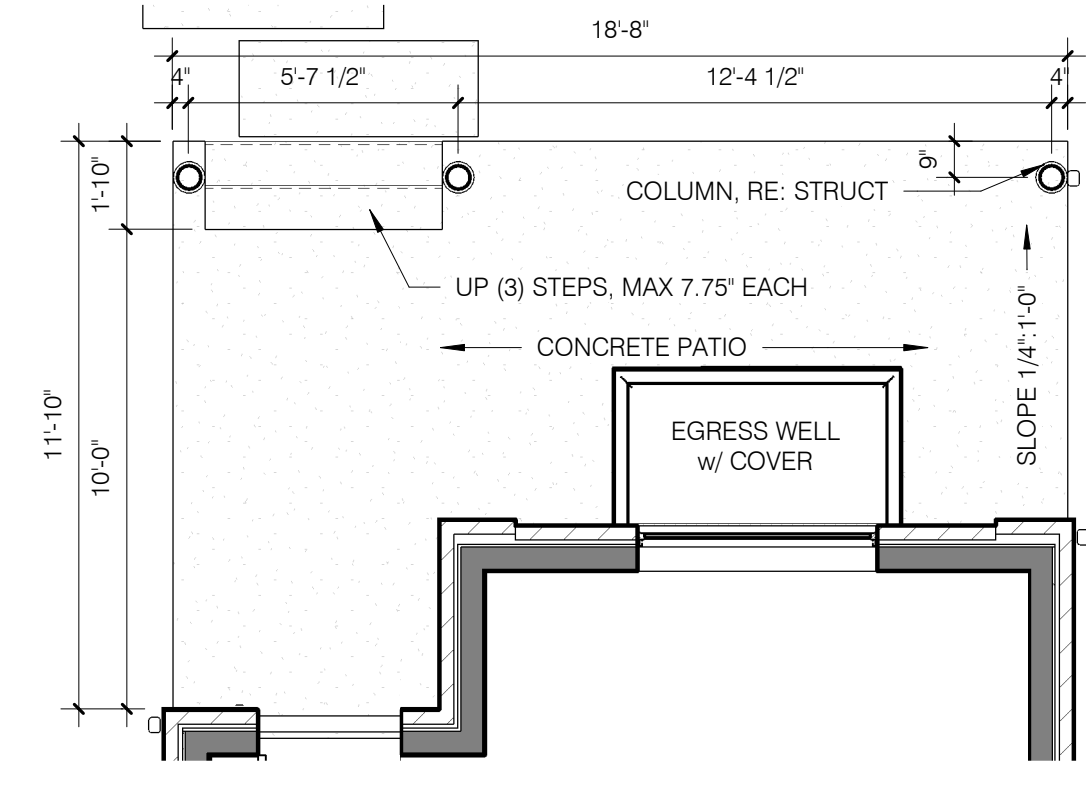
1.5 - SEE NOTE 2 BELOW, ADU MAY BE 2 STORIES
 24'
 N/A (NORMALLY 10' - SEE NOTE 1 BELOW, ADU IS EXEMPT FROM BULK PLANE)
 N/A (NORMALLY 45 DEGREES - SEE NOTE 1 BELOW, ADU IS EXEMPT FROM BULK PLANE)

50% / 500 FT²
 3'
 3'
 5'
 FROM ALLEY

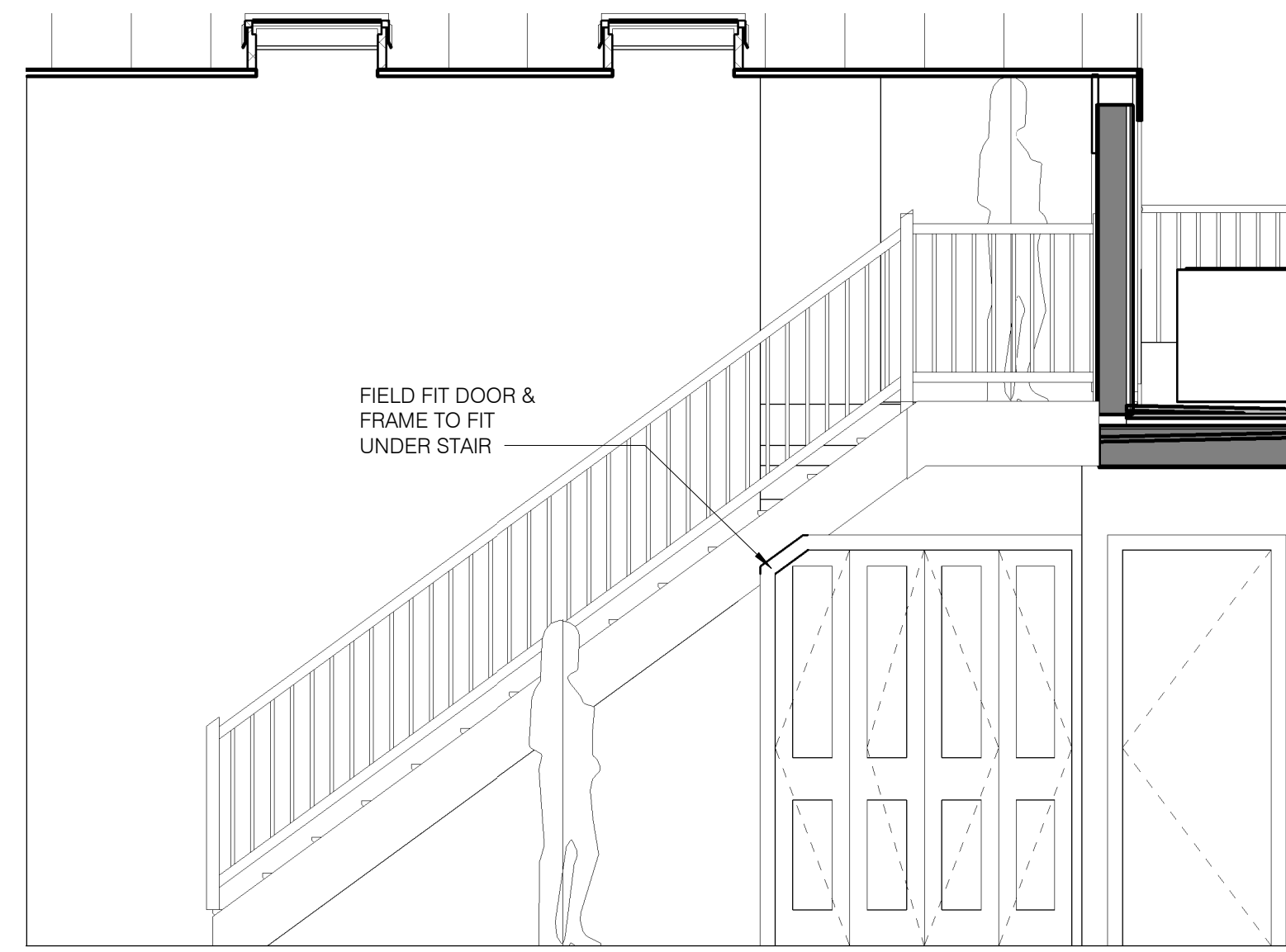
1,000 SF MAX / 448 SF PROVIDED
 36 MAX / 19' / UNIT PROVIDED



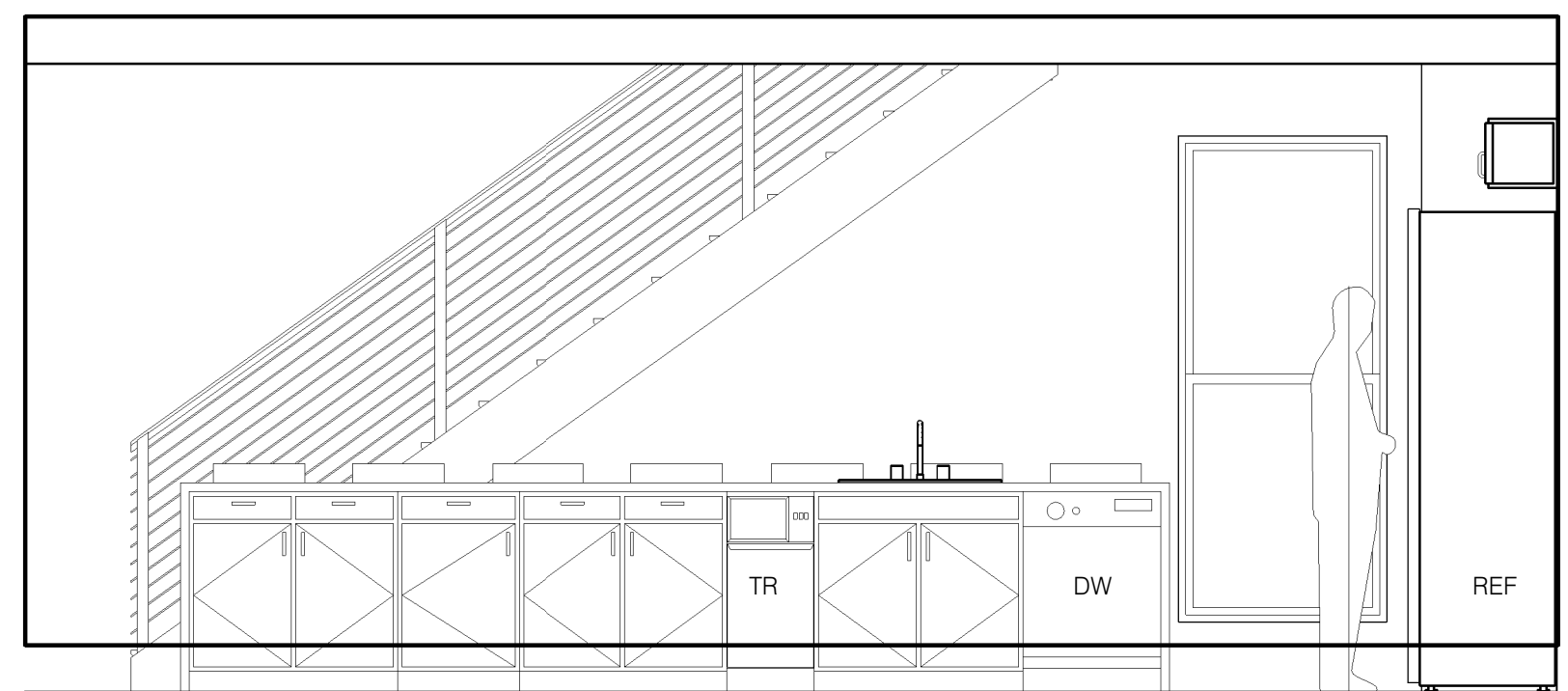
3 REAR PATIO
1/4" = 1'-0"



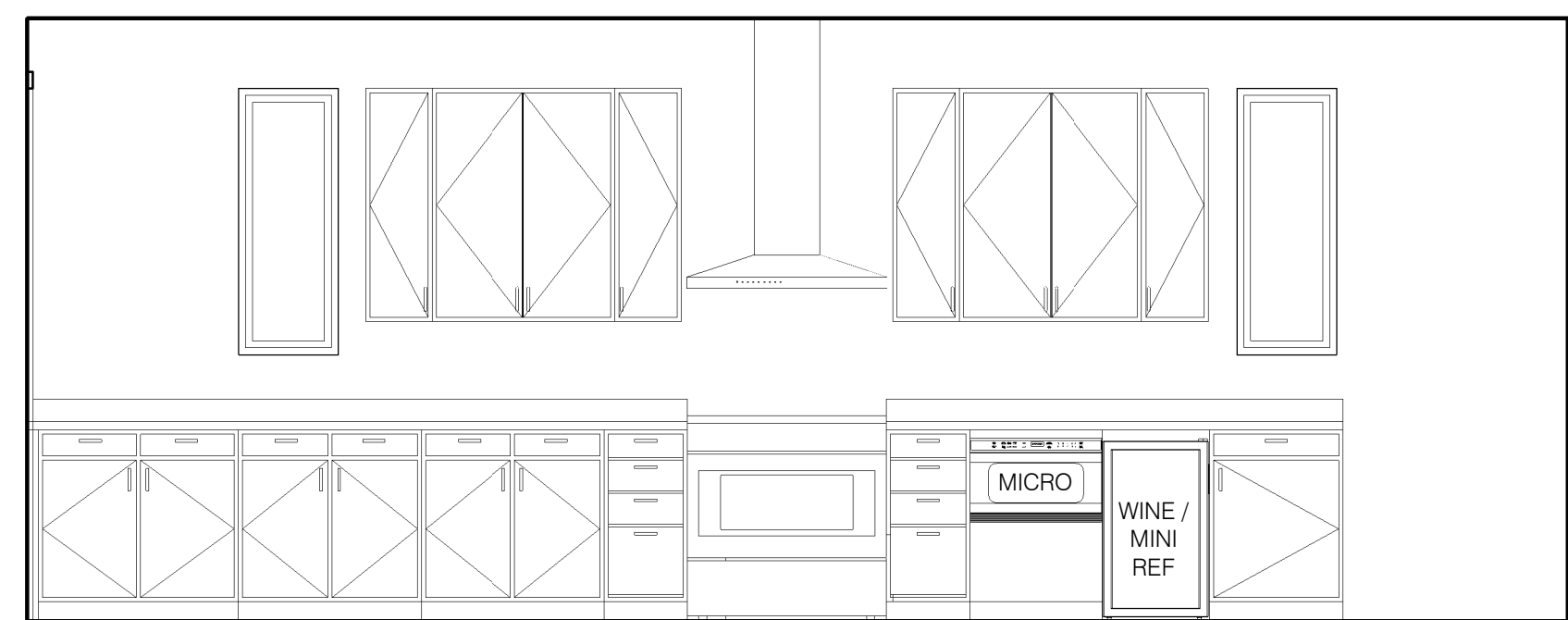
2 FRONT PATIO
1/4" = 1'-0"



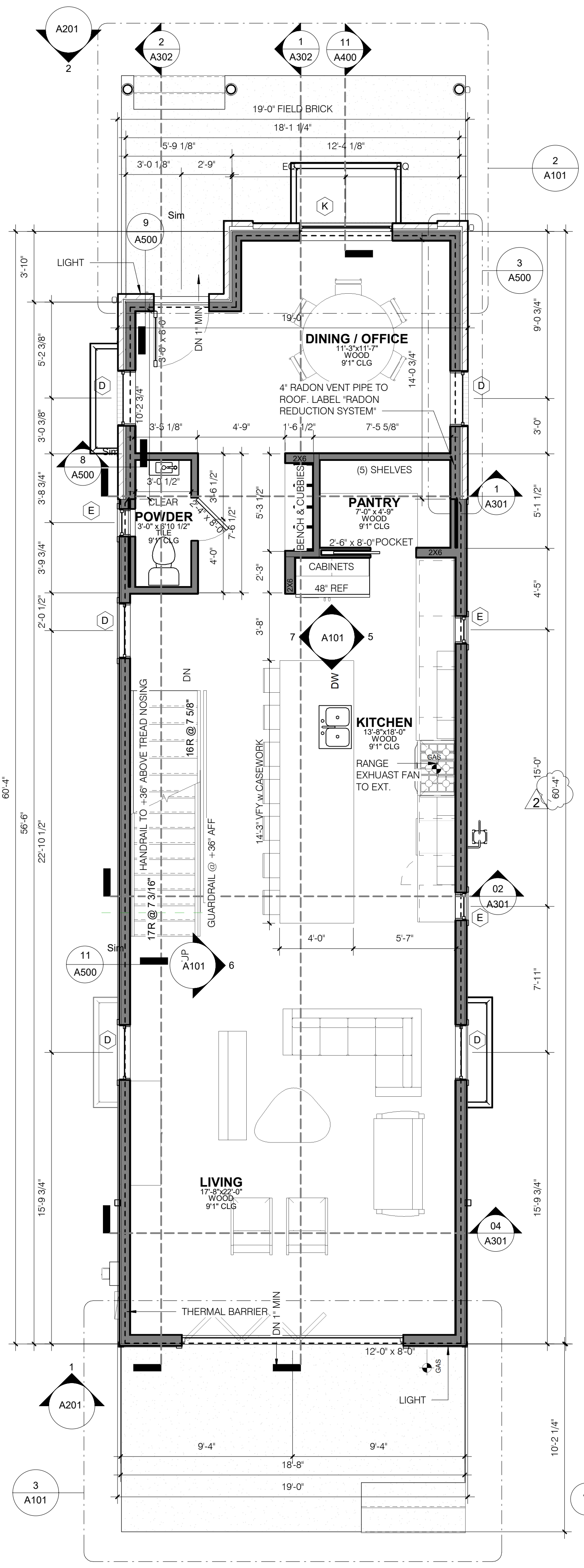
6 LAUNDRY
3/8" = 1'-0"



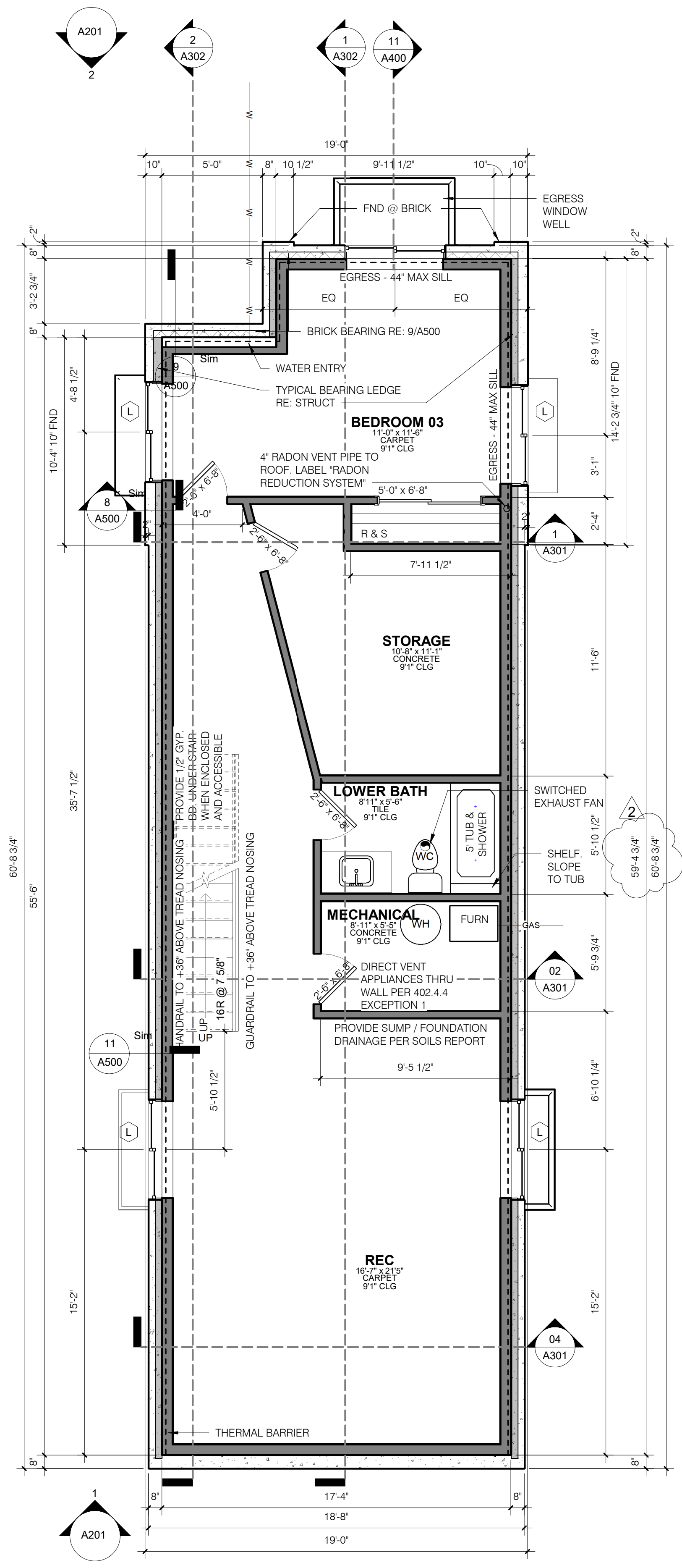
7 KITCHEN ISLAND
3/8" = 1'-0"



5 KITCHEN EXTERIOR WALL
3/8" = 1'-0"



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



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

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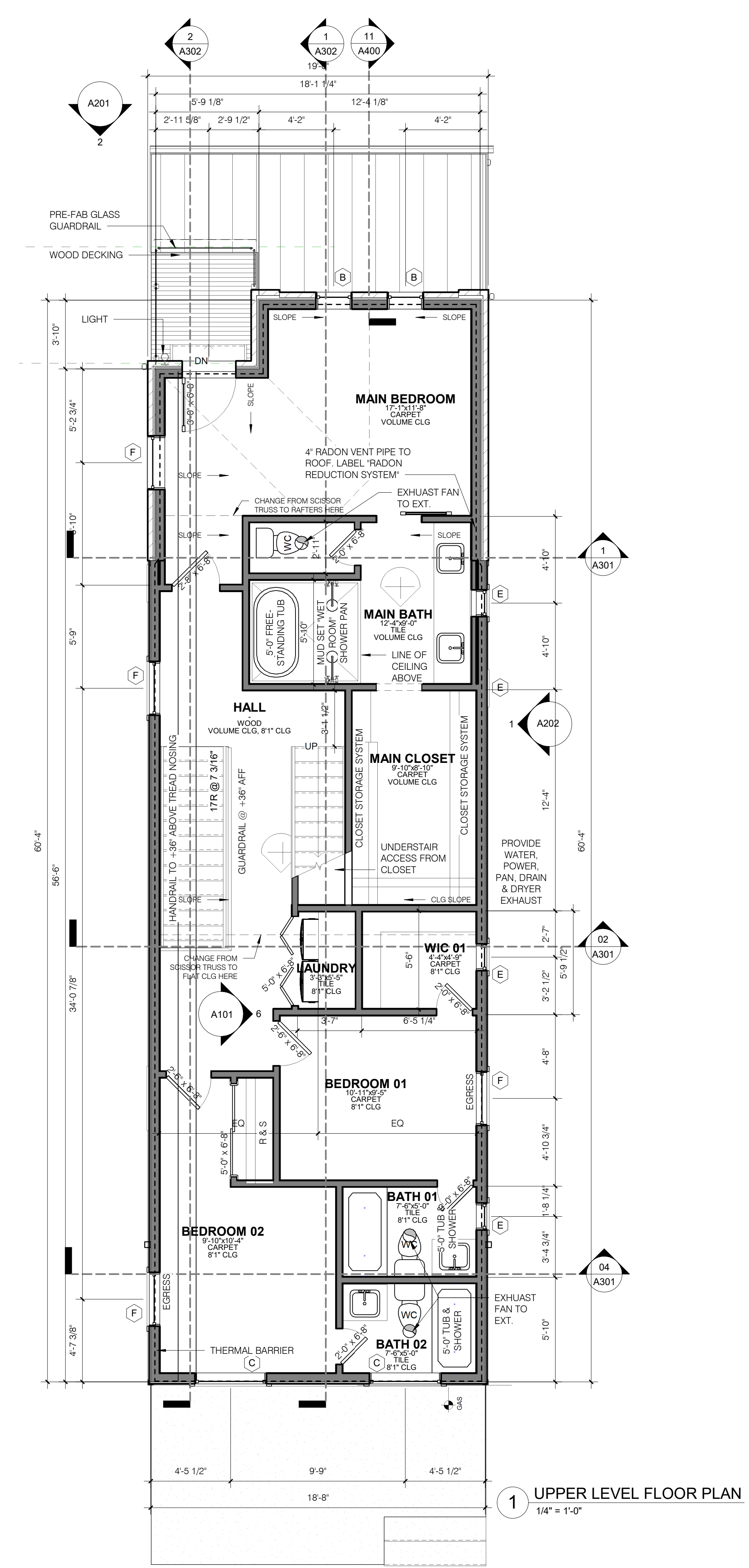
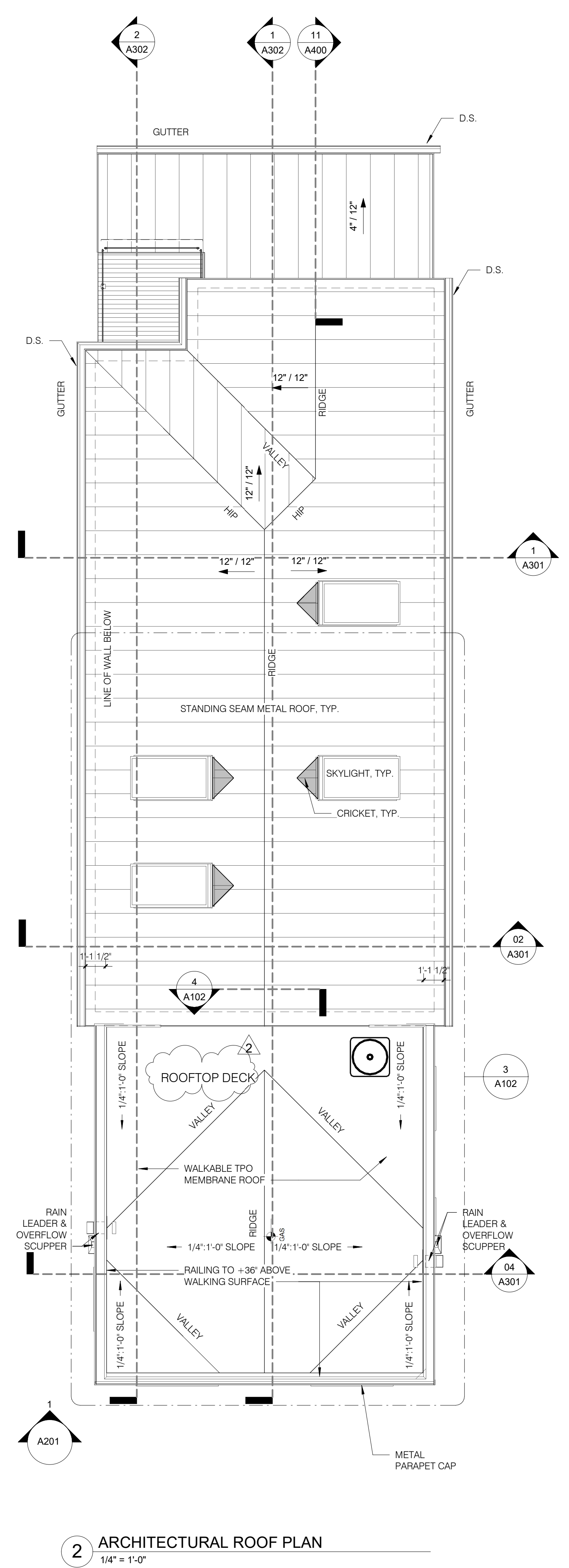
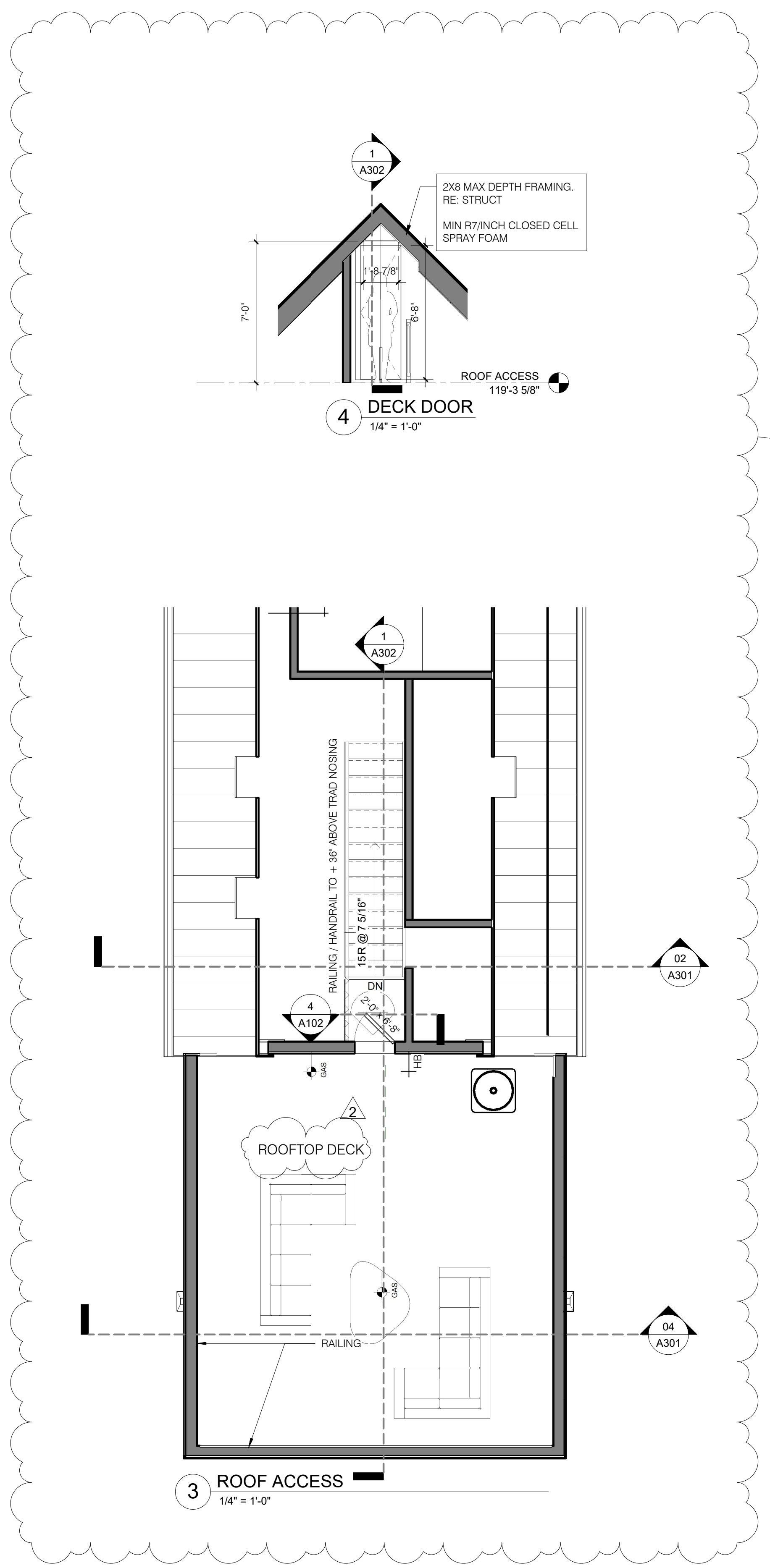
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FLOOR PLANS
A101



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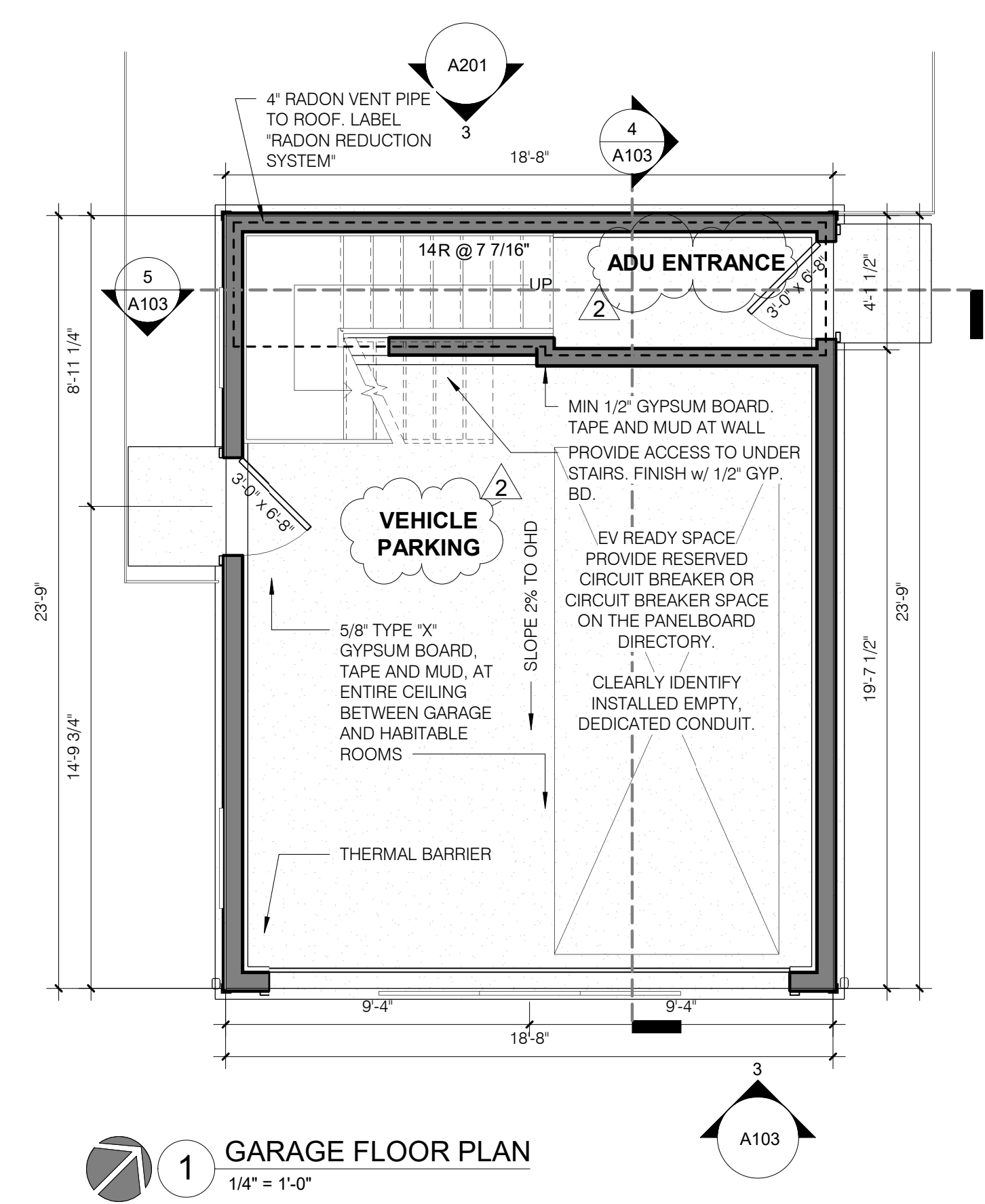
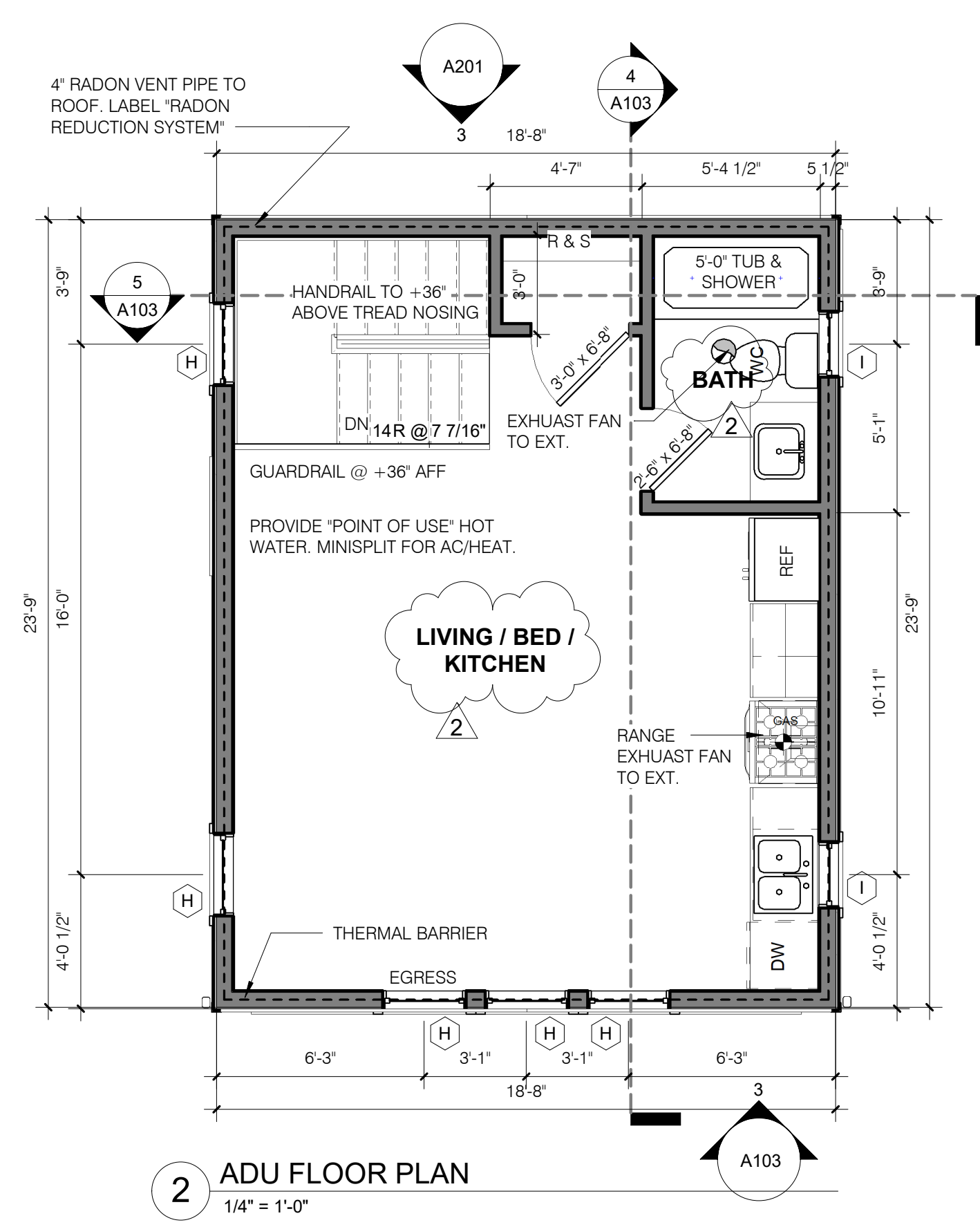
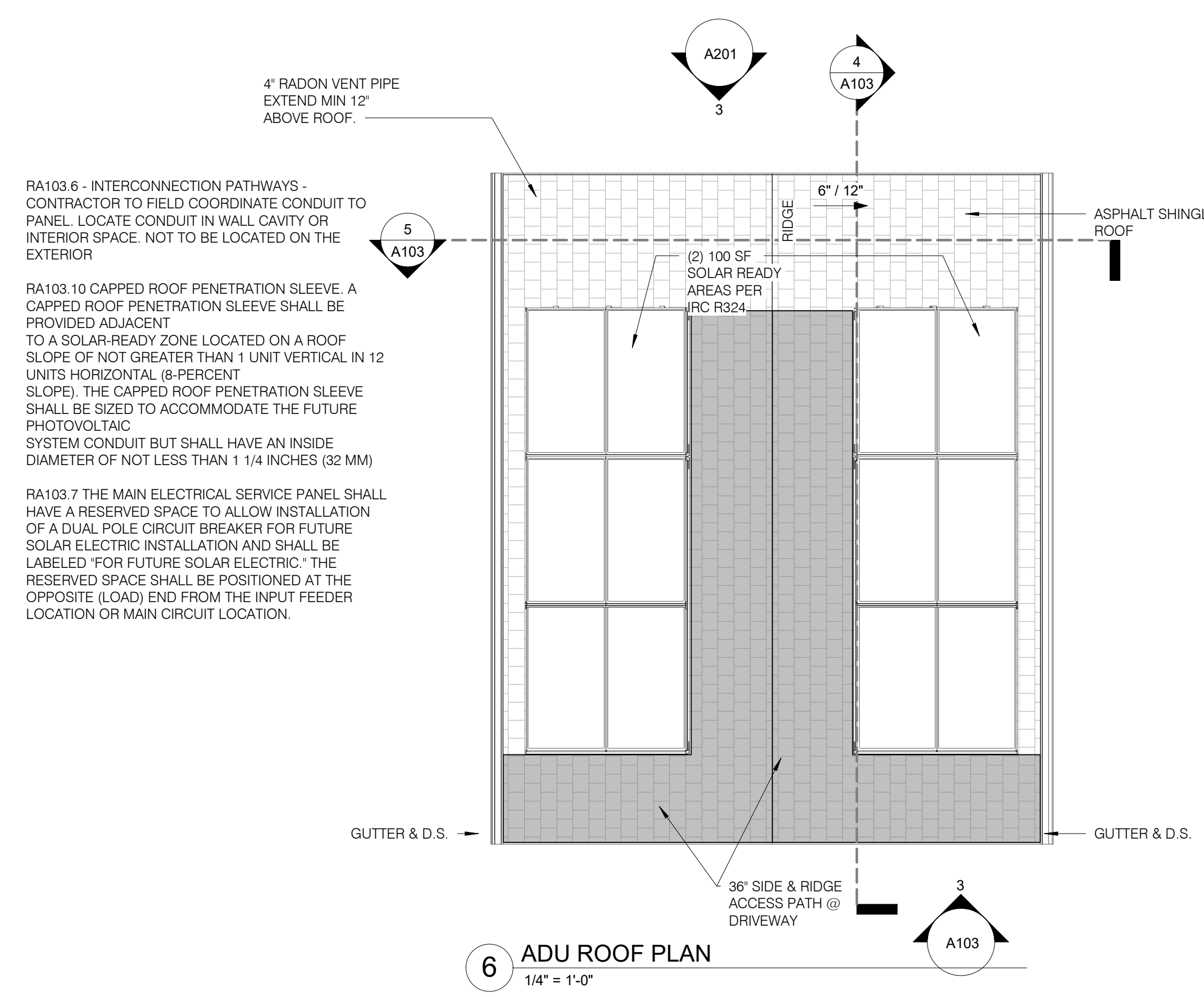
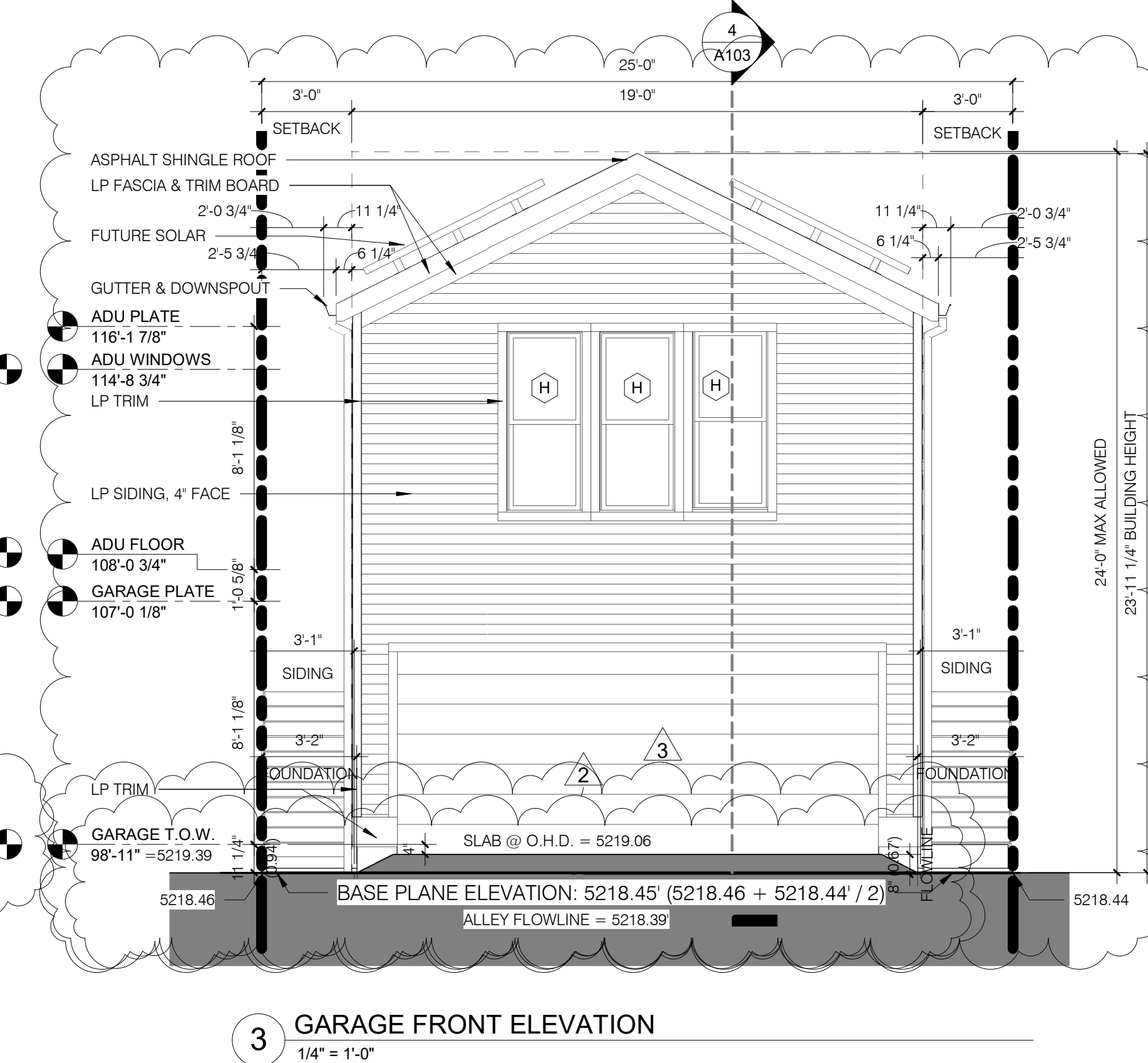
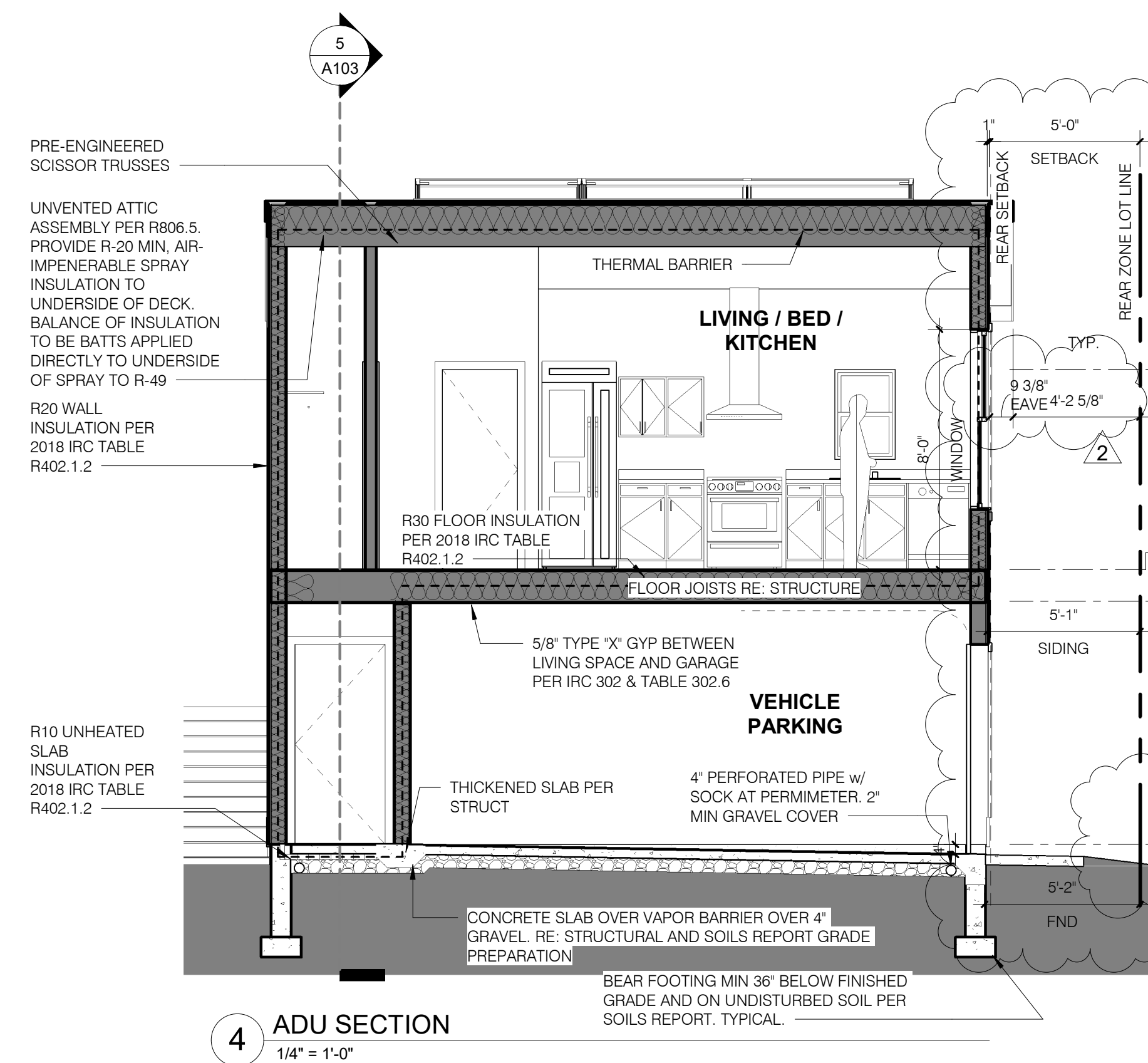
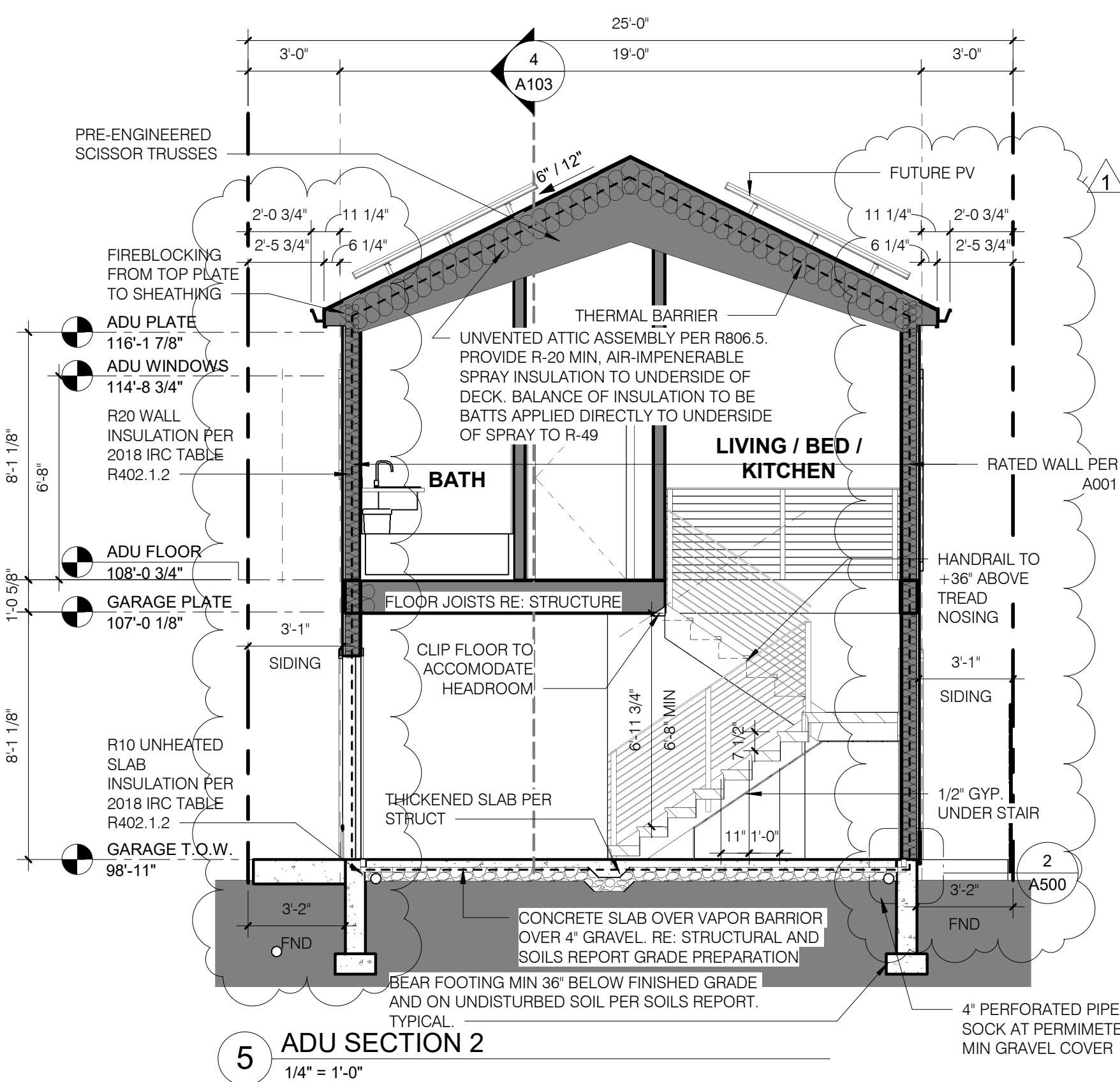
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FLOOR PLANS
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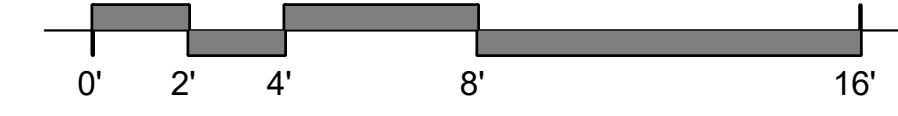
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2. ZONING REVIEW	11/15/21
3. ZONING REVIEW	11/29/21

FOR PERMIT
DATE: 10/17/21
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GARAGE / ADU
A103



ELEVATION / SECTION NOTES

BUILDER TO PROVIDE FLASHING AND/OR CAULKING AS PER MANUFACTURERS SPECIFICATIONS AT ALL DOORS AND WINDOWS.

BUILDER TO PROVIDE FLASHING AND/OR CAULKING PER MANUFACTURERS SPECIFICATIONS AT ALL DOORS AND WINDOWS.

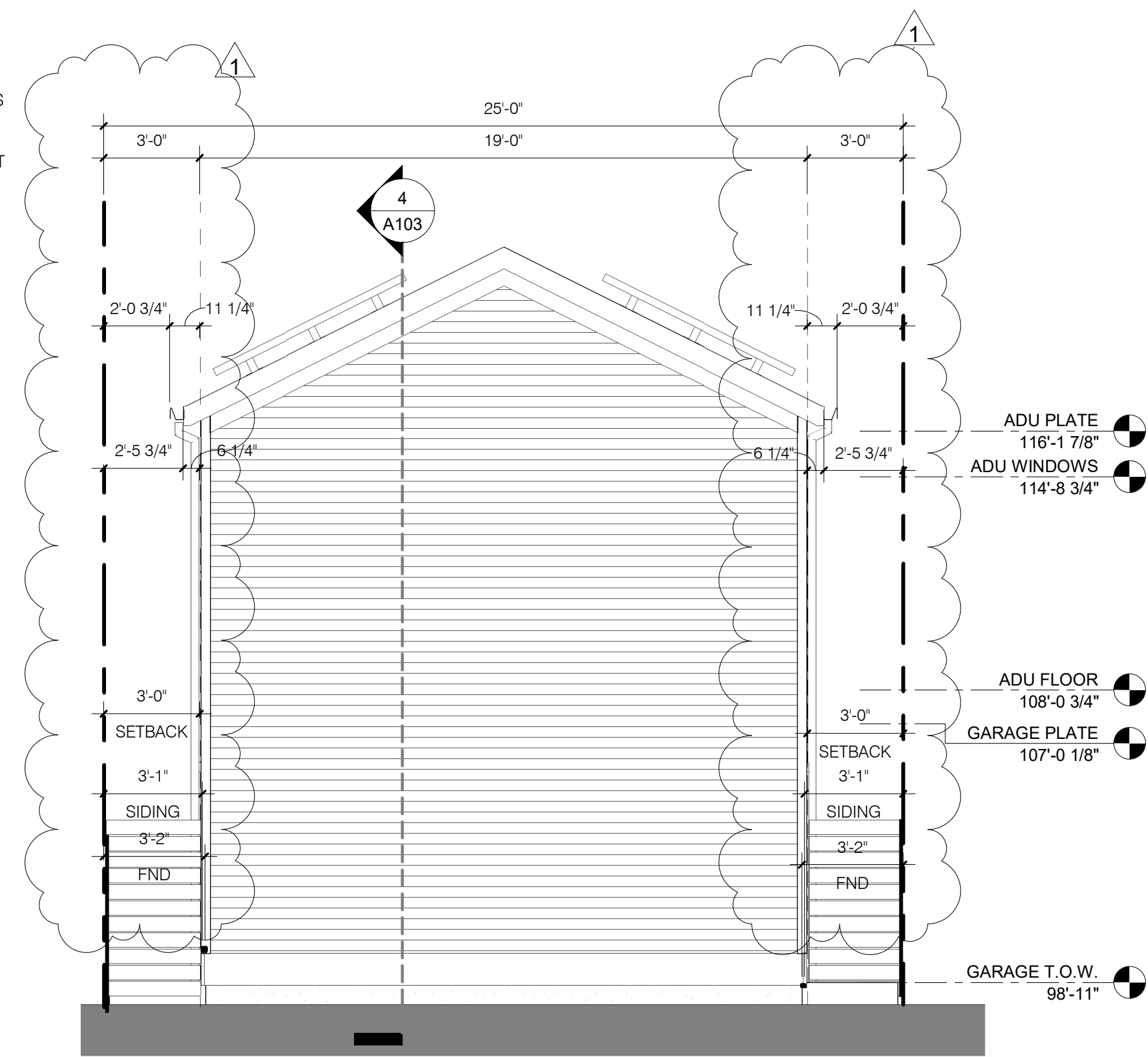
BUILDER TO PROVIDE WEATHER BARRIER BETWEEN SIDING AND SHEATHING AS PER MANUFACTURERS RECOMMENDATIONS.

CLEARANCE FROM GROUND TO SIDING SHALL COMPLY WITH THE I.R.C. AND ALL LOCAL AMENDMENTS.

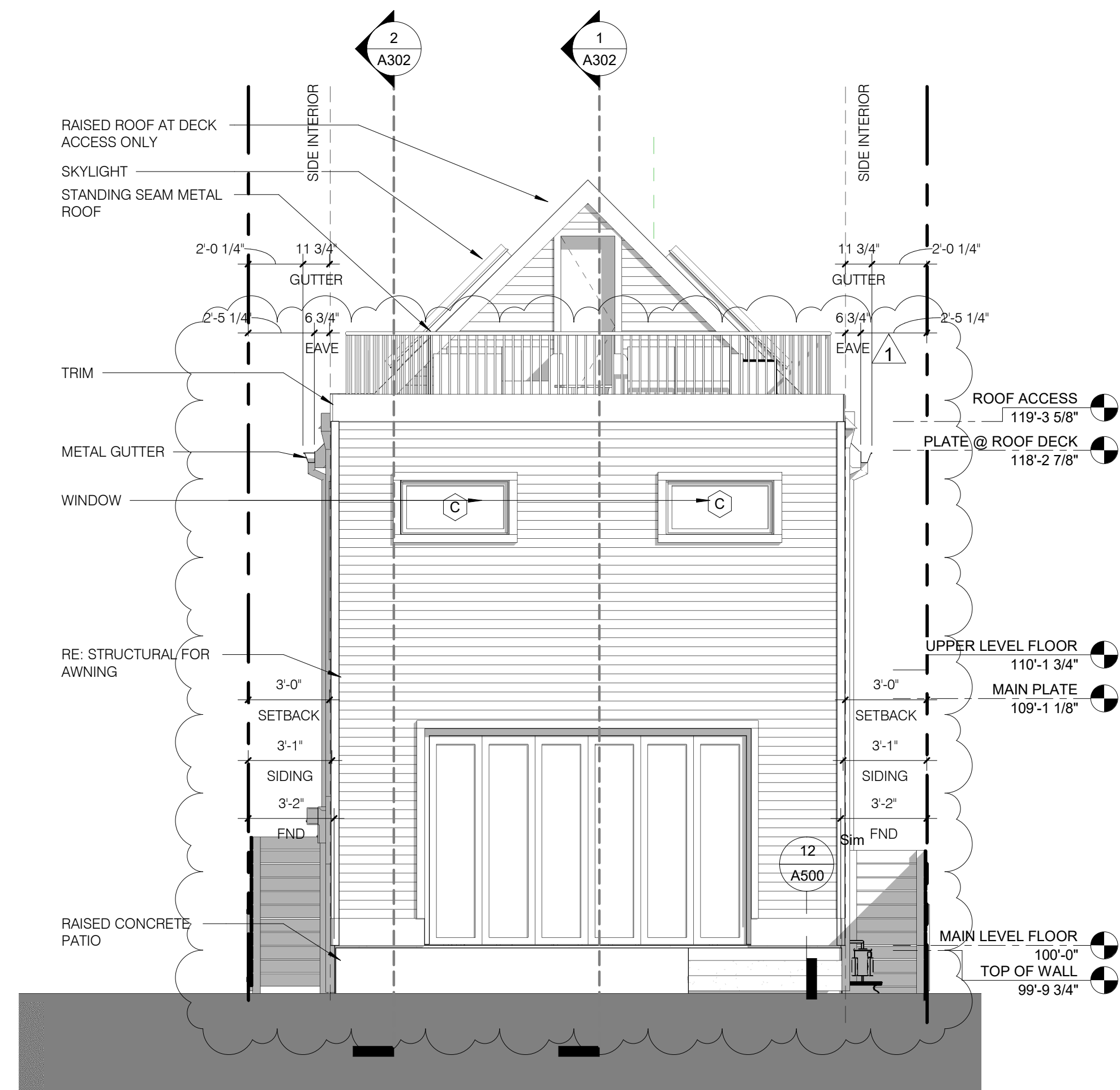
PROVIDE FLASHING, CAULKING OR OTHER MEANS AS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL THE MATERIAL TRANSITIONS. WEATHER BARRIER BETWEEN EXTERIOR FINISH MATERIAL AND SHEATHING PER MANUFACTURERS RECOMMENDATIONS.

BACKPRIME AND PRIME CUT EDGES OF TRIM MATERIAL.

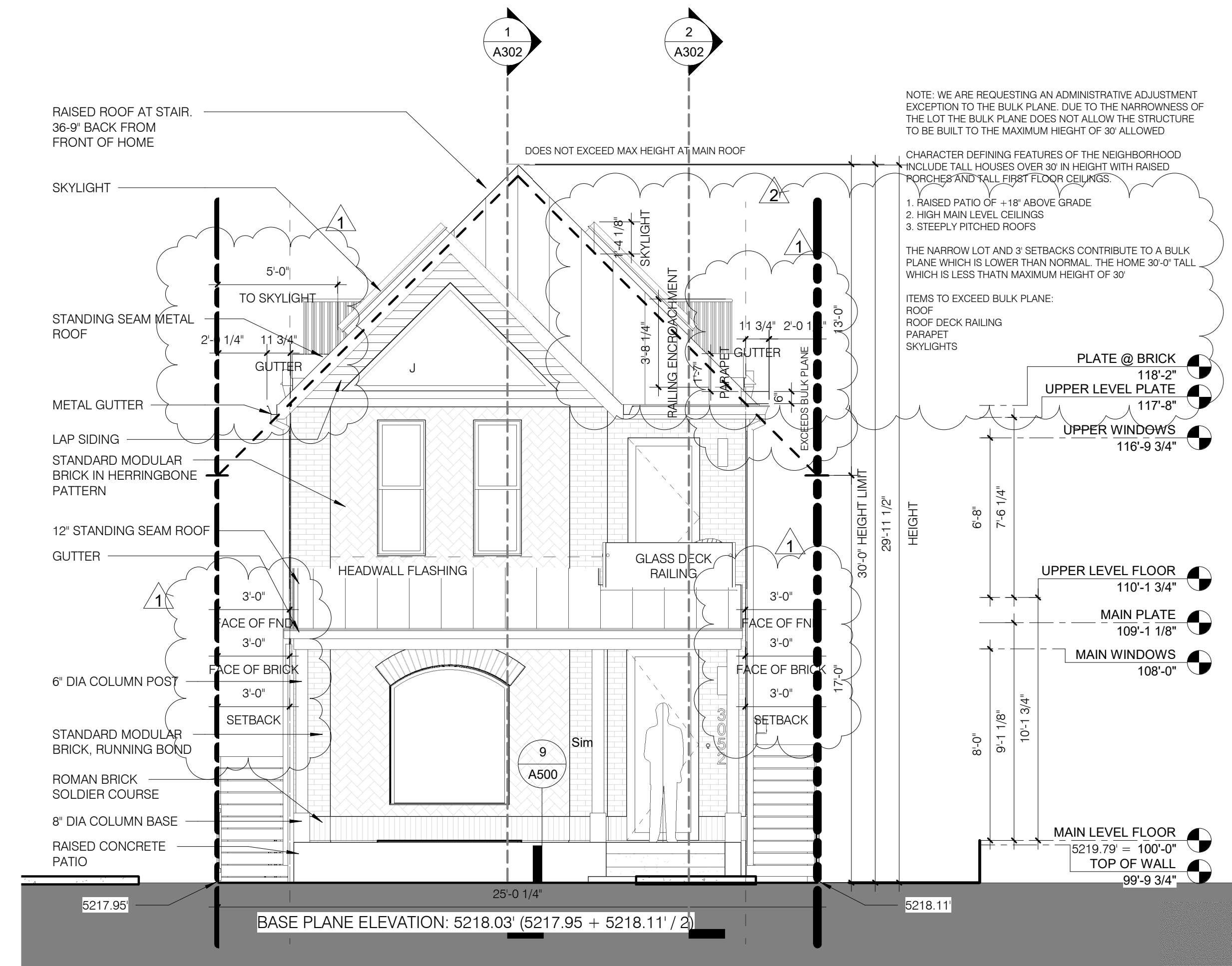
PROVIDE FOUNDATION DRAINAGE PER CODE AND GEOTECHNICAL REPORT REQUIREMENTS



3 GARAGE REAR ELEVATION
1/4" = 1'-0"



1 REAR (SOUTH) ELEVATION
1/4" = 1'-0"



2 FRONT (NORTH) ELEVATION
1/4" = 1'-0"

NOTE: REFER TO STAMPED APPROVED LANDMARK PLANS FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO:
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COLORS
PRODUCT SPECIFICATIONS
DETAILING
COMPLIANCE WITH LANDMARK IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.

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10/17/21

HOME and ADU
3052 CHAMPA STREET (HOME)
3052 1/2 CHAMPA STREET (ADU)
DENVER, CO 80205

20-027

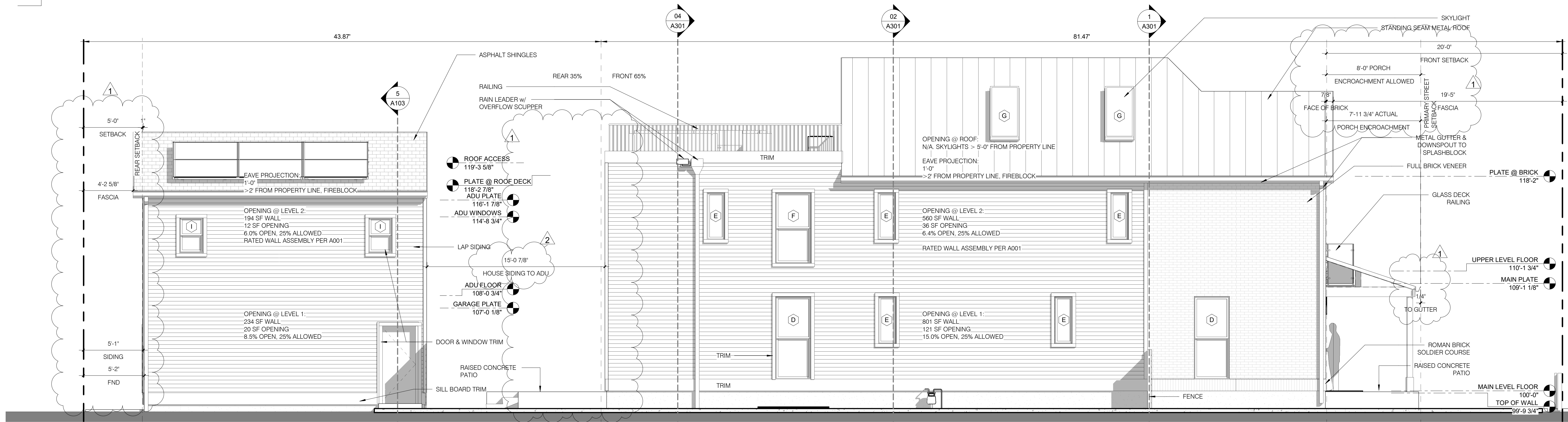
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2 ZONING REVIEW 11/15/21

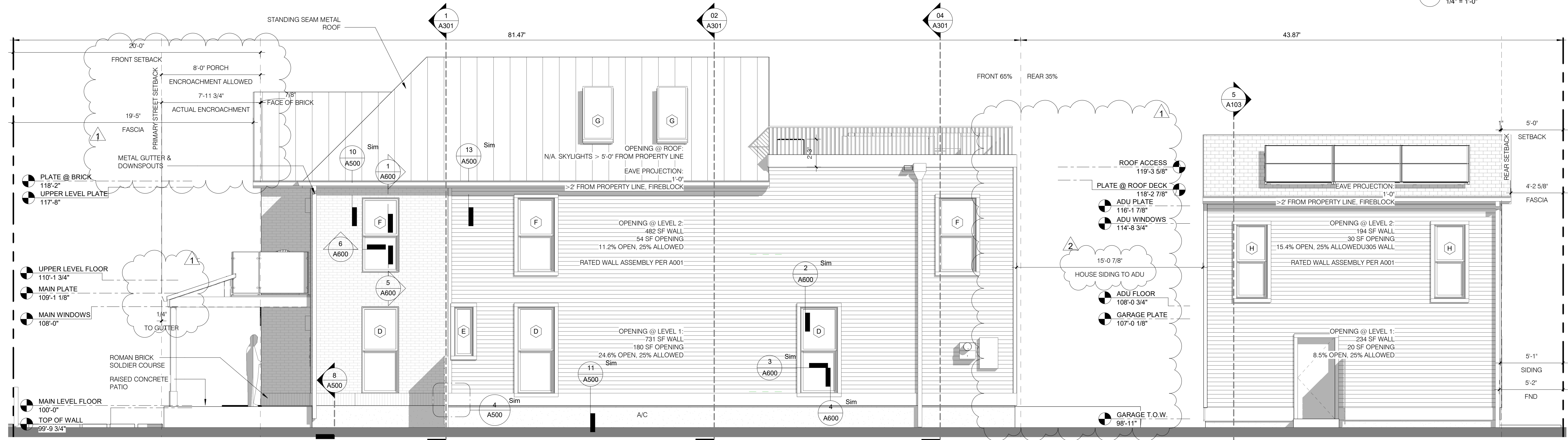
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NORTH AND
SOUTH
ELEVATIONS

A201



1 LEFT (EAST) ELEVATION
1/4" = 1'-0"



2 RIGHT (WEST) ELEVATION
1/4" = 1'-0"

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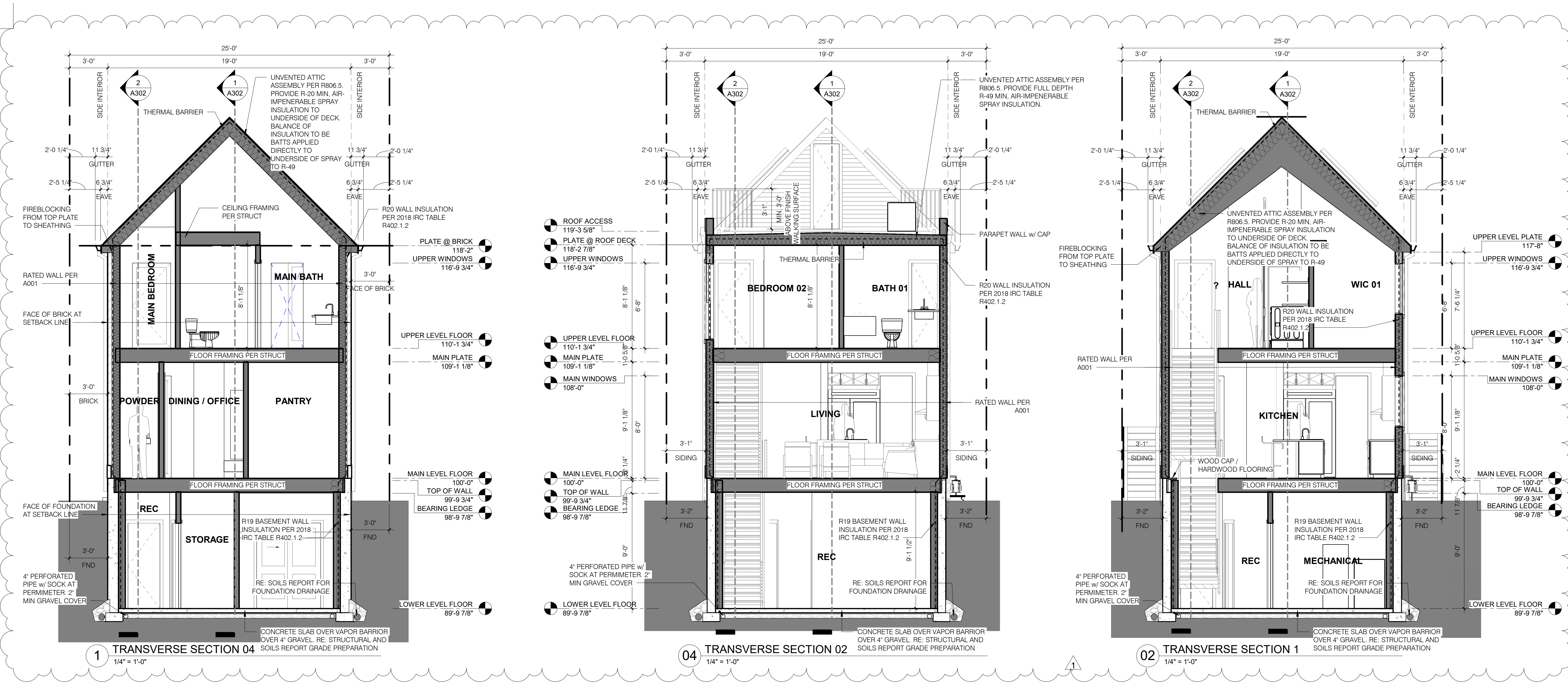
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EAST AND WEST
ELEVATIONS
A202



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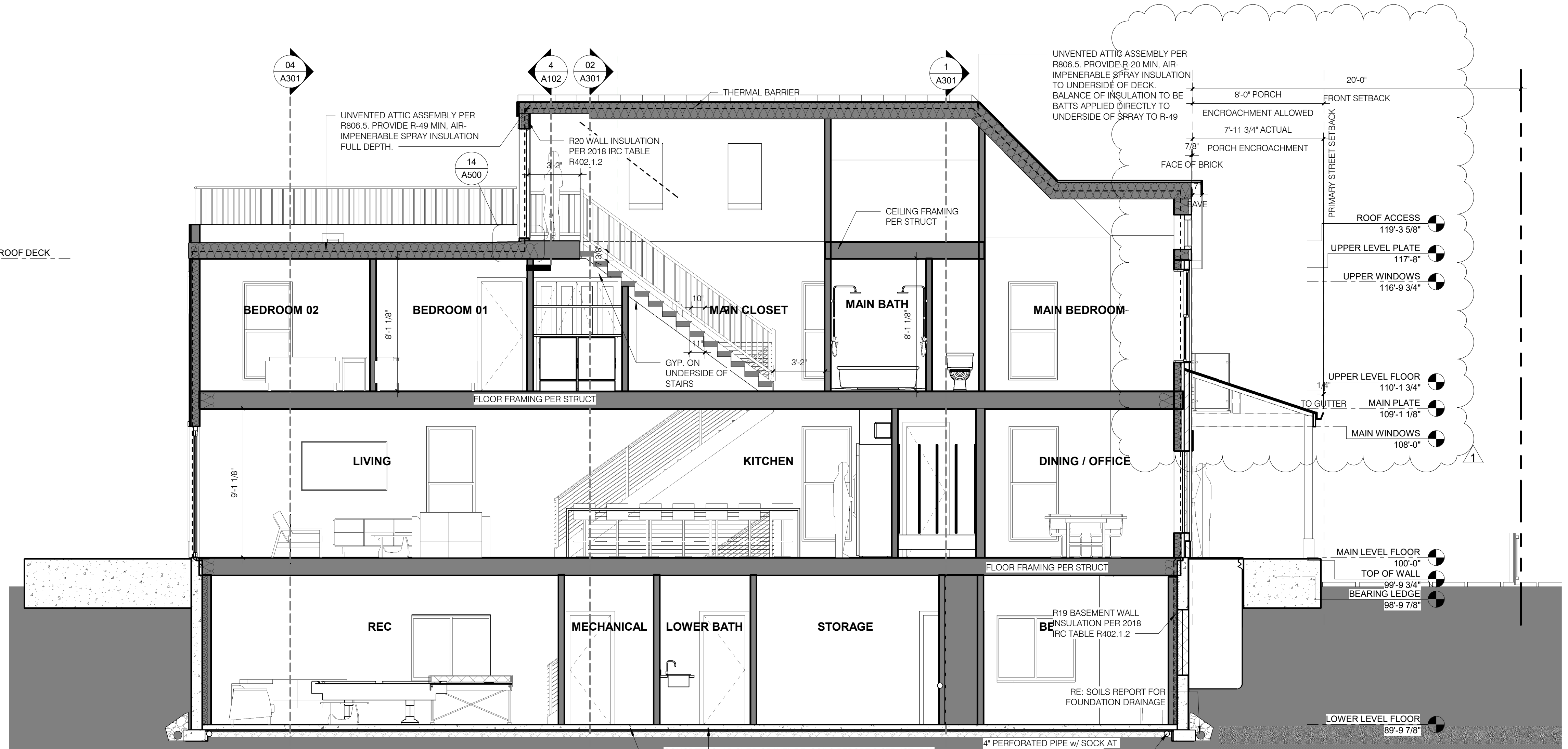
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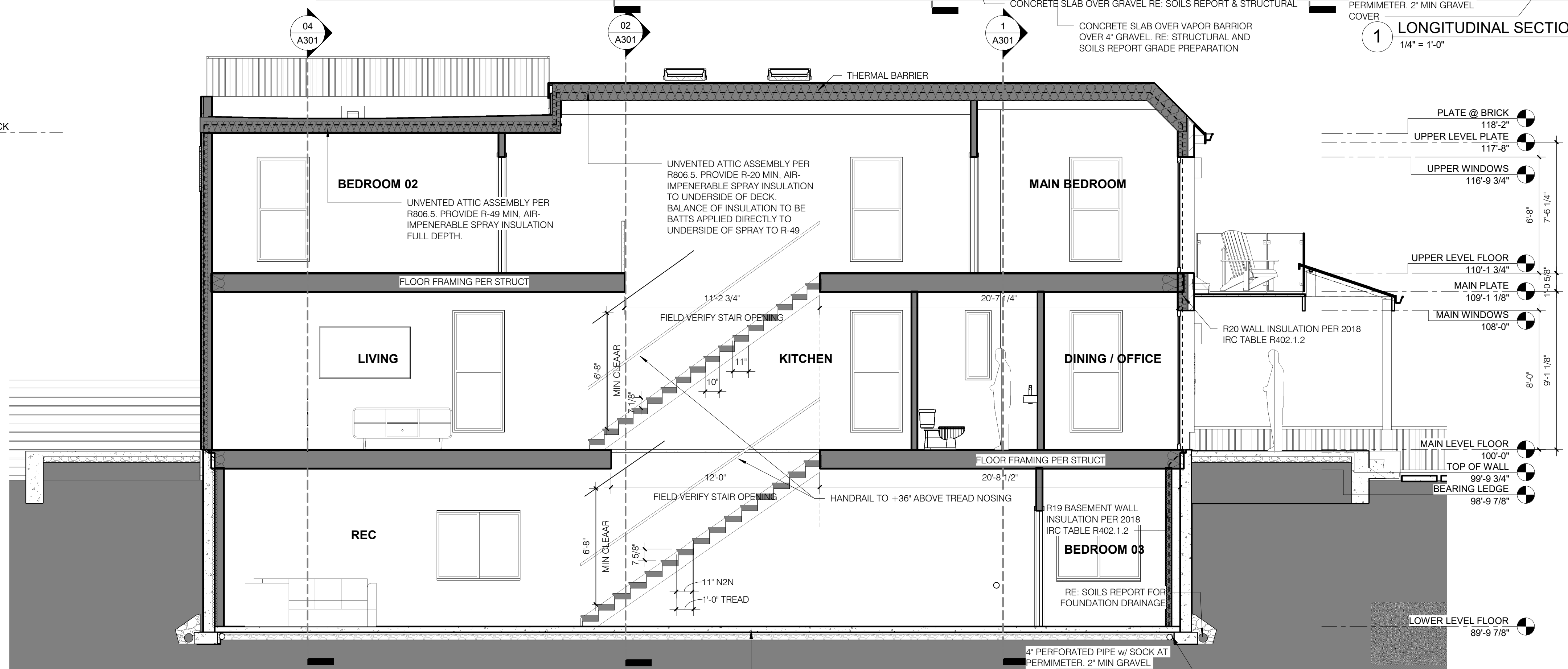
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BUILDING
 SECTIONS
A301



1 LONGITUDINAL SECTION
1/4" = 1'-0"

PLATE @ ROOF DECK
118'-2 7/8"



2 LONGITUDINAL SECTION3
1/4" = 1'-0"

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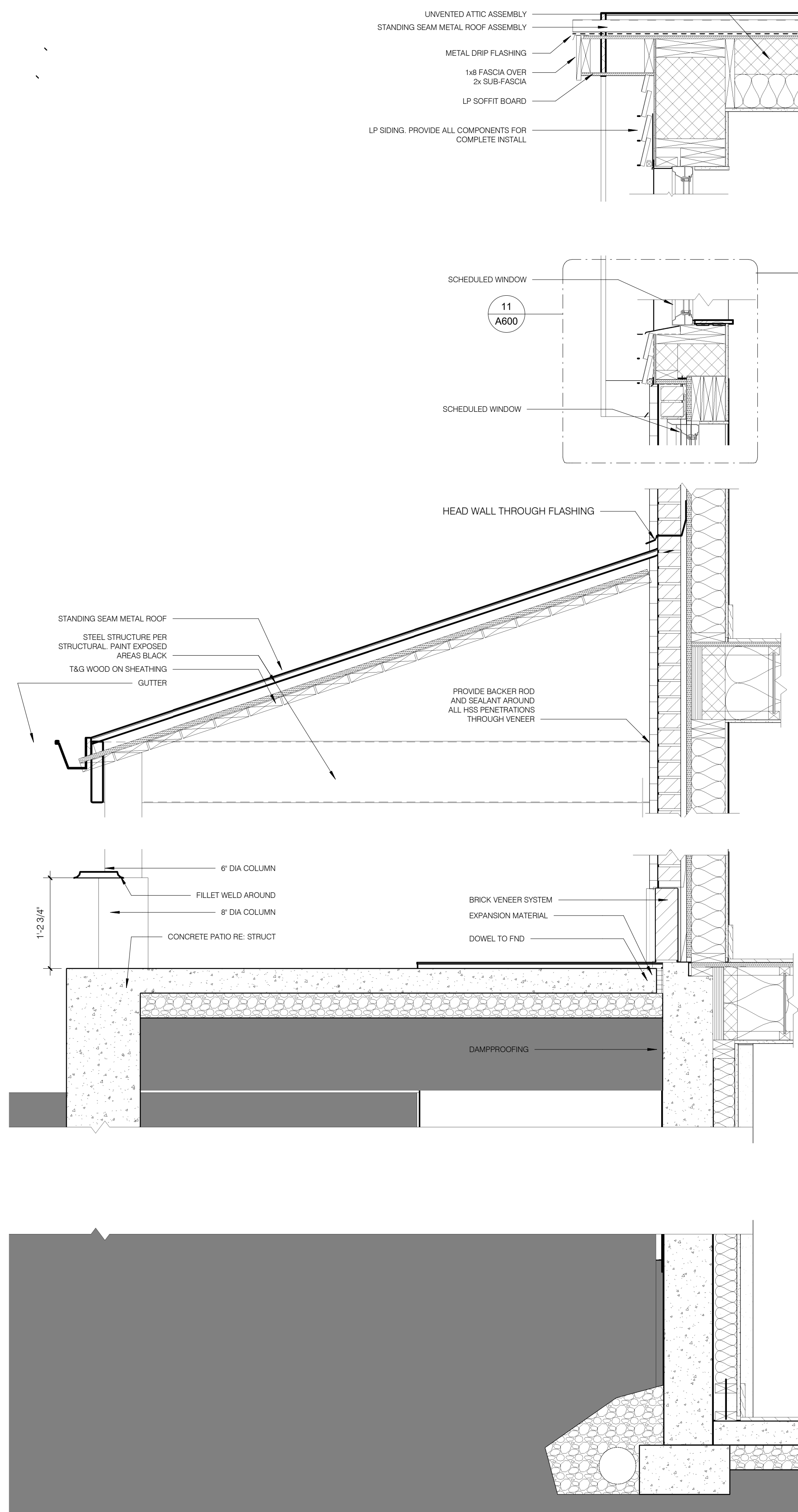
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BUILDING
SECTIONS
A302



11 SECTION @ FRONT WALL
1" = 1'-0"

6 TYPICAL WALL SECTION AT ROOFTOP DECK
1" = 1'-0"

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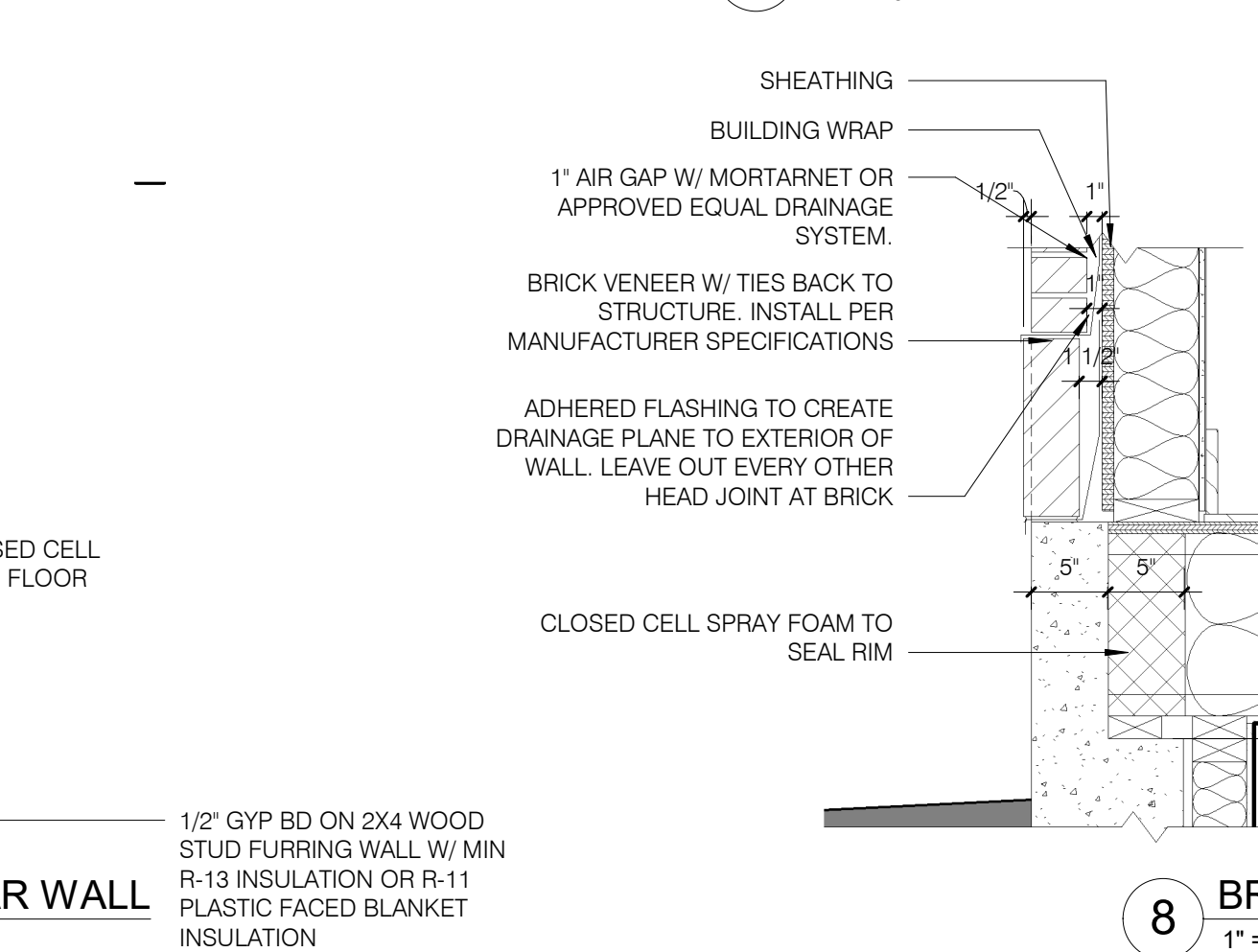
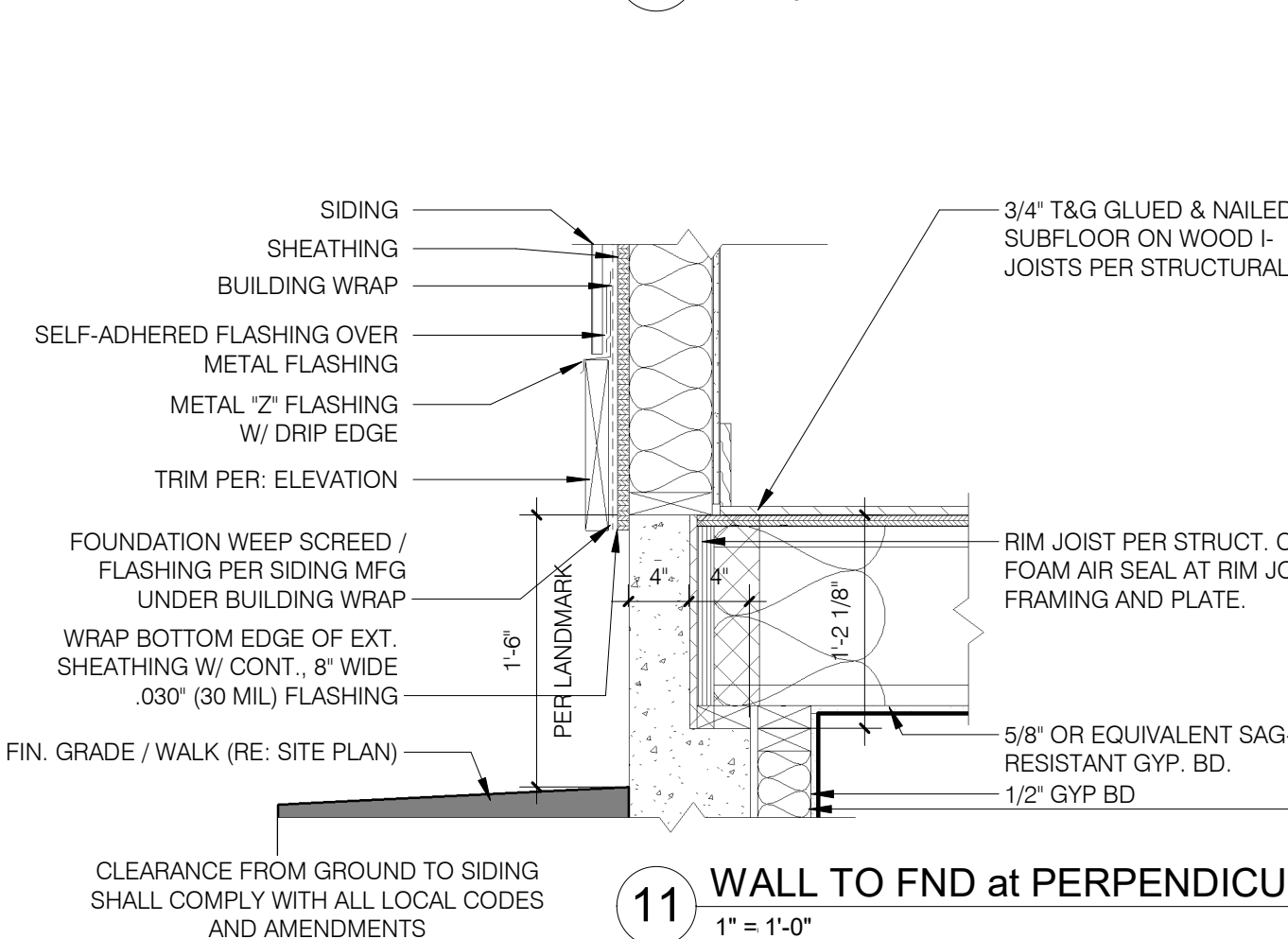
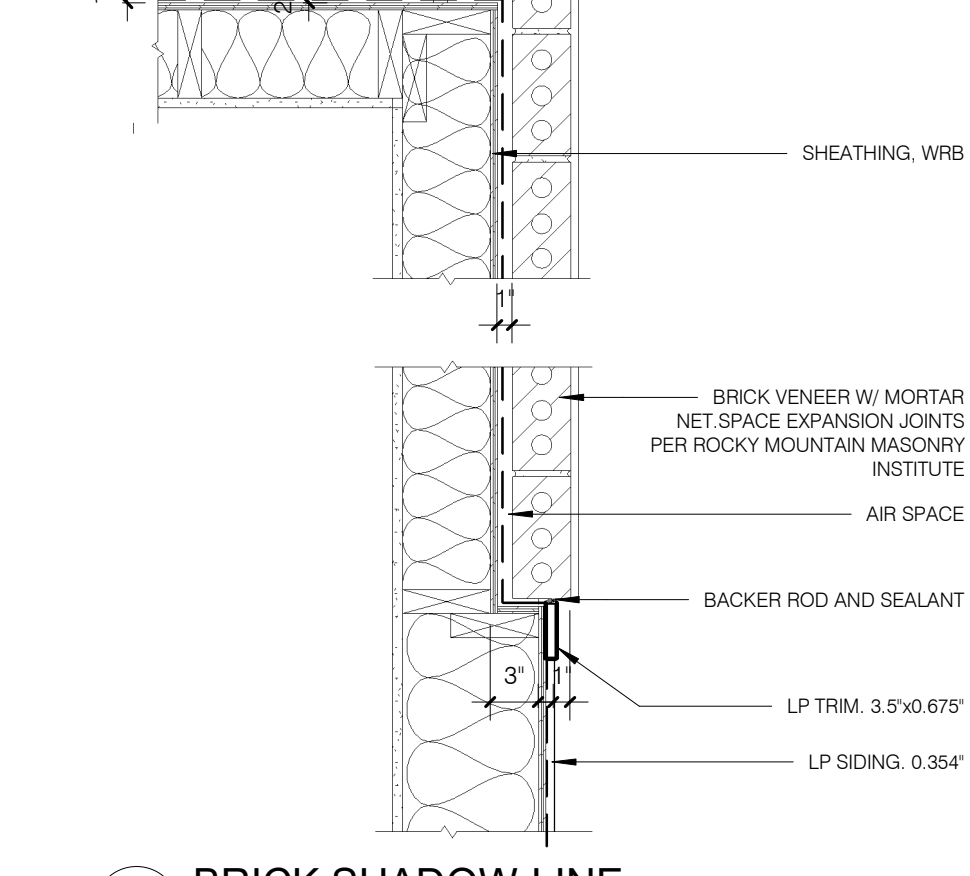
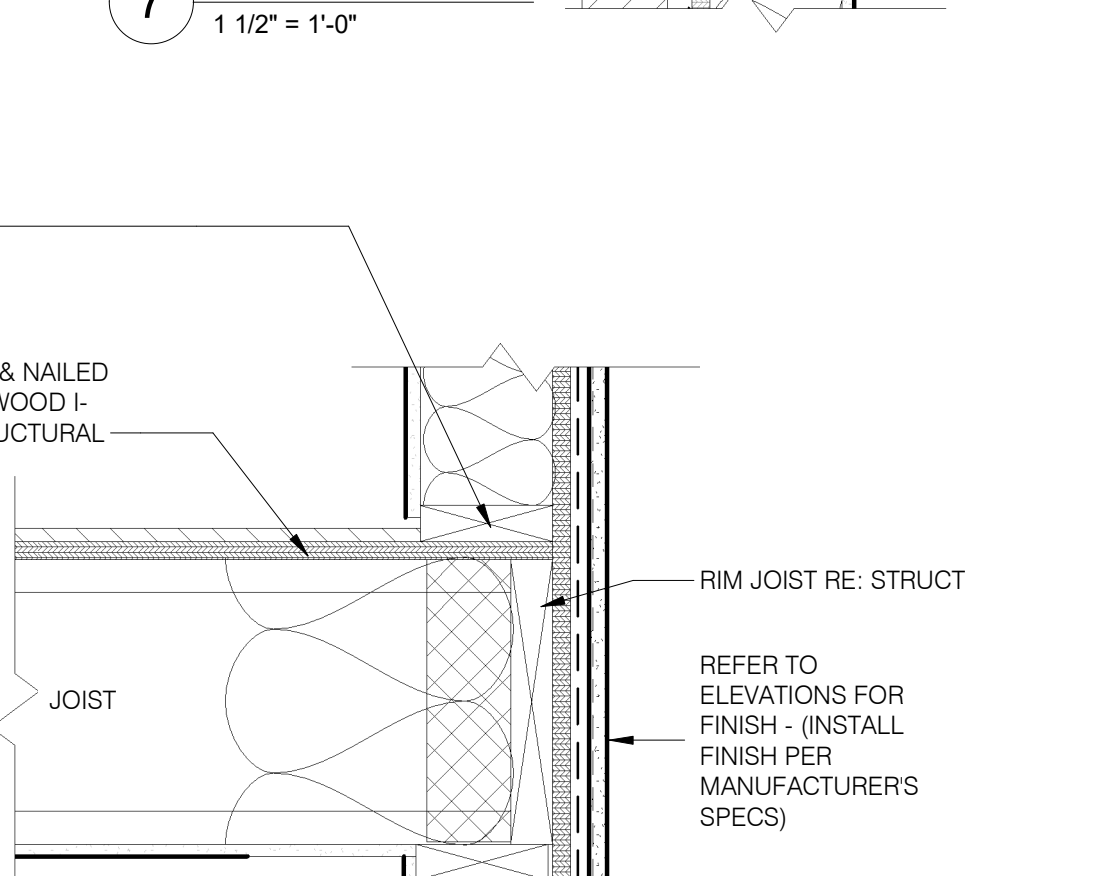
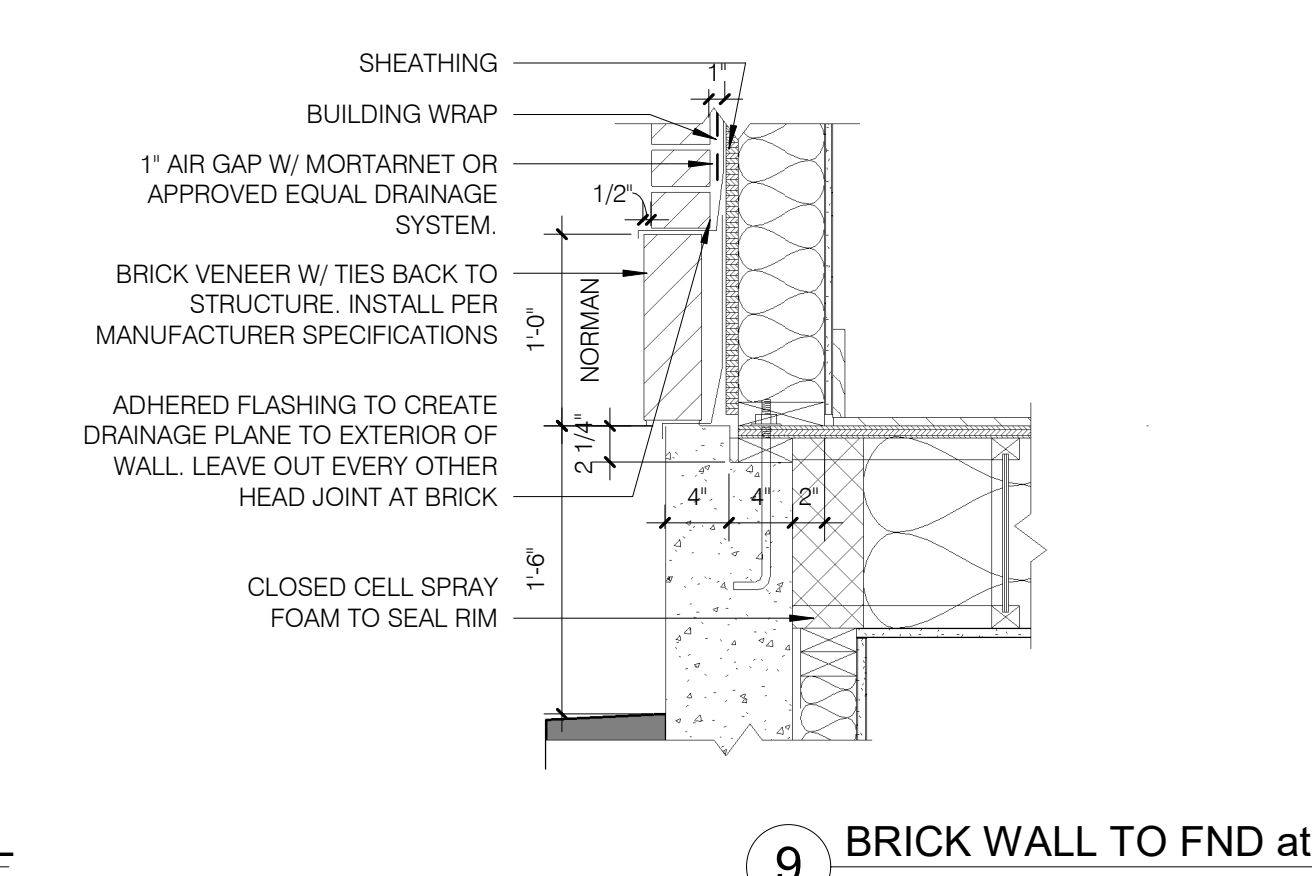
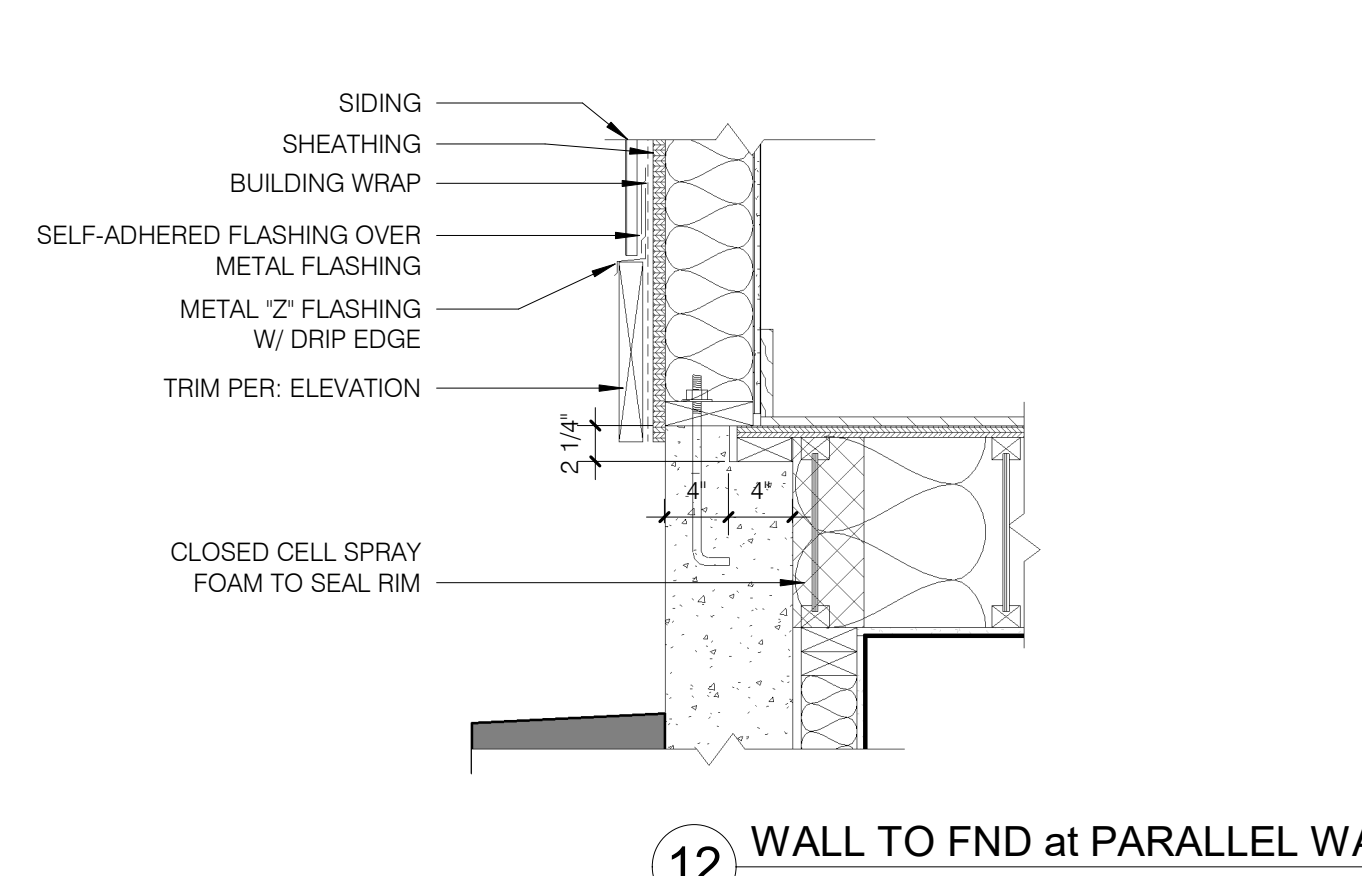
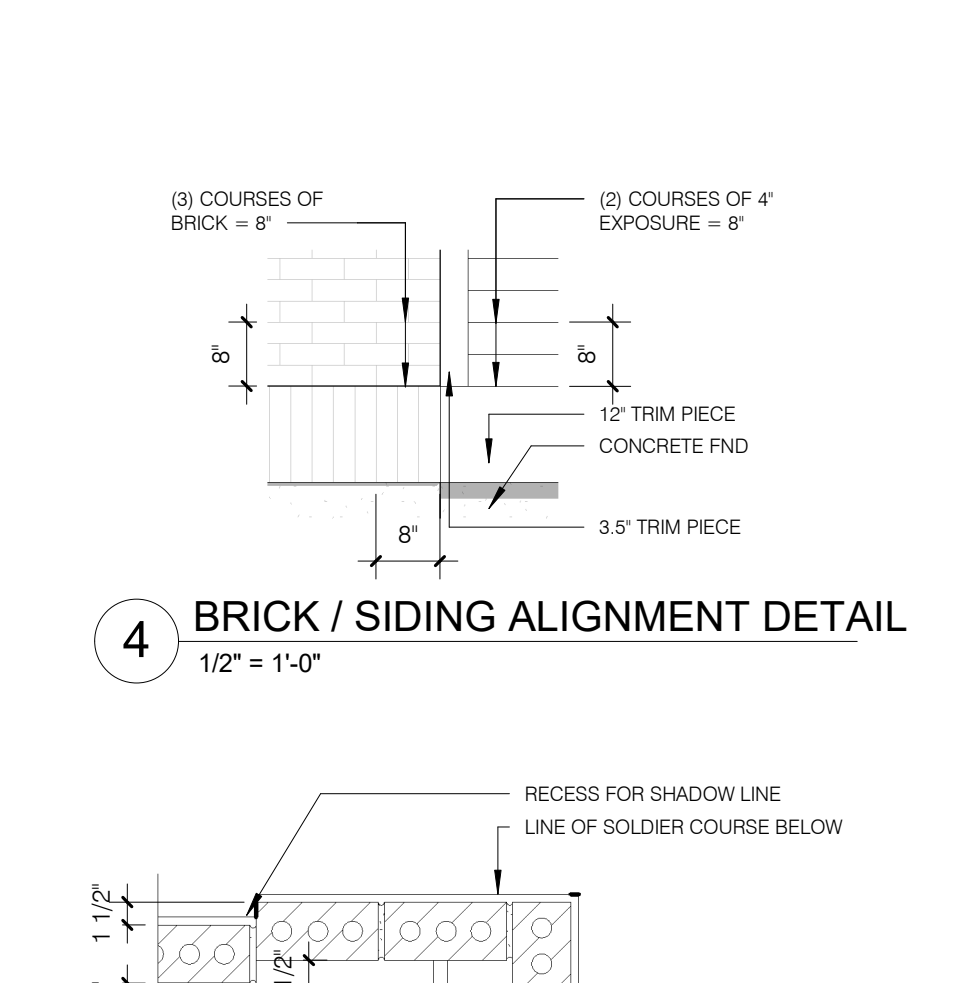
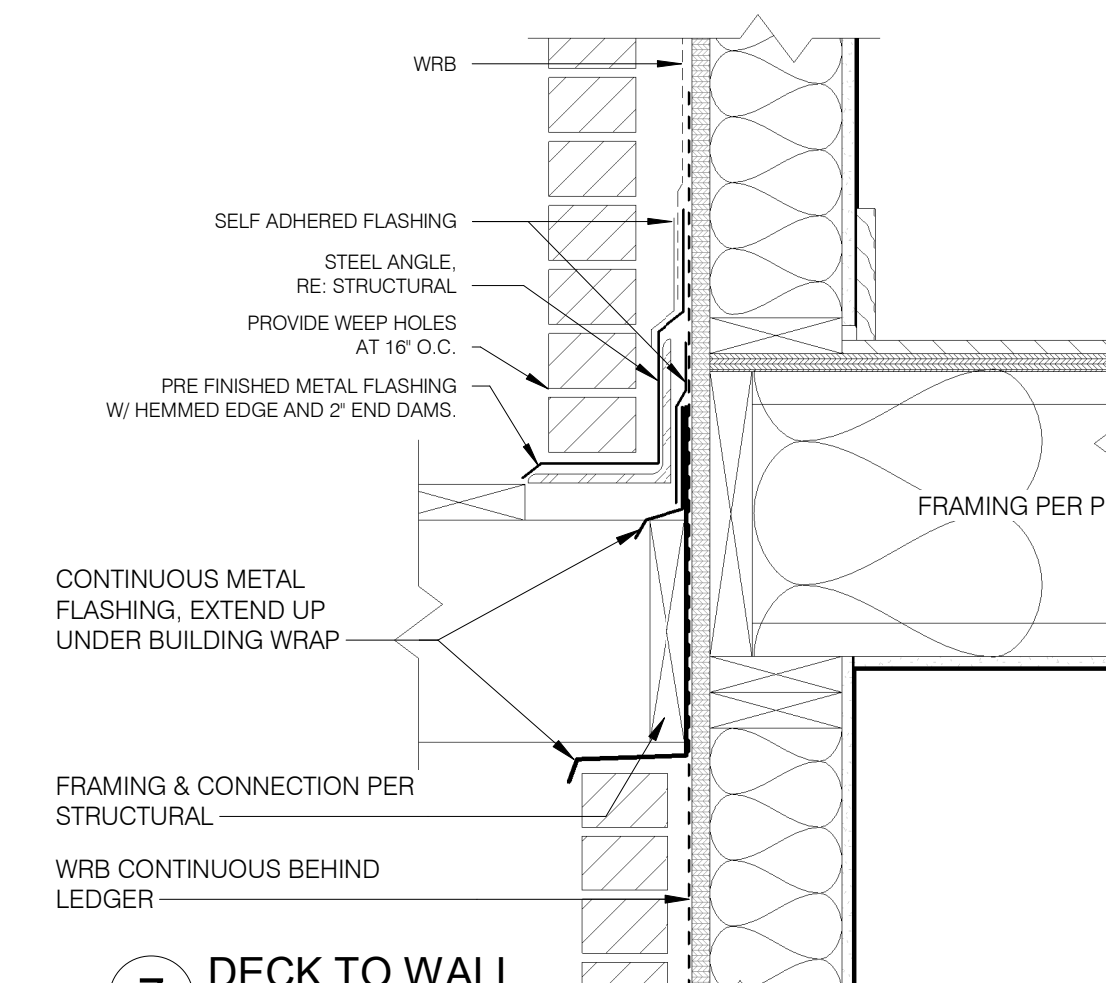
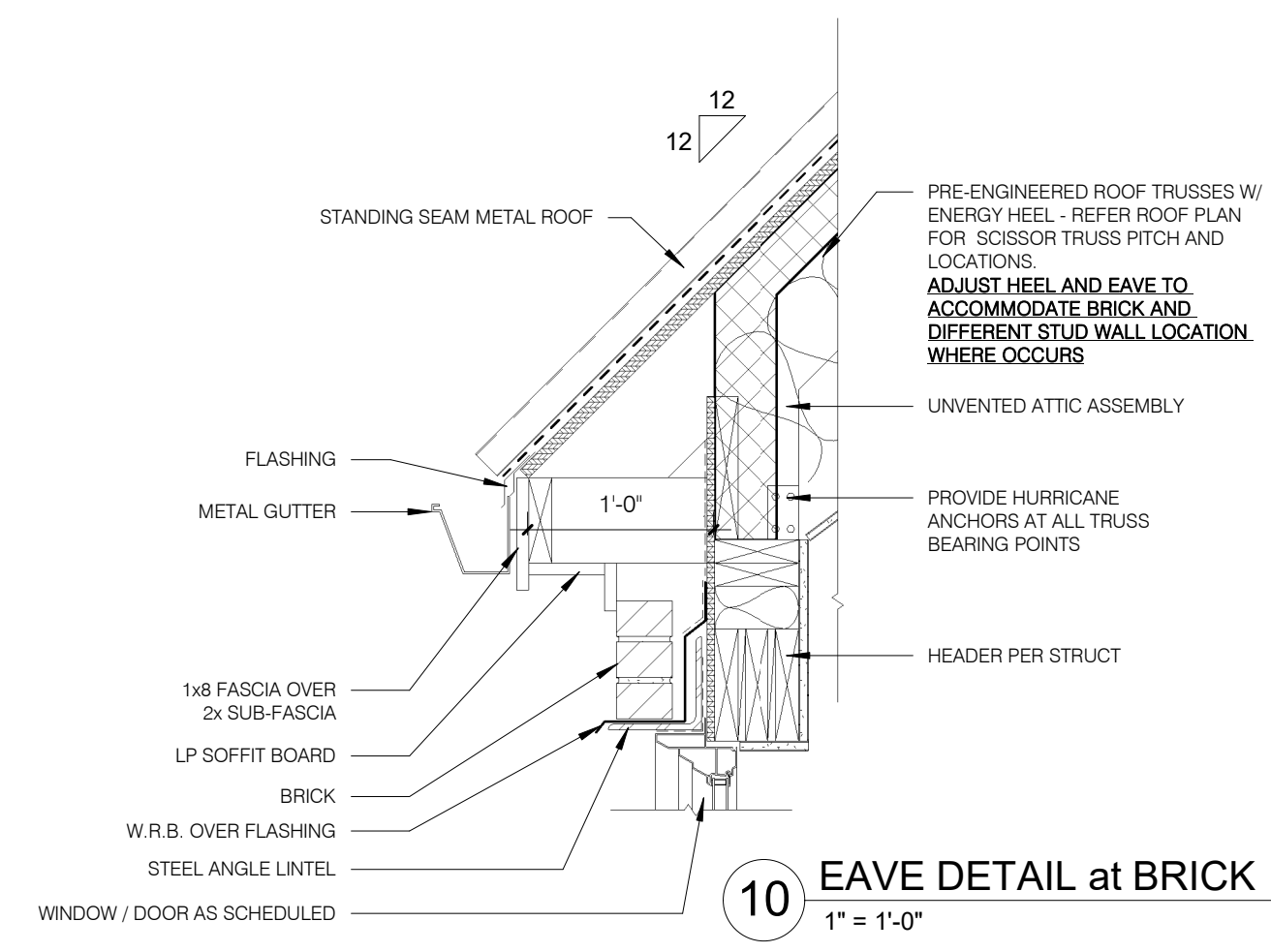
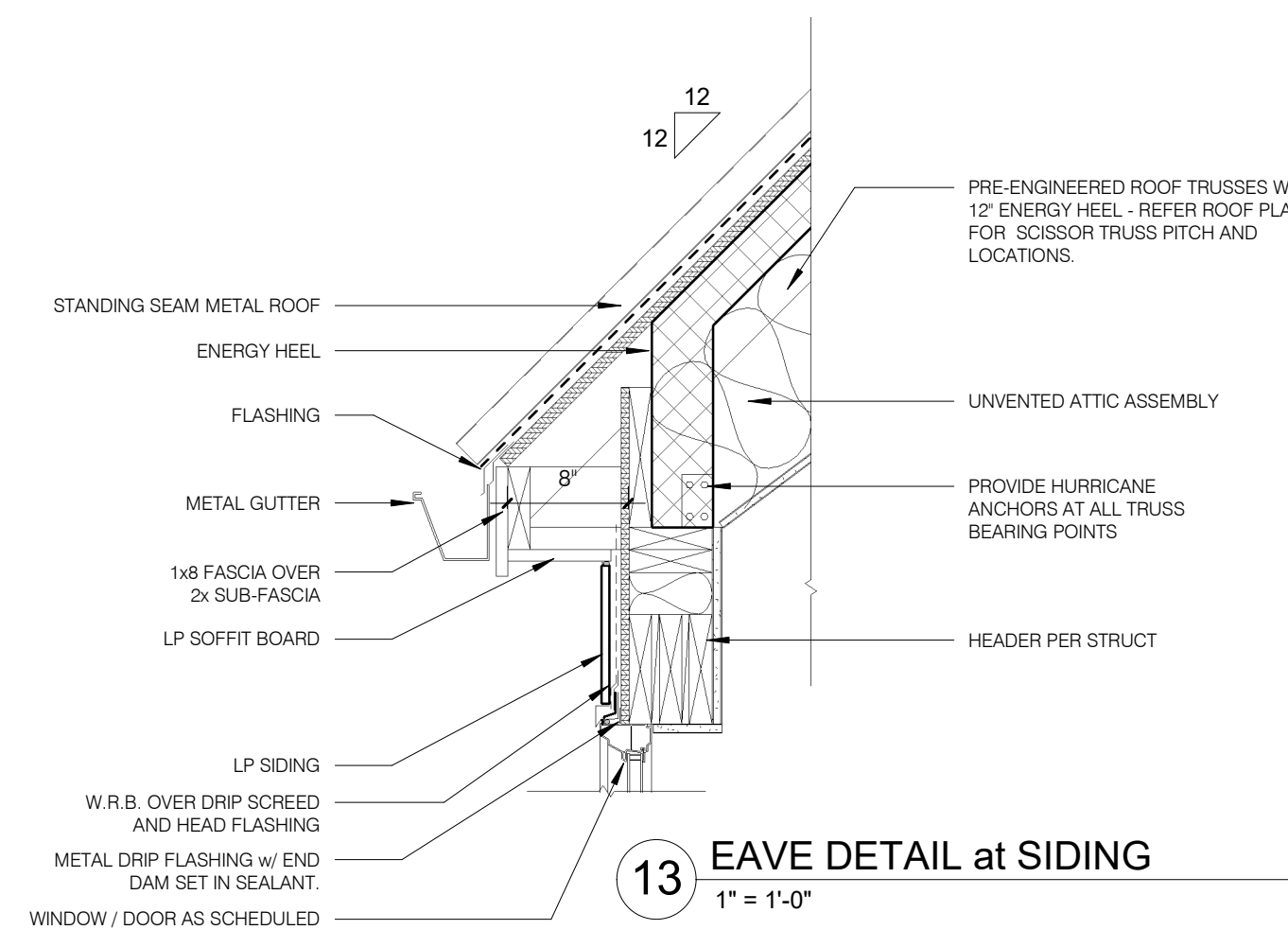
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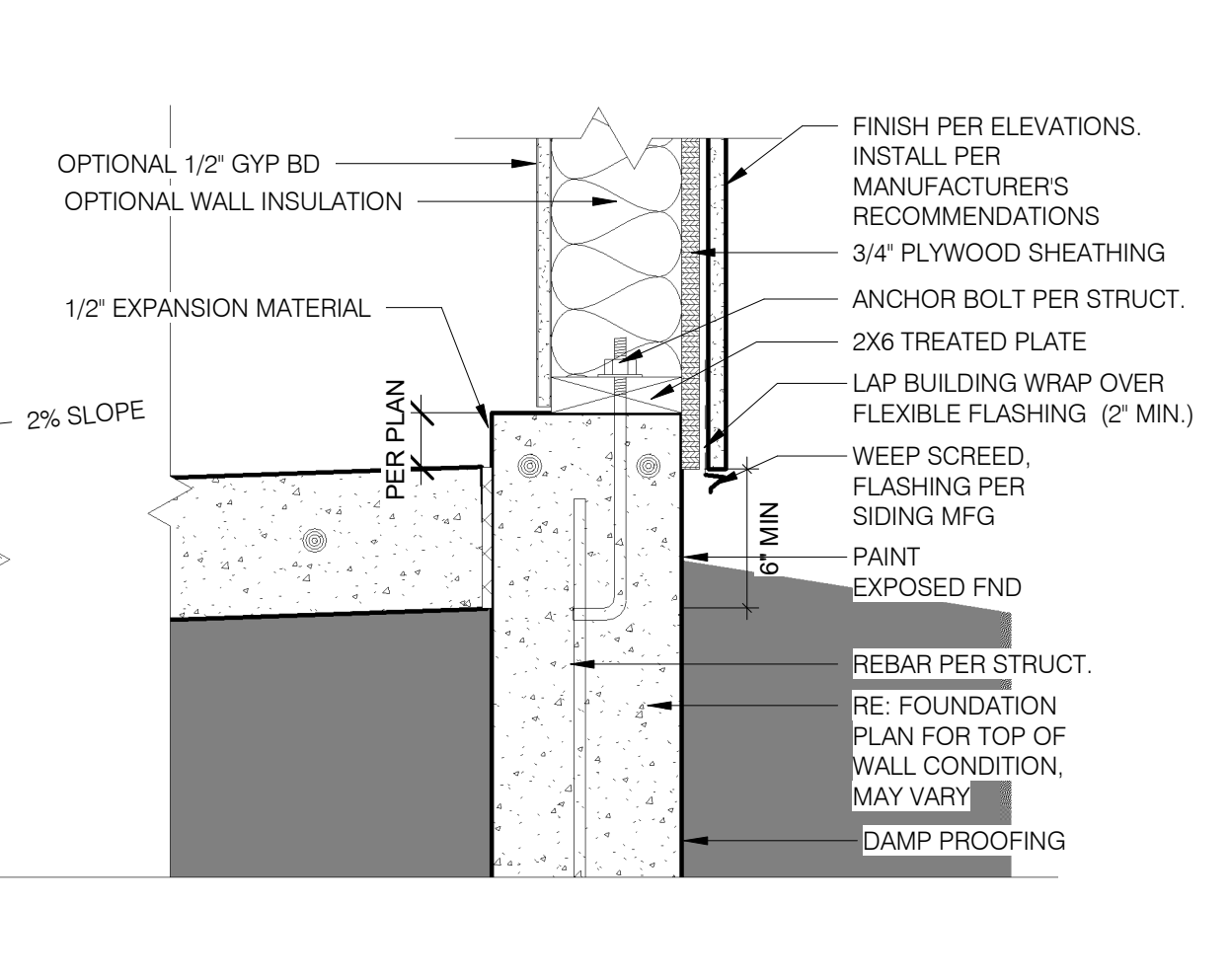
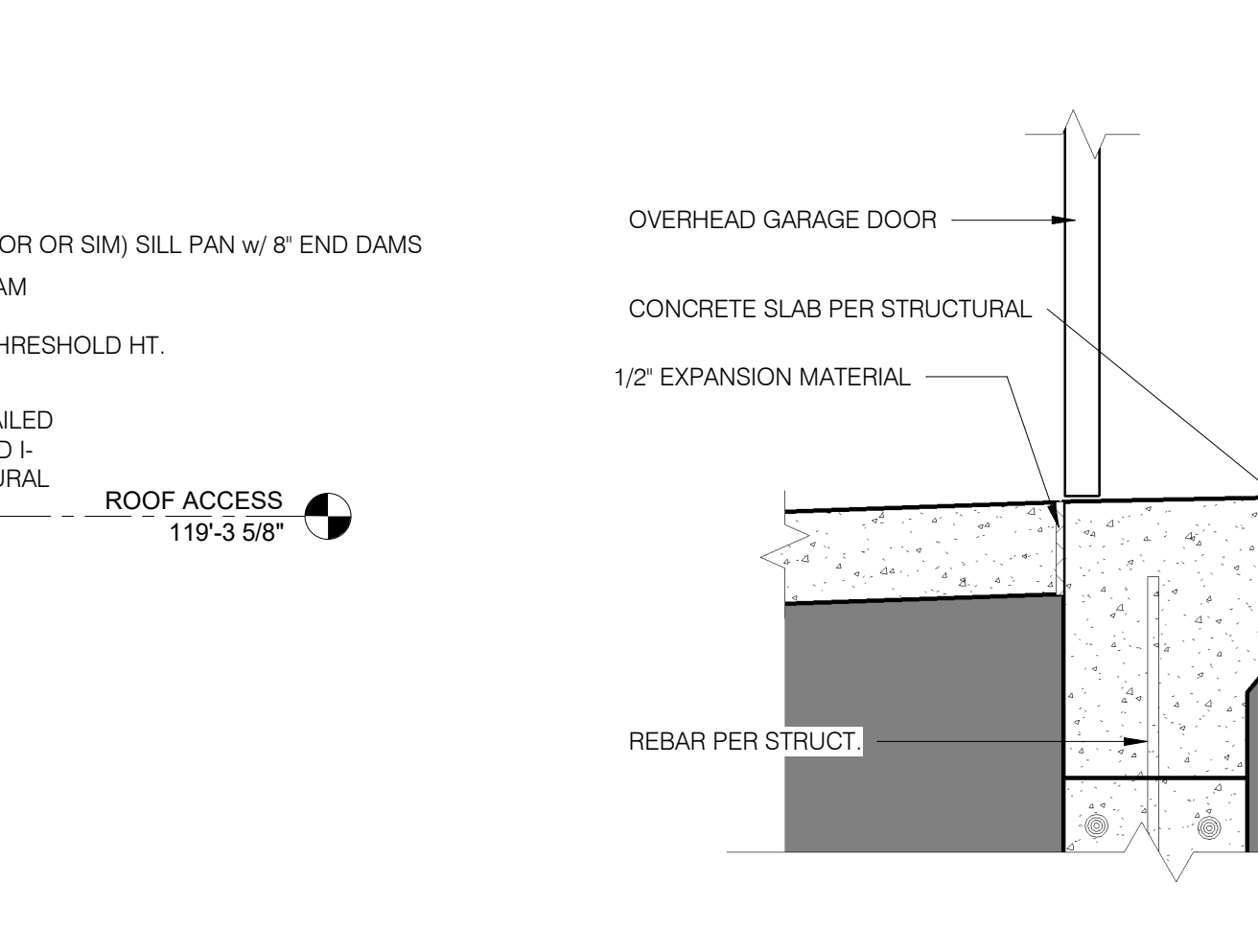
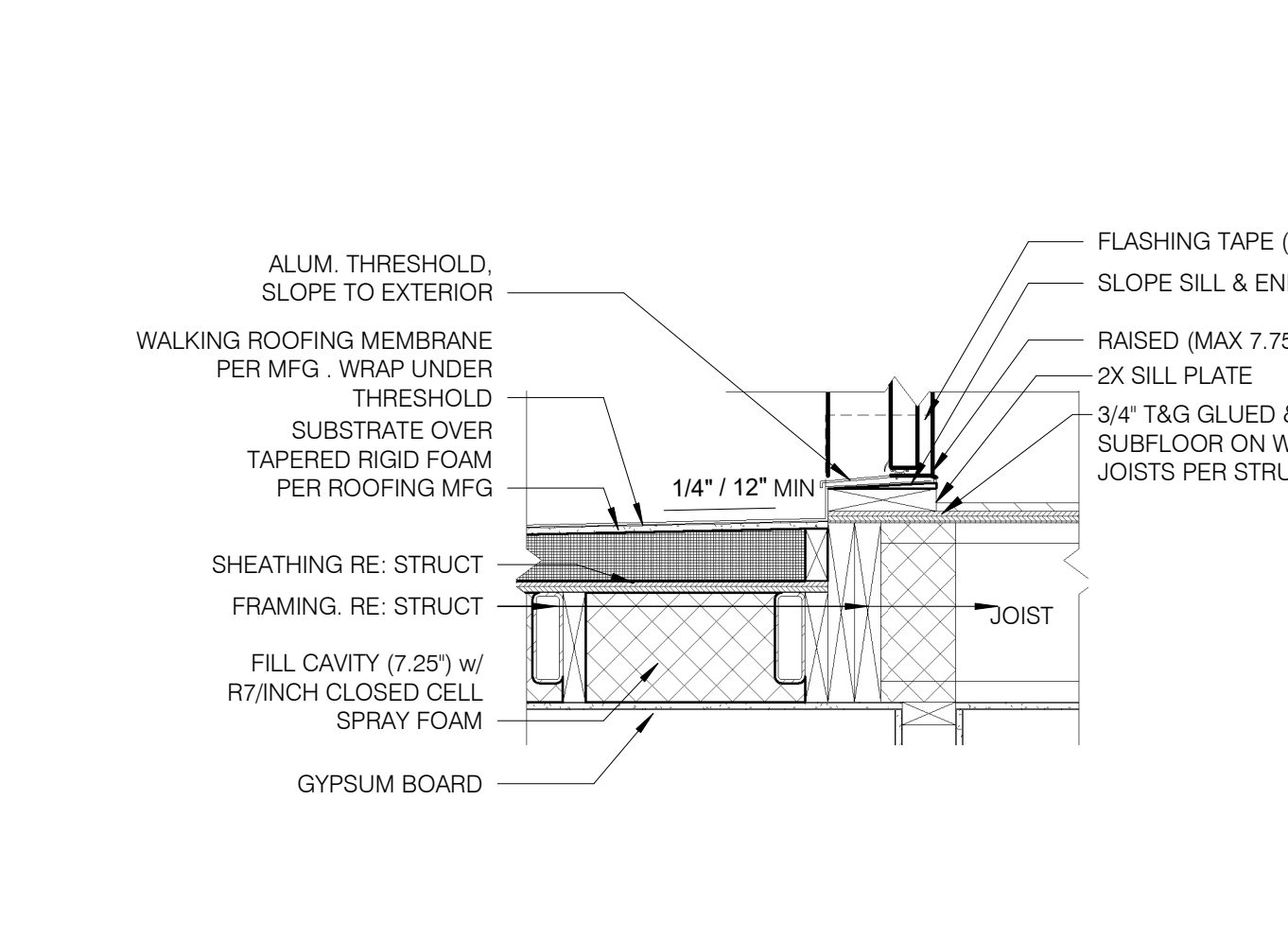
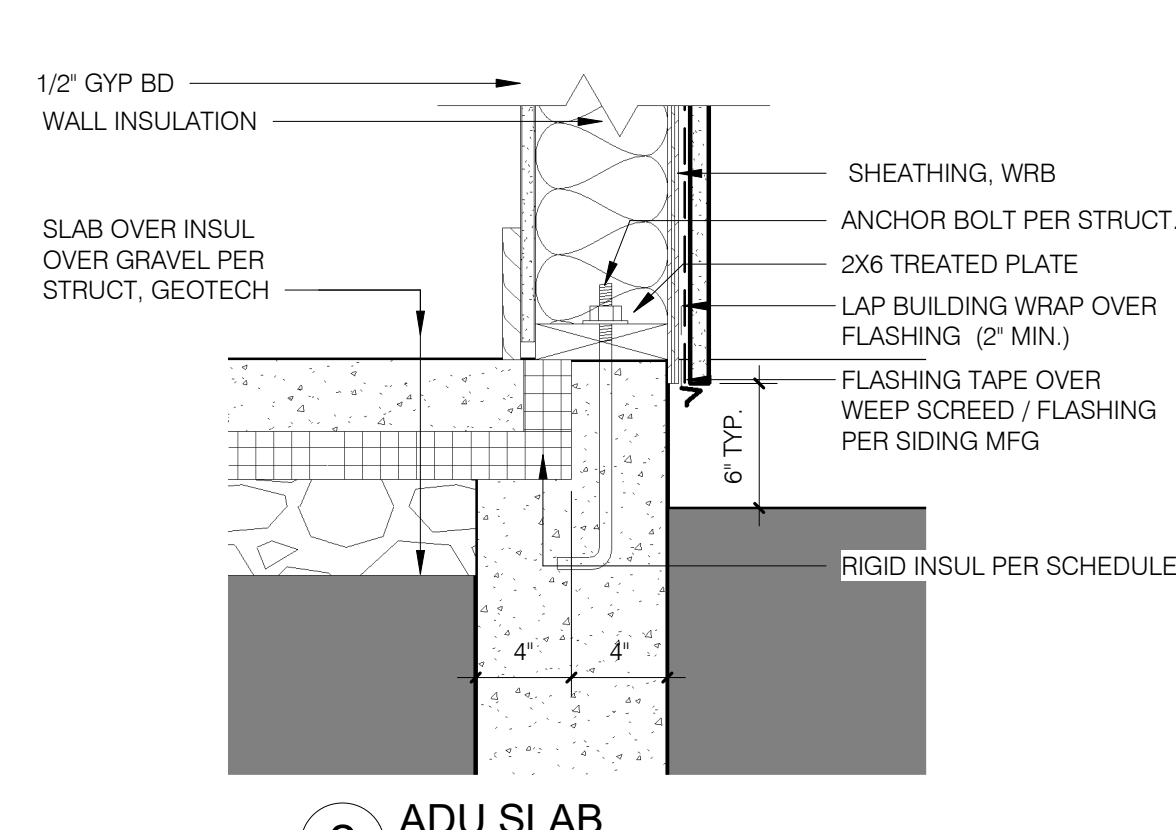
WALL SECTIONS &
DETAILS
A400



NOTE: DETAILS ARE TYPICAL AND MAY INDICATE OSB/PLYWOOD WALL SHEATHING WHERE GYPSUM BOARD IS REQUIRED.

WALLS PARALLEL TO SIDE INTERIOR SETBACKS ARE TO BE RATED PER ASSEMBLY ON A001. EXTERIOR WALL SHEATHING TO BE GYPSUM BOARD IN THESE LOCATIONS.

REFER TO S500 FOR SHEAR WALL REQUIREMENTS



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HOME and ADU
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DENVER, CO 80205

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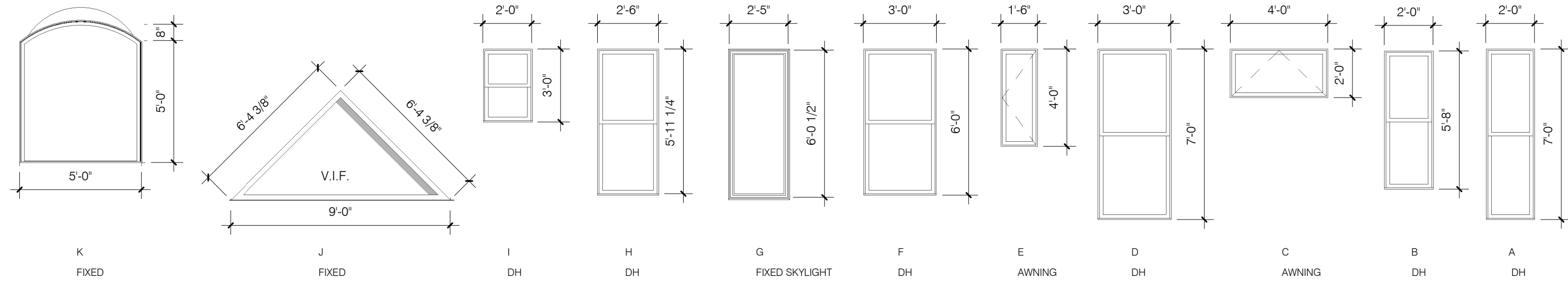
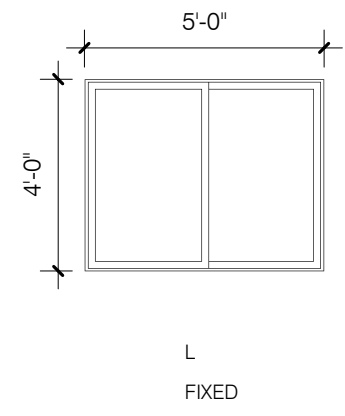
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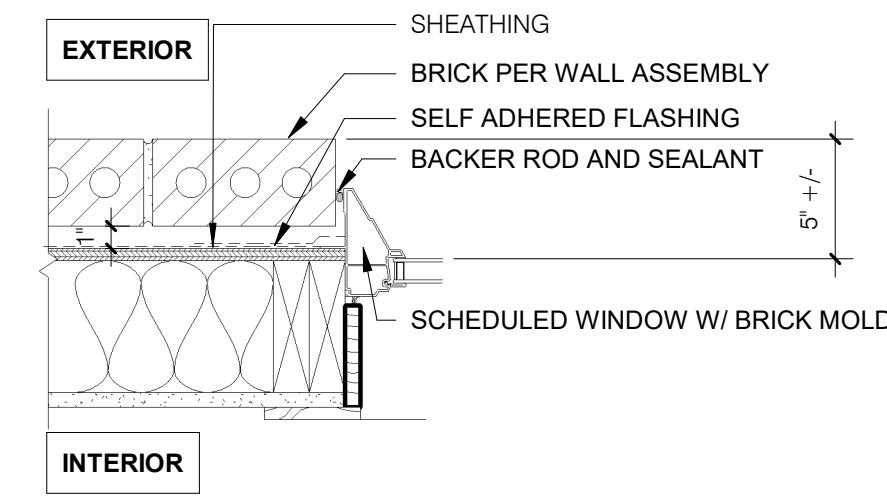
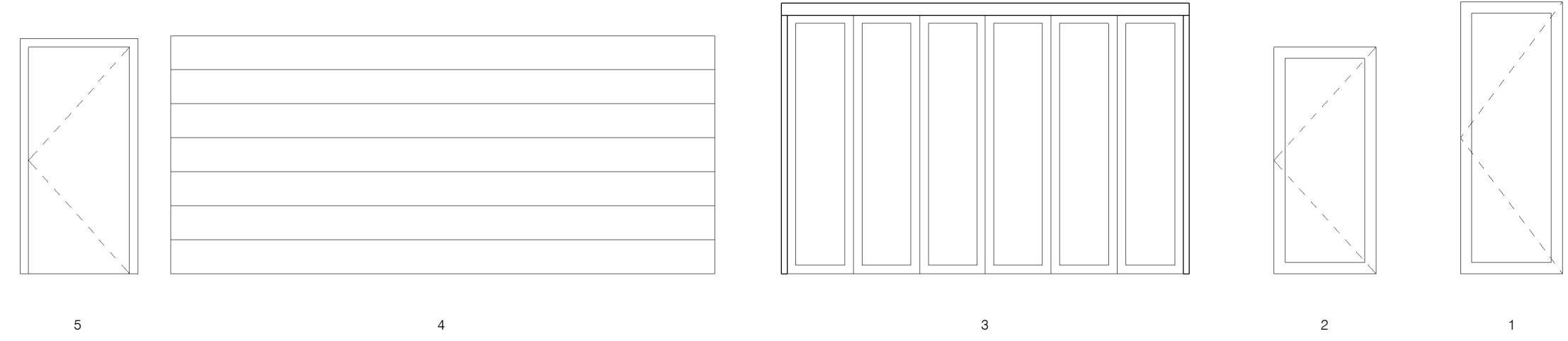
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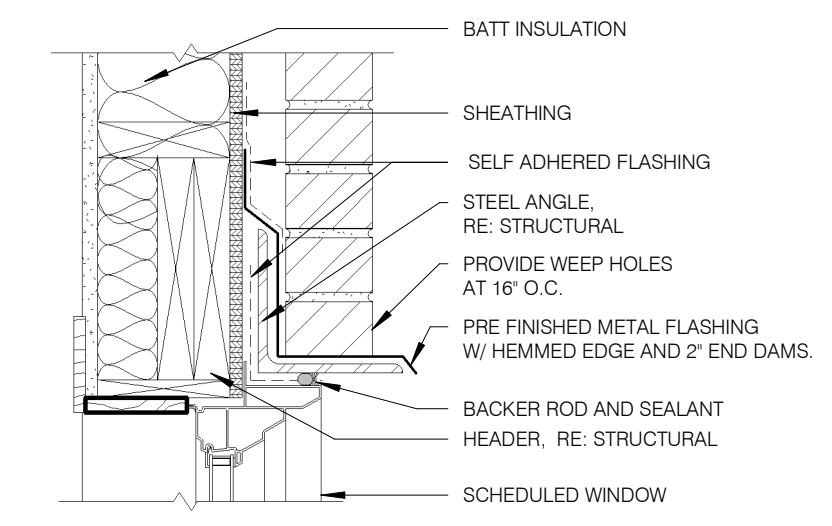
TYPICAL DETAILS
A500



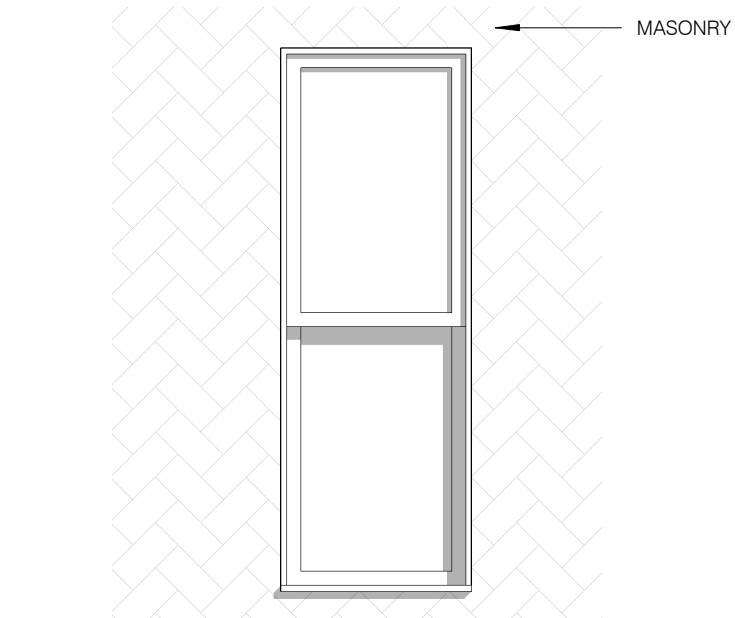
NOTE: REFER TO STAMPED APPROVED LANDMARK PLANS FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO:
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 DETAILING
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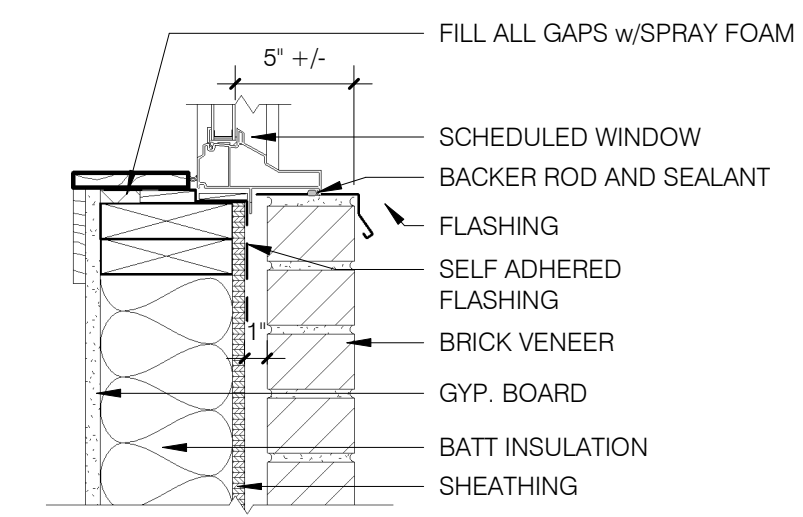
6 WINDOW JAMB @ BRICK Copy 1
1 1/2" = 1'-0"



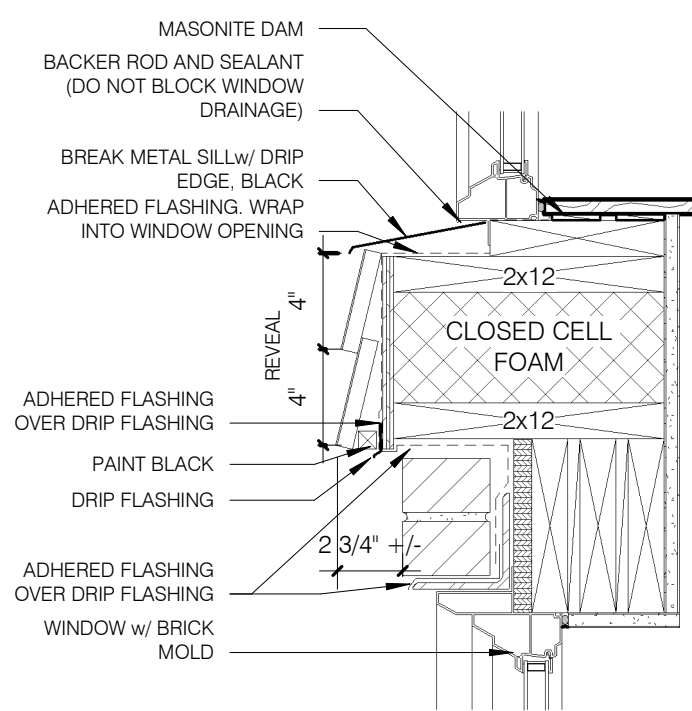
1 WINDOW HEAD @ BRICK Copy 1
1 1/2" = 1'-0"



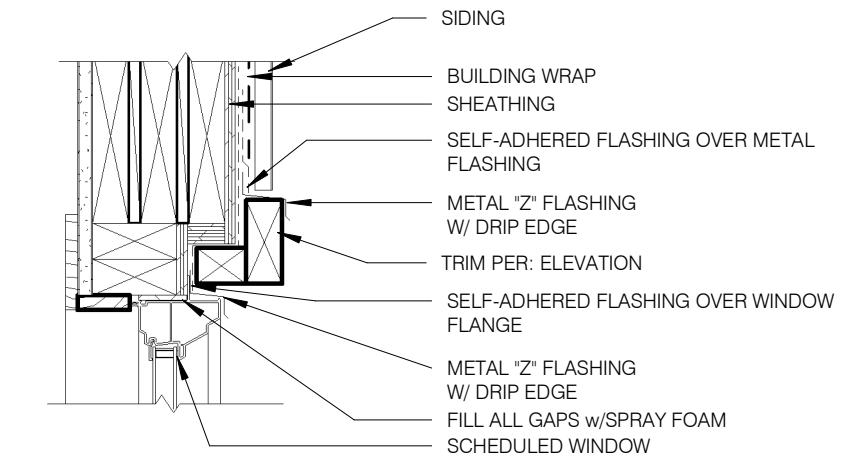
7 WINDOW @ MASONRY Copy 1
1/2" = 1'-0"



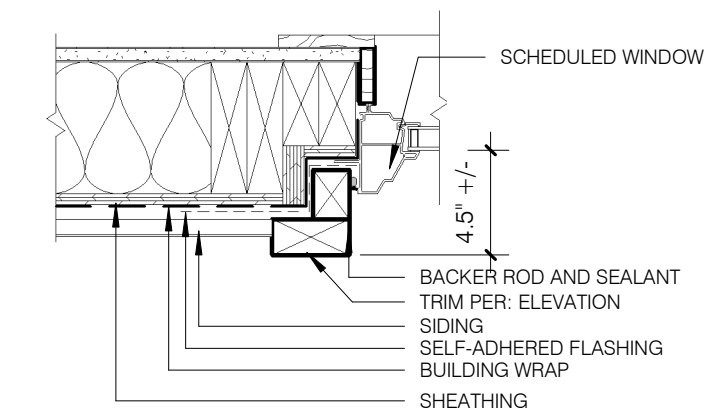
5 WINDOW SILL @ BRICK Copy 1
1 1/2" = 1'-0"



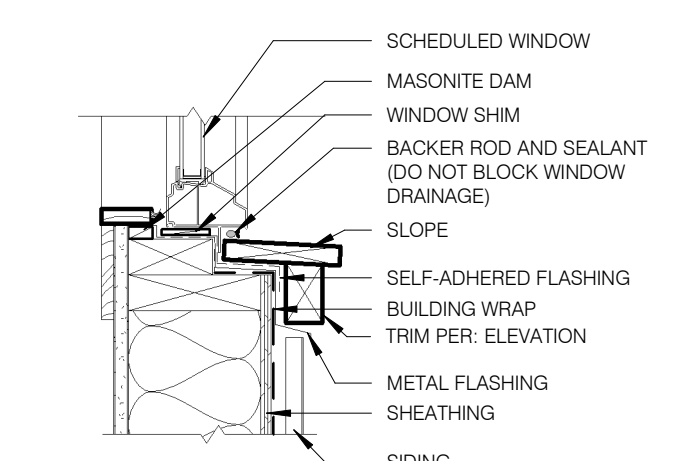
3 WINDOW JAMB @ SIDING Copy 1
1 1/2" = 1'-0"



2 WINDOW HEAD @ SIDING Copy 1
1 1/2" = 1'-0"

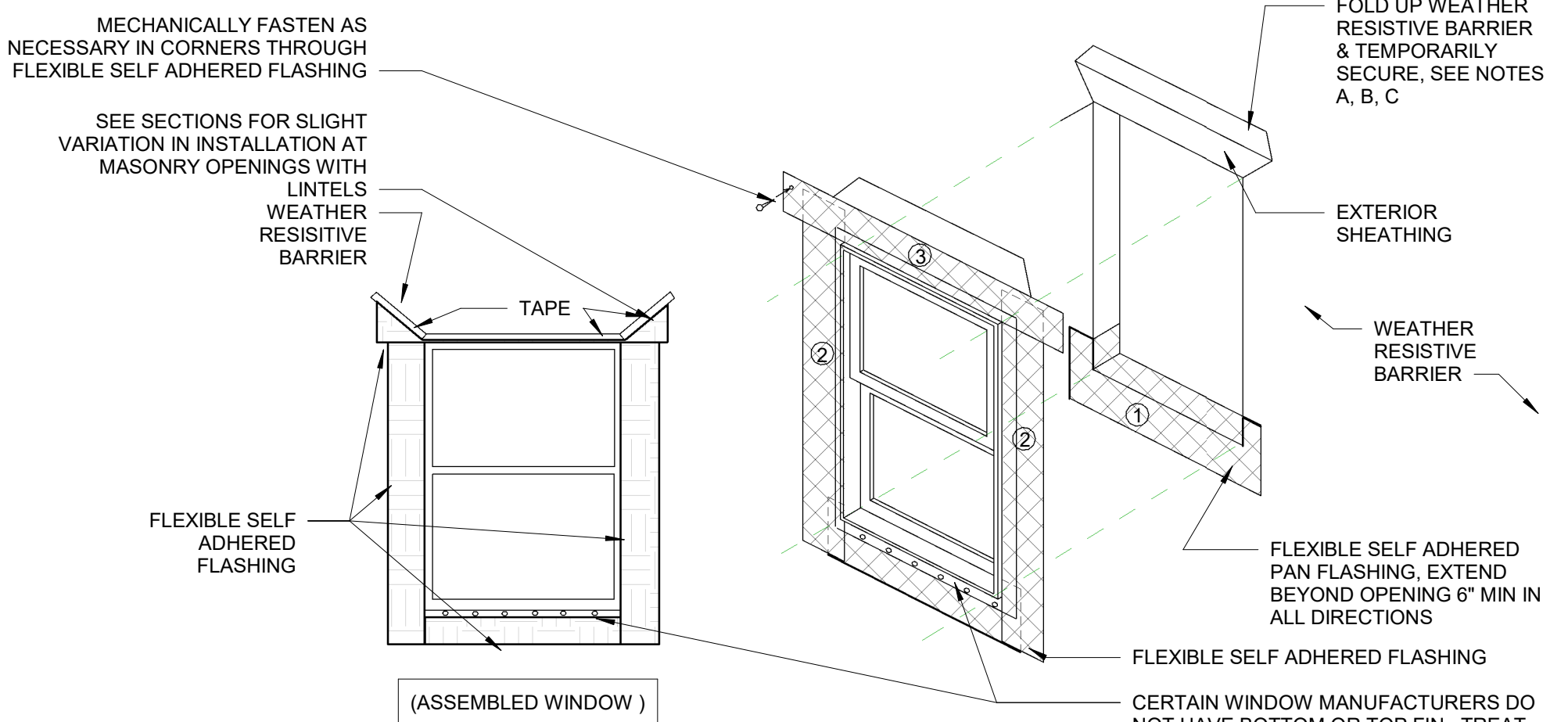


8 WINDOW @ SIDING Copy 1
1/2" = 1'-0"



4 WINDOW SILL @ SIDING Copy 1
1 1/2" = 1'-0"

11 GABLE SIDING TO WALL BRICK TRANSITION
1 1/2" = 1'-0"



10 WINDOW FLASHING DETAIL
1/2" = 1'-0"

ROUGH OPENING SHOULD BE SIZED ACCORDING TO MANUF. INSTRUCTIONS. MIN 1/4" SPACE ON ALL SIDES FOR ADJUSTMENT AND SEALANT.

INSTALL WINDOW ACCORDING TO WINDOW, WEATHER BARRIER, FLASHING, EXTERIOR FINISH MANUFACTURERS AND LOCALLY APPLICABLE CODE. IF THERE IS A CONFLICT BETWEEN THESE REQUIREMENTS THEN THAT CONFLICT SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION.

NOTES
 A. INSTALL FLEXIBLE SELF ADHERED FLASHING IN ORDER AS SHOWN BY NUMBERS
 B. INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS FROM TOP TO BOTTOM BY INSTALLING AT THE BOTTOM FIRST AND WORKING UP.
 C. USE 12" MIN. STRIPS OF SELF ADHERED FLASHING WHERE FLASHING FOLDS BACK INTO OPENING. 9" MIN. STRIPS WHERE IT IS INSTALLED OVER FIN.

HEAD FLASHING TIE-IN INSTRUCTIONS:

A. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
 B. INSTALL FLEXIBLE SELF ADHERED FLASHING HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER
 C. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE

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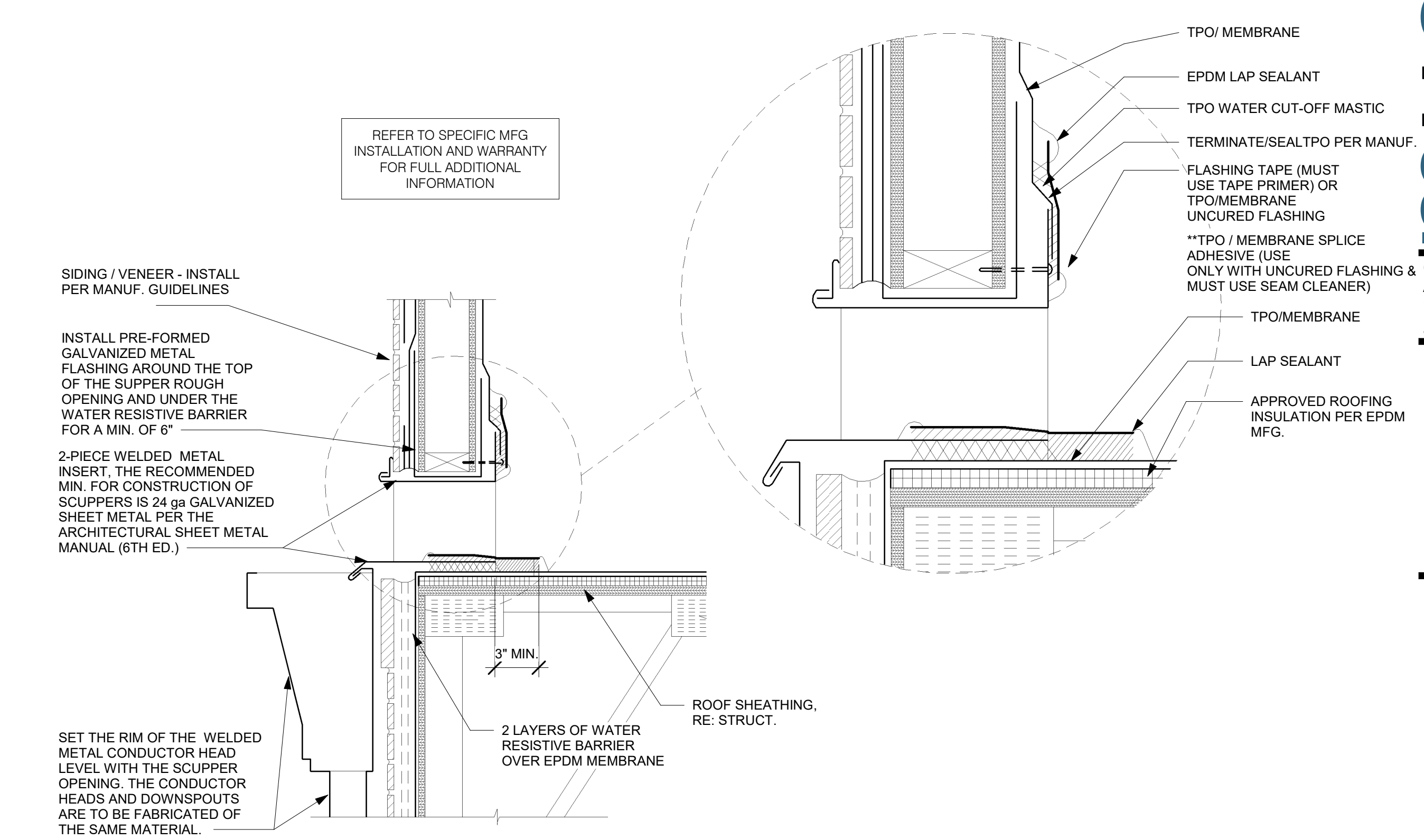
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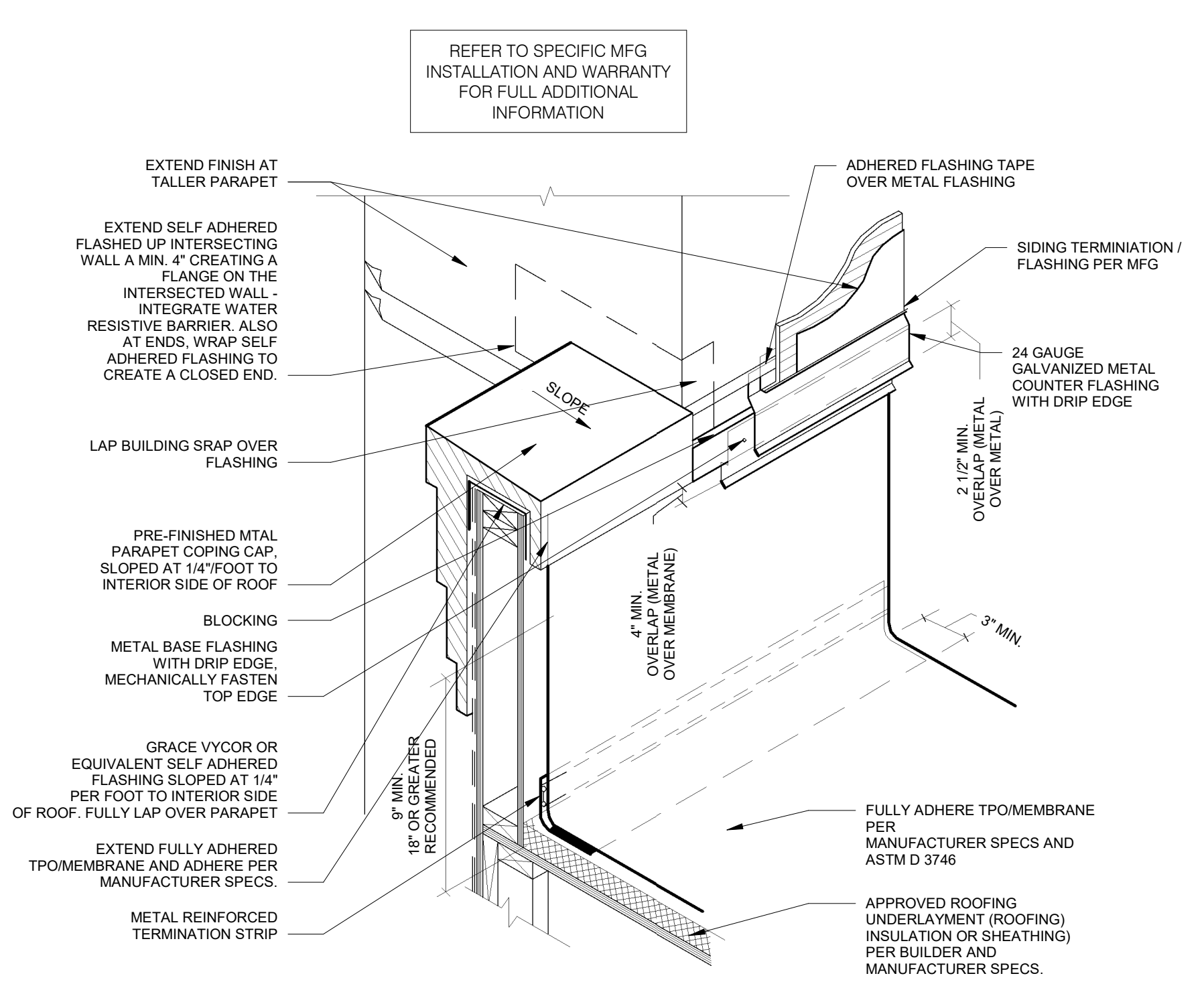
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WINDOW
 SCHEDULES AND
 DETAILS

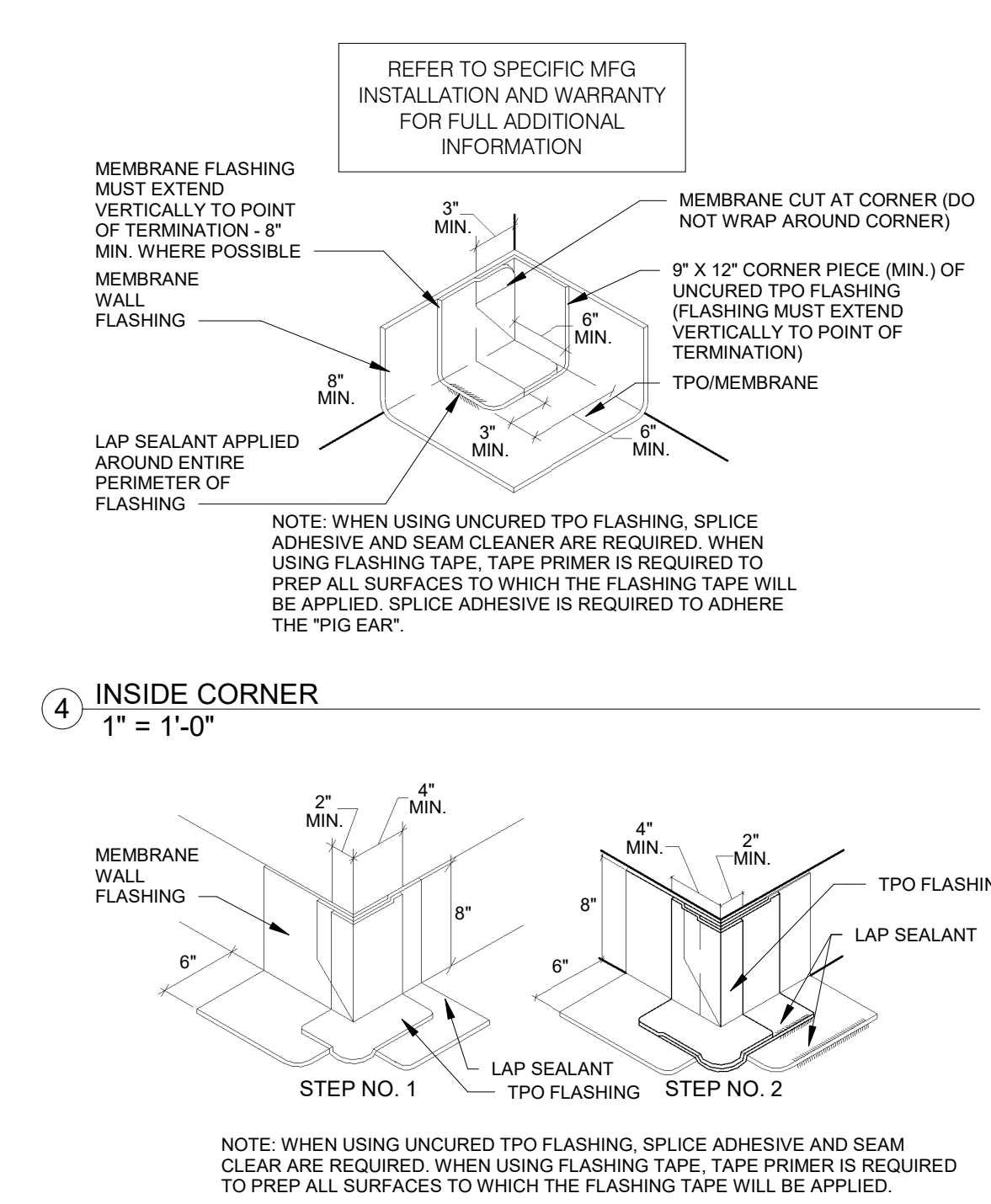
A600



2 ROOF (FLAT) - SCUPPER DETAIL
 1 1/2" = 1'-0"

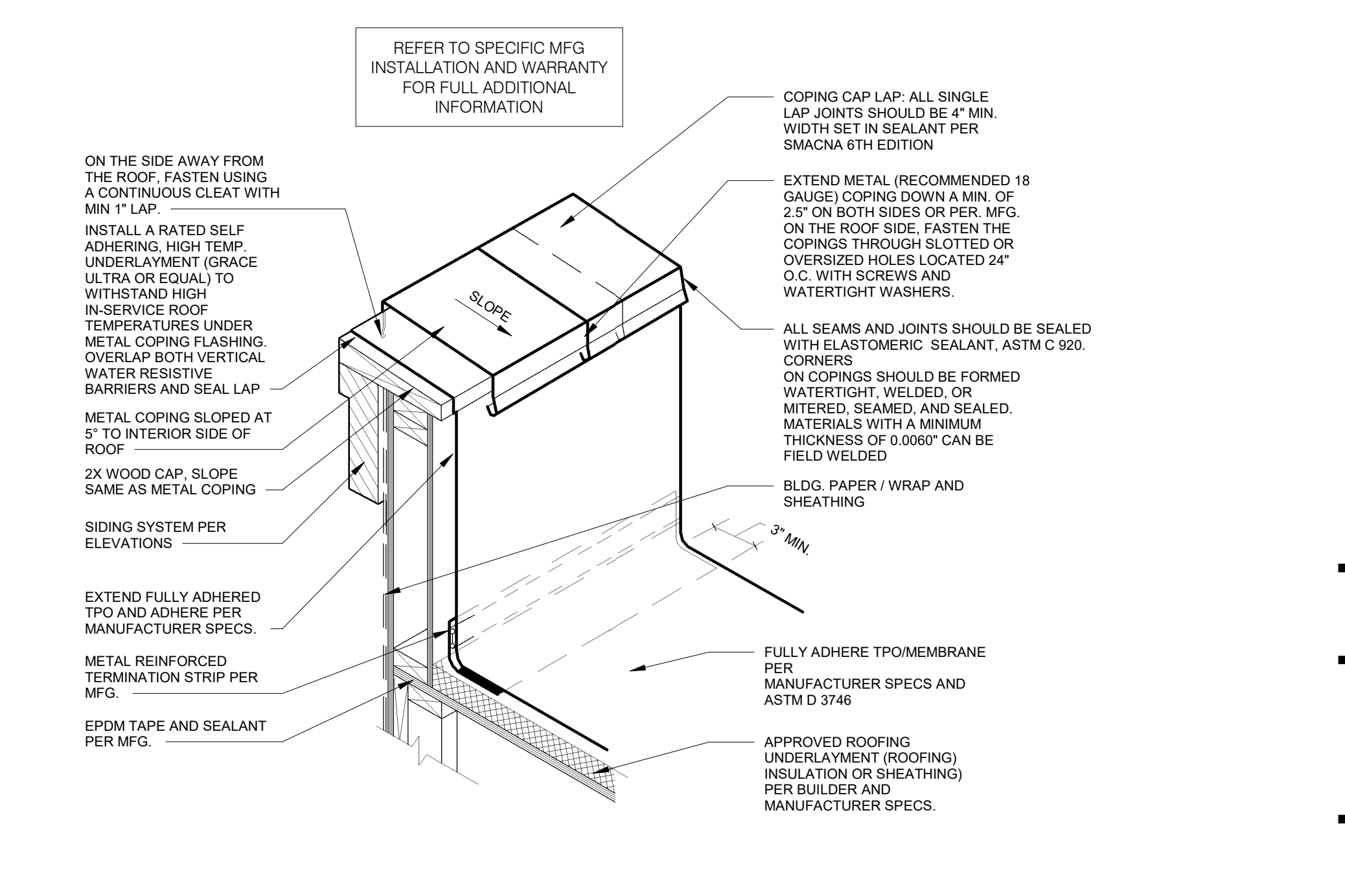


5 ROOFING-HEAD WALL FLASHING
 3" = 1'-0"



4 INSIDE CORNER
 1" = 1'-0"

3 OUTSIDE CORNER FLASHING DETAIL
 1" = 1'-0"



1 PARAPET WALL LESS THAN 24\"/>
 STUCCO
 3" = 1'-0"