



N SITE PLAN
scale: 1/8" = 1'-0"

BUILDING AND CODE INFORMATION

ZONED LOT:	R-1
LOT SIZE:	11,076 SQ. FT.
OPEN SPACE:	6,922.5 SQ. FT. (62.5% OF LOT)
BUILDING COVERAGE ALLOWED:	4,153.5 SQ. FT. (37.5% OF LOT)
BUILDING COVERAGE PLANNED:	3,575 SQ. FT.
ZONE B SIZE:	3,876 SQ. FT.
ZONE B OPEN SPACE (60%):	2,326 SQ. FT.
ZONE B OPEN SPACE PLANNED:	2,924 SQ. FT.
HEIGHT LIMIT:	35 FT.
PROPOSED HEIGHT:	33 FT.
BUILDING SIZE	
FIRST FLOOR:	2,799 GROSS SQ. FT.
SECOND FLOOR:	2,003 GROSS SQ. FT.
TOTAL BUILDING AREA:	4,802 GROSS SQ. FT.
BASEMENT AREA:	2,649 GROSS SQ. FT.
BUILDING CODES:	
2003 INTERNATIONAL BUILDING CODE	
2004 DENVER BUILDING CODE AMENDMENTS	
2003 INTERNATIONAL PLUMBING CODE	
2005 NATIONAL ELECTRIC CODE	
2003 INTERNATIONAL MECHANICAL CODE	
BULK PLANE STUDY: RE: SHEET A-06, NORTH ELEVATION	

LEGAL DESCRIPTION

LOTS 1 TO 4 INCLUSIVE, BLOCK 34, BONNIE BRAE, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PROJECT GENERAL NOTES

1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND THOROUGHLY VERIFY ALL CONDITIONS AND DIMENSIONS RESPECTIVE TO THEIR AREA OF WORK PRIOR TO SUBMITTING COSTS AND BIDS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2003 IRC AS AMENDED BY DENVER AND ALL OTHER LOCAL CODES AND GOVERNING ORDINANCES.
3. EXISTING CONDITIONS MAY VARY SOMEWHAT FROM THOSE SHOWN ON THE DRAWINGS. ALL CONFLICTS, OMISSIONS AND ERRORS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
4. VERIFY THE LOCATION OF ALL BURIED AND ABOVE GROUND UTILITIES AND COORDINATE THE RELOCATION OF SUCH WITH THE UTILITY COMPANIES AND THE CITY AS REQUIRED PRIOR TO EXCAVATION.
5. MAKE EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ALL REQUIRED PROTECTIVE MEASURES PRIOR TO REMOVAL WORK. PROVIDE SHORING AND BRACING AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WHICH IS TO REMAIN.
6. SUBSEQUENT TO EXCAVATION AND PRIOR TO PLACING FOUNDATION FORMS, CONTRACTOR SHALL RECEIVE APPROVAL TO PROCEED FROM SOILS ENGINEER AND STRUCTURAL ENGINEER.
7. PROVIDE WEATHER PROTECTION AS REQUIRED TO FULL PROTECT THE PREMISES AGAINST DAMAGE FROM THE ELEMENTS UNTIL THE EXTERIOR IS WEATHER PROOF.
8. WHERE NEW AND EXISTING WORK JOIN; CUT, REMOVE, PATCH, REPAIR AND REFINISH ALL SURFACES WITH SCHEDULED FINISH.
9. REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS AS THE WORK PROGRESSES. MAINTAIN THE PREMISES IN A NEAT AND CLEAN CONDITION.
10. HVAC SYSTEMS SHALL BE DESIGNED AND PROVIDED BY A REPUTABLE HEATING AND AIR CONDITIONING COMPANY AND THE COST OF SUCH SHALL BE INCLUDED WITH THE PRICE.
11. ELECTRICAL AND LIGHTING SYSTEMS SHALL BE DESIGNED AND PROVIDED BY A REPUTABLE ELECTRIC COMPANY AND THE COST OF SUCH SHALL BE INCLUDED WITH THE PRICE.
12. INSULATION SYSTEMS SHALL INCLUDE A MINIMUM R-30 ROOF, R-19 EXTERIOR WALLS ABOVE GRADE, R-10 FOUNDATION WALLS, R-10 BASEMENT FURRING, USE R-10 UNDER SLAB. ALL PLUMBING PIPES AND SYSTEMS INCLUDING TUBS SHALL BE THERMALLY INSULATED.
13. ALL SYSTEMS TO BE INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
14. PROVIDE SMOKE DETECTORS AT EVERY BEDROOM AND HALLWAY PER CODE.
15. GENERAL CONTRACTOR IS TO COORDINATE LANDSCAPING AND IRRIGATION DESIGN WITH OWNER.
16. THE GROUND SURFACE SURROUNDING THE EXTERIOR OF THE STRUCTURE SHOULD BE SLOPED TO DRAIN AWAY FROM THE RESIDENCE. FOLLOW THE SOILS REPORT RECOMMENDATION FOR MINIMUM FALL.
17. ROOF DOWN SPOUTS AND OTHER WATER COLLECTION SYSTEMS SHOULD DISCHARGE WELL BEYOND THE LIMITS OF BACKFILL. SPLASH BLOCKS SHOULD BE APPROPRIATELY PLACED AND MAINTAINED.
18. VERIFY ALL SITE AND BUILDING ELEVATIONS IN THE FIELD TO ENSURE POSITIVE DRAINAGE PER SOILS REPORT PRIOR TO FOUNDATION EXCAVATION.

Virginia DuBrucq, AIA
1919 E. Mississippi Ave.
Denver, Colorado 80210
303-698-2200
303-698-9397
E ginnydubrucq@qwestoffice.net

SITE PLAN

revised: **FOR CONSTRUCTION**

date: **APRIL 1, 2008**

ANDERMAN RESIDENCE
830 SOUTH ST. PAUL ST.
DENVER COLORADO 80209

drawing #
A-01