

GENERAL NOTES TO DRAWINGS:

1. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL LAWS, THE ADA, ALL CODES, ORDINANCES, RULES AND REGULATIONS OF ALL GOVERNING AUTHORITIES HAVING JURISDICTION.
2. THESE PLANS ARE BASED UPON THE DESIGNER'S BEST INTERPRETATIONS OF THE AMERICAN DISABILITIES ACT (ADA). THE ADA IS SUBJECT TO INTERPRETATION BY THE COURTS. THEREFORE, THE DESIGNER, BARSCH DESIGN, AND ITS AGENTS, ASSUME NO LIABILITY OR RESPONSIBILITY FOR INTERPRETATIONS OR APPLICATION OF THE ADA TO THIS PROJECT, NOR FOR WORK UNDERTAKEN TO CORRECT ACTUAL OR UNDERSTOOD DEFICIENCIES.
3. THE CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
4. BEFORE COMMENCEMENT OF THE WORK, THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WITH THE CONTRACT DOCUMENTS. ANY DEVIATIONS, DISCREPANCIES, AND/OR CONFLICTS SHALL BE REPORTED TO BARSCH DESIGN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY QUESTIONS OR CLARIFICATIONS REGARDING "BUILDING STANDARD" CONSTRUCTION OR MATERIALS SHALL BE DIRECTED TO BARSCH DESIGN PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD THE CONTRACTOR PROCEED WITHOUT CONTACTING BARSCH DESIGN, THE CONTRACTOR MAY, AT NO COST TO THE OWNER, TENANT, BARSCH DESIGN, OR THE LIKE, BE REQUIRED TO REPAIR, REPLACE AND CORRECT ANY AND ALL DEFECTS AND PROBLEMS ARISING DUE TO HIS PROCEEDING WITHOUT CONTACT, CLARIFICATION AND/OR RECOMMENDATION.
5. DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN, LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
A. NEW DRYWALL PARTITIONS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED ON PLANS (I.E. "FINISH" OR "CLEAR")
B. EXISTING PARTITIONS ARE DIMENSIONED TO ROUGH WALL SURFACE.
C. MASONRY UNITS ARE DIMENSIONED TO ROUGH WALL SURFACE.
D. WINDOW WALLS ARE DIMENSIONED FROM CENTERLINE OF MULLION. GLASS SIZES SHOWN ON DRAWINGS ARE NOMINAL. ACTUAL SIZES MAY BE SMALLER.
6. THE PRESENCE OF A BARSCH DESIGN REPRESENTATIVE ON THE JOB SITE DOES NOT IMPLY CONCURRENCE WITH OR APPROVAL OF THE WORK.
7. THE CONTRACTOR SHALL HALT THE WORK WHEN NOTIFIED OF A PROPOSED CHANGE OR IF UNSATISFACTORY RESULTS ARE ANTICIPATED. PROCEED ONLY AFTER RECEIVING ADDITIONAL INFORMATION AND INSTRUCTIONS FROM BARSCH DESIGN.
8. THE CONTRACTOR SHALL PERFORM HIGH QUALITY PROFESSIONAL WORK. MATERIALS SHALL BE JOINED UNIFORMLY AND ACCURATELY SO THEY MEET WITH NEAT, STRAIGHT LINES, FREE OF BLEMISHES OR OVERLAPS. INSTALL EXPOSED MATERIALS APPROPRIATELY LEVEL, PLUMB, AND AT ACCURATE RIGHT ANGLES, OR FLUSH WITH ADJOINING MATERIALS AS APPROPRIATE. WORK OF EACH TRADE SHALL MEET OR EXCEED ALL NATIONAL STANDARDS PUBLISHED BY OR FOR THAT TRADE.
9. THE CONTRACTOR SHALL COORDINATE ALL WORK PERFORMED BY THE OWNER, TENANT, AND THEIR AGENTS. WHEN INFORMATION IS INADEQUATE, REQUEST FURTHER INSTRUCTIONS BEFORE PROCEEDING.
11. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, CONSTRUCTION TECHNIQUES SHALL CONFORM TO ACCEPTED CONSTRUCTION INDUSTRY PRACTICE AND GOVERNING REGULATORY STANDARDS. CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS AND FIELD CONDITIONS AND NOTIFY THE DESIGNER OF ANY ERRORS OR CONFLICT BEFORE COMMENCING WITH THE WORK.
12. THE CONTRACTOR WARRANTS TO THE DESIGNER THAT HE/SHE POSSESS THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND ARCHITECTURAL SERVICES, AND FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OWN COMPETENCE, THE CONTRACTOR OR OWNER HAS RESTRICTED THE DESIGNER'S SCOPE OF PROFESSIONAL SERVICES. IN RELIANCE ON THE CONTRACTOR'S WARRANTY AND AT THE EXPRESS REQUEST OF THE CONTRACTOR OR OWNER, THE DESIGNER HAS UNDERTAKEN A LIMITED SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED "BUILDER'S PLANS" IN RECOGNITION OF THE CONTRACTOR'S SOPHISTICATION. CONSTRUCTION WILL REQUIRE THAT THE CONTRACTOR ADAPT THE "BUILDER'S PLANS" TO FIELD CONDITIONS ENCOUNTERED AND MAKE LOGICAL ADJUSTMENTS IN FIT FORM, DIMENSION AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE "BUILDER'S PLANS". IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR OWNER FOR CONSTRUCTION OR ANY ASPECT OF THE PROJECT, HE/SHE SHALL IMMEDIATELY NOTIFY THE DESIGNER. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE THE DESIGNER OF RESPONSIBILITY FOR THE CONSEQUENCES.
13. DIMENSIONS ARE TO FACE OF WALL, TOP OF FLOOR SHEATHING, FACE OF CONCRETE OR MASONRY EXCEPT AS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. INTERIOR FRAME WALLS ARE WOOD 3-1/2" THICK UNLESS OTHERWISE INDICATED. GYPSUM BOARD SHEATHING IS 1/2" THICK UNLESS OTHERWISE NOTED. ROUGH DOOR JAMB OFFSETS ARE 3" UNLESS OTHERWISE NOTED. ANGLES WHICH APPEAR TO BE 45 DEGREES ARE SO UNLESS OTHERWISE INDICATED. ITEMS WHICH APPEAR TO BE CENTERED, ARE SO UNLESS OTHERWISE INDICATED.
14. FIXTURES, EQUIPMENT, MILLWORK, HARDWARE, FINISHES WHICH ARE NOT FULLY SPECIFIED IN THE DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THEIR ACQUISITION AND INSTALLATION.

NOTE:
THESE DRAWINGS ARE FOR THE SOLE USE OF THIS PROJECT EXCLUSIVELY. ANY MEANS TO REPRODUCE, DUPLICATE ANY PORTION, ENABLE DISCLOSURE, OR OTHER USE FOR WHICH IT IS INTENDED TO REPRESENT IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT BY BARSCH DESIGN.

ZONING LAND USE INFORMATION

BUILDING FORM ON ZONE LOT HABITABLE STORY	ZONING LAND USE(S)	GROSS FLOOR AREA (SF)
PRIMARY URBAN HOUSE BUILDING FORM		
LOWER LEVEL	ONE UNIT DWELLING	2,446 SF
MAIN LEVEL	ONE UNIT DWELLING	2,446 SF
SECOND LEVEL	ONE UNIT DWELLING	1,184 SF
~~2-CAR GARAGE~~		~~643 SF~~
TOTAL (W/ GARAGE)		6,719 SF

CODE ANALYSIS:

BUILDING CODE:

2015 IRC
2015 IECC COMPLIANCE METHOD (PRESCRIPTIVE)

ZONE DISTRICT:

OLD TOWN OVERLAY

SCALE: 1" = 10'-0"



OPEN SPACE:

SHEET INDEX:

- A1.0 EXISTING PLANS
- A2.0 EXISTING ELEVATIONS
- A3.0 PROPOSED LOWER LEVEL PLAN
- A3.1 PROPOSED MAIN LEVEL PLAN
- A4.0 PROPOSED NS ELEVATIONS
- A4.1 PROPOSED EW ELEVATIONS
- A6.0 PROPOSED 3D VIEWS
- A7.0 PROPOSED IECC 2015 COMPLIANCE
- A7.1 PROPOSED IECC 2015 COMPLIANCE

PROJECT DATA:

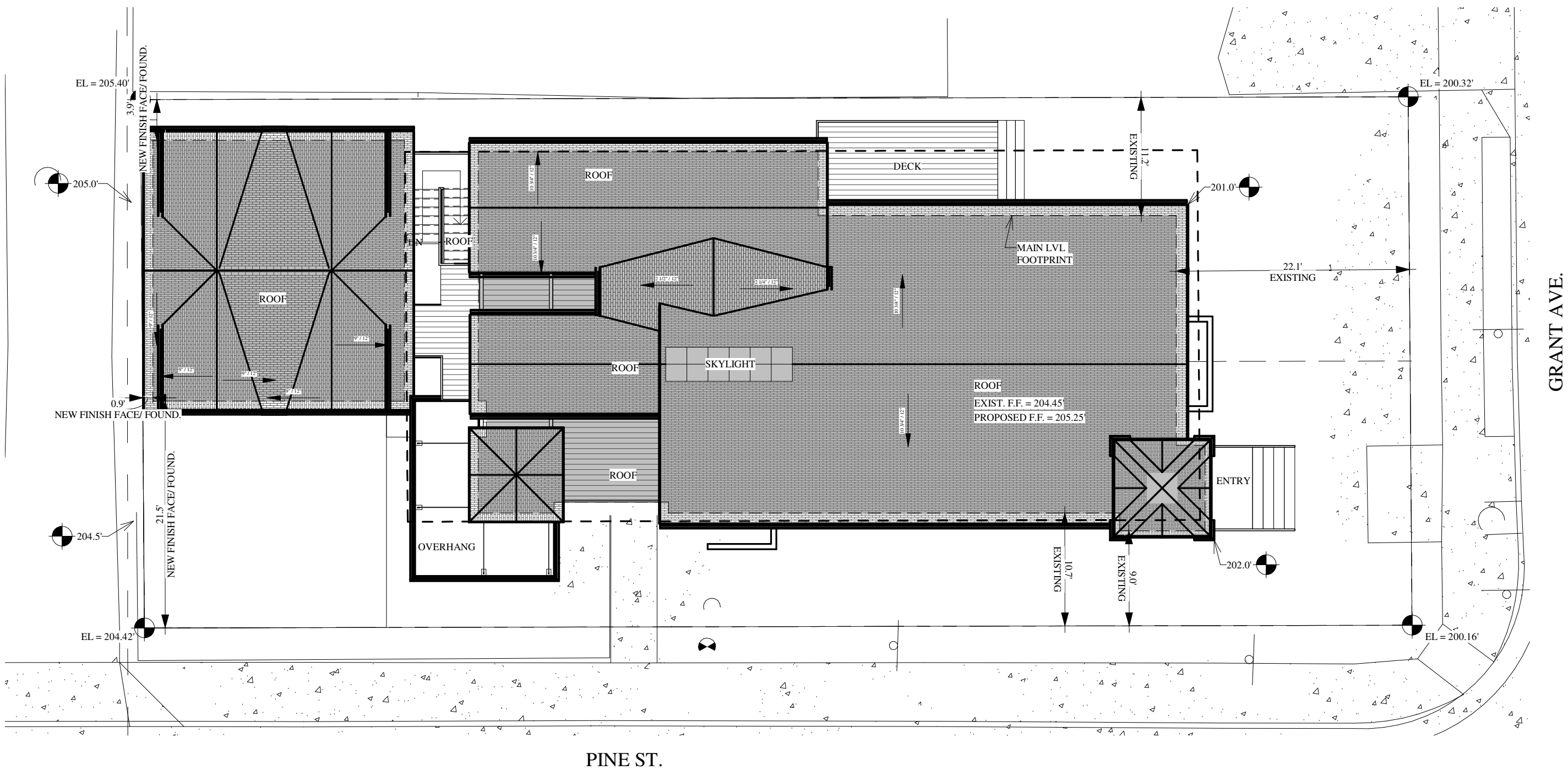
LEGAL DESCRIPTION:

OWNER:

DESIGNER: STEPHEN BARSCH, MARCH

STRUCTURAL ENGINEER:

CONTRACTOR:



BARSCH DESIGN
743 WEST SIXTH AVENUE
DENVER, COLORADO 80204
303 - 534 - 1121
STEPHEN BARSCH, MARCH

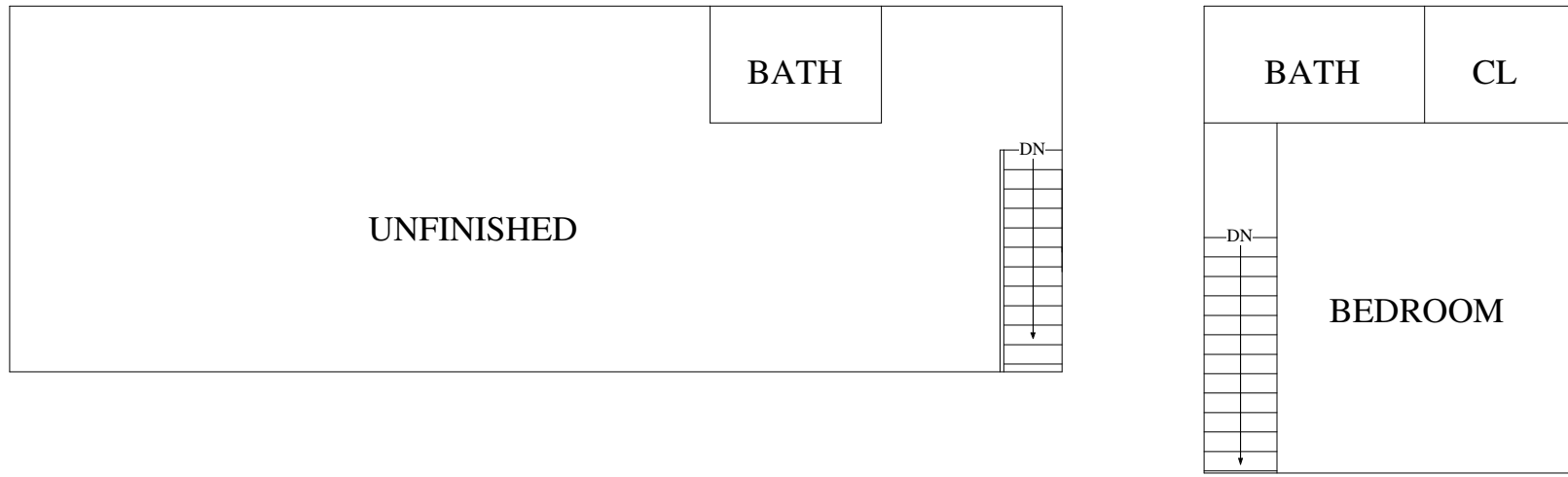
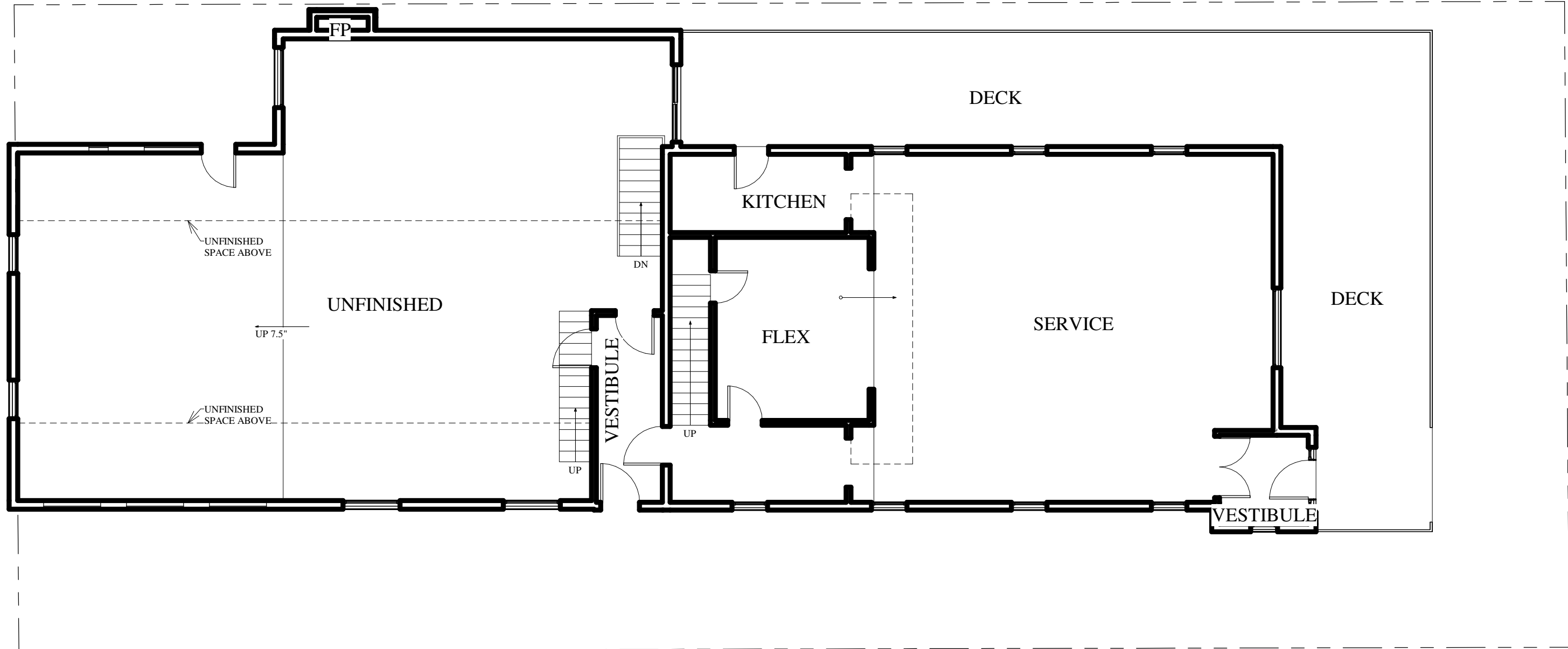
701 GRANT AVE
LOUISVILLE, CO

DESIGN
DEVELOPMENT

DECEMBER 15, 2020

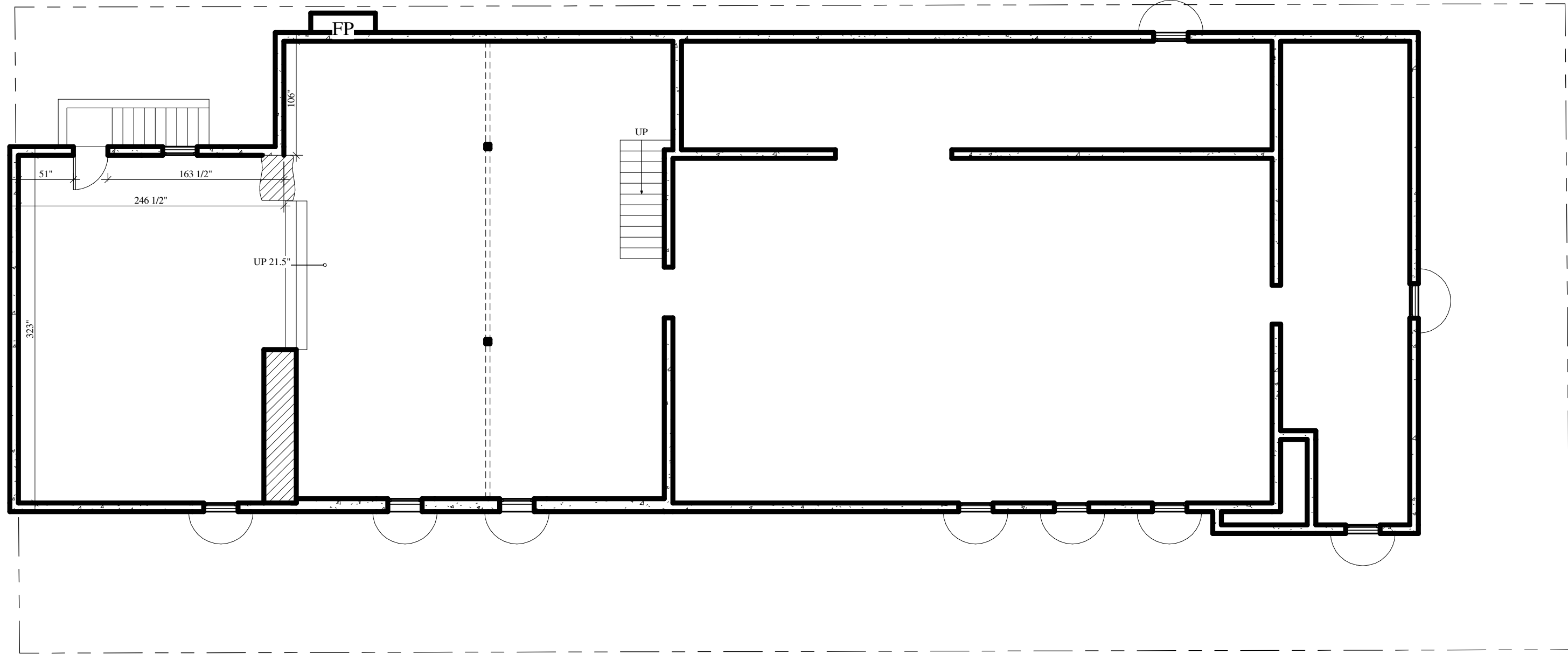
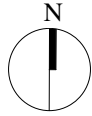
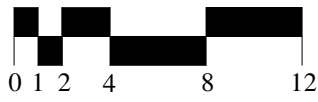
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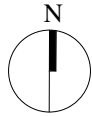
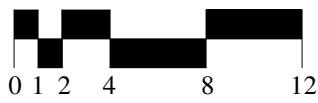
EXISTING MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0" @ 24" X 36"



EXISTING LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0" @ 24" X 36"



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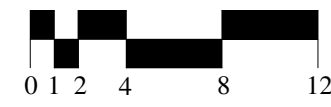
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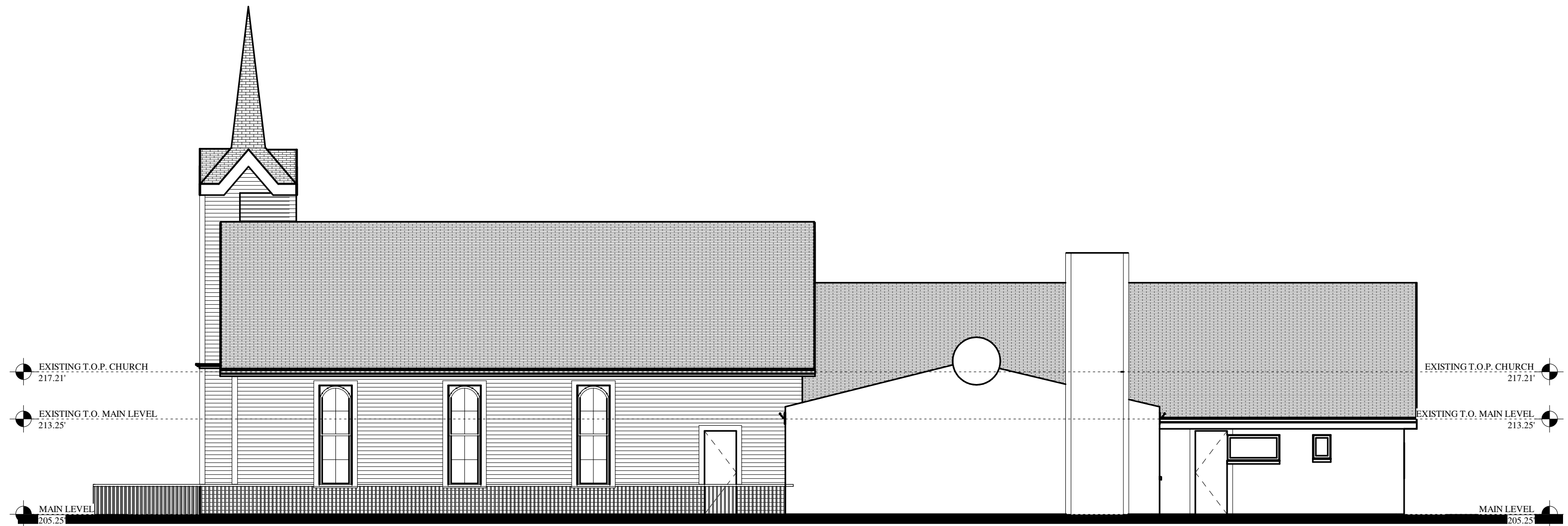
EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0" @ 24" X 36"



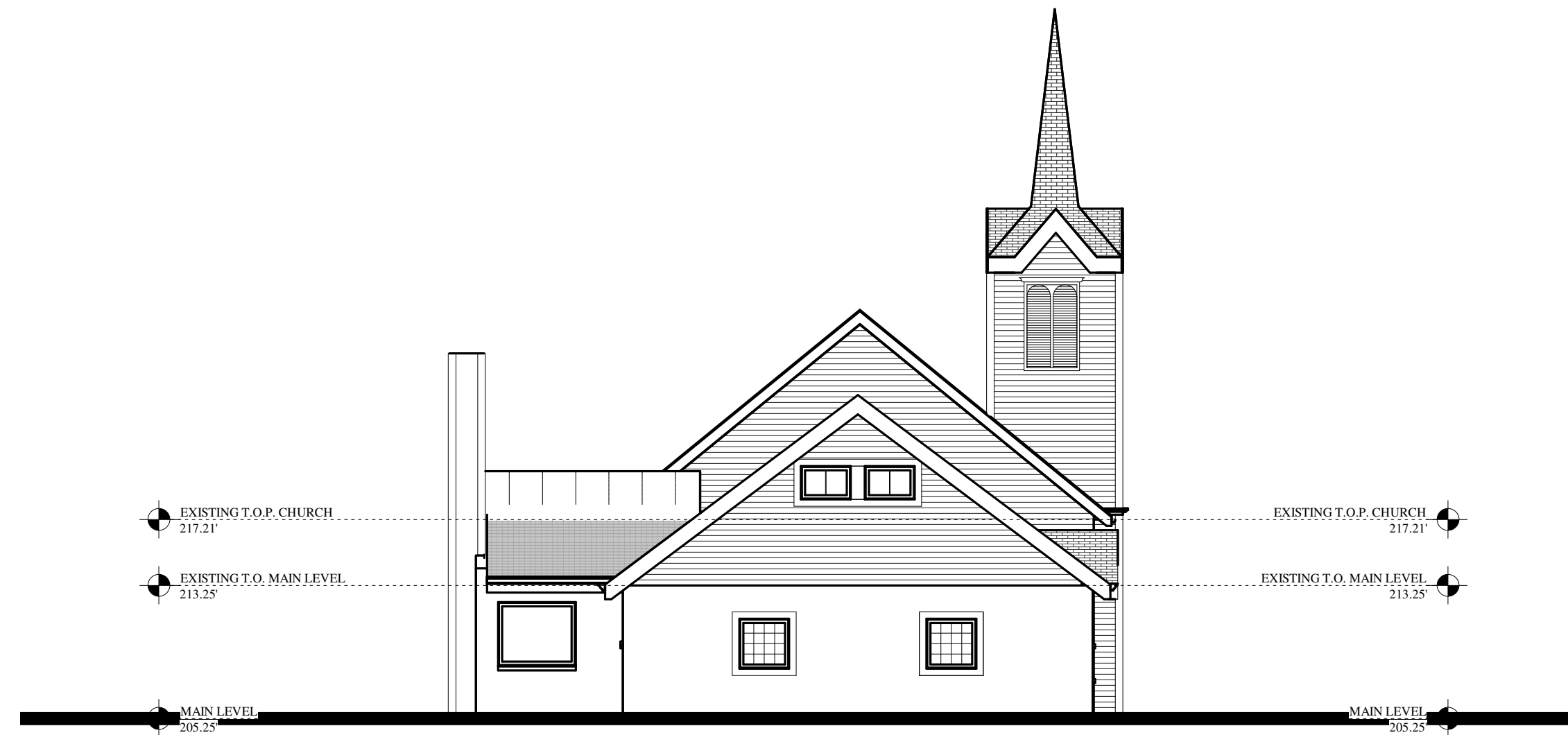
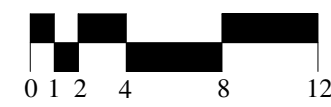
EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0" @ 24" X 36"



EXISTING NORTH ELEVATION

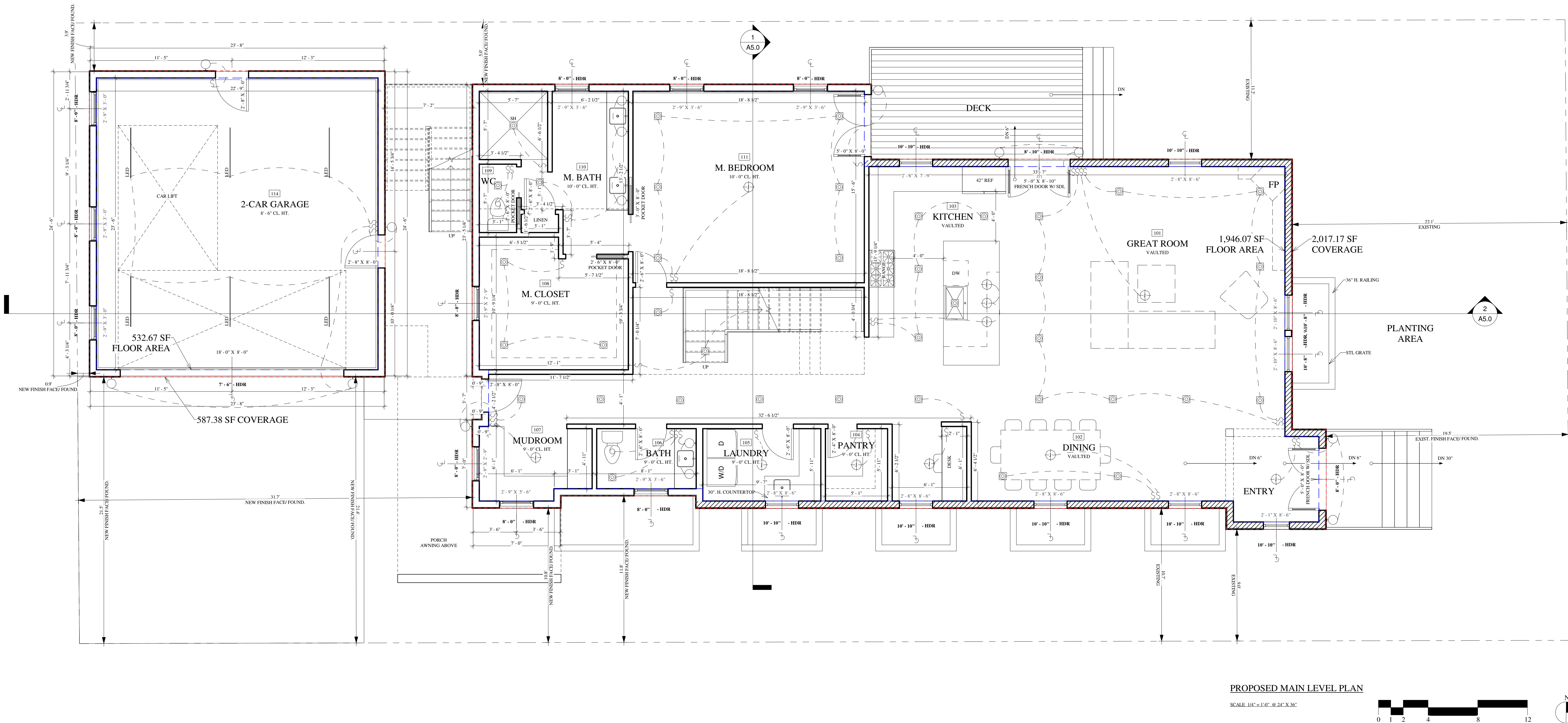
SCALE: 1/8" = 1'-0" @ 24" X 36"

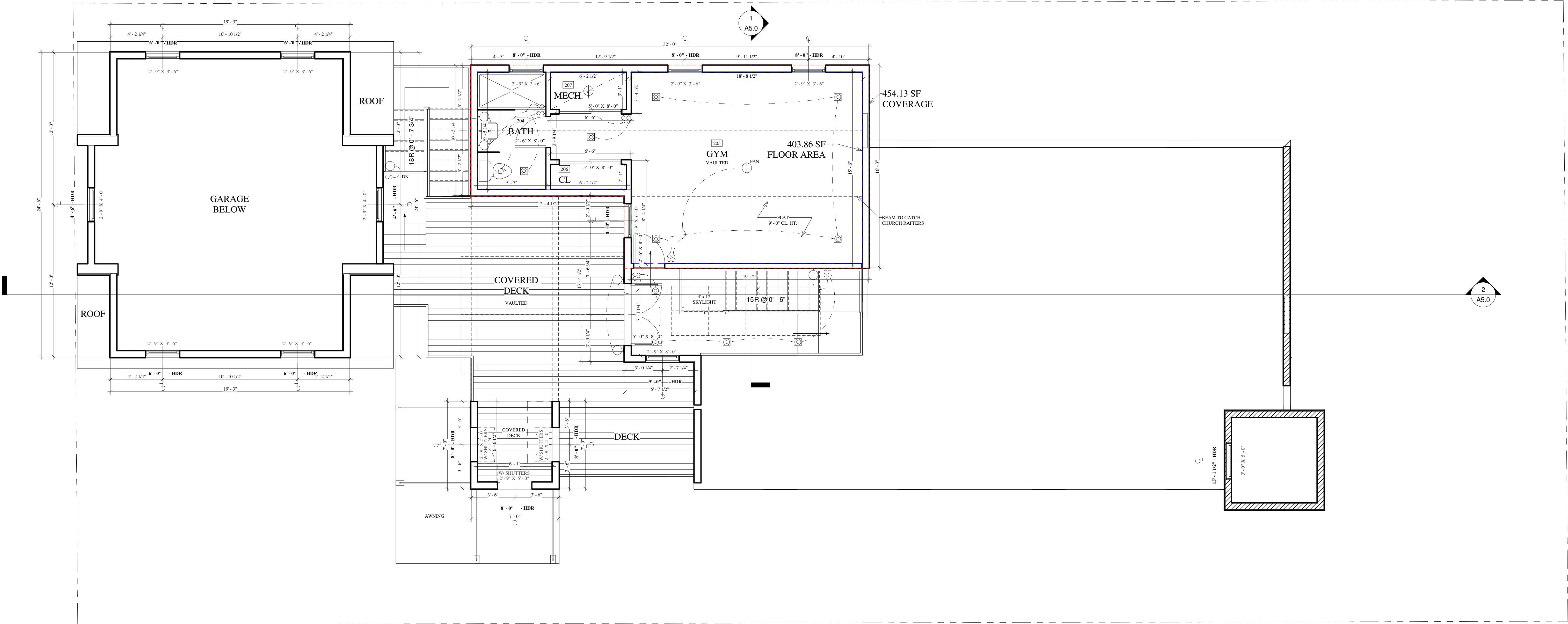


EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0" @ 24" X 36"







THERMAL ENVELOPE NOTES [2015 IECC PRESCRIPTIVE METHOD] :

BASEMENT EXTERIOR WALLS:

- 1/2" GYPSUM BOARD
- R-21 BATT. CAVITY INSULATION W/ VAPOR BARRIER
- 10" CONC. FOUNDATION WALL W/ BRICK LEDGE

ALL EXTERIOR WALLS:

- 1/2" GYPSUM BOARD
- R-21 BATT. CAVITY INSULATION W/ VAPOR BARRIER
- 7/16" SHEATHING/BUILDING WRAP
- BRICK

CEILINGS @ PITCHED ROOFS:

- 1/2" GYPSUM BOARD
- R-49 BATT. CAVITY INSULATION W/ CLASS I VAPOR BARRIER
- 7/16" SHEATHING
- ARCHITECTURAL ASPHALT SHINGLES

WINDOW NOTES:

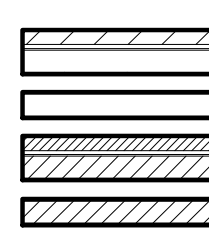
- NO SITE-BUILT WINDOWS OR DOORS
- SEE WINDOW & DOOR SCHEDULE:
- KOLBE FORGENT SERIES

- ALL FENESTRATION U-0.32 MAX
- ALL WINDOW & DOOR SIZES NOTED ON PLANS

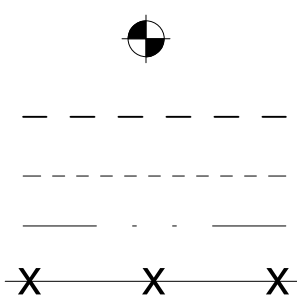
DUCTWORK:

- INSULATION NOT REQUIRED - DUCTWORK IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE DUCT SEALING METHOD PER IRC/IECC 2015

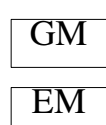
LEGEND



- NEW MASONRY WALL
- NEW WALL
- EXISTING MASONRY WALL
- EXISTING WALL

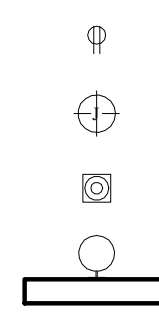


- SPOT ELEVATION AT ORIGINAL GRADE
- BASE PLANE
- BULK PLANE
- PROPERTY LINE
- PROPOSED FENCE

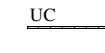
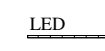


- REQUIRED OR ZONE LOT SETBACK
- 65%/35% ZONE LOT DEPTH LINE
- GAS METER
- ELECTRIC METER
- SMOKE & CARBON MONOXIDE DETECTOR

LIGHTING



- OUTLET
- J-BOX / PENDANT
- RECESSED CAN
- WALL MOUNTED LIGHT FIXTURE



- LED STRIP LIGHTING
- BATHROOM FAN
- UNDER CABINET STRIP LIGHTING
- UPLIGHT
- SINGLE- / DOUBLE- SWITCH

PROPOSED SECOND LVL

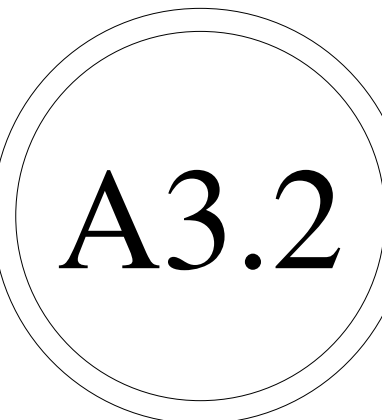
SCALE: 1/4" = 1'-0" @ 24" X 36"



**DESIGN
DEVELOPMENT**

DECEMBER 15, 2020

REVISION:



BARSCH DESIGN
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DECEMBER 15, 2020

REVISION:	

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PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0" @ 24" X 36"



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0" @ 24" X 36"





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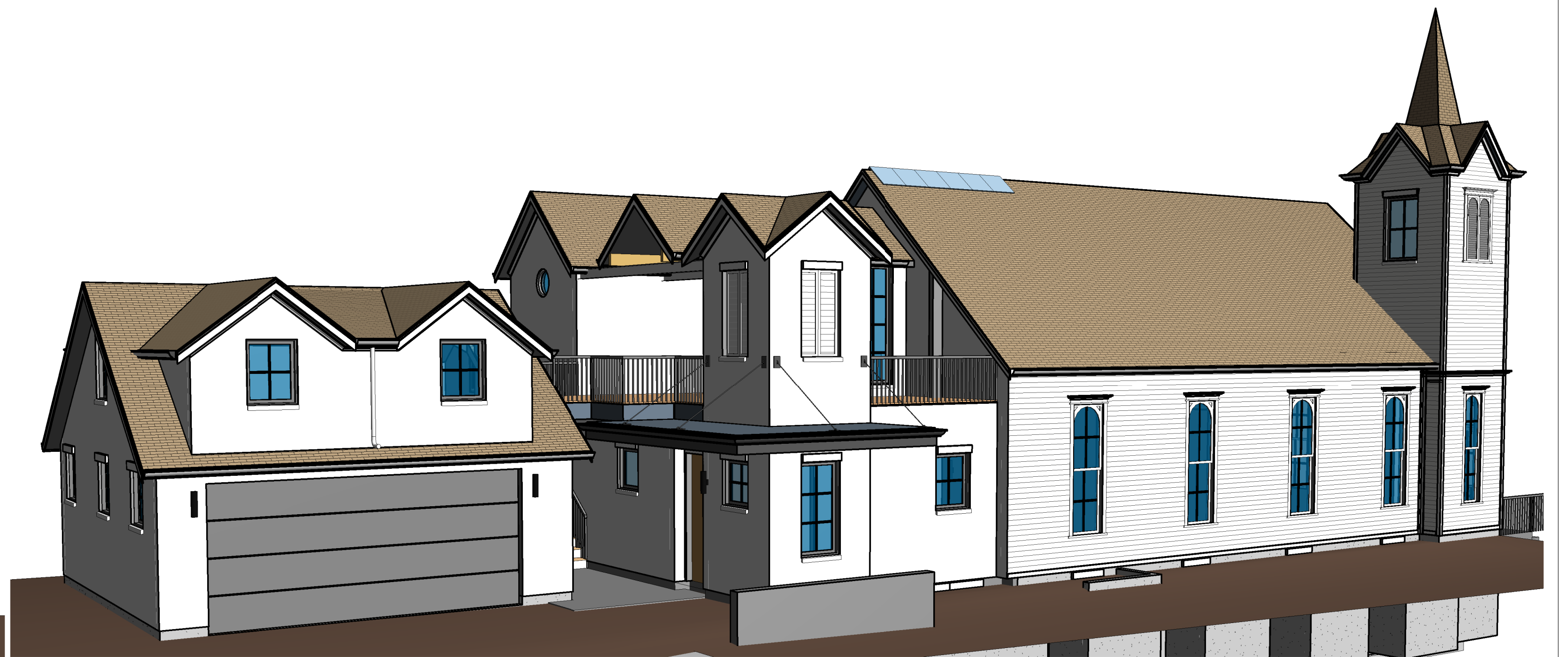
SE 3D VIEW



NE 3D VIEW



NW 3D VIEW



SW 3D VIEW

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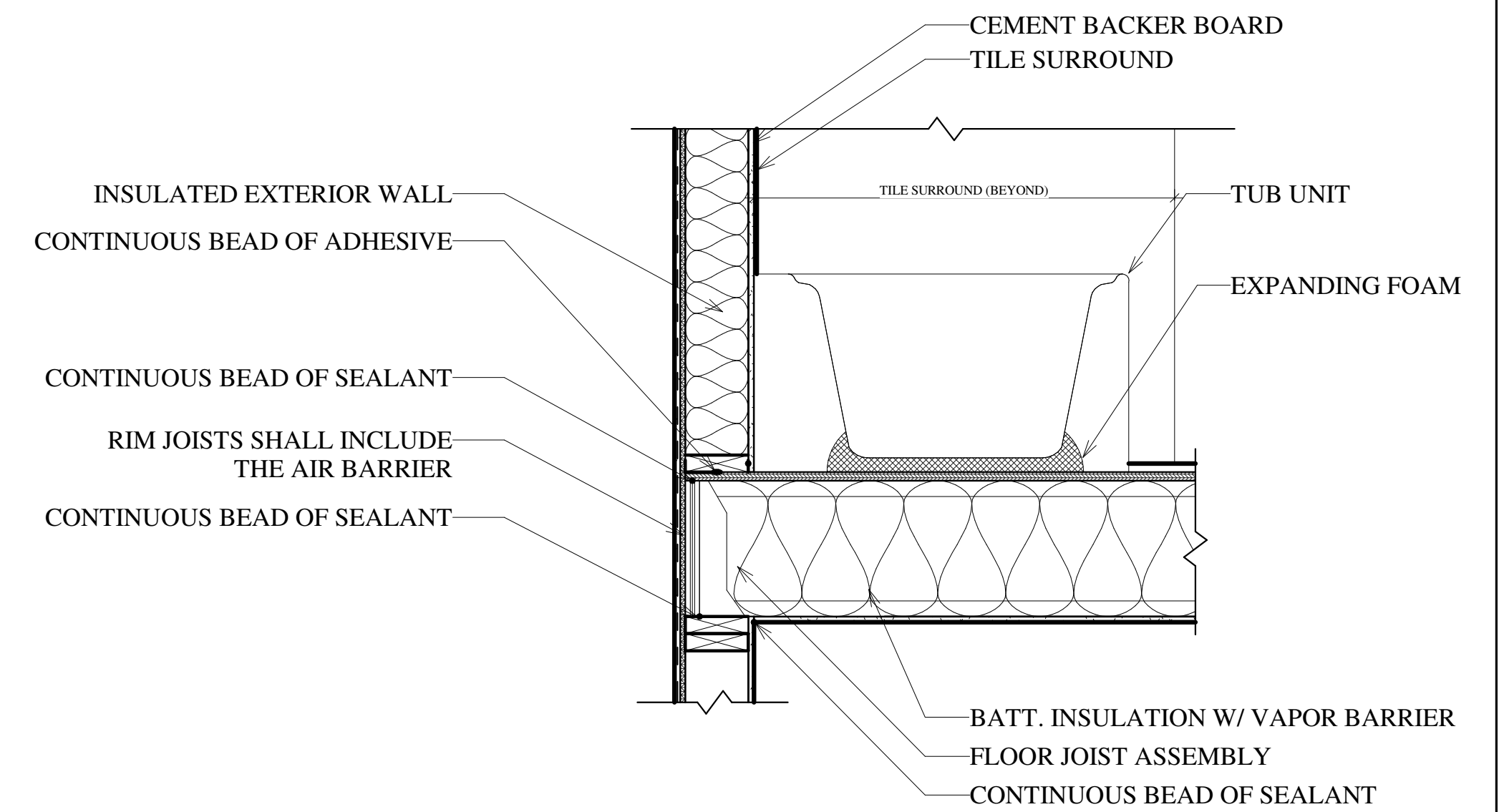
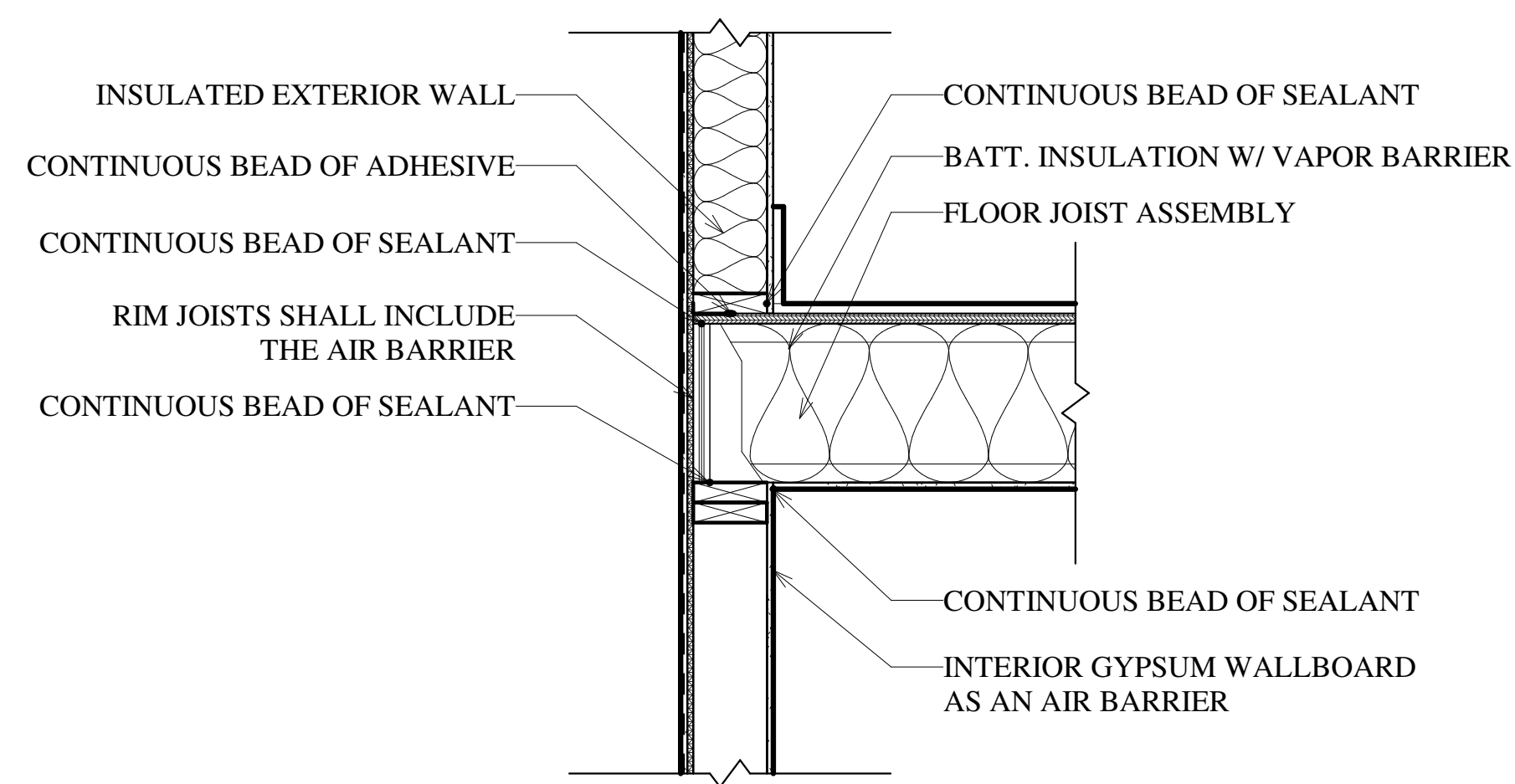
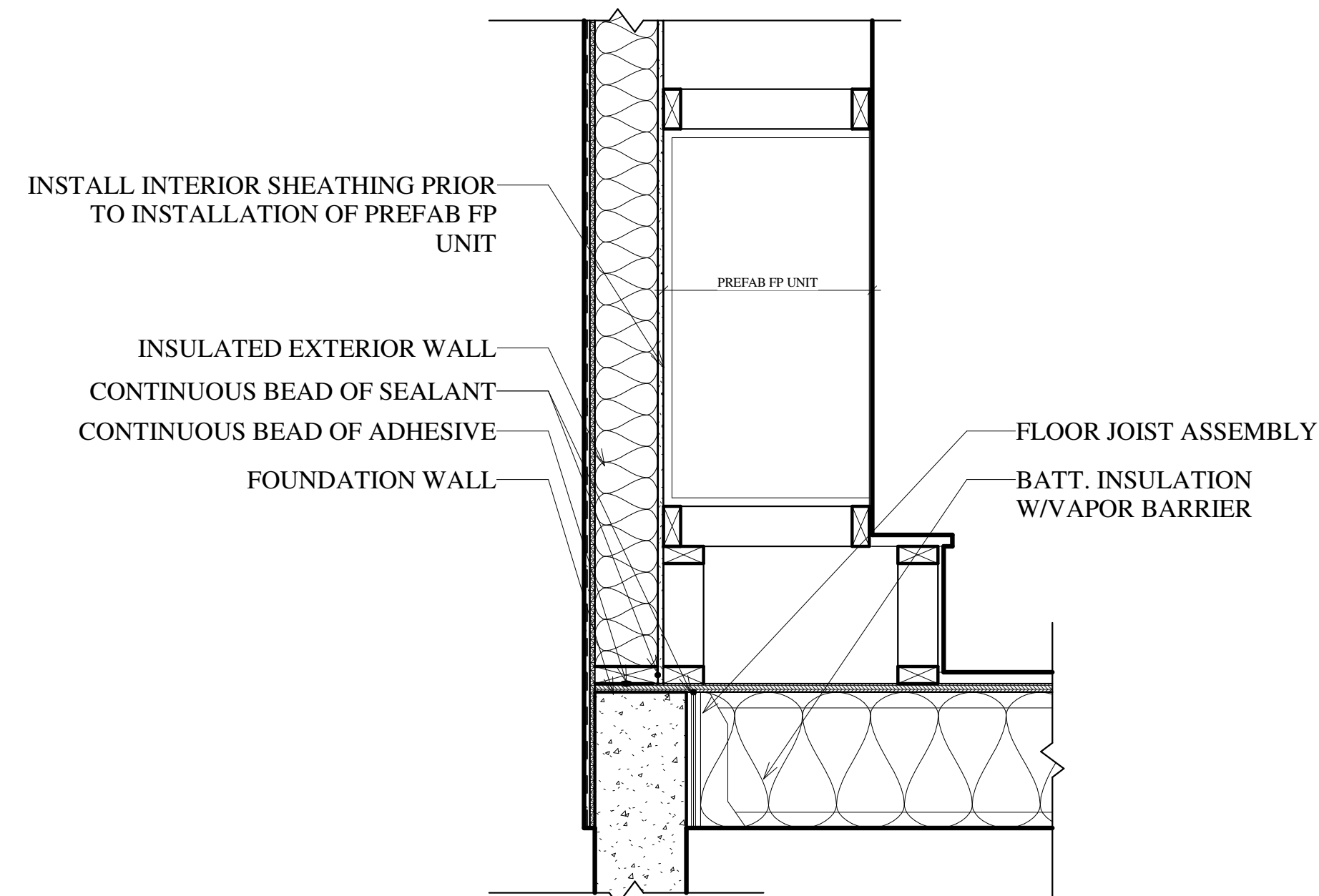
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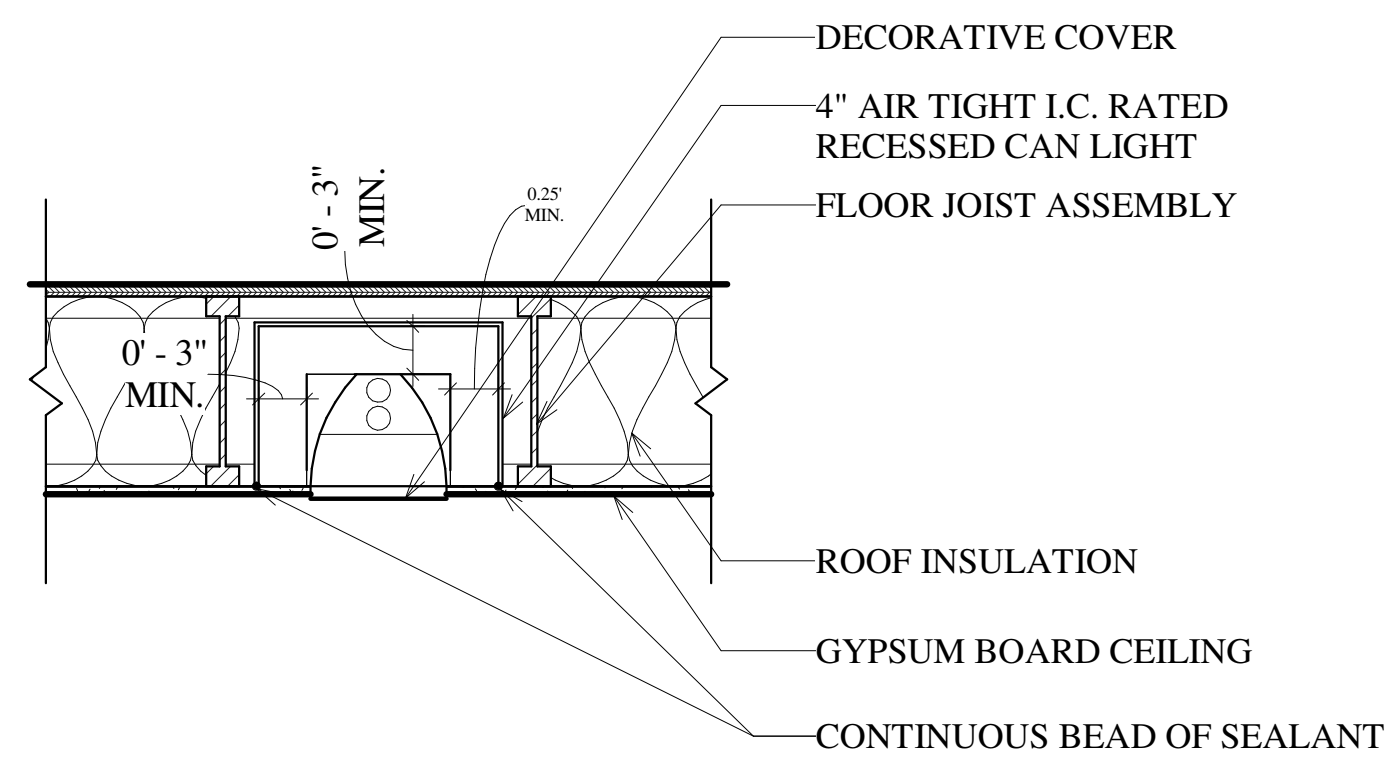
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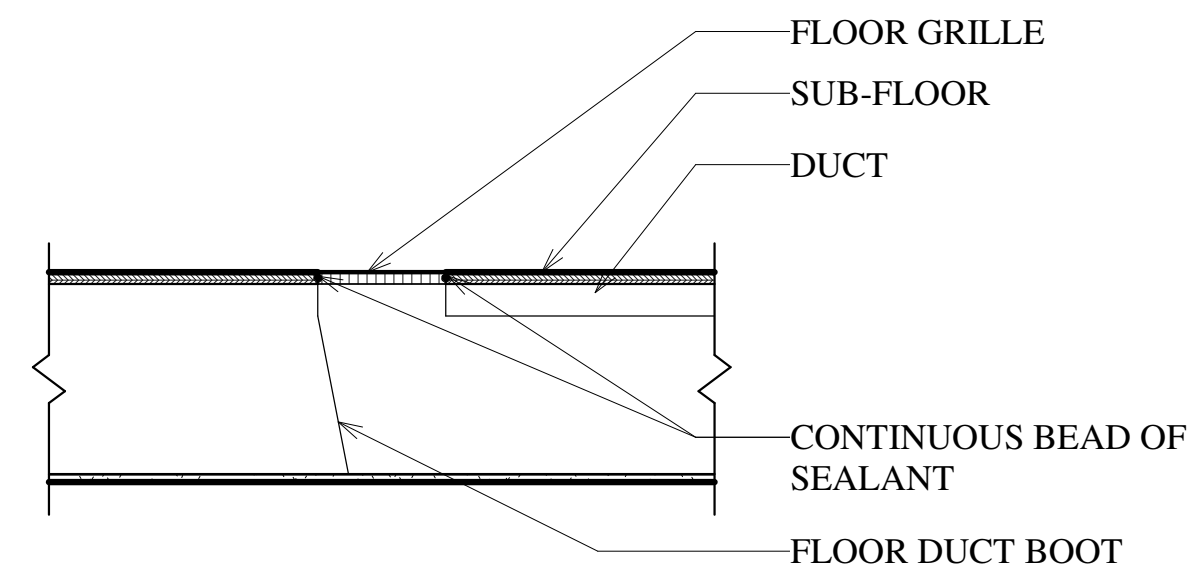
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RECESSED LIGHTING:

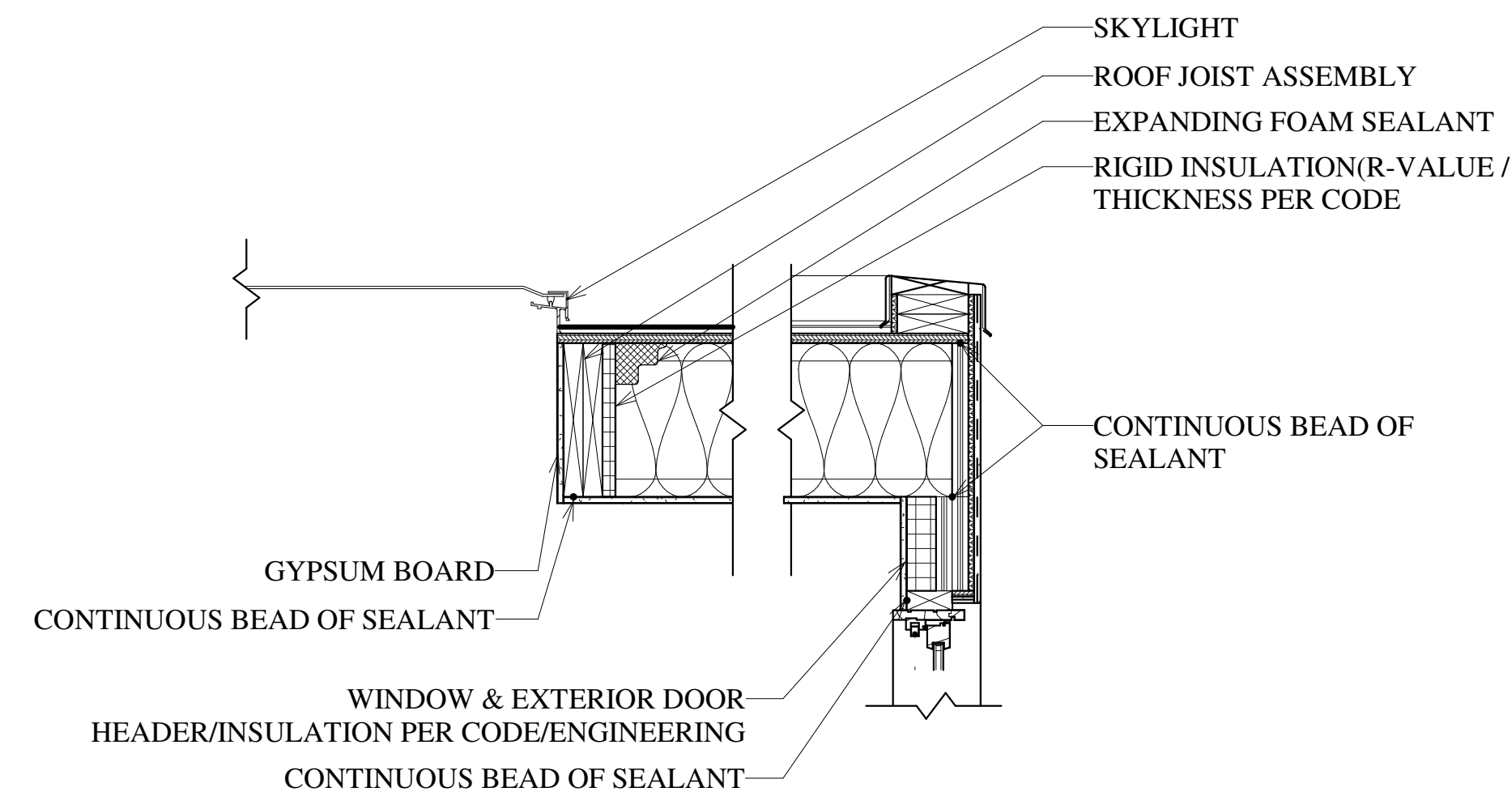
Recessed lighting fixtures installed in the building thermal envelope shall be sealed to the drywall.

Luminaires to be IC-rated w/ an air leakage rate not more than 2.0 cfm per IRC R402.4.5.



HVAC REGISTER BOOTS:

HVAC register boots that penetrate building envelope shall be sealed to the sub-floor or drywall.



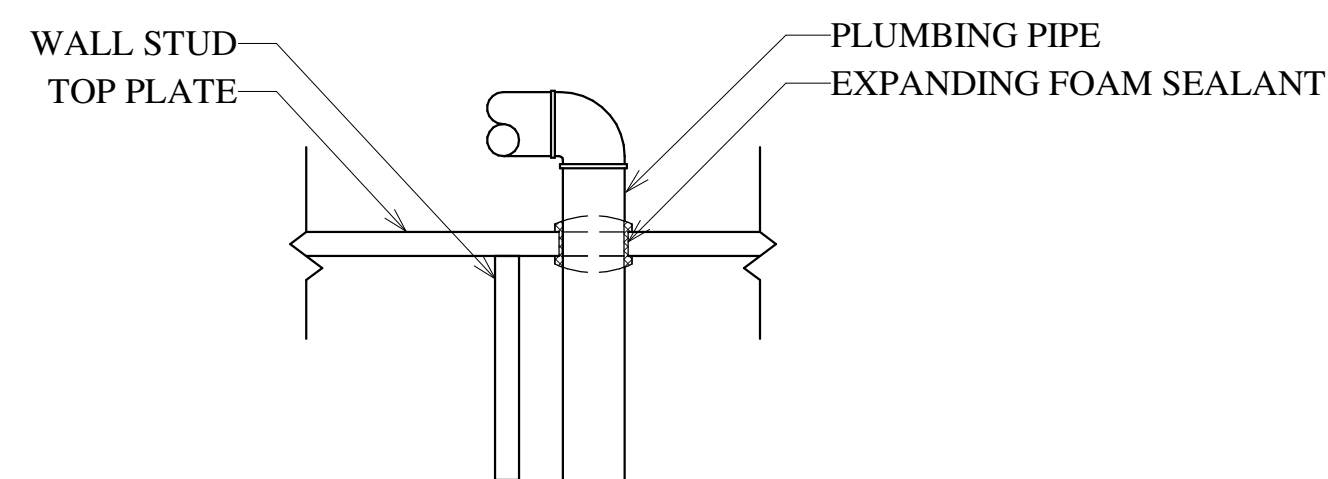
SKYLIGHTS, WINDOWS, & DOORS:

The air space between window/door jambs and framing and skylights and framing shall be sealed.

GENERAL
REQUIREMENTS:

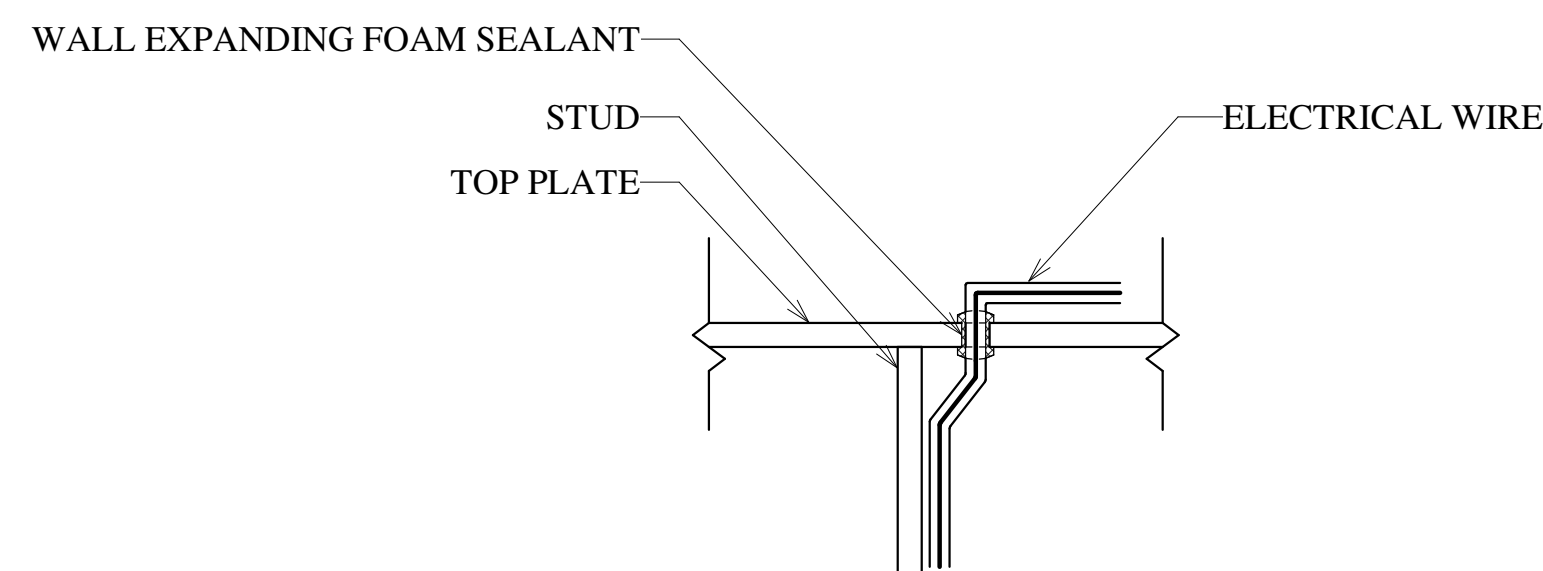
A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.

Air permeable insulation shall not be used as a sealing material.



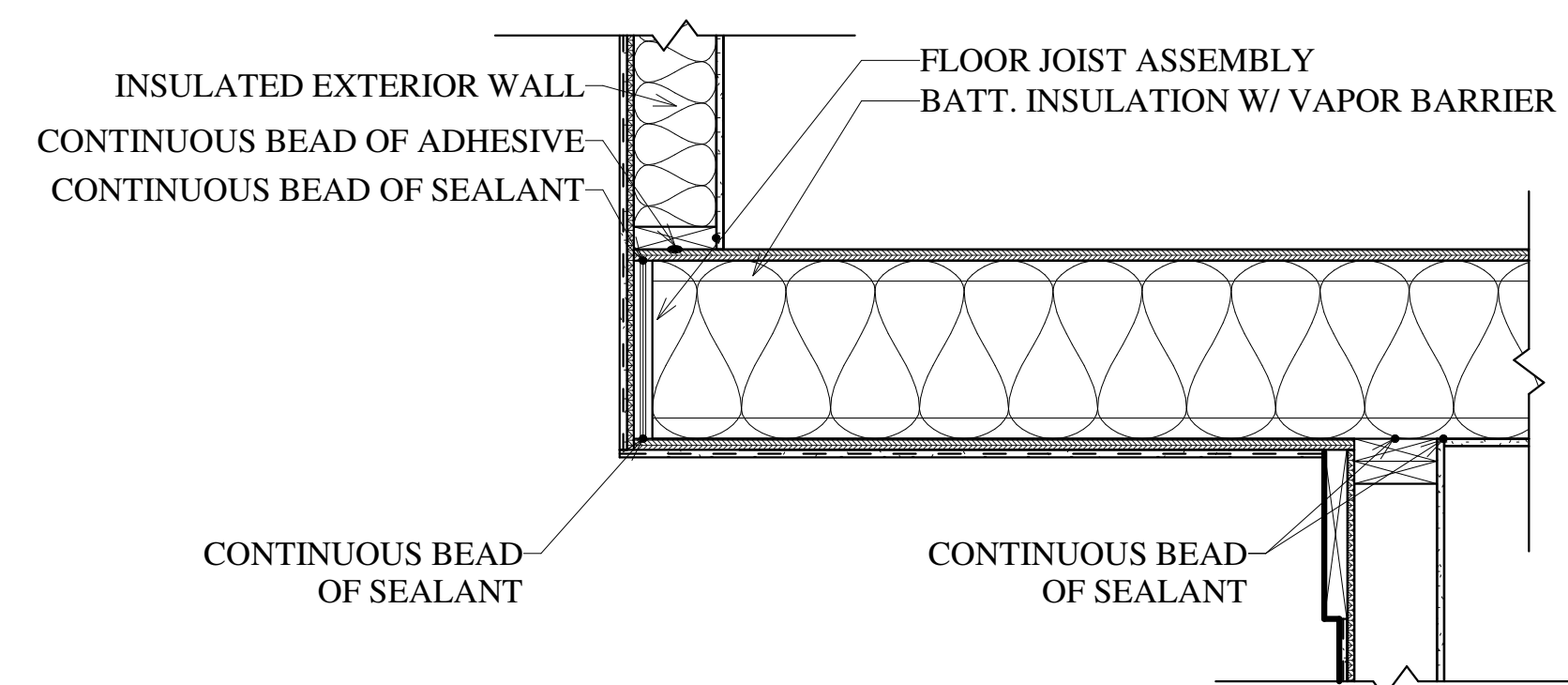
PLUMBING AND WIRING:

Insulation that on installation readily conforms to available space shall extend behind piping and wiring.



PLUMBING AND WIRING:

Insulation that on installation readily conforms to available space shall extend behind piping and wiring.



OVERHANG:

SHOWER/TUB @ EXTERIOR WALL:

The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.

FIRE PLACE AND PLATFORM:

New non-wood burning fireplaces shall have tight fitting flue dampers or doors. The air barrier shall be applied at any exposed edge of insulation. The junction of the foundation and sill plate shall be sealed.

FLOORS: The air barrier shall be applied at any exposed edge of insulation. Cavity insulation shall be installed to maintain permanent contact w/ underside of subfloor decking.

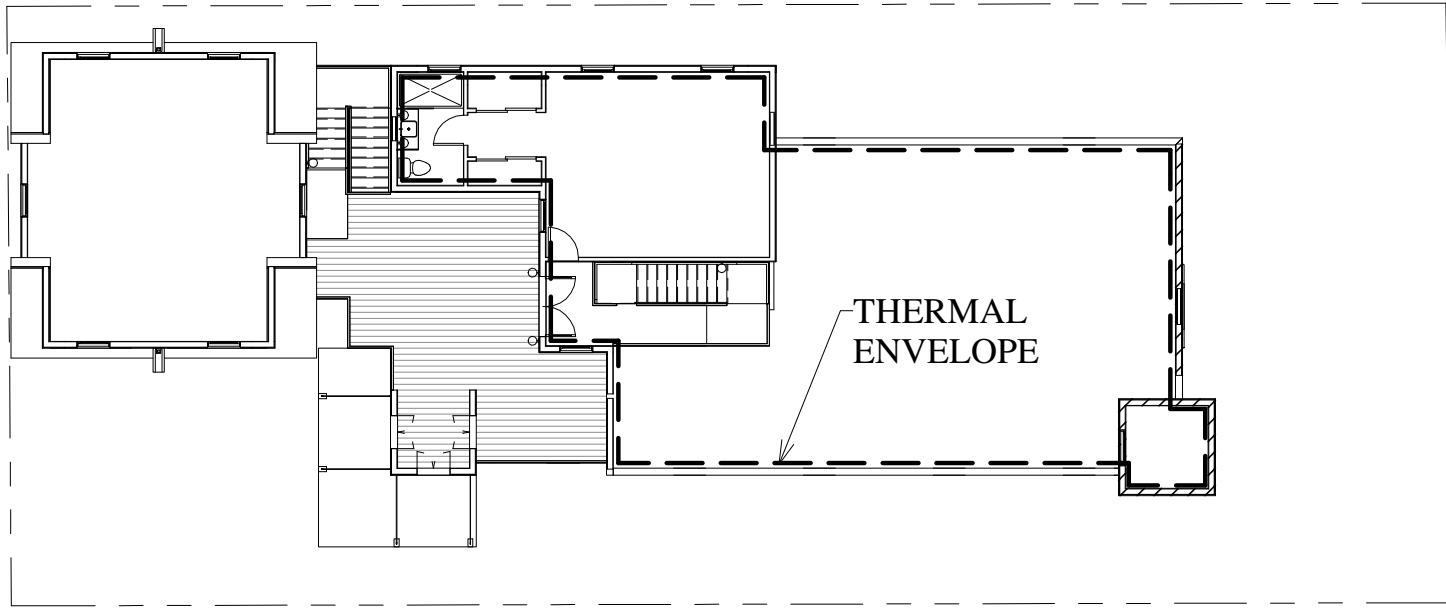
WALLS: The junction of the top plate and the top of exterior walls shall be sealed.

RIM JOISTS: Shall include the air barrier

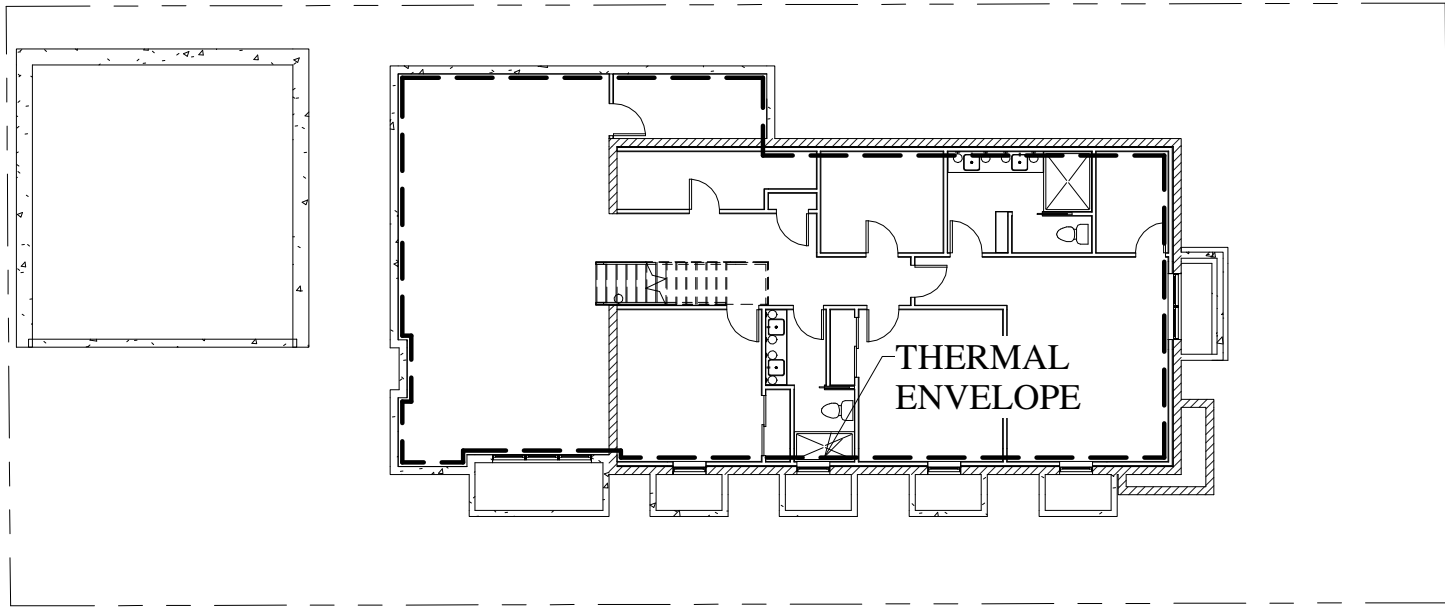
DECEMBER 15, 2020

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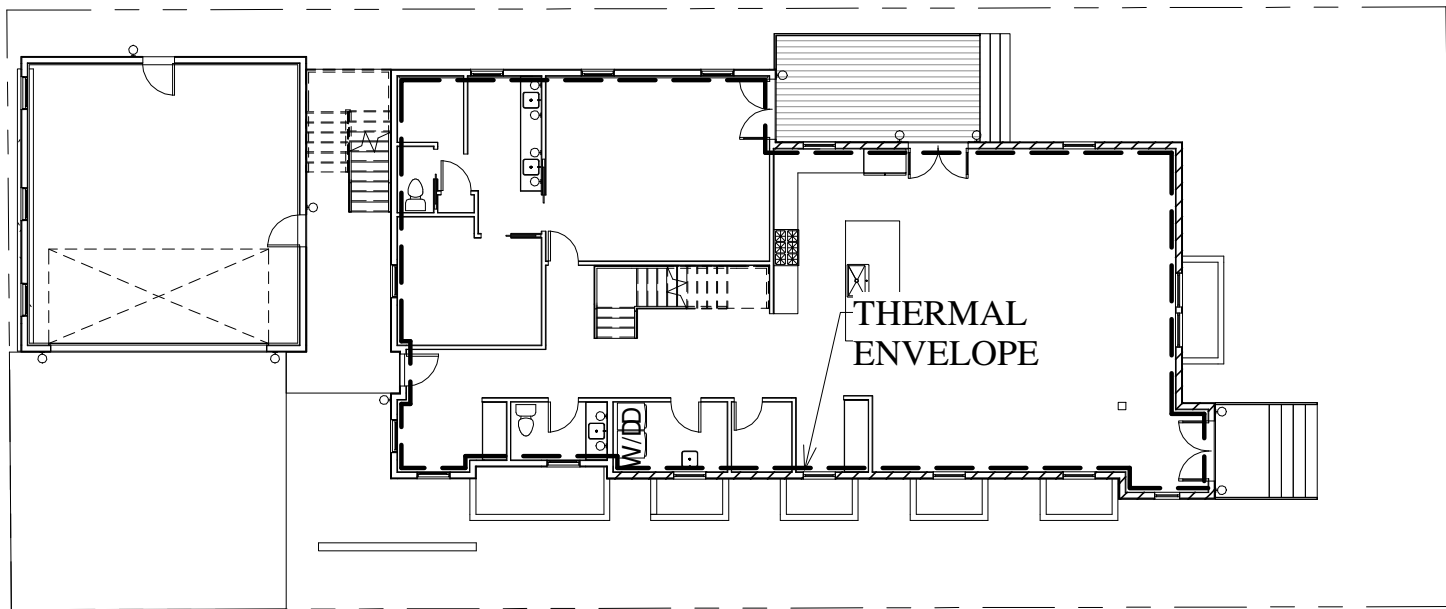
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IECC SECOND LVL



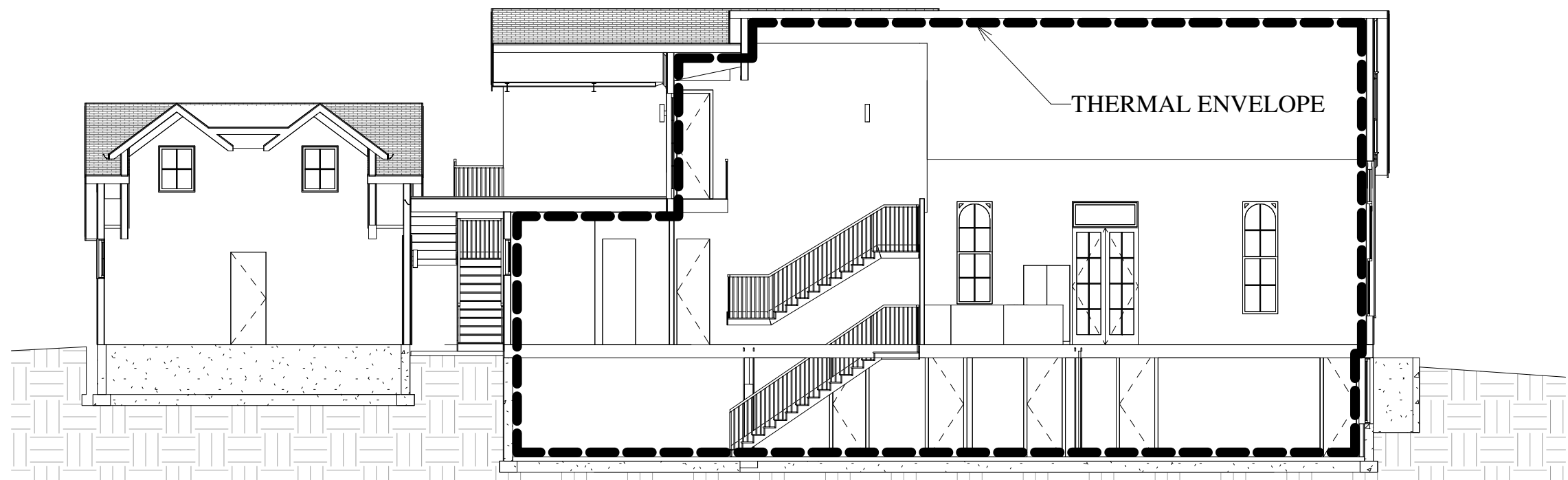
IECC LOWER LEVEL PLAN



IECC MAIN LEVEL PLAN



GYM STAIR IECC SECTION



IECC LONGITUDINAL SECTION

AIR LEAKAGE (IECC R402.4):

1. SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION
2. THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR, REF. R402.4.1.2
3. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN .3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN .5 CFM PER SQUARE FOOT, REF R402.4.3
4. ALL FIRE PLACE UNITS TO BE DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE.
5. ALL RECESSED LUMINAIRES SHALL BE IC-RATED W/ AN AIR LEAKGE RATE NOT MORE THAN 2 CFM, REF. R402.4.5

AIR BARRIER AND INSULATION INSTALLATION (IECC TABLE R02.4.1):

1. CAVITIES W/ CORNERS AND HEADERS OF FRAME WALLS TO BE COMPLETELY INSULATED W/ R-3 PER INCH MIN.
2. INSULATION TO BE INSTALLED W/ SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
3. AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
4. AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
5. EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
6. THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.

SYSTEMS (IECC R403):

1. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM, REF R403.1.
2. DUCTS LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE, REF R403.3:
 - A. SUPPLY/RETURN DUCTS IN ATTICS SHALL BE INSULATED TO R-8 MIN. WHERE 3" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3"
 - B. SUPPLY/RETURN DUCTS ELSEWHERE TO BE INSULATED TO R-6 MIN. WHERE 3" IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3" IN DIAMETER
3. DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED, REF R403.3.2
4. DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAGAGE PER R403.3.3 AND COMPLY W/ R403.3.4

SYSTEMS (IECC R403):

5. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
6. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105° F SHALL BE INSULATED TO A MIN. OF R-3
7. PIPING EXPOSED TO EXTERIOR ELEMENTS TO BE SHEILDDED.
8. HOT WATER PIPES TO BE INSULATED TO R-3 MIN. PER R403.5.3
9. MECHANICAL VENTILATION OUTDOOR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
10. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY SHALL MEET THE REQUIREMENTS OF TABLE R403.6.1.
11. ALL MECHANICAL WORK TO BE BIDDER DESIGNED AND SHALL COMPLY W/ ALL APPLICABLE CODE AND ORDINANCES.

ELECTRICAL POWER AND LIGHTING SYSTEMS (IECC R404.1):

NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS (EXCLUDING LOW-VOLTAGE LIGHTING).

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DEVELOPMENT

DECEMBER 15, 2020

REVISION:

A7.1