



CITY OF BOULDER BOARD OF ZONING ADJUSTMENT MEETING AGENDA

DATE: Tuesday, December 9, 2025

TIME: 4 p.m.

PLACE: Virtual Meeting

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE GIVEN BY THE CITY OF BOULDER, BOARD OF ZONING ADJUSTMENT, AT THE TIME AND PLACE SPECIFIED ABOVE. ALL PERSONS, IN FAVOR OF OR OPPOSED TO OR IN ANY MANNER INTERESTED IN ANY OF THE FOLLOWING VARIANCES FROM THE LAND USE REGULATIONS, TITLE 9, BOULDER REVISED CODE 1981; MAY ATTEND SUCH HEARING AND BE HEARD IF THEY SO DESIRE. (APPLICANT OR REPRESENTATIVE MUST APPEAR AT THE MEETING.)

1. CALL TO ORDER

A. Swearing in of BOZA member Jill Lester

B. Board Chair and Vice Chair Nominations



Scan to
View Case

2. BOARD HEARINGS

Docket No.: BOZ2025-00012

Address: 4380 Butler Circle

Owner: Amanda Schiewe

Representative: Chad Kipfer, Caddis Collaborative

Setback Variance: As part of an addition to the single-family home, including expanding the existing single-car garage, the applicant is requesting a variance to the combined side/west yard setback standard for a principal structure in the RL-1 zoning district. The resulting side/west setback from the garage addition will be approximately 5.3 feet (at the closest point from the west property line) where 9 feet is required and approximately 12.7 feet (at the closest point of the home from the west property line) exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

3. GENERAL DISCUSSION

A. Approval of Minutes: The 08/12/25 BOZA Meeting Minutes are scheduled for approval.

B. Matters from the Board: Discussion of Letter to Council

C. Matters from the City Attorney

D. Matters from Planning and Development Services:

4. ADJOURNMENT

For more information call Robbie Wyler (wyler@bouldercolorado.gov), Brian Holmes (holmesb@bouldercolorado.gov) or Thomas Remke (remket@bouldercolorado.gov). Board packets are available after 4 p.m. Friday prior to the meeting, online at www.bouldercolorado.gov.

*** SEE REVERSED SIDE FOR MEETING GUIDELINES ***

**CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
MEETING GUIDELINES**

CALL TO ORDER

The board must have a quorum (three members present) before the meeting can be called to order.

AGENDA

The board may rearrange the order of the agenda or delete items for good cause. The board may not add items requiring public notice.

ACTION ITEMS

An action item requires a motion and a vote. The general format for hearing of an action item is as follows:

1. Presentations

- Staff presentation.*
- Applicant presentation.*Any exhibits introduced into the record at this time must be provided in quantities of seven to the Board Secretary for distribution to the board and admission into the record.
- Board questioning of staff or applicant for information only.

2. Public Hearing

Each speaker will be allowed an oral presentation.*

- Speakers should introduce themselves, giving name and address. If officially representing a group, homeowners' association, etc., please state that for the record as well.
- Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents, and summarize comments wherever possible. Long documents may be submitted and will become a part of the official record. When possible, these documents should be submitted in advance so staff and the board can review them before the meeting.
- Speakers should address the Land Use Regulation criteria and, if possible, reference the rules that the board uses to decide a case.
- Any exhibits introduced into the record at the hearing must be provided in quantities of seven to the Board Secretary for distribution to the board and admission into the record.
- Citizens can send a letter to Planning and Development Services staff at 1739 Broadway, Boulder, CO 80302, two weeks before the board meeting, to be included in the Board packet. Correspondence received after this time will be distributed at the board meeting.

3. Board Action

- Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
- Board discussion. This is undertaken entirely by members of the board. The applicant, members of the public or city staff participate only if called upon by the Chairperson.
- Board action (the vote). An affirmative vote of at least three members of the board is required to pass a motion approving any action. If the vote taken results in a tie, a vote of two to two, two to one, or one to two, the applicant shall be automatically allowed a rehearing. A tie vote on any subsequent motion to approve or deny shall result in defeat of the motion and denial of the application.

MATTERS FROM THE BOARD, CITY STAFF, AND CITY ATTORNEY

Any board member, Planning and Development Services staff, or the City Attorney may introduce before the board matters, which are not included in the formal agenda.

VIRTUAL MEETINGS

For Virtual Meeting Guidelines, refer to <https://bouldercolorado.gov/boards-commissions/board-of-zoning-adjustments-boza-agenda> page for the approved Board of Zoning Adjustment Rules for Virtual Meetings.

*The Chairperson, subject to the board approval, may place a reasonable time limitation on presentations.

City of Boulder Vicinity Map



Location: 4380 Butler Circle

Review Type: Setback Variance

Review Number: BOZ2025-00012

Zoning: Residential - Low 1 (RL-1)

Applicant: Amanda Schiewe, Chad Kipfer, Caddis Collaborative



Scan to
View Case



0 125 250 500 Feet

The City of Boulder has provided the data as a public service and offers no guarantees or warranties, expressed or implied, as to the accuracy and/or completeness of the information contained herein. The City of Boulder makes no warranties about the datasets and disclaims liability for all uses of the datasets, to the fullest extent permitted by applicable law.



Board of Zoning and Adjustment (BOZA) Variance Application Form

Application Information

Variance Request Types

General Data

Street Address or General Location of Property

Legal Description Lot _____

Legal Description Block _____

Legal Description Subdivision _____

Lot Size _____

Existing Use of Property _____

Area, Coverage and Height Table

| AREA | EXISTING | PROPOSED |
|-------------------------------|----------|----------|
| Total gross floor area | | |
| Total gross building coverage | | |
| Building height | | |



Detailed Description of Proposal

Owner Contact Information

Owner Name _____

Owner Address _____

Owner Phone _____

Owner Email Address _____



Applicant Information (if other than Owner)

Applicant Name

Applicant Address

Applicant Phone

Applicant Email Address

Relationship to Project

Attestation

I have read the requirements for submitting this application and understand that board decisions are final and if a request is denied I may not resubmit the same request for a variance for one year without substantial revisions.

Date Submitted

From: [Chad Kipfer](#)
To: [Wyler, Robbie](#)
Subject: Fwd: BOZ2025-00012_4380 Butler Setback Variance_Public Notice Yard Sign & Need for Owner Consent
Date: Saturday, November 22, 2025 7:49:17 AM

External Sender Notice This email was sent by an external sender.

Hi Robbie, here is the owner approval of this application.

CHAD KIPFER - SENIOR ARCHITECT

caddis collaborative

----- Forwarded message -----

From: **Amanda Schiewe** <amandaschiewe@yahoo.com>
Date: Fri, Nov 21, 2025 at 5:12 PM
Subject: Re: BOZ2025-00012_4380 Butler Setback Variance_Public Notice Yard Sign & Need for Owner Consent
To: Chad Kipfer <chad@caddispc.com>
CC: Chris and Michelle HOFFER <hoffercm@msn.com>, Bryan Bowen <bryan@caddispc.com>

Hello,

I am the property owner at 4380 Butler Circle. This email serves as my written consent to bring the variance request forward to BOZA.

Thank you!
Amanda Schiewe

> On Nov 21, 2025, at 9:20 AM, Chad Kipfer <chad@caddispc.com> wrote:



SIGN POSTING REQUIREMENTS APPLICANT'S ACKNOWLEDGMENT FORM

Required for Certain Land Use Review, Administrative Review, Technical Document Review,
and Board of Zoning Adjustment Applications

CITY CODE REQUIREMENTS FOR SIGN POSTING OF LAND USE REVIEW APPLICATIONS (SECTION 9-4-3, "PUBLIC NOTICE REQUIREMENTS", B.R.C. 1981):

- (1) Posting: After receiving such application, the manager will cause the property for which the application is filed to be posted with a notice indicating that a development review application has been made, the type of review requested, and that interested persons may obtain more detailed information from the planning department. The notice shall meet the following standards:
 - (A) The notice shall be placed on weatherproof signs that have been provided by the City and placed on the property that is the subject of the application.
 - (B) All such notice shall be posted no later than ten days after the date the application is filed to ensure that notice is posted early in the development review process.
 - (C) The signs shall be placed along each abutting street, perpendicular to the direction of travel, in a manner that makes them clearly visible to neighboring residents and passers-by. At least one sign shall be posted on each street frontage.
 - (D) The signs shall remain in place during the period leading up to a decision by the approving authority, but not less than ten days.
 - (E) On or before the date that the approving authority is scheduled to make a decision on the application the city manager will require the applicant to certify in writing that required notice was posted according to the requirements of this section.
- (2) Posted notice of the property shall be a minimum of 10 days from receipt of application and prior to final action or any hearing.

I, _____, am filing a Land Use Review, Administrative Review, BOZA,
(PRINT NAME OF APPLICANT OR CONTACT PERSON)
or Technical Document Review application [on behalf of] _____
(PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT)
for the property located at _____. I have read
(PRINT PROPERTY ADDRESS OR LOCATION)
the city's sign posting requirements above and acknowledge and agree to the following:

1. I understand that I must use the sign(s) that the city will provide to me at the time that I file my application. The sign(s) will include information about my application and property location to provide required public notice.
2. I am responsible for ensuring that the sign(s) is posted on the property described above in such a way that meets the requirements of Section 9-4-3, B.R.C. 1981 (listed above), including visibility of the sign(s) and time and duration of the sign(s) posting, and including reposting any signs that are removed, damaged, or otherwise displaced from the site. As necessary, I shall obtain a replacement sign(s) from the city for reposting.
3. I understand that certain future changes to my application, including but not limited to, changes to the project description or adding a review type, may require that I post a new sign(s). The city will notify me if such a reposting is required and provide me with a necessary replacement sign(s).
4. I understand that failing to provide the public notice by sign posting required by the city's land use regulation may result in a delay in the city's issuing a decision or a legal challenge of any issued decision.

SIGNATURE

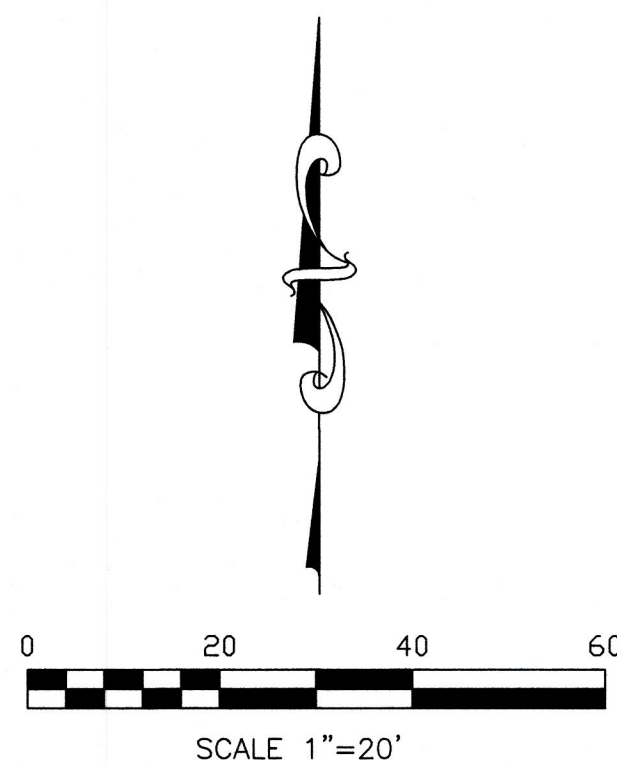
DATE

Please keep a copy of this signed form for your reference. If you have any questions about the sign posting requirements or to obtain a replacement sign, please call 303-441-1880.

LEGAL DESCRIPTION:
PER STEWART TITLE GUARANTY COMPANY
COMMITMENT NUMBER: 1824918

LOT 5,
BLOCK 19,
TABLE MESA SECOND ADDITION,
COUNTY OF BOULDER,
STATE OF COLORADO.

IMPROVEMENT SURVEY PLAT
4380 BUTLER CIRCLE
LOT 5, BLOCK 19, TABLE MESA SECOND ADDITION,
PART OF THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO.
SHEET 1 OF 1

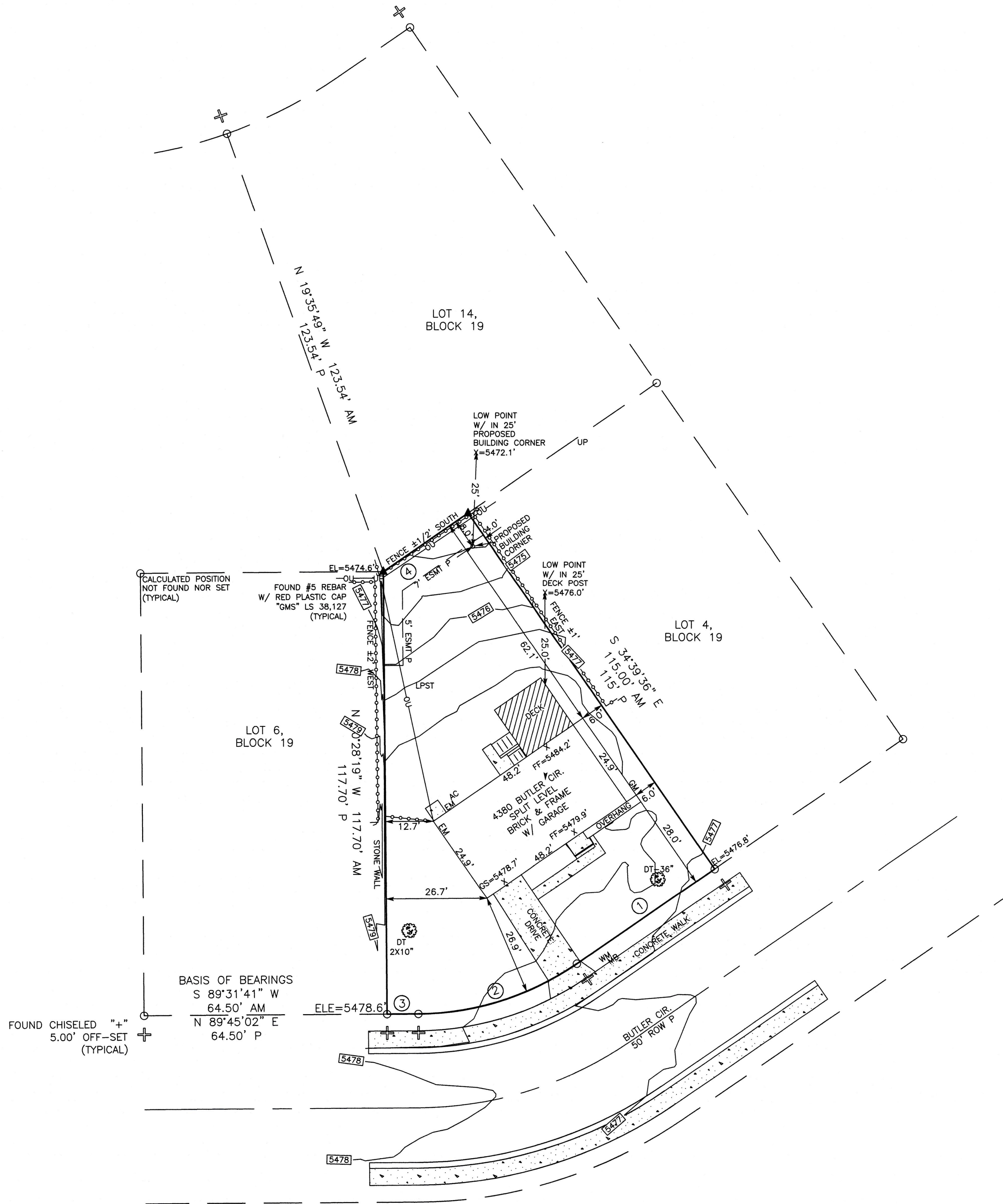


LINE AND CURVE TABLE:

- 1) S 55°20'24" W 44.46' AM
S 55°33'45" W 44.46' P
R=75.00' AL=44.75' AM
R=75' AL=44.75' P
- 2) CH=S 72°26'02" W 44.09' AM
R=75.00' AL=44.75' AM
R=75' AL=44.75' P
- 3) S 89°31'41" W 8.33' AM
N 89°45'02" E 8.33' P
- 4) N 55°20'24" E 27.36' AM
27.33' P

ABBREVIATIONS:

AM AS MEASURED
P PLAT TABLE MESA SECOND ADDITION
DT DESCIDOUS TREE
EM ELECTRIC METER
GM GAS METER
WM WATER METER
LPST LAUNDRY POST
UP UTILITY POLE
OU OVERHEAD UTILITY
AC AIR CONDITIONER



NOTES:

- 1) STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 1824918, WAS ENTIRELY RELIED UPON FOR INFORMATION REGARDING LEGAL DESCRIPTION AND ENCUMBRANCES DURING THE PREPARATION OF THIS SURVEY.
- 2) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT OR EVIDENCE OF NEGLIGENCE IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT OR EVIDENCE OF NEGLIGENCE IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3) THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF STEWART TITLE GUARANTY COMPANY AND SEAN BENNETT, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON NOR ADDITIONAL PARTY WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR OF RECORD ADDING SAID ADDITIONAL PARTY.
- 4) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 5) BASIS OF BEARINGS: GPS DERIVED BASED ON COLORADO STATE PLANE NORTH ZONE (501), NAD 83, GEIOD 12A, BEING SOUTH 89°31'41" WEST ALONG THE SOUTH LINE OF LOT 6, BLOCK 19, TABLE MESA SECOND ADDITION, BETWEEN THE FOUND 5' CHISELED OFF-SET "+\"

SURVEYOR'S STATEMENT:

I, SAMUEL A. KNIGHT, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF GREEN MOUNTAIN SURVEYING, TO STEWART TITLE GUARANTY COMPANY AND SEAN BENNETT, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME ON MAY 27, 2025; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".


SAMUEL A. KNIGHT
CO PLS #38,127
GREEN MOUNTAIN SURVEYING
1195 EDINBORO DR.
BOULDER CO, 80305
303-601-8588

4380 BUTLER CIR.
5/27/2025
COPYRIGHT GREEN MOUNTAIN SURVEYING 2025



Memorandum

Date: 10/29/2025
To: City of Boulder
From: Chad Kipfer
Regarding: VARIANCE REQUEST TO SIDE SETBACK
Ref. PERMIT APPLICATION for **BLD-SFD2025-00419**, 4380 BUTLER CIR

Dear BOZA Board Members and City Staff:

Please find enclosed the required information to approve a variance request to the min. total side setback requirement at 4380 Butler Cir. We are proposing to add a 2nd one car garage to an existing one car garage. The lot at 4380 Butler is pie shaped and narrows considerably within the lot once outside of the front setback. We are requesting a 5.35 foot setback to the required 9 foot side setback needed on the west side of the lot for the 15 foot min. total setback. The front of the proposed garage will be about 16 feet from the western side setback, but a small portion of the garage needs a variance as it gets to 5.35 feet at one point.

Please see Applicant responses to the code requirements to approve this variance. Responses are below each code statement, shown below in bold.

9-2-3. - Variances and Interpretations

(h)

Criteria for Variances: The BOZA may grant a variance only if it finds that the application satisfies all of the applicable requirements of Paragraph (h)(1), (h)(2), (h)(3) or (h)(4) of this section and the requirements of paragraph (h)(5) of this section.

(1)

Physical Conditions or Disability:

(A)

There are:

(i) Unusual physical circumstances or conditions, including, without limitation, irregularity, narrowness or shallowness of the lot or exceptional topographical or other physical conditions peculiar to the affected property; or

APPLICANT: 4380 Butler circle is an irregular pie shaped lot that narrows considerably from front to back of the lot.

(ii) There is a physical disability affecting the owners of the property or any member of the family of an owner who resides on the property which impairs the ability of the disabled person to utilize or access the property; and

APPLICANT: The Owner does not have a physical disability that affects access to the property.

(B) The unusual circumstances or conditions do not exist throughout the neighborhood or zoning district in which the property is located; and

APPLICANT: 4380 Butler circle is an irregular pie shaped lot that narrows considerably from front to back of the lot. Most of the lots in this zoning district are rectangular in shape.

(C) Because of such physical circumstances or conditions the property cannot reasonably be developed in conformity with the provisions of this chapter; and

APPLICANT: The side setback requirements are mostly met and exceeded for most of the proposed garage. Due to the narrow pie shape of the lot a small portion of the garage doesn't meet the min. total setback requirement.

(D) Any unnecessary hardship has not been created by the applicant.

APPLICANT: The proposed garage is a small typical one car garage that cannot be provided without this variance due to the narrow pie shape of the lot.

(5)

Requirements for All Variance Approvals:

(A) Would not alter the essential character of the neighborhood or district in which the lot is located;

APPLICANT: The proposed garage is in keeping with the min. 5-foot setback requirement of the district. The front of the garage exceeds the min. and total side setback.

(B) Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property;

APPLICANT: The proposed garage is in keeping with the min. 5-foot setback requirement of the district and does not impair use, enjoyment or development of the adjacent property. There are no access points or uses that are altered on the adjacent property.

(C) Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of this title; and

APPLICANT: The proposed garage is a minimum sized one car garage and the request is the minimum variance for the proposed garage to function.

(D) Would not conflict with the provisions of Section [9-9-17](#), "Solar Access," B.R.C. 1981.

APPLICANT: A Solar Access map is included in the permit set of drawings for this property. The garage conforms to the requirements of this section.

Thank you for your consideration of this request. Please let me know if you have any additional questions to approve this variance.

Signed,

Chad Kipfer

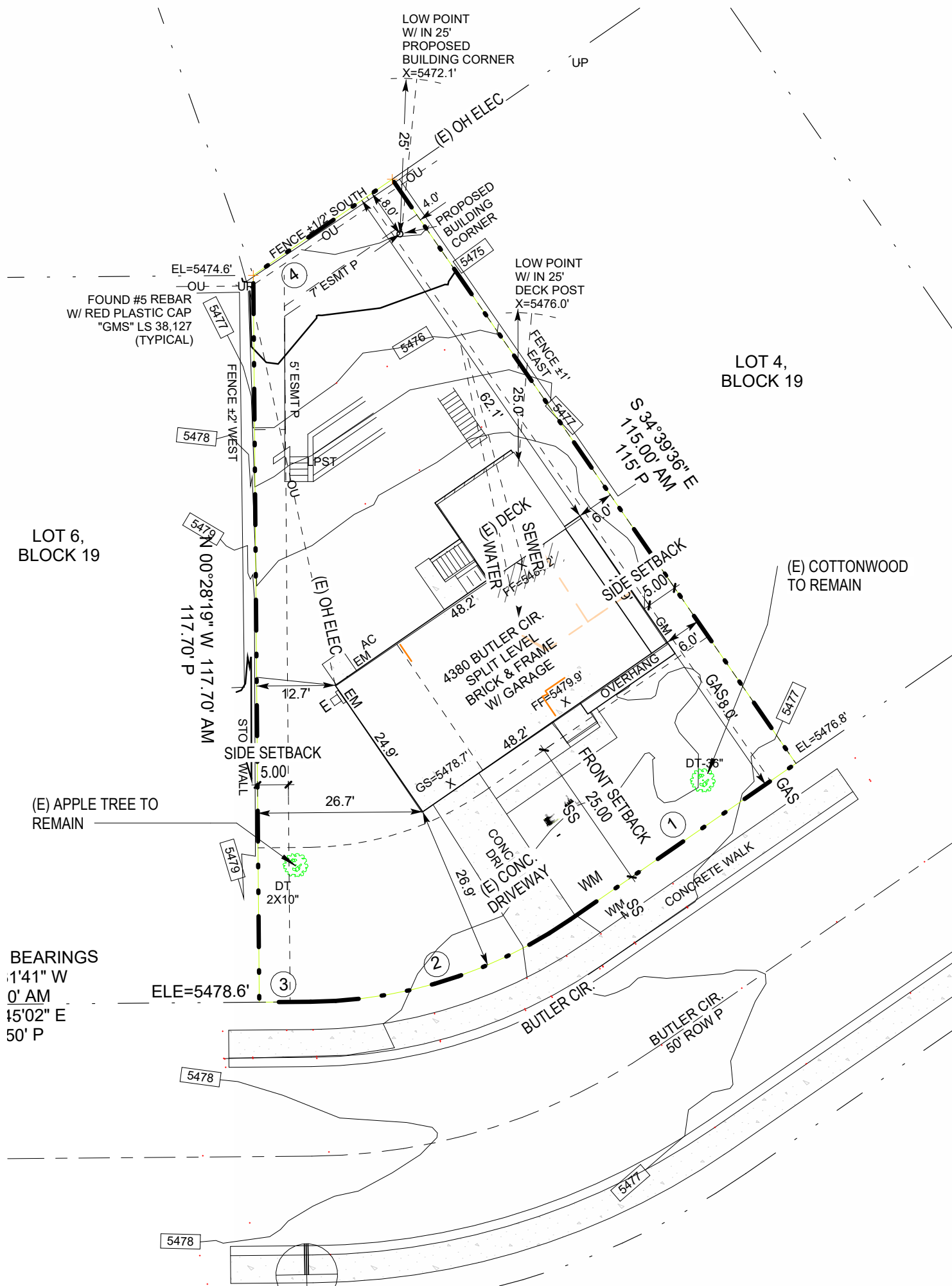
SCHIEWE

4380 BUTLER CIRCLE
BOULDER, CO 80305

PERMIT SET
MAY 5, 2025



1 FRONT RENDERING



2 ZONING CONSTRAINTS MAP - ADDITION
1" = 20'-0"

SCOPE OF WORK

NEW RESIDENTIAL ADDITION TO EXISTING HOUSE AND SITE WORK
NEW ATTACHED UNHEATED GARAGE AND DRIVEWAY

REFERENCE REPORTS

GEOTECH REPORT - DATED JUNE 19, 2025, PROJECT # 25-1118 BY SUBSTRATA LLC.

ASBESTOS SURVEY AND BULK SAMPLING REPORT - DATED JULY 14, 2025 BY
BOULDER ENVIRONMENTAL INC.

PROPERTY INFORMATION

LOT AREA: 7,252 SQ. FT. 0.160 ACRES
LEGAL DESCRIPTION: LOT 5, BLOCK 19 TABLE MESA 2
PARCEL #
FLOODPLAIN: NO

EXISTING FLOOR AREA
GARAGE LOWER LEVEL & ENTRY 1,192 SQFT
FIRST FLOOR 903 SQFT
*ACCESSORY STRUCTURE PER SEP PERMIT 500 SQFT
TOTAL 2,595 SQFT

PROPOSED FLOOR AREA
ENTRY LANDING LEVEL 21 SQFT
2ND FLOOR 453 SQFT
1 CAR GARAGE 218 SQFT
TOTAL PROPOSED 692 SQFT

TOTAL FLOOR AREA WITH PROPOSED *3,287 SQFT (3,550 MAX ALLOWED)

EXISTING BUILDING COVERAGE
EXISTING LOT COVERAGE 1,192 SQFT
*ACCESSORY STRUCTURE PER SEP PERMIT 500 SQFT
PROPOSED LOT COVERAGE 218 SQFT (NEW ONE CAR GARAGE)
TOTAL PROPOSED LOT COVERAGE 1,910 SQFT (2,550 MAX ALLOWED)

*ACCESSORY STRUCTURE PER SEPARATE PERMIT PREVIOUSLY SUBMITTED FOR THIS
PROPERTY. FLOOR AREA AND LOT COVERAGE OF THIS ANTICIPATED STRUCTURE
INCLUDED IN THIS TABLE FOR REFERENCE.

BUILDING CODE

2024 INTERNATIONAL RESIDENTIAL CODE (IRC)
2024 INTERNATIONAL FIRE CODE (IFC)
2024 INTERNATIONAL MECHANICAL CODE (IMC)
2024 INTERNATIONAL PLUMBING CODE (IPC)
2024 INTERNATIONAL FUEL GAS CODE (IFGC)
2023 NATIONAL ELECTRICAL CODE (NEC)
2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2024 CITY OF BOULDER ENERGY CONSERVATION CODE

BUILDING INFORMATION

OCCUPANCY CLASSIFICATION: SINGLE FAMILY DETACHED DWELLING
CONSTRUCTION TYPE: TYPE VB
FIRE SPRINKLER: NOT REQUIRED BY R309.2 EXCEPTION

ENERGY CONSERVATION CODE COMPLIANCE

RESIDENTIAL ADDITION UNDER 1,000 SF - PRESCRIPTIVE REQUIREMENTS

ENERGY COMPLIANCE PATH: PRESCRIPTIVE
CEILING/ROOF: R-49 CLOSED CELL FOAM OVER 100%
CEILING / TOP PLATE, NON-VENTED
R20 CAVITY +R6 C1 (ZIP R SYSTEM)
0.27
0.40
DUCTLESS ELECTRIC HEAT PUMP WITH
WALL MOUNTED AIR CASSETTE.
EXPAND EXISTING SYSTEM TO ADDITION
R-3 PIPE INSULATION ON NEW LINES.
ERV
ENERGY RECOVERY VENTILATION
SYSTEM FOR FRESH AIR INTAKE &
VENTILATION
BEDROOM TO HAVE DIMMER SWITCHES
SWITCH WITH AUTO SHUT-OFF OPTION

EXISTING WATER HEATER
MECHANICAL VENTILATION
ERV
INTERIOR LIGHTING
EXTERIOR LIGHTING

SHEET LIST ADDITION PERMIT

| Sheet Number | Sheet Name |
|--------------|------------|
|--------------|------------|

Addition Permit

00 GENERAL

| | |
|------|---|
| A000 | COVER SHEET |
| A001 | GENERAL NOTES, SYMBOLS, & ABBREVIATIONS |

04 ARCHITECTURE

| | |
|------|----------------------------------|
| A100 | ARCHITECTURAL SITE PLAN |
| A101 | Existing Lower Level Plan |
| A103 | Existing - LEVEL 1 PLAN |
| A104 | Proposed - LEVEL 1 PLAN |
| A105 | Proposed - LEVEL 2 PLAN |
| A106 | Proposed - ELECTRIC LEVEL 1 PLAN |
| A107 | Proposed - ELECTRIC LEVEL 2 PLAN |
| A201 | Existing Elevations |
| A202 | Proposed Elevations |
| A203 | Proposed Elevations |
| A301 | Building Sections |
| A302 | Building Sections |
| A303 | INTERIOR ELEVATIONS |
| A401 | WOOD FRAME ASSEMBLIES |
| A402 | ZIP R SYSTEM SEQUENCING |

05 STRUCTURAL

| | |
|-------|------------|
| S1.0 | STRUCTURAL |
| S1.1 | STRUCTURAL |
| S1.2A | STRUCTURAL |
| S1.2B | STRUCTURAL |
| S1.3A | STRUCTURAL |
| S1.3B | STRUCTURAL |
| S2.0 | STRUCTURAL |
| S3.0 | STRUCTURAL |
| S4.0 | STRUCTURAL |
| S5.0 | STRUCTURAL |
| S6.0 | STRUCTURAL |
| S7.0 | STRUCTURAL |

LANDUSE:

ZONING INFORMATION

| ZONING | RL1 |
|--------------------|---|
| PRIMARY SETBACKS | |
| FRONT | 25' |
| SIDE INTERIOR | 5' MIN 15' TOT |
| SIDE STREET | 12.5' |
| REAR | 25' |
| MAX. HT | 35' LOW POINT 5476.0' + 35' HEIGHT LIMIT = 5511.0' MX. BLD. HT. |
| ACCESSORY SETBACKS | |
| FRONT | 55' |
| SIDE | 3' |
| REAR | 3' |
| MAX. HT | 20' LOW POINT 5472.1' + 20' HEIGHT LIMIT = 5492.1' MX. BLD. HT. |
| MAX FAR | 3,550 SQFT : (7,251.655 X 0.2) + 2,100 = 3,550.331 SF |
| MAX BLDG COVERAGE | 2,500 SQFT : (7,251.655 X 0.2) + 1,050 = 2,500.331 SF |
| SOLAR AREA I | 12' FENCE |
| BULK PLANE | 20' |



SCHIEWE

4380 BUTLER CIRCLE
BOULDER, CO 80305

PROJECT CONTACTS

OWNER
Amanda Schiewe
4380 Butler Cir
Boulder, CO 80305
P: 847.264.0531
amandaschiewe@yahoo.com

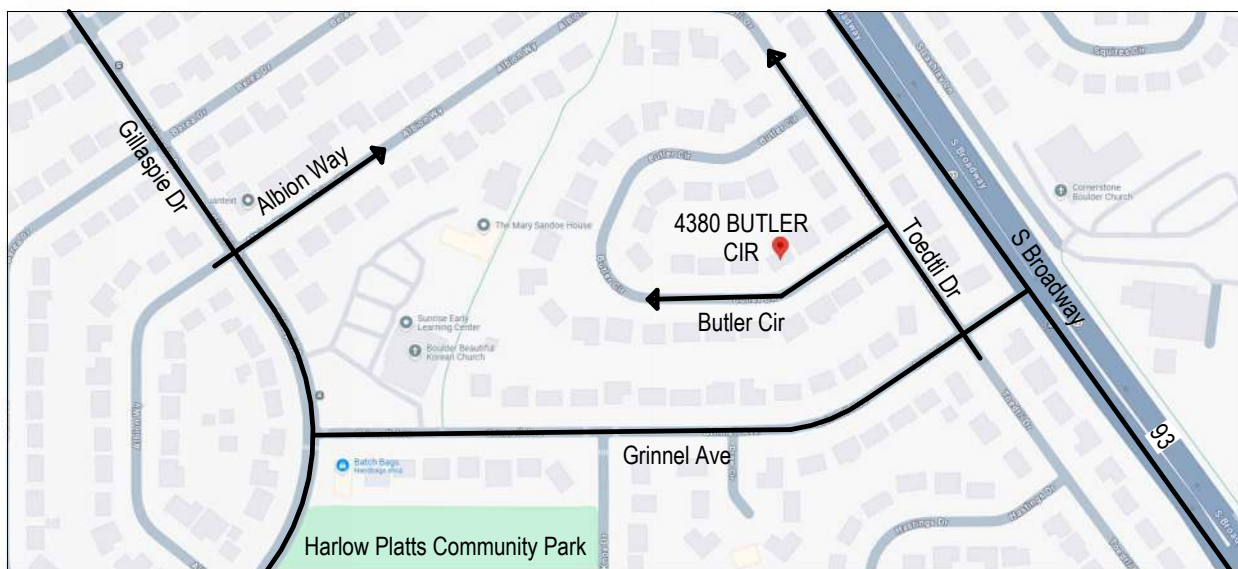
ARCHITECT
Caddis Collaborative
Bryan Bowen
1521 Easy Rider Lane #102
Boulder, CO 80304
P: 303.443.3629
bryan@caddispc.com

STRUCTURAL ENGINEER
GFE Structural
Contact: Jesse Sholinsky
PO Box 20708
Boulder, CO 80308
P: (303) 554-9591 ext. 1
jesse@GFEstructural.com

BUILDER
Hoffer Construction
Chris Hoffer
Street Address
City, State zip
P: 303.513.2801
hofferconstructionll.com

GEOTECHNICAL ENGINEER
Substrata llc
Contact: Alec Kaljian
3522 Draft Horse Court
Loveland, CO 80538
P: (970) 535-6144

VICINITY MAP (NTS)



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COVER SHEET

A000

| ABBREVIATIONS | | GENERAL LEGEND | | RESIDENTIAL GENERAL NOTES | |
|--|---|--|--|--|--|
| <div><div><div>@ - At</div><div><div><div></div><div></div></div></div><div>Center Line</div></div><div><div><div></div><div></div></div></div><div>Diameter</div></div> <div>\pm - Tolerance Dimension</div> <div>AC - Air Conditioning</div> <div>ACT - Acoustic Ceiling Tile</div> <div>ADA - The Americans with Disabilities Act</div> <div>ADDL - Additional</div> <div>ADJ - Adjustable</div> <div>AFF - Above Finished Floor</div> <div>ALT - Alternate</div> <div>APPROX - Approximately</div> <div>ARCH - Architect</div> <div>BD - Board</div> <div>BLDG - Building</div> <div>BM - Beam</div> <div>BO - Bottom Of</div> <div>BRG - Bearing</div> <div>BTVN - Between</div> <div>CAB - Cabinet/Cabinetry</div> <div>CER - Ceramic</div> <div>CJ - Construction/Control Joint</div> <div>CK - Cork</div> <div>CLG - Ceiling</div> <div>CLO - Closet</div> <div>CLR - Clear</div> <div>CMU - Concrete Masonry Unit</div> <div>COL - Column</div> <div>CONC - Concrete</div> <div>CONT - Continuous</div> <div>CPT - Carpet</div> <div>CORR - Corridor</div> <div>CSMT - Casement</div> <div>CSWK - Casework</div> <div>DBL - Double</div> <div>DEMO - Demolition</div> <div>DEPT - Department</div> <div>DF - Drinking Fountain</div> <div>DIA - Diameter</div> <div>DIM - Dimension</div> <div>DIV - Division</div> <div>DN - Down</div> <div>DS - Downspout</div> <div>DTL - Detail</div> <div>DWG - Drawing</div> <div>EA - Each</div> <div>EJ - Expansion Joint</div> <div>ELEC - Electrical</div> <div>ENGR - Engineer</div> <div>EQ - Equal</div> <div>EQUIP - Equipment</div> <div>(E) / EX / EXIST - Existing</div> <div>EXT - Exterior</div> <div>EXP - Expansion</div> <div>FD - Floor Drain/Area Drain</div> <div>FDN - Foundation</div> <div>FE - Fire Extinguisher</div> <div>FEC - Fire Extinguisher Cabinet</div> <div>FF - Finish Floor</div> <div>FIN - Finish</div> <div>FLR - Floor</div> <div>FT - Foot or Feet</div> <div>FTG - Footing</div> <div>FURN - Furniture</div> <div>FURR - Furring</div> <div>G - Gas</div> <div>GA - Gauge</div> <div>GALV - Galvanized</div> <div>GC - General Contractor</div> <div>GWB/GYP - Gypsum Wall Board</div> <div>HB - Hose Bibb</div> <div>HC - Hollow Core</div> <div>HT - Height</div> <div>HM - Hollow Metal</div> <div>HORIZ - Horizontal</div> <div>ID - Inside Diameter</div> <div>IN - Inch or Inches</div> <div>INT - Interior</div> <div>JAN - Janitor</div> <div>JST - Joist</div> <div>JT - Joint</div> <div>LAM - Laminate</div> <div>LAV - Lavatory</div> <div>LB - Pound</div> <div>LF - Linear Foot or Feet</div> <div>LIN - Linear</div> <div>LNTL - Lintel</div> <div>LTG - Lighting</div> <div>LTWT - Lightweight</div> <div>LVL - Laminated Veneer Lumber</div> <div>LVT - Luxury Vinyl Tile</div> <div>MAINT - Maintenance</div> <div>MATL - Material</div> <div>MAX - Maximum</div> <div>MDF - Medium Density Fiberboard</div> <div>MECH - Mechanical</div> <div>MED - Medium</div> <div>MEMB - Membrane</div> <div>MEZZ - Mezzanine</div> <div>MFR - Manufacturer</div> <div>MIN - Minimum</div> <div>MISC - Miscellaneous</div> <div>MTL - Metal</div> <div>(N) - New</div> <div>NA - Not Applicable</div> <div>NI, N / - Not Included</div> <div>NIC - Not In Contract</div> <div>NO - Number</div> <div>NOM - Nominal</div> <div>NTS - Not To Scale</div> <div>OC - On Center</div> <div>OD - Outside Diameter</div> <div>OFCL - Owner Furnished/Contractor Installed</div> <div>OFF - Office</div> <div>OH - Overhead</div> <div>OPNG - Opening</div> <div>OV - Over</div> <div>PERF - Perforated</div> <div>PLAM - Plastic Laminate</div> <div>PLBG - Plumbing</div> <div>PLYWD - Plywood</div> <div>PREFAB - Prefabricated</div> <div>PREFIN - Prefinished</div> <div>PT - Pressure Treated</div> <div>PTD - Painted</div> <div><div>QTY - Quantity</div><div>R - Riser (Stairs)</div><div>RCP - Reflected Ceiling Plan</div><div>RD - Roof Drain</div><div>REF - Reference</div><div>REFR - Refrigerator</div><div>REQD - Required</div><div>REV - Reverse</div><div>RM - Room</div><div>RO - Rough Opening</div><div>S - South</div><div>SC - Solid Core</div><div>SAFB - Sound Attenuation Fiber Blanket</div><div>SCHED - Schedule</div><div>SECT - Section</div><div>SF - Square Foot or Feet</div><div>SHT - Sheet</div><div>SIM - Similar</div><div>SOG - Slab On Grade</div><div>SPEC - Specifications</div><div>SQ - Square</div><div>SS - Stainless Steel</div><div>STC - Sound Transmission Class</div><div>STD - Standard</div><div>STO - Storage</div><div>STL - Steel</div><div>STRUCT - Structural</div><div>SYM - Symbol</div><div>SUBLF - Subfloor</div><div>SYM - Similar</div><div>T - Treads (Stairs)</div><div>T&G - Tongue and Groove</div><div>TBD - To Be Determined</div><div>TEMP - Temporary</div><div>THK - Thickness</div><div>T.O. - Top Of</div><div>TOL - Tolerance</div><div>TOW - Top of Wall</div><div>TYP - Typical</div><div>UL - Underwriters Laboratory</div><div>UNFIN - Unfinished</div><div>UNO - Unless Noted Otherwise</div><div>UPS - Uninterruptible Power Supply</div><div>VCT - Vinyl Composition Tile</div><div>VERT - Vertical</div><div>VIF - Contractor to Verify In Field</div><div>W - West</div><div>W/ - With</div><div>W/O - Without</div><div>WC - Water Closet</div><div>WD - Wood</div><div>WRB - Weather Resistive Barrier</div><div>WT - Weight</div><div>WWF - Welded Wire Fabric</div></div> | <div><div><div><div>ROOM KEY:</div><div>ROOM NAME</div><div>ROOM NUMBER</div></div><div><div><div></div><div></div></div></div><div><div><div></div><div></div></div></div></div><div><div><div>ELEV</div><div>25'-0"</div></div><div>SPOT ELEVATION KEY</div></div><div><div><div></div><div></div></div><div>ALIGN KEY</div></div><div><div><div>MATCH LINE</div><div>SEE XXXXXX</div></div><div>MATCH LINE</div></div><div><div><div>---</div><div></div></div><div>LIMIT OF WORK</div></div><div><div><div>1"</div><div></div></div><div>DIMENSION LINE</div></div><div><div><div>C.5</div><div>C.5</div></div><div>COLUMN LINE INDICATORS</div></div><div><div><div>FD</div><div></div></div><div>FLOOR DRAIN</div></div><div><div><div>RD</div><div></div></div><div>ROOF DRAIN</div></div><div><div><div>DF</div><div></div></div><div>DRINKING FOUNTAIN</div></div><div><div><div>FEC</div><div></div></div><div>FIRE EXTINGUISHER W/ RECESSED CABINET</div></div><div><div><div>FEC</div><div></div></div><div>FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET</div></div><div><div><div>FE</div><div></div></div><div>FIRE EXTINGUISHER W/O CABINET</div></div><div><div><div>101</div><div></div></div><div>DOOR NUMBER</div></div><div><div><div>S</div><div></div></div><div>SEALANT (BACKER ROD AS NEEDED)</div></div><div><div><div>==</div><div>==</div><div>==</div></div><div>EXISTING PARTITION TO BE REMOVED</div></div><div><div><div>==</div><div></div></div><div>NEW PARTITION</div></div><div><div><div>==</div><div></div></div><div>WINDOW OR LOUVER</div></div><div><div><div>==</div><div></div></div><div>1 HOUR RESISTIVE RATED CONSTRUCTION</div></div><div><div><div>==</div><div></div></div><div>PARTIAL HEIGHT PARTITION</div></div><div><div><div></div><div></div></div><div>EXISTING DOOR TO BE REMOVED</div></div><div><div><div></div><div></div></div><div>NEW DOOR</div></div><div><div><div></div><div></div></div><div>NEW DOUBLE ACTING DOOR</div></div><div><div><div></div><div></div></div><div>NEW POCKET DOOR</div></div><div><div><div></div><div></div></div><div>NEW CASED OPENING</div></div><div><div><div></div><div></div></div><div>NEW BIFOLD DOOR</div></div></div> <div><div><div>DETAIL KEY:</div><div>DETAIL NUMBER</div><div>DRAWING NUMBER</div></div><div><div><div>1</div><div>A101</div></div><div></div></div><div><div><div>SECTION KEY</div><div></div></div></div><div><div><div>1</div><div>A101</div></div><div>ENLARGED PLAN KEY</div></div><div><div><div>1</div><div>A901</div></div><div>EXTERIOR ELEVATION KEY</div></div><div><div><div>1</div><div>A802</div></div><div>INTERIOR ELEVATION KEY</div></div><div><div><div>1</div><div>A802</div><div>2</div><div>3</div></div><div>MULTIPLE INTERIOR ELEVATIONS</div></div><div><div><div>1</div><div></div></div><div>REVISION KEY</div></div><div><div><div>1</div><div></div></div><div>KEYNOTE INDICATOR</div></div><div><div><div>1</div><div></div></div><div>WINDOW TYPE</div></div><div><div><div>▽</div><div></div></div><div>LOUVER TYPE</div></div><div><div><div>1</div><div></div></div><div>PRECAST CONCRETE TYPE</div></div><div><div><div>24A</div><div></div></div><div>PARTITION TYPE</div></div><div><div><div>SMP</div><div>1</div></div><div>BUILDING WALL TYPE</div></div><div><div><div></div><div></div></div><div>N.I.C. SHADING</div></div><div><div><div></div><div></div></div><div>EXISTING PARTITION TO REMAIN</div></div><div><div><div>==</div><div></div></div><div>WINDOW WALL</div></div><div><div><div>==</div><div></div></div><div>RECESSED ITEM</div></div><div><div><div>==</div><div></div></div><div>2 HOUR RESISTIVE RATED CONSTRUCTION</div></div><div><div><div></div><div></div></div><div>CORNER GUARD</div></div><div><div><div>(E)</div><div></div></div><div>EXISTING DOOR TO REMAIN</div></div><div><div><div></div><div></div></div><div>NEW DOUBLE DOOR</div></div><div><div><div></div><div></div></div><div>NEW DOUBLE EGRESS DOOR</div></div><div><div><div></div><div></div></div><div>NEW SLIDING DOOR</div></div><div><div><div></div><div></div></div><div>NEW OVERHEAD ROLLING DOOR</div></div><div><div><div></div><div></div></div><div>NEW DOUBLE BIFOLD DOOR</div></div></div> | <div><div>1. ALL WORK SHALL COMPLY WITH CURRENT FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS, TRADE STANDARDS, AND MANUFACTURER'S INSTRUCTIONS REFERENCED IN THE CONTRACT DOCUMENTS.</div><div>2. CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE SITE TO ENSURE THEIR KNOWLEDGE OF THE CONDITIONS AFFECTING THE WORK.</div><div>3. NOTIFY ARCHITECT/DESIGNER OF ANY CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION OR CORRECTIVE MEASURES.</div><div>4. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL SERVICE LINES AND EXISTING SITE AREA FROM DETERIORATION OR DAMAGE.</div><div>5. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMENSIONS, DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, REGLETS, BOLT SETTINGS, SLEEVES, ETC....</div><div>6. FOR EXACT LOCATION OF FLOOR & ROOF OPENINGS SHOWN ON STRUCTURAL DRAWINGS. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SHOP DRAWINGS.</div><div>7. ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS AND SPECIFICATIONS.</div><div>8. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS. DETAILS NOTED "TYPICAL" OR "TYP" IMPLY ALL CONDITIONS TREATED SIMILARLY. MODIFICATIONS TO BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATION.</div><div>9. DIMENSIONS:<div><div>A. ALL DIMENSIONS TO NEW ELEMENTS ARE TO FACE OF STUD, U.N.O.</div><div>B. DRAWINGS ARE NOT TO BE SCALED; VERIFY ANY MISSING OR CONFLICTING WRITTEN DIMENSIONS WITH THE ARCHITECT/DESIGNER PRIOR TO CONSTRUCTION.</div><div>C. NOTIFY ARCHITECT OF CONDITIONS WHERE CLEAR OR CRITICAL DIMENSIONS ARE DESIGNATED BUT CANNOT BE MET OR WHERE CORRIDOR/aisle WIDTH CANNOT MEET THE MINIMUM REQUIREMENTS (3'-8" U.N.O.)</div><div>D. MAINTAIN FINISH FLOOR BASE ELEVATION THROUGHOUT THE CONTRACT AREA SUCH THAT ALL DIMENSIONS INDICATED AS ABOVE FINISH FLOOR ARE AT THE SAME ELEVATION.</div></div></div><div>10. CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF PROJECT.</div><div>11. ALL MANUFACTURER'S PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED.</div><div>12. ALL WORK TO BE NEW U.N.O.</div><div>13. NOT USED</div><div>14. ALL DOORS TO BE A MINIMUM OF 6" FROM NEAREST PERPENDICULAR PARTITION, U.N.O.</div><div>15. TEMPERED GLASS TO BE USED IN ALL LOCATIONS AS REQUIRED BY CODE.</div><div>16. REVIEW LAYOUTS FOR PARTITIONS IN FIELD WITH THE OWNER AND ARCHITECT/DESIGNER PRIOR TO START OF CONSTRUCTION.</div><div>17. CABINET SIZES ON PLANS ARE TO BE USED FOR BUDGET PURPOSES ONLY. FINAL CABINET SIZES/CONFIGURATION TO BE DETERMINED BY OTHERS.</div><div>18. FIELD VERIFY ALL (N) OPENINGS AND WINDOW SIZES.</div><div>19. COORDINATE HOUSE ALARM REQUIREMENTS WITH OWNER.</div><div>20. NOT USED</div><div>21. CONTRACTOR TO INSTALL PASSIVE RADON MITIGATION AS PER DRAWINGS. IF ACTIVE RADON IS REQUIRED, RADON SYSTEM SHALL BE DESIGN-BUILD PER IRC CODE.</div><div>22. ARCHITECTURAL DRAWINGS ARE FOR DESIGN AND CONSTRUCTION INTENT ONLY. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING PER CODE AND PER MANUFACTURER'S RECOMMENDATIONS.</div><div>23. NOT USED</div><div>24. FIREBLOCKING IS TO BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN A STORY AND THE ROOF SPACE IN ACCORDANCE WITH IRC SECTION R602.8. FIREBLOCKING IS TO BE PROVIDED IN THE FOLLOWING LOCATIONS:<div><div>A. IN CONCEALED SPACES OF STUD WALLS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, VERTICALLY AT CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.</div><div>B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.</div><div>C. IN CONCEALED SPACES BETWEEN STAR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.</div><div>D. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL.</div></div></div></div> | | | |
| | | | | <div>PROJECT NOTES</div> <div><div>1. PRESERVE ALL TREES TO REMAIN IN AREAS OF DISTURBANCE WITH FENCING 5' FROM DRIP LINE MIN OR 10' MIN FROM TRUNK, WHICHEVER IS GREATER. DO NOT REMOVE OR LIMB ANY TREES ON SITE PLAN UNTIL COMPLETING A SITE VISIT WITH OWNER & LANDSCAPE ARCHITECT.</div><div>2. COMPLY WITH RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT FOR SUBSTRATA PROJECT # 25-1118 DATED JUNE 19, 2025 PROVIDED BY SUBSTRATA LLC.</div><div>3. AT TIME OF EXCAVATION, COORDINATE WITH GEOTECHNICAL, STRUCTURAL, AND ARCHITECT REGARDING FOOTING DEPTHS AND SUBSURFACE FINDINGS AND TO VERIFY FOOTING DESIGN PARAMETERS.</div><div>4. FIELD COORDINATE UTILITIES WITH OWNER AND DESIGN TEAM.</div><div>5. PROJECT MATERIALS SPECIFICATIONS:<div><div>A. FLOORS: NEW FLOORS TO BE SOLID HARDWOOD.</div><div>B. INTERIOR STAIR TREADS AND RISERS SHALL BE SOLID HARDWOOD, SPECIES & FINISH TBD. COORD. WITH OWNER/ARCHITECT</div><div>C. ALL INTERIOR WALL PANELS SHALL BE 1/2" GYPSUM BOARD & ALL CEILING PANELS SHALL BE 5/8" GYPSUM BOARD. PROVIDE METAL CORNERS & TRIMS, TYP. DRYWALL FINISH TO BE SMOOTH.</div><div>D. BASE TRIM: SHALL BE 1X4 PAINT GRADE WOOD, SQUARE PROFILE, EASED EDGES, PAINTED. F. DOOR CASING: SHALL BE 1X2 WOOD, SQUARE PROFILE, EASED EDGES, STAINED.</div><div>E. WINDOW CASING: SHALL BE DRYWALL WRAP @ PERIMETER & HEAD OF WINDOWS, TYP. PROVIDE 1X WOOD SILL, STAINED & 1X2 WOOD APRON, STAINED.</div><div>F. PAINT SHALL BE LOW OR NO VOC, SATIN FINISH TYPICAL, SEMI-GLOSS AT BATHROOMS & LAUNDRY. COLORS TO BE SELECTED BY OWNER/INTERIOR DESIGNER/ARCHITECT.</div><div>G. COUNTER AND CABINETRY MATERIALS TO BE SELECTED BY OWNER/INTERIOR DESIGNER/ARCHITECT.</div><div>H. CEMENT BACKER BOARD AND SCHULTER-KERDI WATERPROOF SYSTEMS SHALL BE PROVIDED FOR ALL SHOWER WALLS, TUB WALLS, & SINK WALLS AND TILE BATHROOM FLOORS, TYP.</div><div>I. SHOWER ENCLOSURES SHALL BE FRAMELESS, 1/4" THICK TEMPERED GLAZING.</div><div>J. SHOWER BASE TO BE SCHLUTER-KERDI WATERPROOF SYSTEM, OR SIMILAR PER OWNER SELECTION FOR TILED SHOWER.</div><div>K. TOILET TO TOTO ECO ULTRAMAX ONE-PIECE TOILET, 1.28 GPF, ELONGATED BOWL, WHITE OR SIMILAR PER OWNER SELECTION</div><div>Z. UPPER LEVEL, MECHANICAL:<div><div>1. ELECTRIC OUTDOOR HEAT PUMP WITH INTERIOR WALL MOUNTED CASSETTES</div><div>2. ERV - ENERGY RECOVERY VENTILATOR WITH WALL/CEILING MOUNT EXHAUST FAN</div></div></div><div>L. SIDING SHALL BE:<div><div>a. 1" THK TRUE CEMENT STUCCO, COLOR & FINISH TBD.</div><div>b. GARAGE SIDING TO MATCH EXISTING GARAGE IN MATERIAL AND FINISH</div><div>c. EXTERIOR WINDOW TRIM: STUCCO FINISH TO WINDOW EDGE WITH NO TRIM ELEMENT.</div></div></div><div>M. ROOFING SHALL BE OWENS CORNING ASPHALT SHINGLES, DURATION SERIES OR APPROVED EQUAL TO MATCH EXISTING ROOF COLOR. PROVIDE SAMPLE OF PROFILE & COLOR FOR APPROVAL, ROOF COLOR</div><div>N. FASCIA AT UPPER ROOF: PREFINISHED SHEET METAL. PROVIDE COLOR SAMPLES FOR SELECTION - MATTE BLACK.</div><div>O. FASCIA T GARAGE ADDITION TO MATCH EXISTING GARAGE FASCIA</div><div>P. SOFFIT MATERIAL AT UPPER ROOF SHALL BE FIBER CEMENT PAINTED PANELS, COLOR PER OWNER</div><div>Q. GUTTERS & DOWNSPOUTS: PREFINISHED METAL K-STYLE GUTTER TO MATCH EXISTING AND 3" ROUND PREFINISHED METAL DOWNSPOUT, COLOR TO BE SELECTED.</div><div>R. INTERIOR DOORS: WOOD SLAB DOORS BY SIMPSON, SOLID CORE, STAINED, 49900 CONTEMPORARY. SPECIES & FINISH TO BE SELECTED IN COORD. W/ FLOORING SELECTION.</div><div>S. ALL LIGHTING SHALL BE LED. BEDROOMS, DINING, KITCHEN AND LIVING AREAS TO BE ON A DIMMER SWITCH. SELECTIONS PER OWNER/ICTL.</div></div></div></div> | |

Room name



ROOM NAME



ROOM NUMBER

 ELEV
25'-0"

SPOT ELEVATION KEY



ALIGN KEY



MATCH LINE



SEE X/XXXX



LIMIT OF WORK



1"

DIMENSION LINE



C.5

C.5

COLUMN LINE INDICATORS



FD

FLOOR DRAIN



RD

ROOF DRAIN



DF

DRINKING FOUNTAIN



FEC

FIRE EXTINGUISHER W/ RECESSED CABINET



FEC

FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET



FE

FIRE EXTINGUISHER W/O CABINET



101

DOOR NUMBER



S

SEALANT (BACKER ROD AS NEEDED)



EXISTING PARTITION TO BE REMOVED



NEW PARTITION



WINDOW OR LOUVER



1 HOUR RESISTIVE RATED CONSTRUCTION



PARTIAL HEIGHT PARTITION



EXISTING DOOR TO BE REMOVED



NEW DOOR



NEW DOUBLE ACTING DOOR



NEW POCKET DOOR



NEW CASIED OPENING



NEW BIFOLD DOOR

ROOM KEY:

ROOM NAME

ROOM NUMBER

DETAIL KEY:

DETAIL NUMBER

DRAWING NUMBER



SECTION KEY



ENLARGED PLAN KEY



EXTERIOR ELEVATION KEY



INTERIOR ELEVATION KEY



MULTIPLE INTERIOR ELEVATIONS



REVISION KEY



KEYNOTE INDICATOR



WINDOW TYPE



LOUVER TYPE



PRECAST CONCRETE TYPE



PARTITION TYPE



BUILDING WALL TYPE



N.I.C. SHADING



EXISTING PARTITION TO REMAIN



WINDOW WALL



RECESSED ITEM



2 HOUR RESISTIVE RATED CONSTRUCTION



CORNER GUARD



EXISTING DOOR TO REMAIN



NEW DOUBLE DOOR



NEW DOUBLE EGRESS DOOR



NEW SLIDING DOOR



NEW OVERHEAD ROLLING DOOR



NEW DOUBLE BIFOLD DOOR

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2. CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE SITE TO ENSURE THEIR KNOWLEDGE OF THE CONDITIONS AFFECTING THE WORK.

3. NOTIFY ARCHITECT/DESIGNER OF ANY CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION OR CORRECTIVE MEASURES.

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6. FOR EXACT LOCATION OF FLOOR & ROOF OPENINGS SHOWN ON STRUCTURAL DRAWINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SHOP DRAWINGS.

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B. DRAWINGS ARE NOT TO BE SCALED; VERIFY ANY MISSING OR CONFLICTING WRITTEN DIMENSIONS WITH THE ARCHITECT/DESIGNER PRIOR TO CONSTRUCTION.

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11. ALL MANUFACTURER'S PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED.

12. ALL WORK TO BE NEW U.N.O.

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14. ALL DOORS TO BE A MINIMUM OF 6" FROM NEAREST PERPENDICULAR PARTITION, U.N.O.

15. TEMPERED GLASS TO BE USED IN ALL LOCATIONS AS REQUIRED BY CODE.

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21. CONTRACTOR TO INSTALL PASSIVE RADON MITIGATION AS PER DRAWINGS. IF ACTIVE RADON IS REQUIRED, RADON SYSTEM SHALL BE DESIGN-BUILD PER IRC CODE.

22. ARCHITECTURAL DRAWINGS ARE FOR DESIGN AND CONSTRUCTION INTENT ONLY. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING PER CODE AND PER MANUFACTURER'S RECOMMENDATIONS.

23. NOT USED

24. FIREBLOCKING IS TO BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN A STORY AND THE ROOF SPACE IN ACCORDANCE WITH IRC SECTION R602.8. FIREBLOCKING IS TO BE PROVIDED IN THE FOLLOWING LOCATIONS:

A. IN CONCEALED SPACES OF STUD WALLS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, VERTICALLY AT CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

D. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL.

PROJECT NOTES

1. PRESERVE ALL TREES TO REMAIN IN AREAS OF DISTURBANCE WITH FENCING 5' FROM DRIP LINE MIN OR 10' MIN FROM TRUNK, WHICHEVER IS GREATER. DO NOT REMOVE OR LIMB ANY TREES ON SITE PLAN UNTIL COMPLETING A SITE VISIT WITH OWNER & LANDSCAPE ARCHITECT.

2. COMPLY WITH RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT FOR SUBSTRATA PROJECT # 25-1118 DATED JUNE 19, 2025 PROVIDED BY SUBSTRATA LLC.

3. AT TIME OF EXCAVATION, COORDINATE WITH GEOTECHNICAL, STRUCTURAL, AND ARCHITECT REGARDING FOOTING DEPTHS AND SUBSURFACE FINDINGS AND TO VERIFY FOOTING DESIGN PARAMETERS.

4. FIELD COORDINATE UTILITIES WITH OWNER AND DESIGN TEAM.

5. PROJECT MATERIALS SPECIFICATIONS:

A. FLOORS: NEW FLOORS TO BE SOLID HARDWOOD.

B. INTERIOR STAIR TREADS AND RISERS SHALL BE SOLID HARDWOOD, SPECIES & FINISH TBD, COORD. WITH OWNER/ARCHITECT.

C. ALL INTERIOR WALL PANELS SHALL BE 1/2" GYPSUM BOARD & ALL CEILING PANELS SHALL BE 5/8" GYPSUM BOARD. PROVIDE METAL CORNERS & TRIMS, TYP. DRYWALL FINISH TO BE SMOOTH.

D. BASE TRIM: SHALL BE 1X4 PAINT GRADE WOOD, SQUARE PROFILE, EASED EDGES, PAINTED. F. DOOR CASING: SHALL BE 1X2 WOOD, SQUARE PROFILE, EASED EDGES, STAINED.

E. WINDOW CASING: SHALL BE DRYWALL WRAP @ PERIMETER & HEAD OF WINDOWS, TYP. PROVIDE 1X WOOD SILL, STAINED & 1X2 WOOD APRON, STAINED.

F. PAINT SHALL BE LOW OR NO VOC, SATIN FINISH TYPICAL, SEMI-GLOSS AT BATHROOMS & LAUNDRY. COLORS TO BE SELECTED BY OWNER/INTERIOR DESIGNER/ARCHITECT.

G. COUNTER AND CABINETRY MATERIALS TO BE SELECTED BY OWNER/INTERIOR DESIGNER/ARCHITECT.

H. CEMENT BACKER BOARD AND SCHULTER-KERDI WATERPROOF SYSTEMS SHALL BE PROVIDED FOR ALL SHOWER WALLS, TUB WALLS, & SINK WALLS AND TILE BATHROOM FLOORS, TYP.

I. SHOWER ENCLOSURES SHALL BE FRAMELESS, 1/4" THICK TEMPERED GLAZING.

J. SHOWER BASE TO BE SCHULTER-KERDI WATERPROOF SYSTEM, OR SIMILAR PER OWNER SELECTION FOR TILED SHOWER.

K. TOILET TO TOTO ECO ULTRAMAX ONE-PIECE TOILET, 1.28 GPF, ELONGATED BOWL, WHITE OR SIMILAR PER OWNER SELECTION

Z. UPPER LEVEL MECHANICAL:

1. ELECTRIC OUTDOOR HEAT PUMP WITH INTERIOR WALL MOUNTED CASSETTES

2. ERV - ENERGY RECOVERY VENTILATOR WITH WALL/CEILING MOUNT EXHAUST FAN

L. SIDING SHALL BE:

a. 1" THK TRUE CEMENT STUCCO, COLOR & FINISH TBD.

b. GARAGE SIDING TO MATCH EXISTING GARAGE IN MATERIAL AND FINISH

c. EXTERIOR WINDOW TRIM: STUCCO FINISH TO WINDOW EDGE WITH NO TRIM ELEMENT.

M. ROOFING SHALL BE OWENS CORNING ASPHALT SHINGLES, DURATION SERIES OR APPROVED EQUAL TO MATCH EXISTING ROOF COLOR. PROVIDE SAMPLE OF PROFILE & COLOR FOR APPROVAL, ROOF COLOR.

N. FASCIA AT UPPER ROOF: PREFINISHED SHEET METAL. PROVIDE COLOR SAMPLES FOR SELECTION - MATTE BLACK.

O. FASCIA AT GARAGE ADDITION TO MATCH EXISTING GARAGE FASCIA

P. SOFFIT MATERIAL AT UPPER ROOF: SHALL BE FIBER CEMENT PAINTED PANELS, COLOR PER OWNER

Q. GUTTERS & DOWNSPOUTS: PREFINISHED METAL K-STYLE GUTTER TO MATCH EXISTING AND 3" ROUND PREFINISHED METAL DOWNSPOUT, COLOR TO BE SELECTED.

R. INTERIOR DOORS: WOOD SLAB DOORS BY SIMPSON, SOLID CORE, STAINED, 49900 CONTEMPORARY. SPECIES & FINISH TO BE SELECTED IN COORD. W/ FLOORING SELECTION.

S. ALL LIGHTING SHALL BE LED. BEDROOMS, DINING, KITCHEN AND LIVING AREAS TO BE ON A DIMMER SWITCH. SELECTIONS PER OWNER/CTL.

DATE

ISSUANCE

MAY 5, 2025

PERMIT SET

REVIEWS

REV#

DATE

DESCRIPTION

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GENERAL

NOTES,

SYMBOLS, &

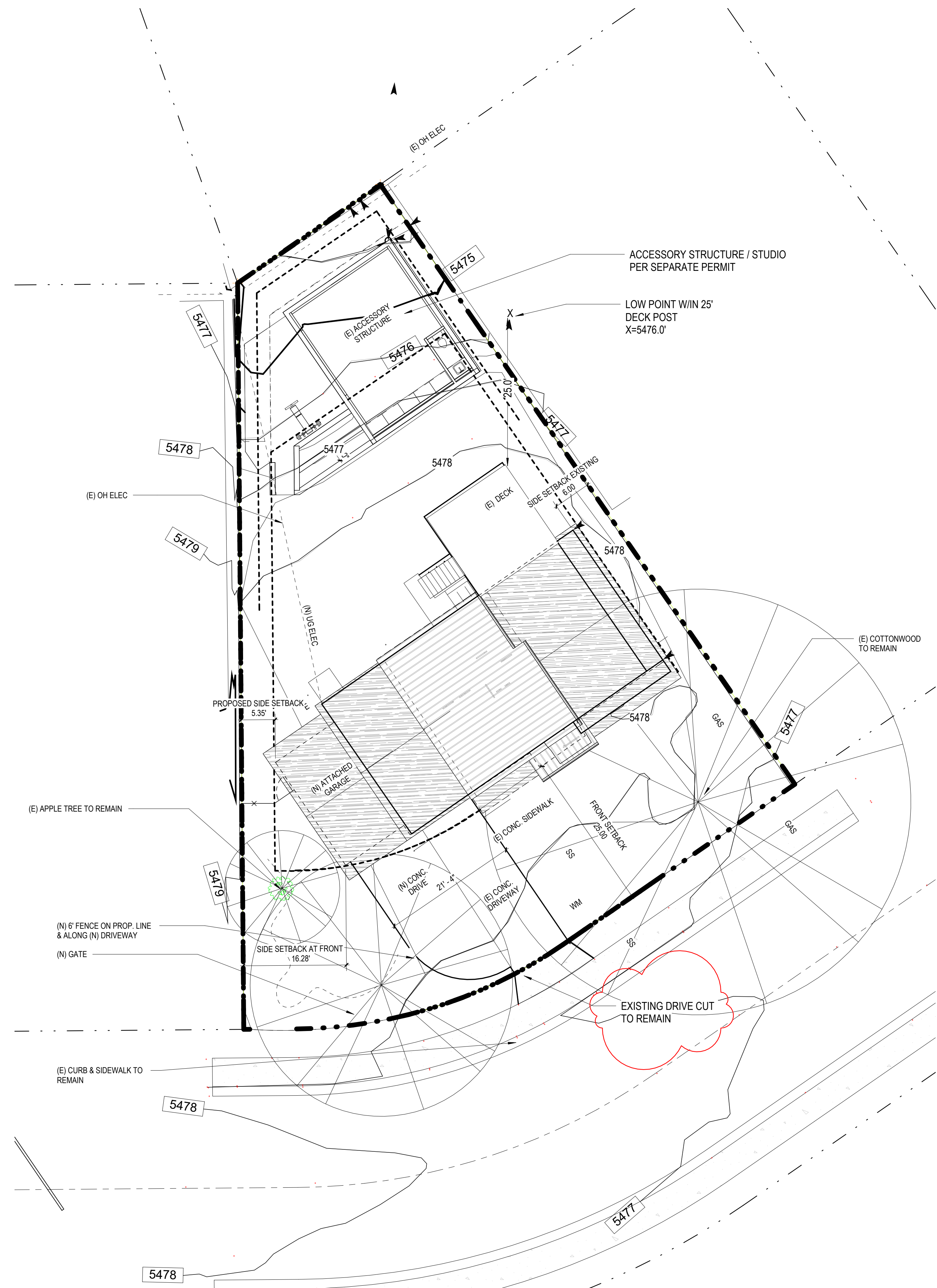
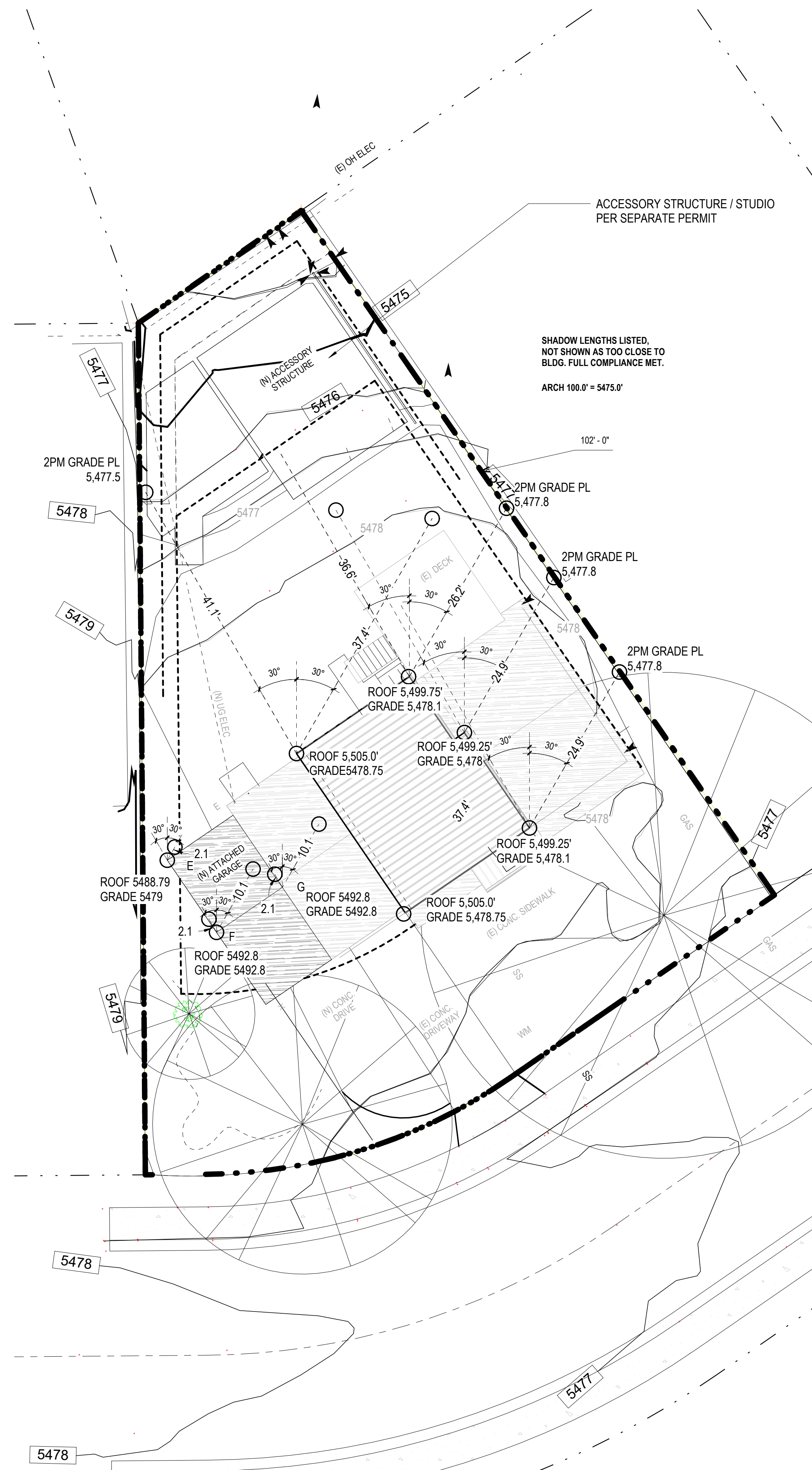
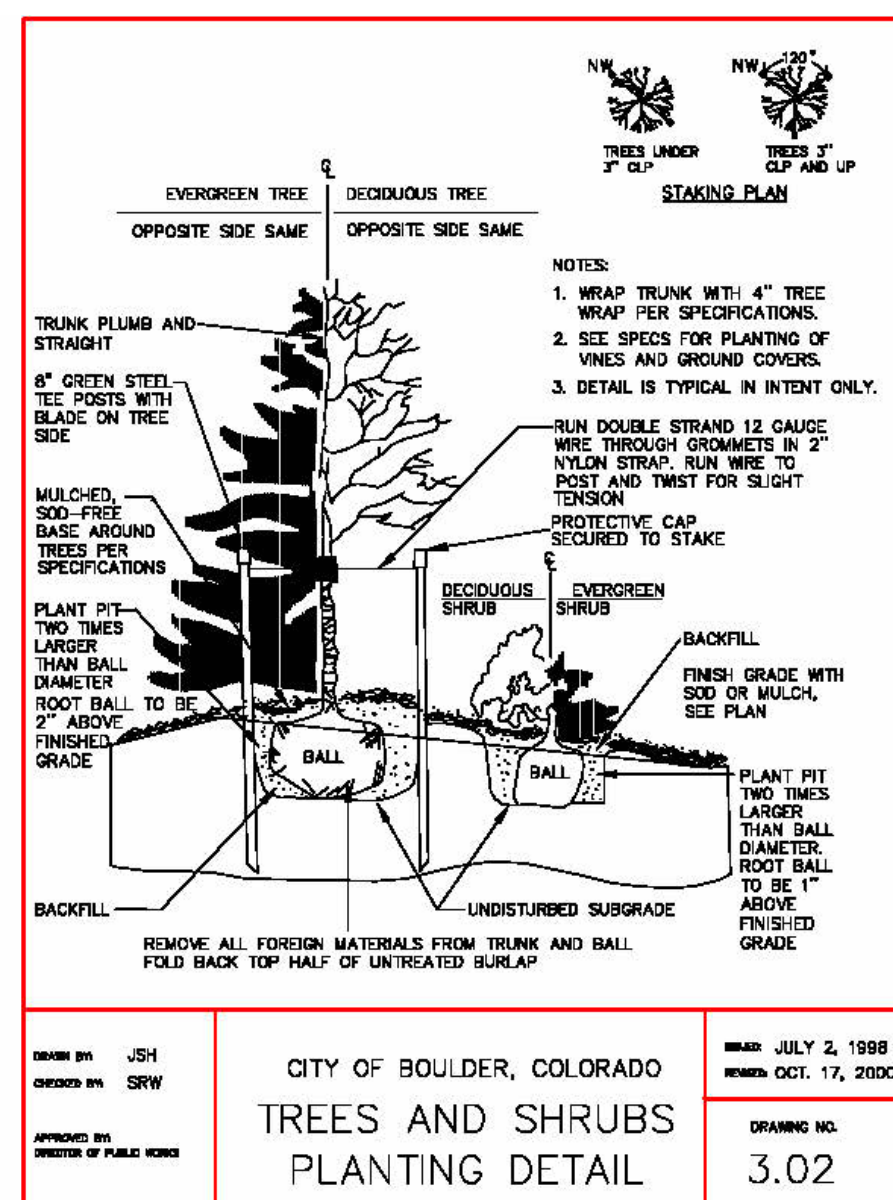
ABBREVIATIONS

A001



SCHIEWE

4380 BUTLER CIRCLE
BOULDER, CO 80305



SCHIEWE

4380 BUTLER CIRCLE
BOULDER, CO 80305

| | | |
|-------------|--|-----------------|
| <u>DATE</u> | | <u>ISSUANCE</u> |
| MAY 5, 2025 | | PERMIT SET |

| <u>REVISIONS</u> | | <u>DESCRIPTION</u> |
|------------------|-------------|--------------------|
| <u>REV#</u> | <u>DATE</u> | |
| 2 | 10/20/25 | Revision 2 |

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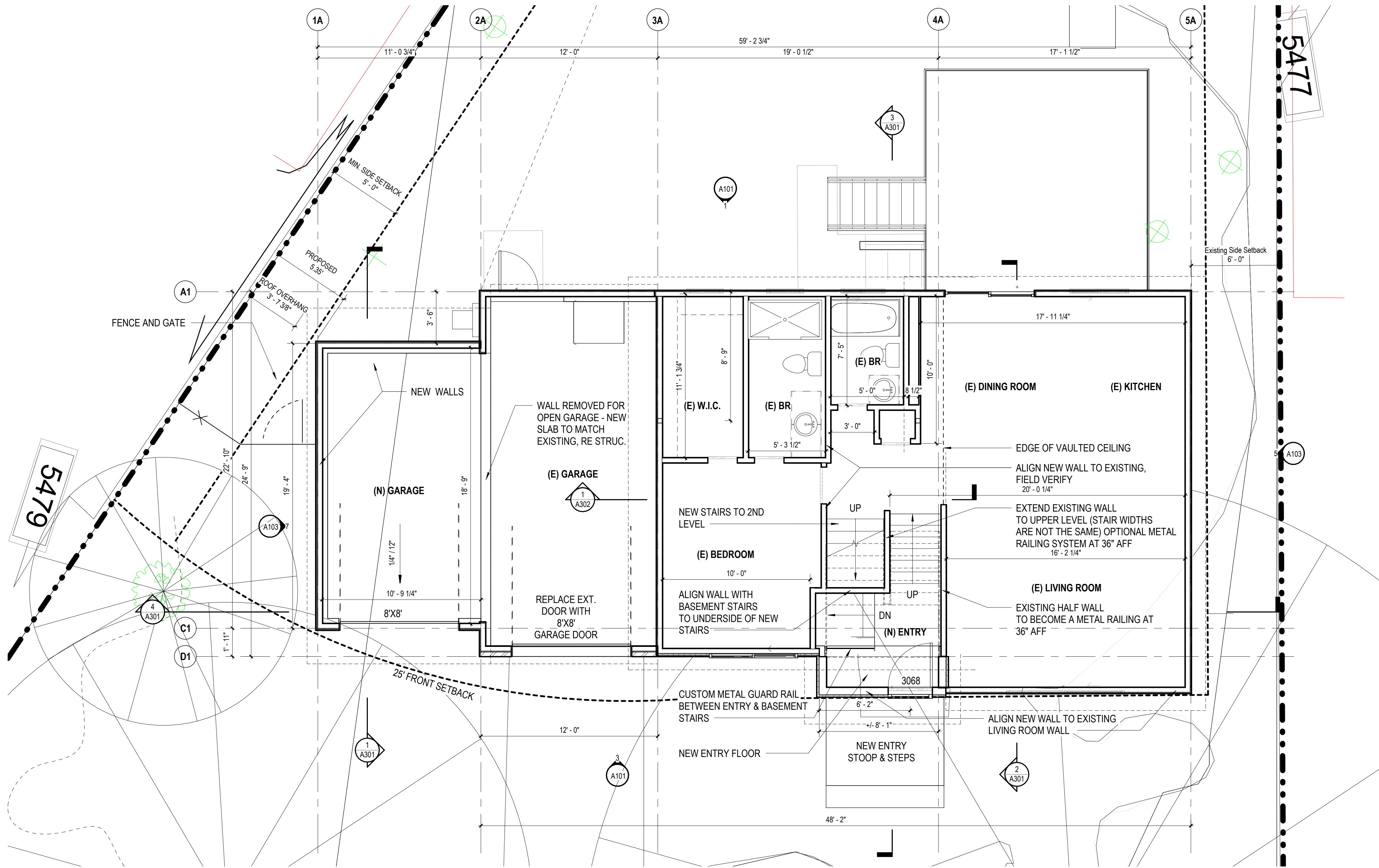
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ARCHITECTURAL
SITE PLAN

A100

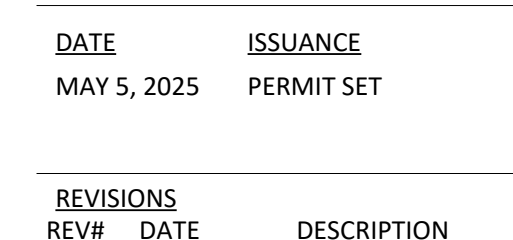


1 Proposed Level 1
1/4" = 1'-0"

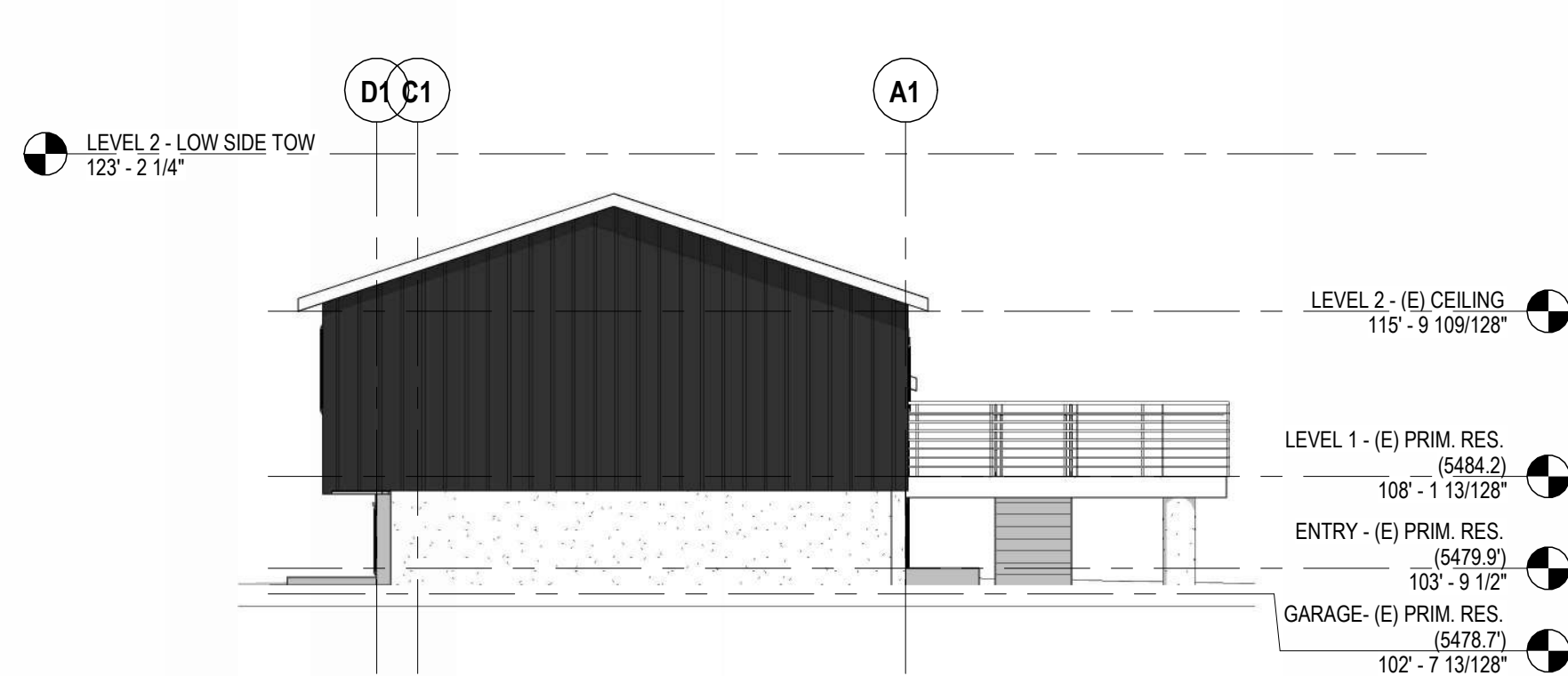
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| REV# | DATE | | |

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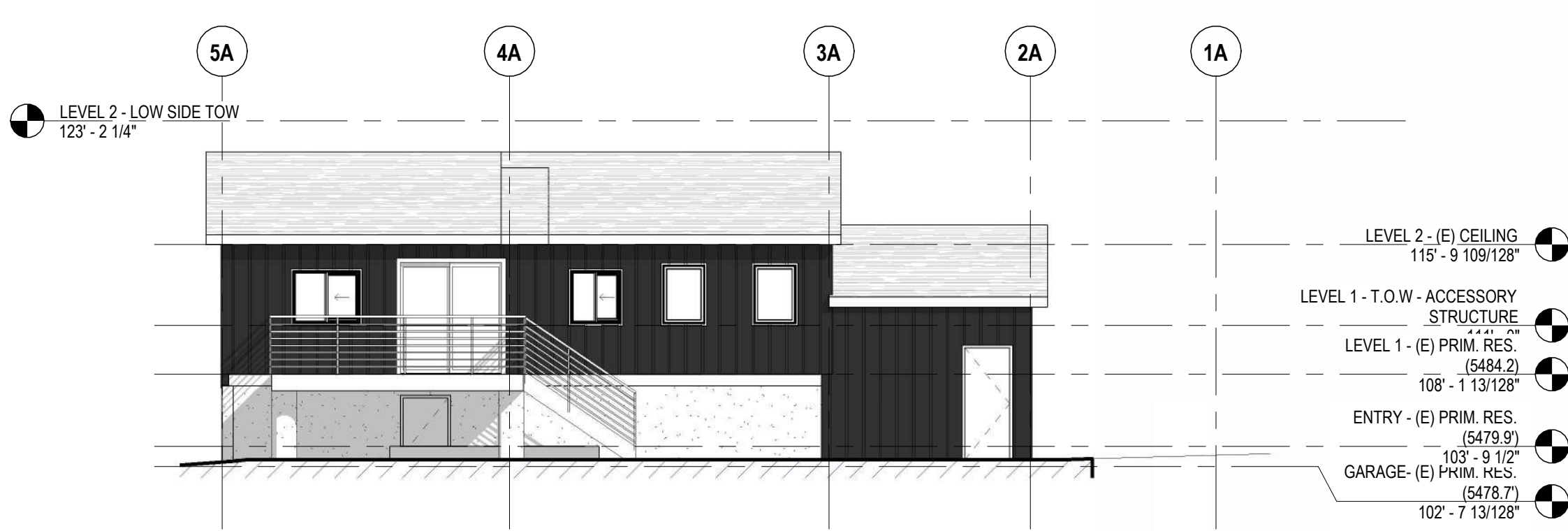
Proposed -
LEVEL 1 PLAN



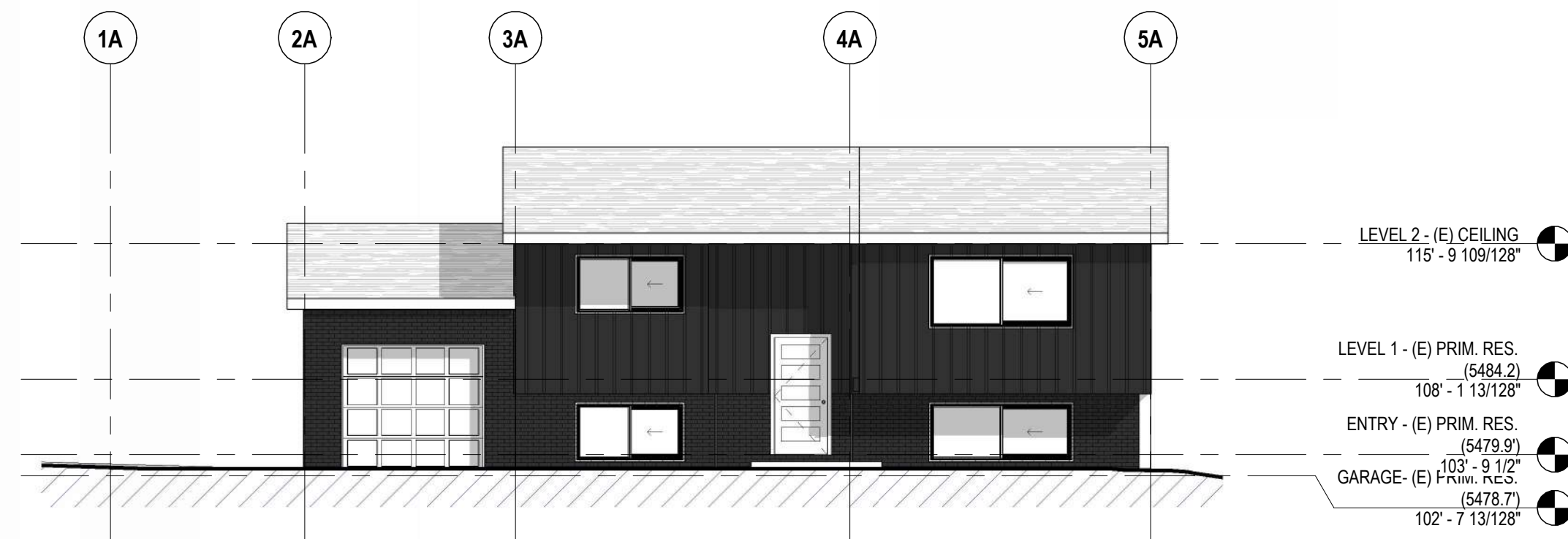
Proposed -
LEVEL 2 PLAN



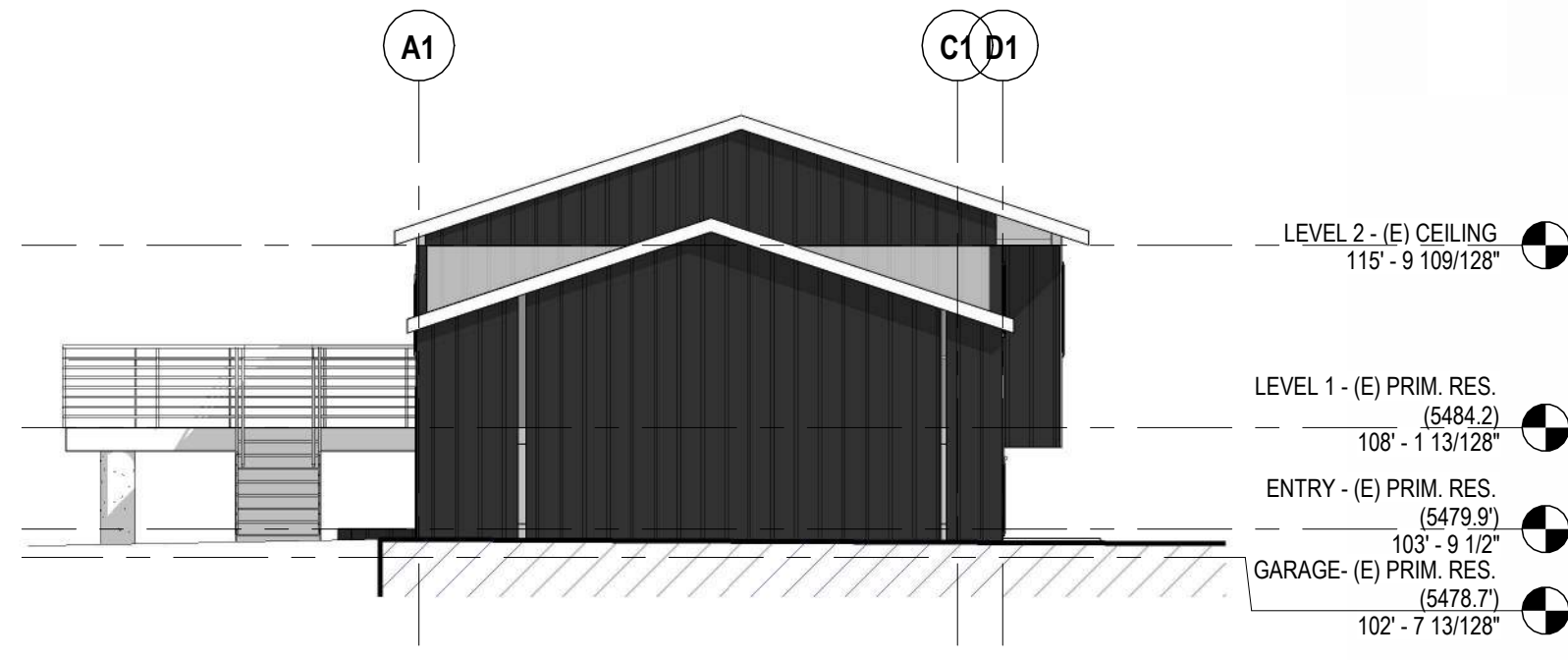
1 EXISTING EAST ELEVATION - MAIN HOUSE
1/8" = 1'-0"



2 EXISTING NORTH ELEVATION - MAIN HOUSE
1/8" = 1'-0"



3 EXISTING SOUTH ELEVATION - MAIN HOUSE
1/8" = 1'-0"



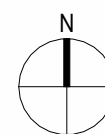
4 EXISTING WEST ELEVATION - MAIN HOUSE
1/8" = 1'-0"

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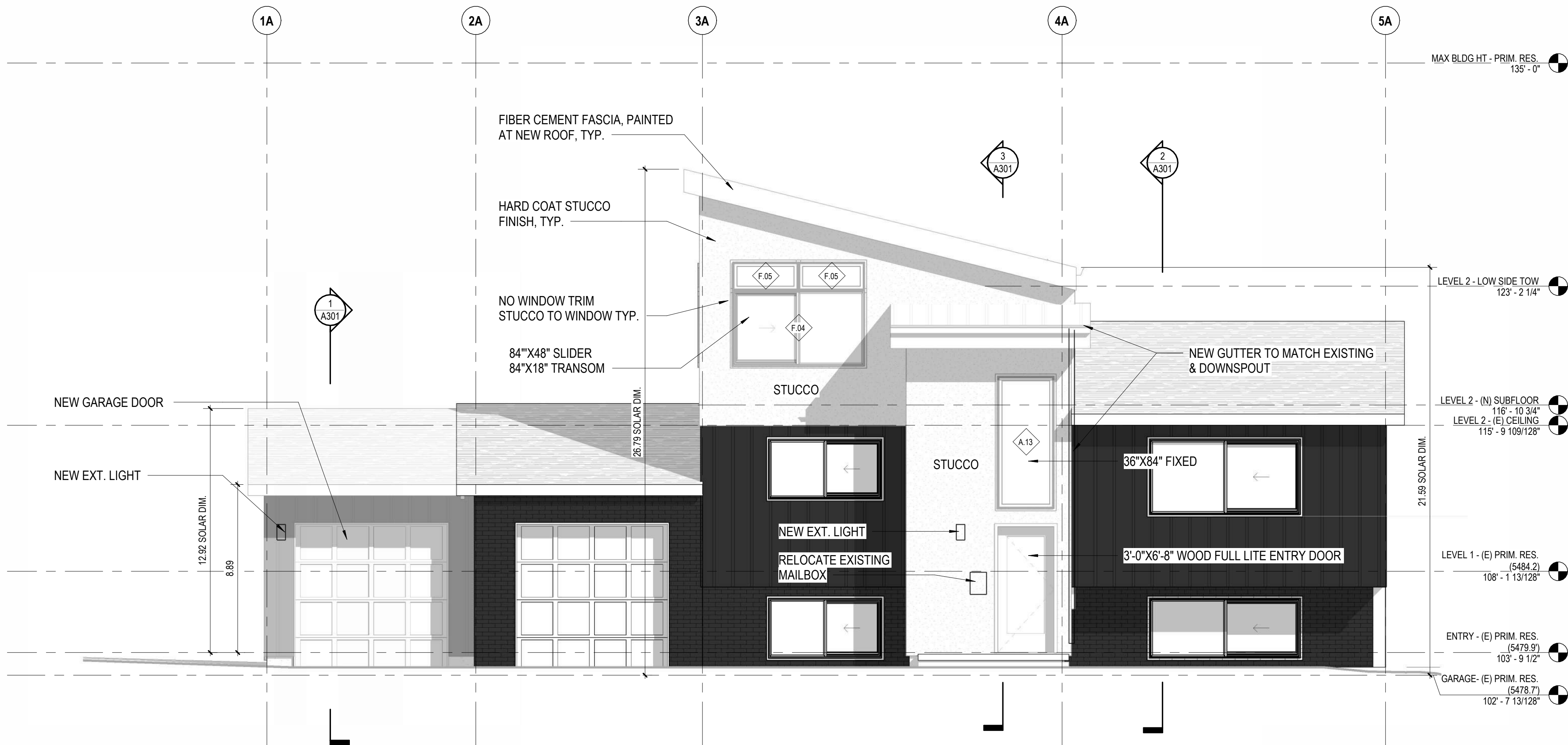
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Existing
Elevations

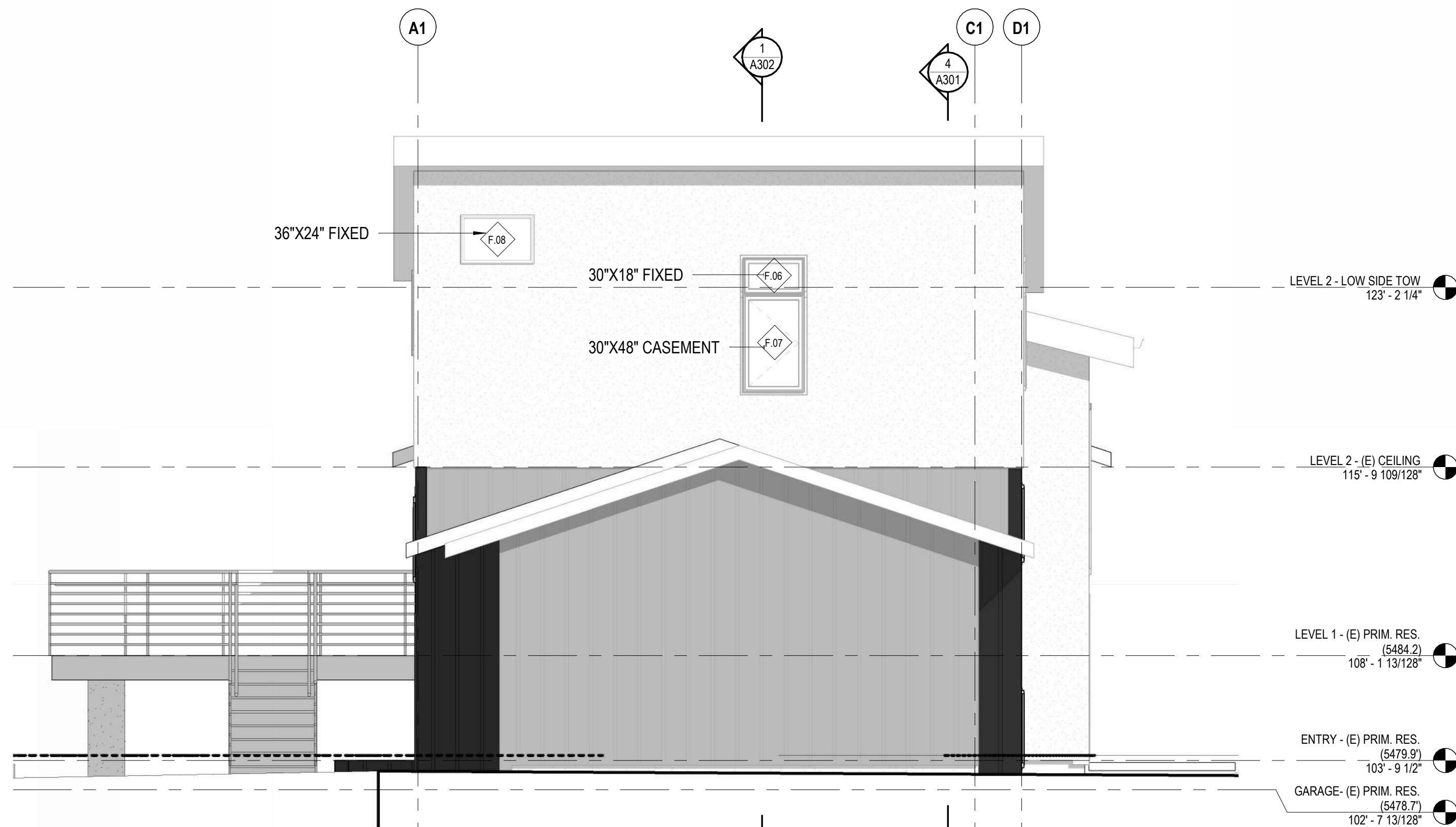


A201

| WINDOW SCHEDULE - ADDITION | | | | |
|----------------------------|-------|---------|---------|----------|
| Type Mark | Count | Width | Height | Comments |
| A.12 | 1 | 2' - 6" | 3' - 6" | |
| A.13 | 1 | 3' - 0" | 7' - 0" | |
| F.04 | 1 | 7' - 0" | 4' - 0" | |
| F.05 | 2 | 3' - 6" | 1' - 6" | |
| F.06 | 1 | 2' - 6" | 1' - 6" | |
| F.07 | 1 | 2' - 6" | 4' - 0" | |
| F.08 | 2 | 3' - 0" | 2' - 0" | |
| F.11 | 1 | 3' - 0" | 1' - 6" | |



1 SOUTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"



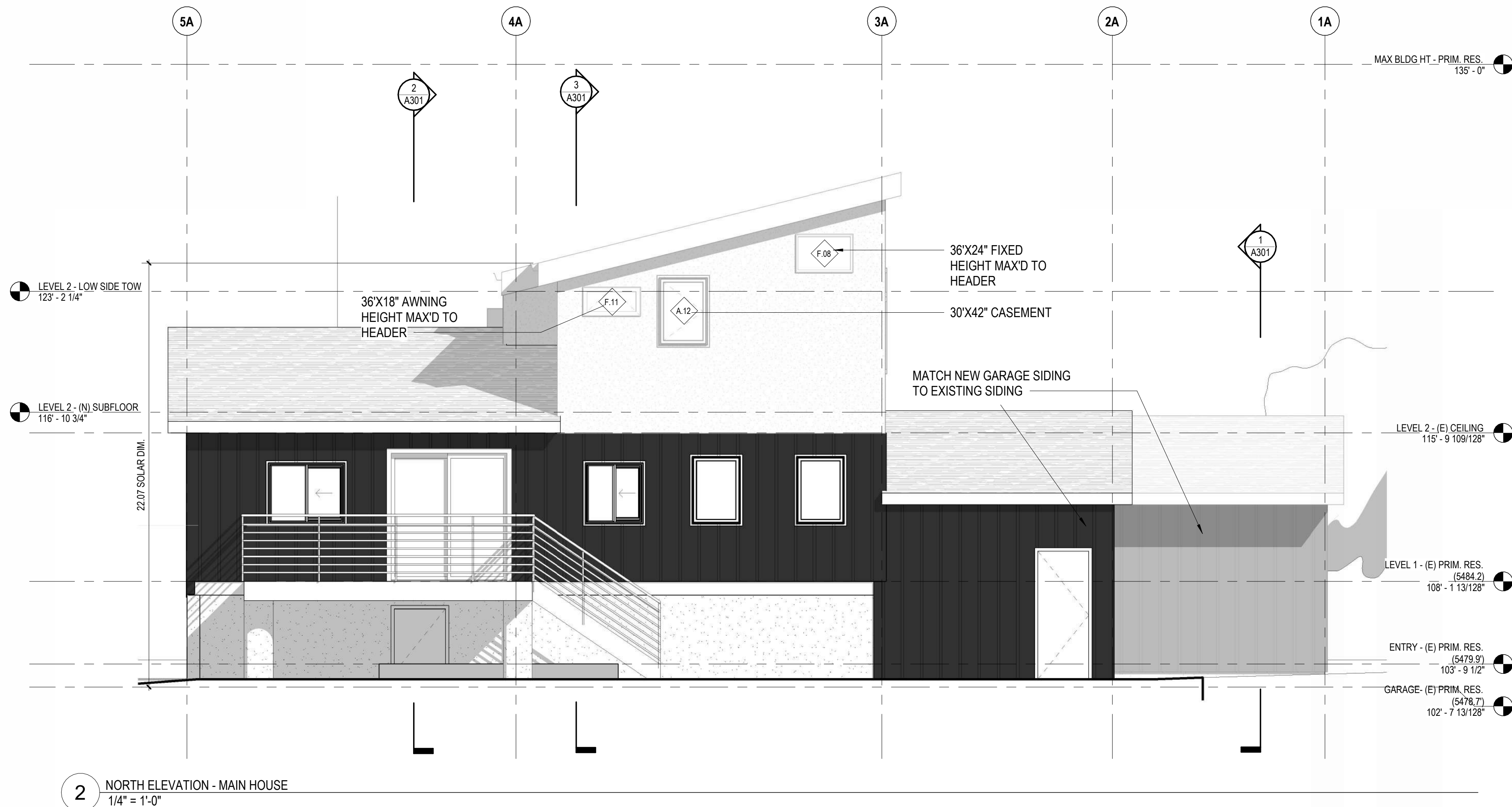
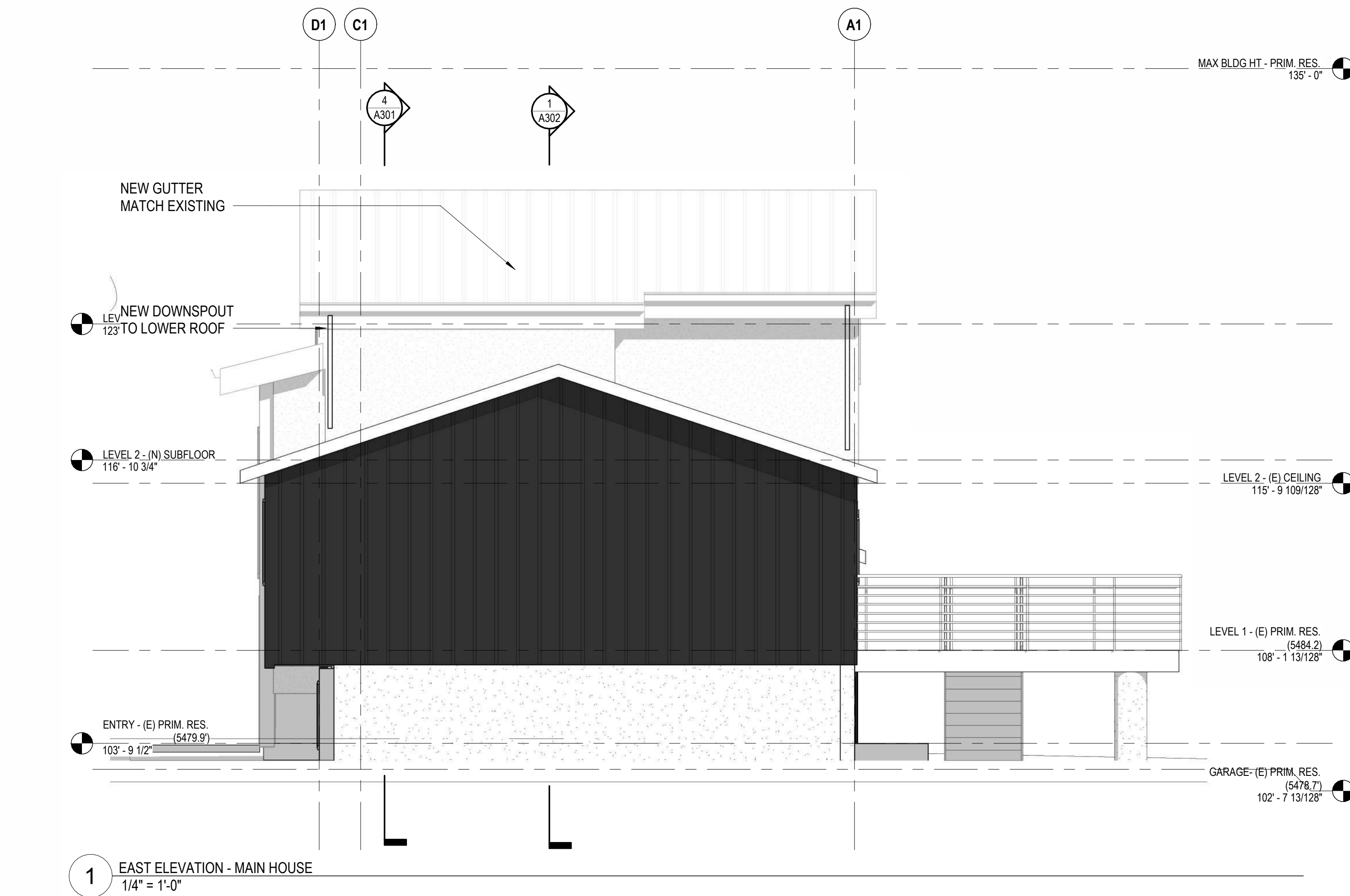
2 WEST ELEVATION - MAIN HOUSE
1/4" = 1'-0"

DATE MAY 5, 2025
ISSUANCE PERMIT SET

REVISIONS
REV# DATE DESCRIPTION

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Proposed
Elevations



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Proposed
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