CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
MEETING AGENDA

DATE: Tuesday, October 13, 2026
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**

2. **BOARD HEARINGS**

   A. **Docket No.:** BOZ2026-00011
   Address: 2850 Links Drive
   Applicant/Property Owner: Lisa Falconer
   Representative: Mark Gerwing, M. Gerwing Architects
   Setback Variances: As part of a proposal to renovate and add onto the nonstandard & landmarked 1920 Boulder Country Clubhouse (*now a residence*), the applicant is requesting a variance to the minimum setback standards for a principal building in the RL-2 zoning district. The resulting interior side/east yard setback (*from the addition*) will be approximately 8.3 feet where 12.5 feet is required (*due to a unique RL-2 side setback standard that requires 1 foot of setback for every 2 feet of building height*) and approximately 11 feet exists today (*taken from an elevated deck & stairs that will be deconstructed*). The resulting rear/south yard setback will be approximately 7.9 feet (*taken from the addition*) where 20 feet is required and approximately 11 feet exists today (*taken from the existing house*). Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

3. **GENERAL DISCUSSION**
   A. **Approval of Minutes:** The 09/08/26 BOZA Meeting Minutes are scheduled for approval.
   B. **Matters from the Board:**
   C. **Matters from the City Attorney**
   D. **Matters from Planning and Development Services:**

4. **ADJOURNMENT**

For more information call Robbie Wyler (wylerr@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.

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City of Boulder
Planning & Development

Board of Zoning and Adjustment (BOZA)
Variance Application Form

Application Information

Variance Request Types

Setback (BRC 9-7-1)

General Data

Street Address or General Location of Property
2850 Links Drive

Legal Description Lot: Lot 12 together with and undivided 1/25th interest in and to Outlots A ar

Legal Description Block: none

Legal Description Subdivision: Sale Lake Subdivision

Lot Size: 14484

Existing Use of Property: single family residential

Area, Coverage and Height Table

AREA	EXISTING	PROPOSED
Total gross floor area	3487	946
Total gross building coverage	2949	174
Building height	24	34

City of Boulder
Planning & Development

Detailed Description of Proposal

rear and side yard encroachment variance request pursuant to review comments of BLD-SFD2026-00412.
See approved support request from City of Boulder Landmarks Board under 9.2.3(h)(4) letter dated August 26, 2026.

Owner Contact Information

Owner Name	Lisa Falconer
Owner Address	2850 Links Drive Boulder, CO 80304 US
Owner Phone	
Owner Email Address	

City of Boulder
Planning & Development

Applicant Information (if other than Owner)

Applicant Name	Mark Gerwing
Applicant Address	2805 Wilderness Place, Suite 500 Boulder, CO 80301 US
Applicant Phone	(303) 886-9872
Applicant Email Address	mark@mgerwingarch.com
Relationship to Project	Architect

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.

Mark Gerwing

Date Submitted 09/03/2026

m. gerwing ARCHITECTS

September 3, 2026

Lisa Falconer, Curt Oltmans

City of Boulder Board of Zoning Adjustment Owner Consent

Please sign below indicating that M. Gerwing Architects to file an application to the City of Boulder's Board of Zoning Adjustment to request a rear- and side-yard setback encroachment for the proposed addition to the property at 2850 Links Drive as represented in permit BLD-SFD2026-00412 pursuant to review comments dated August 17, 2026.

Lisa Falconer

Owner, Lisa Falconer

date September 3, 2026

Curt Oltmans

Owner, Curt Oltmans

date 09/03/26

Sincerely,

Mark Gerwing, AIA
m. gerwing ARCHITECTS
mark@mgerwingarch.com

September 10, 2026

Setback Encroachment Variance Request
2850 Links Drive – Boulder County Club (Individual Landmark)

Project Description:

The existing single family residence is the original Boulder Country Club constructed in 1920 and converted into a residence in 1949. It is an individual Landmark as designated by the City of Boulder's Landmarks Board and Preservation Planning
The proposal is to add a partial second story to create a primary owner's bedroom and bathroom suite. The existing side- and rear-yard setbacks for the property encroach into the existing building and proposed addition. The building's construction and property line designations were established significantly prior to the adoption of the current zoning requirements.
The property owners and the architect of the proposed addition worked for over a year with the Design Review Committee of the Landmarks Board to craft a solution that would have the least possible impact on the existing Landmark. The proposed second story addition – its size and location – are the outcome of that process.

We are requesting a variance to the rear yard setback and side yard setback to allow for this construction. We believe that proposed addition meets the Criteria for Variances under BRC 9-2-3 (h)(4) and (5).

(4) *Designated Historic Property: The property could be reasonably developed in conformity with the provisions of this chapter, but the building has been designated as an individual landmark or recognized as a contributing building to a designated historic district. As part of the review of an alteration certificate pursuant to Chapter 9-11, "Historic Preservation," B.R.C. 1981, the approving authority has found that development in conforming locations on the lot or parcel would have an adverse impact upon the historic character of the individual landmark or the contributing building and the historic district, if a historic district is involved.*

See attached Site Plan and the Landmarks Board Letter of Support dated August 26, 2026.

(5) *Requirements for All Variance Approvals:*

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

The proposed addition adds a partial second story to the existing single-story building, aligning it with the height of the neighboring two- and three-story residences. The proposed addition's design was determined to be compatible and appropriate for the individual Landmark and neighborhood by the Design Review Committee of the City of Boulder's Landmarks Board.

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

The proposed addition is located on the second story of the existing house, within the footprint of the existing structure. It does not encroach toward any neighbor any more than the existing structure.

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

An extensive process with the Design Review Committee of the Landmarks Board investigate a number of potential alternate locations for a proposed addition. All of the alternative locations were rejected as causing potential harm to the integrity of the individual Landmark property. The size and location of the proposed addition were approved by the Design Review Committee of the Landmarks Board and deemed appropriate and not detrimental to the historic character of the existing Landmark.

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

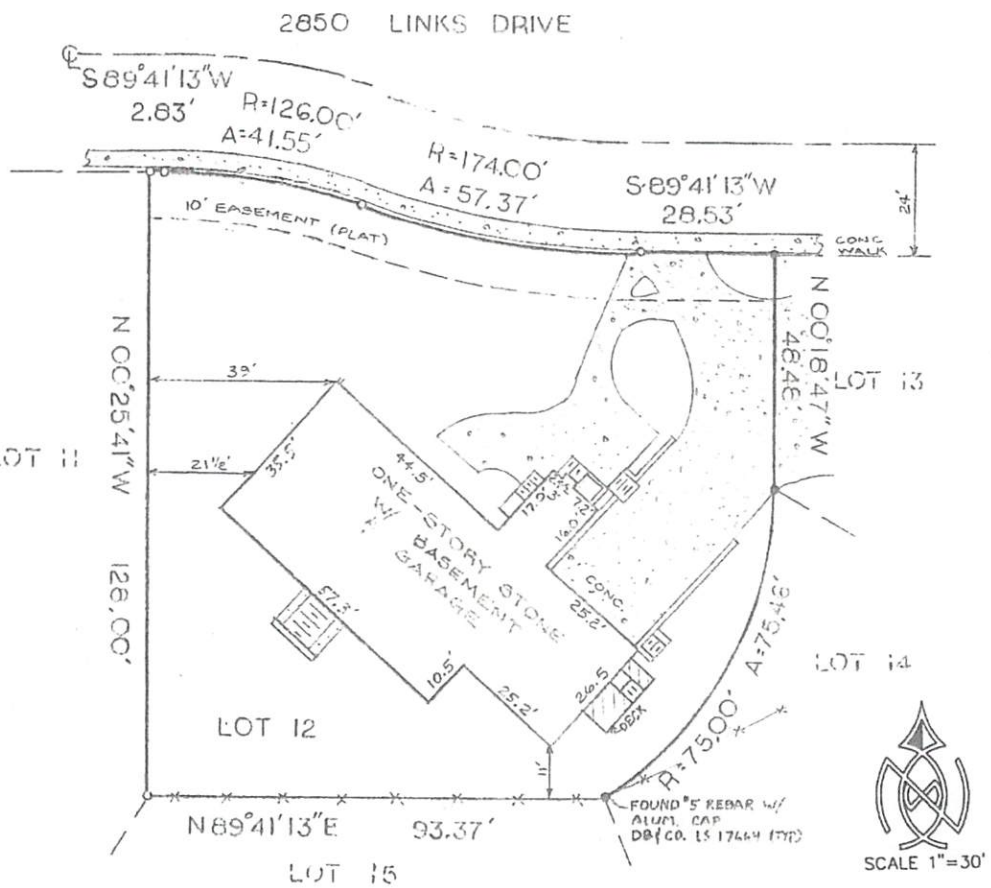
The proposed addition's solar shadow falls well within the existing property limits, see A1.0 of the attached Architectural Drawings.

I look forward to presenting this project and its process of creation with the Board of Zoning Adjustments and will be happy to answer any questions or provide additional material as requested. Thank you for your time and consideration of our request.

LEGAL DESCRIPTION
(provided by First American Heritage)

Lot 12,
Together with and undivided 1/25th interest in and to Outlots A and B,
SALE LAKE SUBDIVISION,
County of Boulder,
State of Colorado.

Flatirons Surveying, Inc.
3825 IRIS AVENUE
BOULDER, CO 80301
PHONE: (303) 443-7001
FAX: (303) 443-9830
www.flatsurv.com



Notes:
1-FIRST AMERICAN HERITAGE TITLE COMMITMENT NO. 376-H0091668-043-KAB WAS ENTIRELY RELIED UPON FOR EASEMENTS OF RECORD NOT SHOWN BY THE PLAT.
2-AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATIONS OF THE IMPROVEMENTS SHOWN HEREON.

COLORADO REGISTERED JOHN BRUCE GUYTON 18406 PROFESSIONAL LAND SURVEYOR

John B. Guyton, Colorado L.S. #18406

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for BOULDER WEST FINANCIAL SERVICES, INC. and FIRST AMERICAN HERITAGE TITLE CO., that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, December 13, 2005, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated hereon. It is not a Land Survey Plat as defined by C.R.S 38-51-102(12) or an Improvement Survey Plat as defined by C.R.S 38-51-102(9). It does not establish property corners. A more precise relationship of the improvements to the boundary lines can be determined by a Land Survey or Improvement Survey. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Flatirons Surveying, Inc. and John B. Guyton will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated hereon.

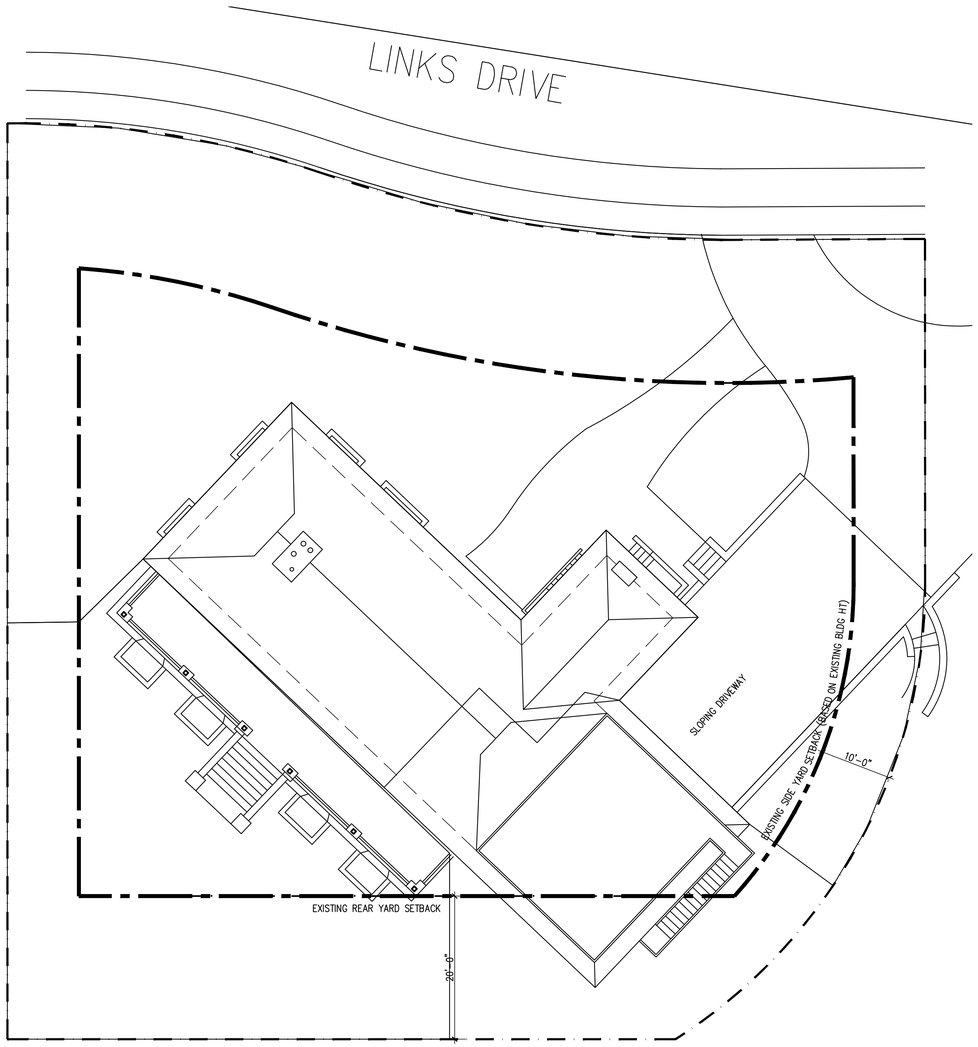
Flatirons No. 05-49,841
Title Co. No. 376-H0091668-043-KAB
Borrower: Johnson

FALCONER OLTMANS RESIDENCE - BOULDER COUNTRY CLUB
2850 LINKS DRIVE

ZONING ISSUES:

REAR YARD SETBACK ENCROACHMENT. ZONING STAFF HAS DETERMINED THAT THE SOUTH PROPERTY LINE IS TO BE CONSIDERED THE REAR YARD PROPERTY LINE. IN THE RL-2 ZONE, THE REAR YARD SETBACK IS 20 FEET. THE PROPOSED ADDITION IS APPROXIMATELY 7'-11" FROM THE REAR YARD SETBACK.

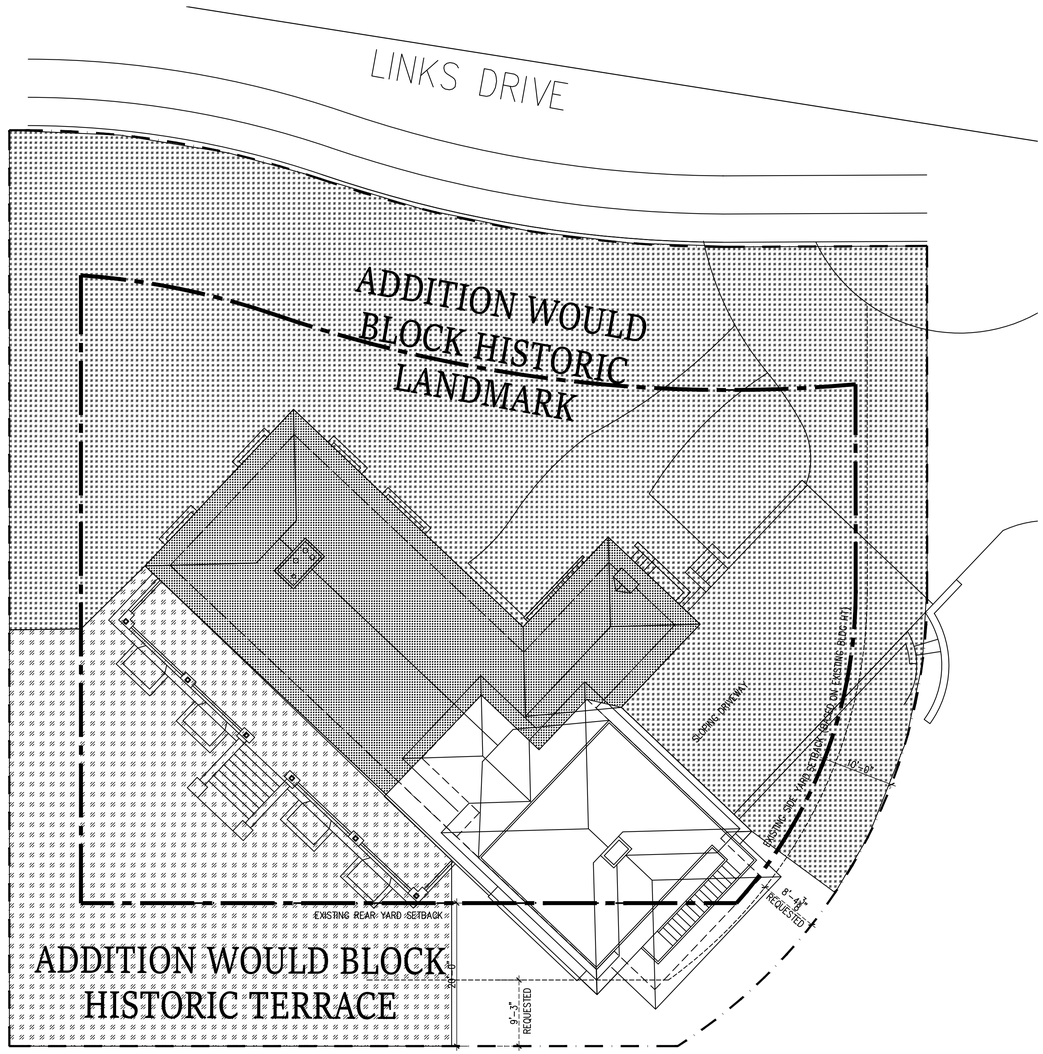
SIDE YARD SETBACK ENCROACHMENT. IN THE RL-2 ZONE, THE SIDE YARD SETBACK IS DETERMINED BY THE BUILDING HEIGHT - 1 FOOT OF SETBACK FOR EACH 2 FEET OF BUILDING HEIGHT. THE EXISTING BUILDING IS 20 FEET HIGH, REQUIRING A 10 FOOT SETBACK. THE PROPOSED ADDITION IS APPROXIMATELY 8'-4" FROM THE SIDE YARD SETBACK.



EXISTING SITE PLAN

SCALE: 1"=10'-0" 10'-0"

NORTH



PROPOSED SITE PLAN

SCALE: 1"=10'-0" 10'-0"

NORTH

m. gerwing ARCHITECTS

m. gerwing ARCHITECTS
2805 WILDERNESS PLACE
SUITE 500
BOULDER, CO 80301
303.886.9872
www.mgerwingarch.com

FALCONER OLTMANS

2850 LINKS DRIVE
BOULDER, CO 80304

OWNER
LISA FALCONER
CURT OLTMANS

SITE PLAN

DRC SUBMITTAL
AUGUST 24 2026

A1.0

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FALCONER OLTMANS RESIDENCE - BOULDER COUNTRY CLUB

DRAWING INDEX

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APPLICABLE CODES

BOULDER REVISED CODE, AS UPDATED

2024 INTERNATIONAL RESIDENTIAL CODE, WITH AMENDMENTS
2024 INTERNATIONAL FIRE CODE
2024 INTERNATIONAL MECHANICAL CODE
2024 INTERNATIONAL EXISTING BUILDING CODE
2024 INTERNATIONAL PLUMBING CODE
2024 INTERNATIONAL FUEL GAS CODE
2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE
2023 NFPA 70 NATIONAL ELECTRICAL CODE

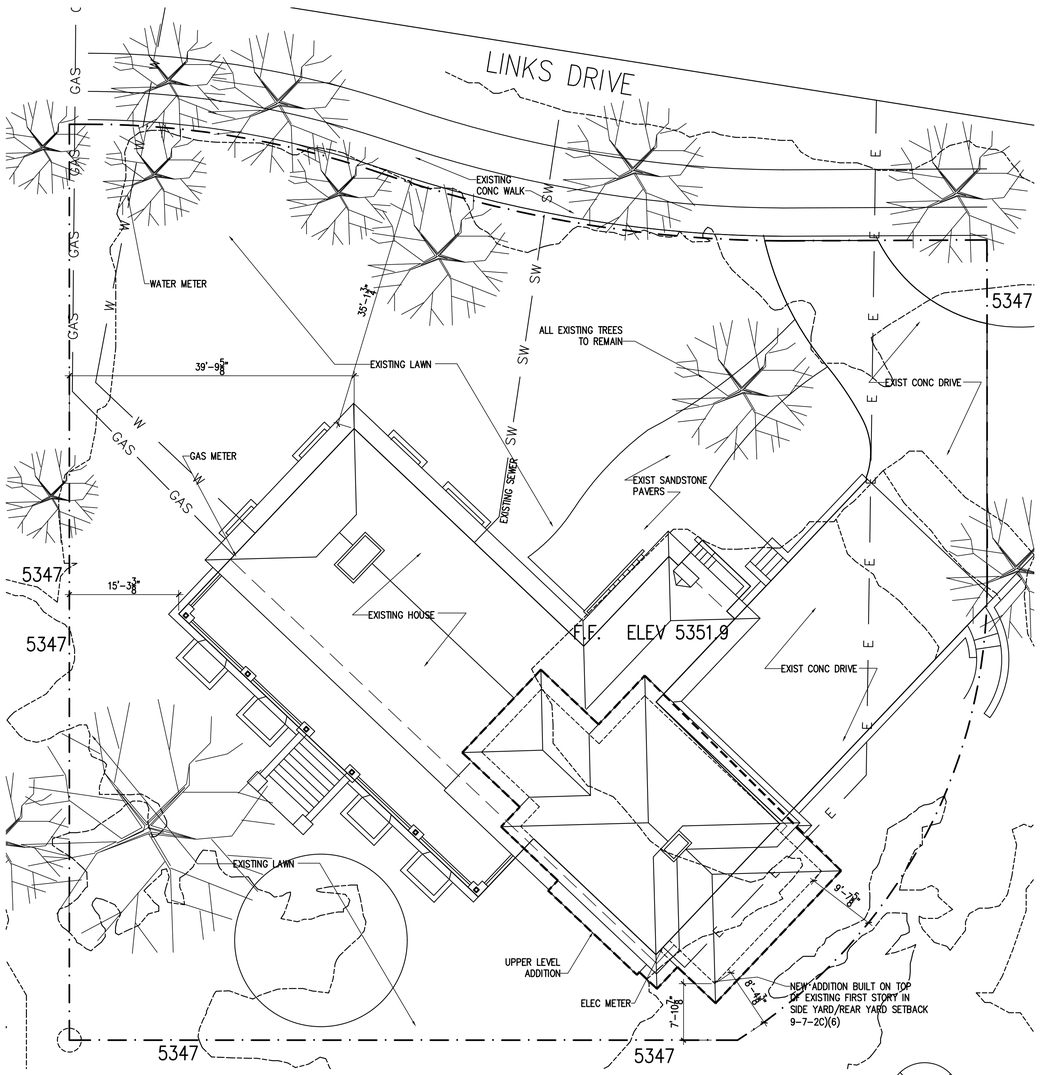
2024 CITY OF BOULDER ENERGY CONSERVATION CODE

2850 LINKS DRIVE

Property Zone District: RL-1 **Solar Fence Height: 25'**

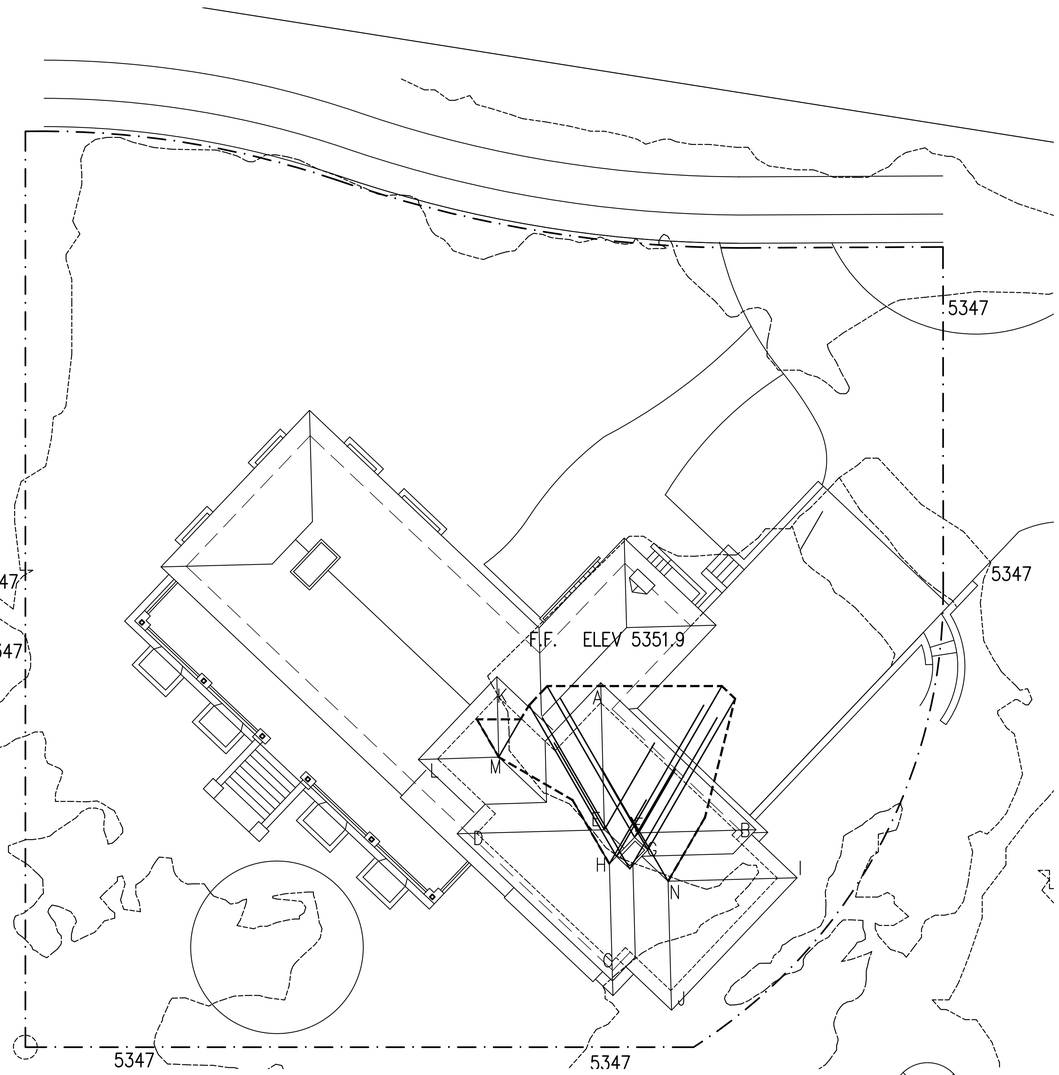
	Step 1	Step 2		Step 3		Step 4	
Roof Element	Elevation of Building Element (x)	Elevation of Grade at Property Line (y)*		Relative Height of Building Element (h)**		Length of Shadow (L)***	
	(relative to USGS or datum)	10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
A	5367.7	5347	5347	20.7	20.70		
B	5367.7	5347	5347	20.7	20.70		
C	5367.7	5347	5347	20.7	20.70		
D	5367.7	5347	5347	20.7	20.70		
E	5377.3	5347	5347	30.3	30.30	14.	14.
F	5375.9	5347	5347	28.9	28.90	10.3	10.3
G	5381.2	5347	5347	34.2	34.20	24.4	24.4
H	5375.9	5347	5347	28.9	28.90	10.3	10.3
I	5371.5	5347	5347	24.5	24.50		
J	5371.5	5347	5347	24.5	24.50		
K	5371.5	5347	5347	24.5	24.50		
L	5371.5	5347	5347	24.5	24.50		
M	5374.3	5347	5347	27.3	27.30	6.1	6.1
N	5375.9	5347	5347	28.9	28.90	10.3	10.3

FLOOR LEVEL OF HOUSE AT MAIN ENTRY SUBLFR: 100-0" = ELEV. 5351.9
LOW POINT: ELEV 5347



SITE PLAN

SCALE: 1"=10'-0" 10'-0"



SOLAR SHADOW ANALYSIS

SCALE: 1"=10'-0" 10'-0"

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BOULDER, CO 80301
303.886.9872
www.mgerwingarch.com

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2850 LINKS DRIVE
BOULDER, CO 80304

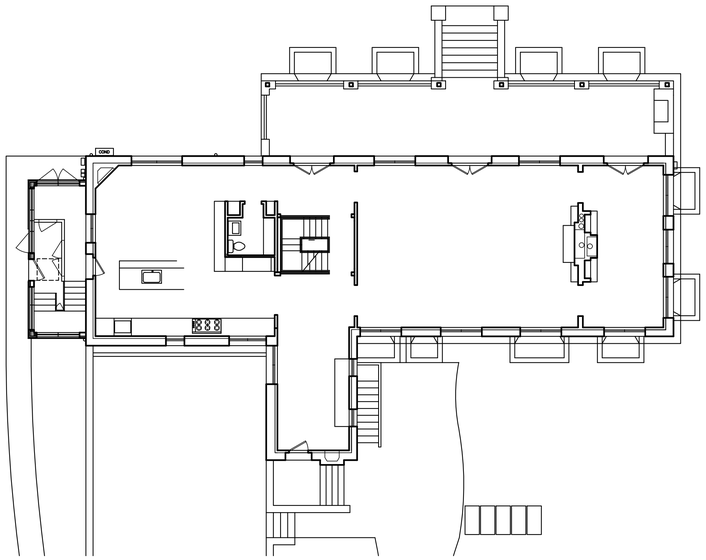
OWNER
LISA FALCONER
CURT OLTMANS

SITE PLAN

PERMIT SUBMITTAL
JULY 8 2026

A1.0

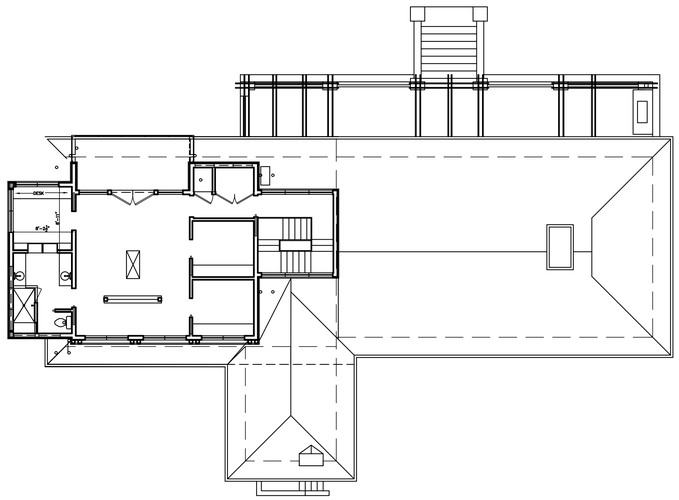
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MAIN LEVEL AREA DIAGRAM

SCALE: 1"=10'-0" 10'-0"

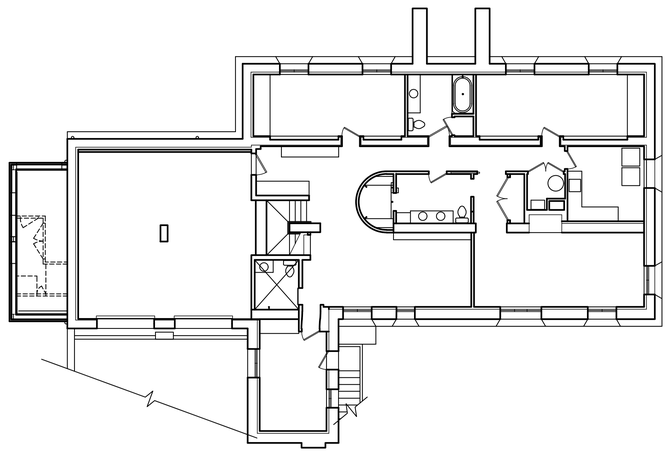
NORTH



UPPER LEVEL AREA DIAGRAM

SCALE: 1"=10'-0" 10'-0"

NORTH



LOWER LEVEL AREA DIAGRAM

SCALE: 1"=10'-0" 10'-0"

NORTH

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AREA DIAGRAMS

PERMIT SUBMITTAL
JULY 8 2026

A1.0A

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VERIFY LOCATIONS OF ALL UTILITIES

EXISTING UNDERGROUND ELEC — E — E
EXISTING GAS SUPPLY — GAS — GAS
EXISTING SUPPLY — W — W
EXISTING SEWER — SW — SW

NOTE: NO EXTERIOR CHANGES

FOUNDATION FOR EXIST STAIRS ABOVE, NO CHANGES

NOTE: EXTERIOR WALL FRAMING, INSULATION & ELEC WORK ON PREV PERMIT

EXISTING CABINETRY REMOVED UNDER PREV PERMIT

EXISTING FITTINGS & FITTINGS REMOVED UNDER PREV PERMIT

EXISTING CABINETRY REMOVED UNDER PREV PERMIT

NOTE: NO EXTERIOR CHANGES

EXIST DROPPED BEAMS TO REMAIN

REMOVE PORTION OF EXIST WALL AS INDICATED, TYP

EXIST CABINETRY REMOVED UNDER PREV PERMIT

NOTE: NO EXTERIOR CHANGES

EXIST FIREPLACE TO REMAIN

EXIST WALL PANELS TO REMAIN

EXIST DROPPED BEAMS TO REMAIN

REMOVE PORTION OF EXIST WALL AS INDICATED, TYP

NOTE: EXTERIOR WALL FRAMING, INSULATION & ELEC WORK ON PREV PERMIT

EXISTING FITTINGS & FITTINGS REMOVED UNDER PREV PERMIT

EXISTING FITTINGS & FITTINGS REMOVED UNDER PREV PERMIT

ALL EXIST EXTERIOR WINDOWS & DOORS TO REMAIN

NOTE: EXTERIOR WALL FRAMING, INSULATION & ELEC WORK ON PREV PERMIT

EXISTING EXTERIOR STAIR, RAILS, ETC NO CHANGES

NOTE: NO EXTERIOR CHANGES

NOTE:
ALL INTERIOR FINISHES
EXCEPT GYPBD TO
BE REMOVED

LOWER LEVEL DEMOLITION PLAN

SCALE: 1/4"=1'-0" 10'-0"

NORTH

m. gerwing ARCHITECTS

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BOULDER, CO 80304

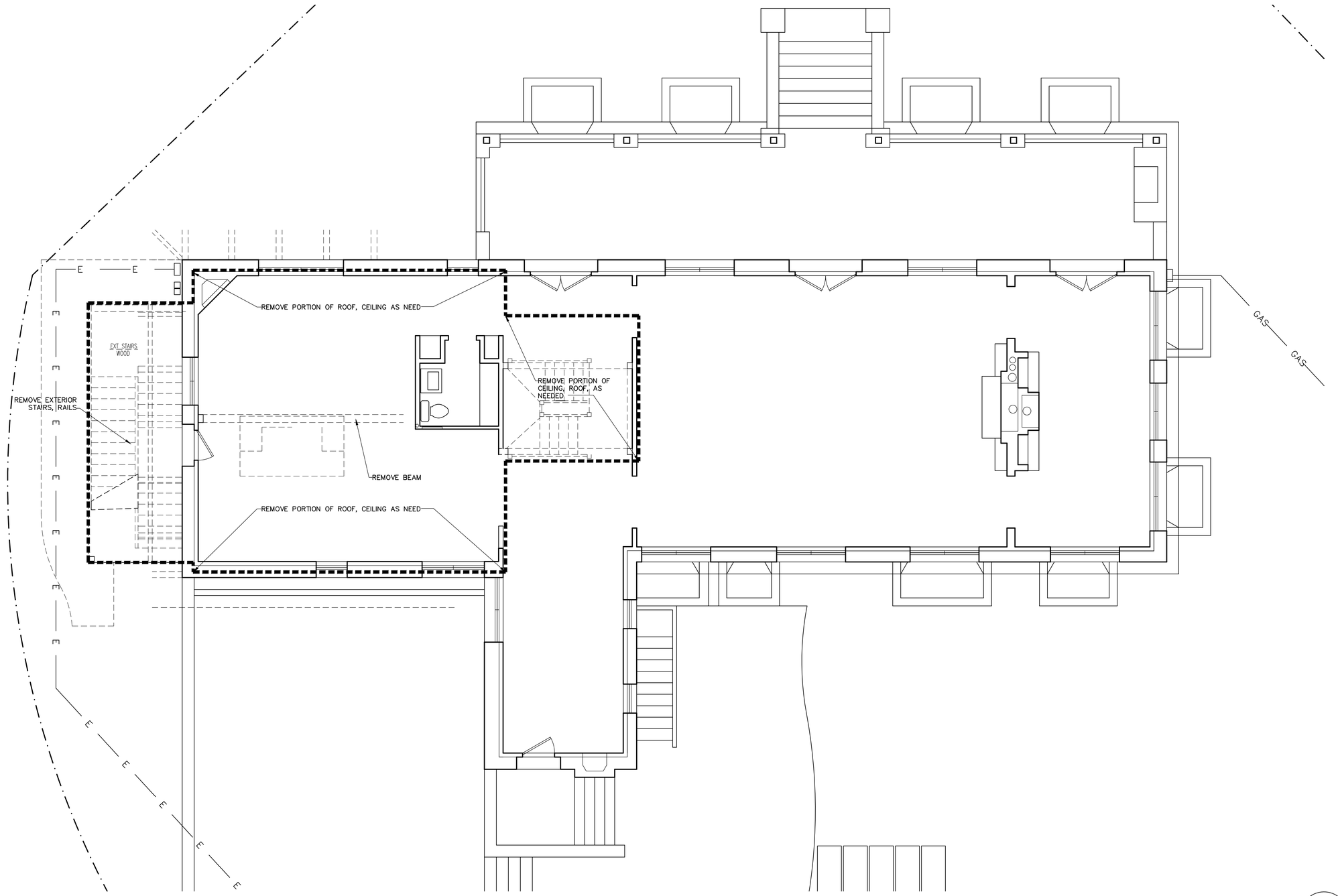
OWNER
LISA FALCONER
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LOWER LEVEL DECONSTRUCTION PLAN

PERMIT SUBMITTAL
JULY 8 2026

A1.1

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MAIN LEVEL DEMOLITION PLAN

SCALE: 1/4"=1'-0" 10'-0"

NORTH

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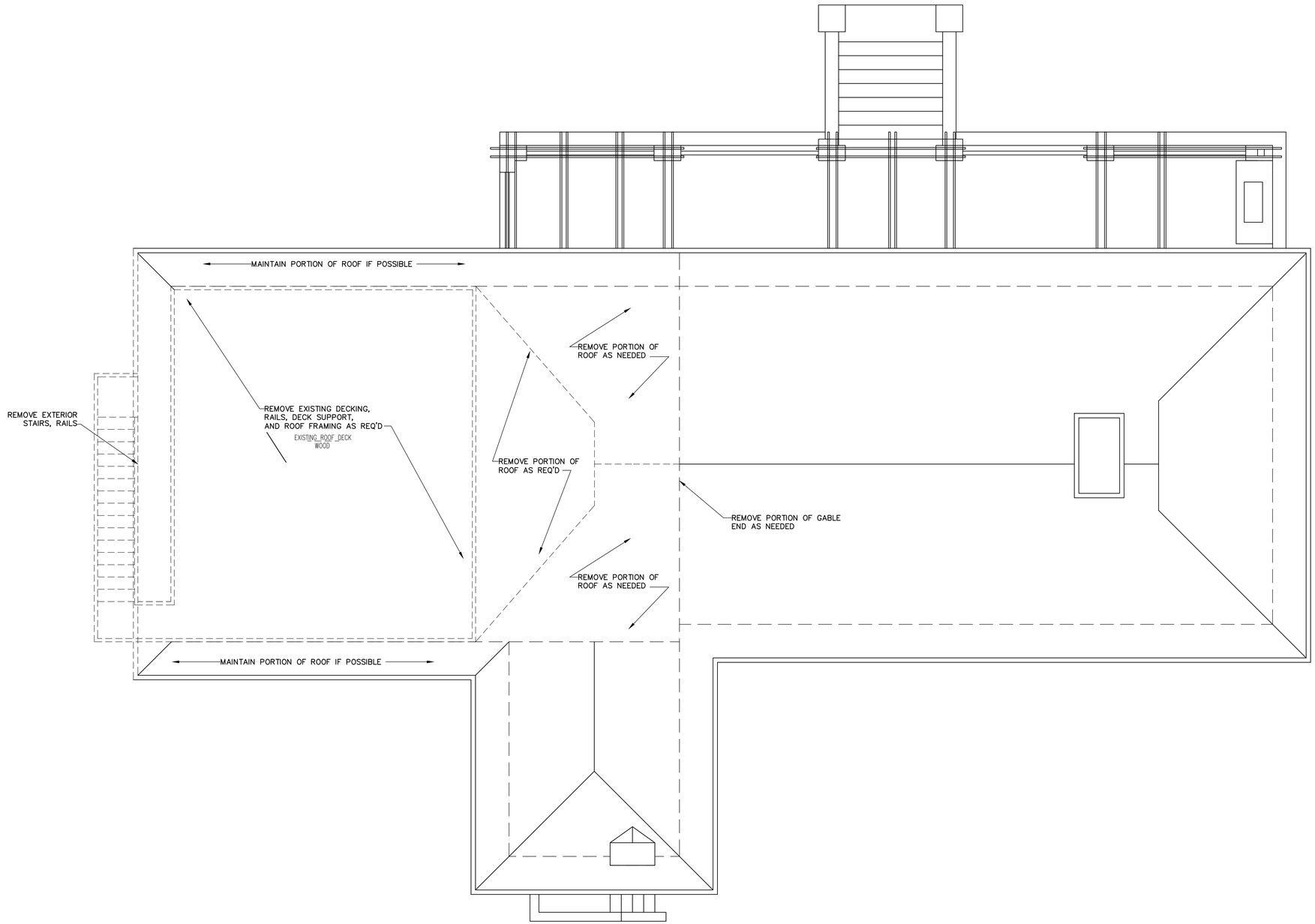
OWNER
LISA FALCONER
CURT OLTMANS

MAIN LEVEL DECONSTRUCTION PLAN

PERMIT SUBMITTAL
JULY 8 2026

A1.2

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UPPER LEVEL DECONSTRUCTION PLAN

SCALE: 1/4"=1'-0" 10'-0"

NORTH

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CURT OLTMANS

UPPER LEVEL DECONSTRUCITON PLAN

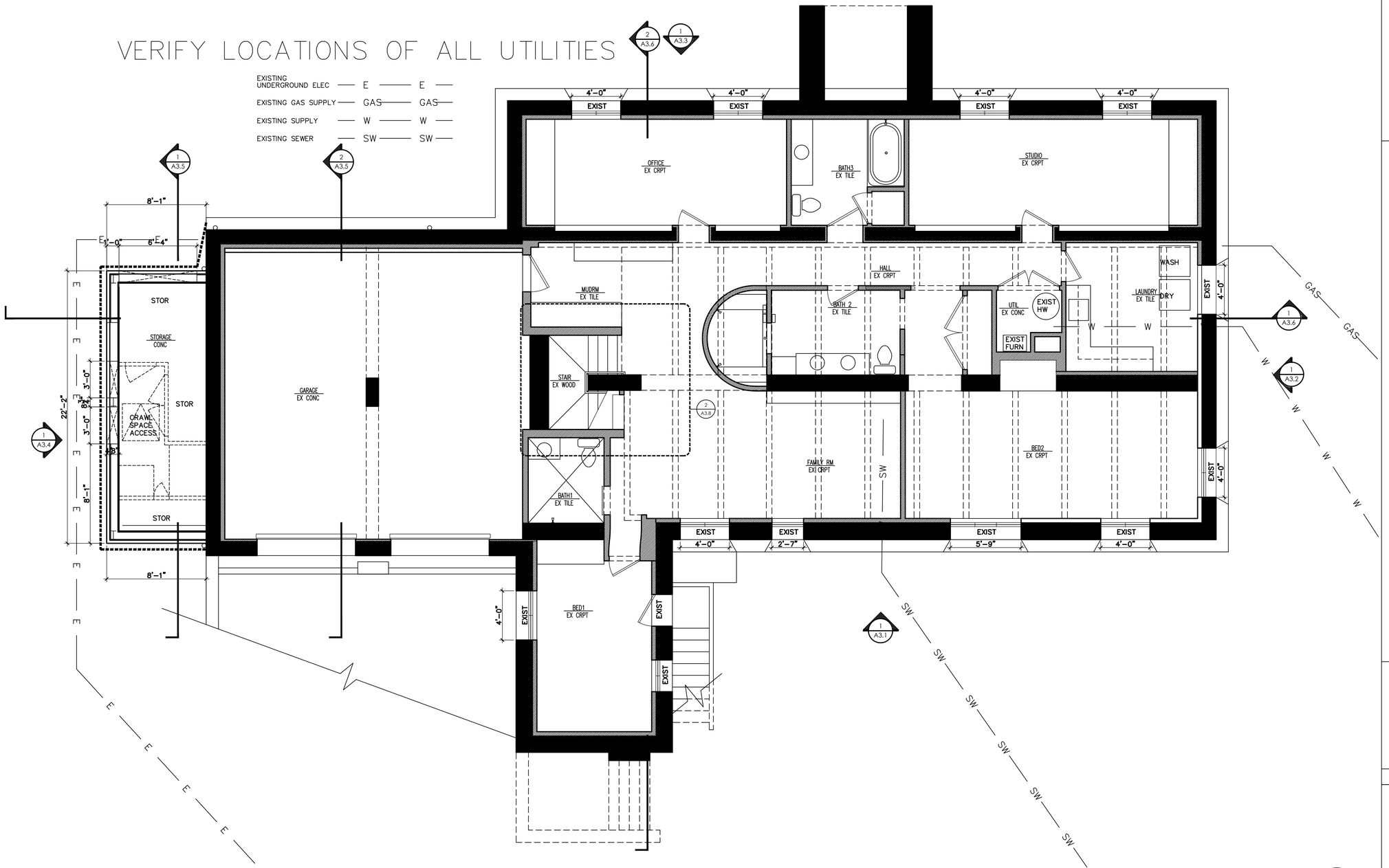
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VERIFY LOCATIONS OF ALL UTILITIES

EXISTING UNDERGROUND ELEC — E — E
EXISTING GAS SUPPLY — GAS — GAS
EXISTING SUPPLY — W — W
EXISTING SEWER — SW — SW



LOWER LEVEL PLAN

SCALE: 1/4"=1'-0" 10'-0"

NORTH

m. gerwing ARCHITECTS

m. gerwing ARCHITECTS
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SUITE 500
BOULDER, CO 80301
303.886.9872
www.mgerwingarch.com

FALCONER OLTMANS

2850 LINKS DRIVE
BOULDER, CO 80304

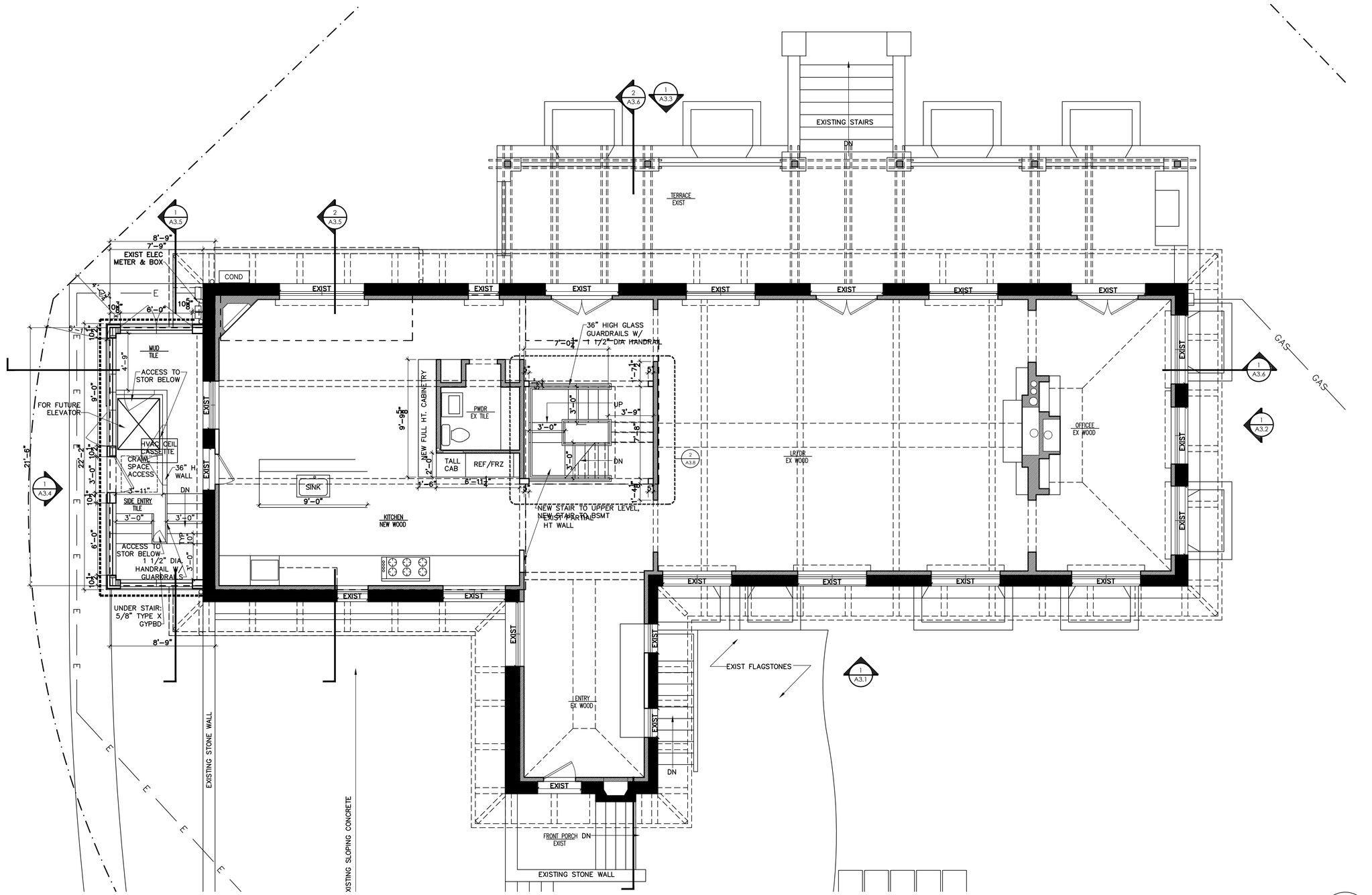
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LOWER LEVEL
PLAN

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JULY 8 2026

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MAIN LEVEL PLAN

SCALE: 1/4"=1'-0" 10'-0"

NORTH

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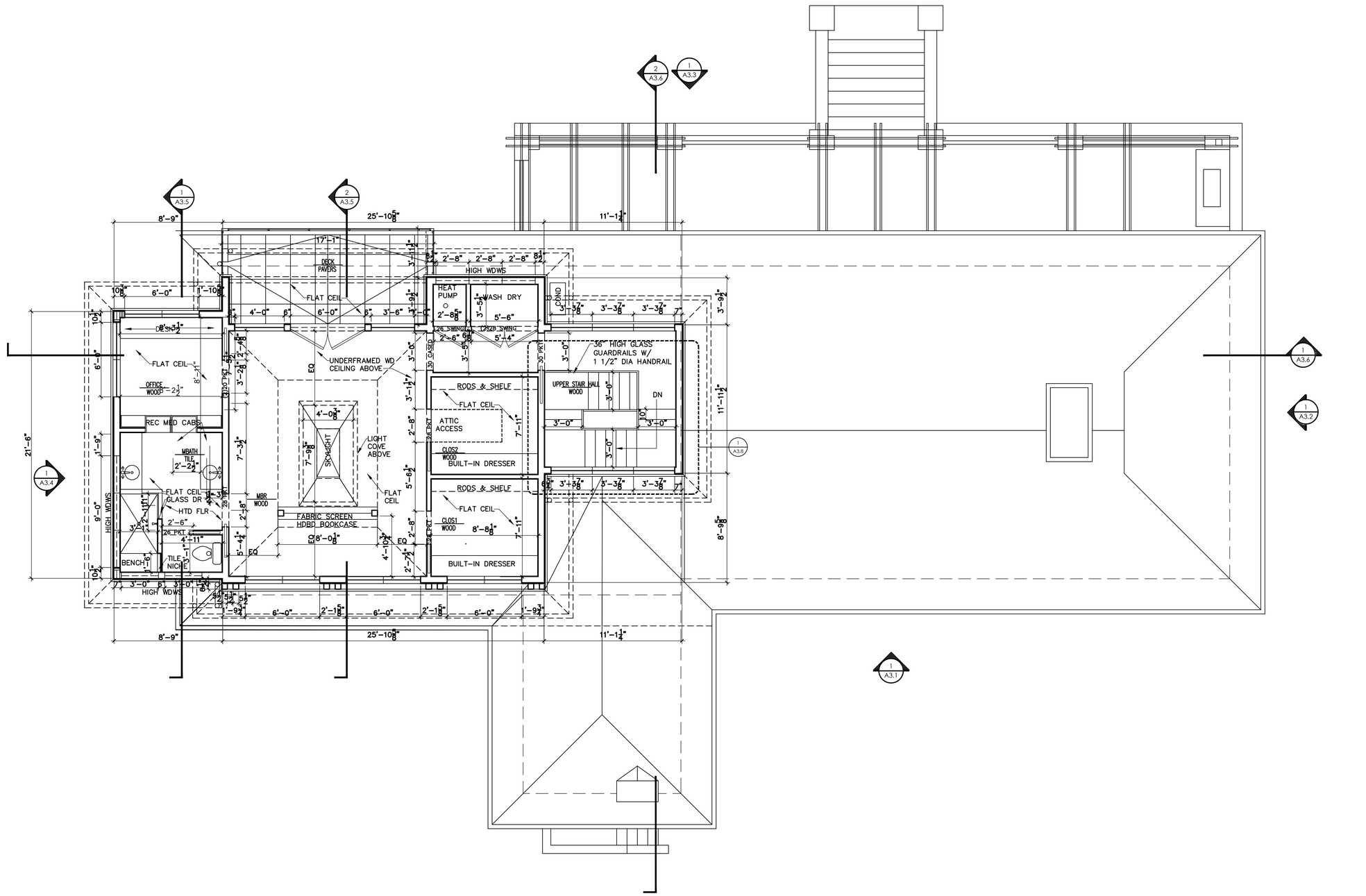
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MAIN LEVEL
PLAN

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UPPER LEVEL PLAN

SCALE: 1/4"=1'-0" 10'-0"

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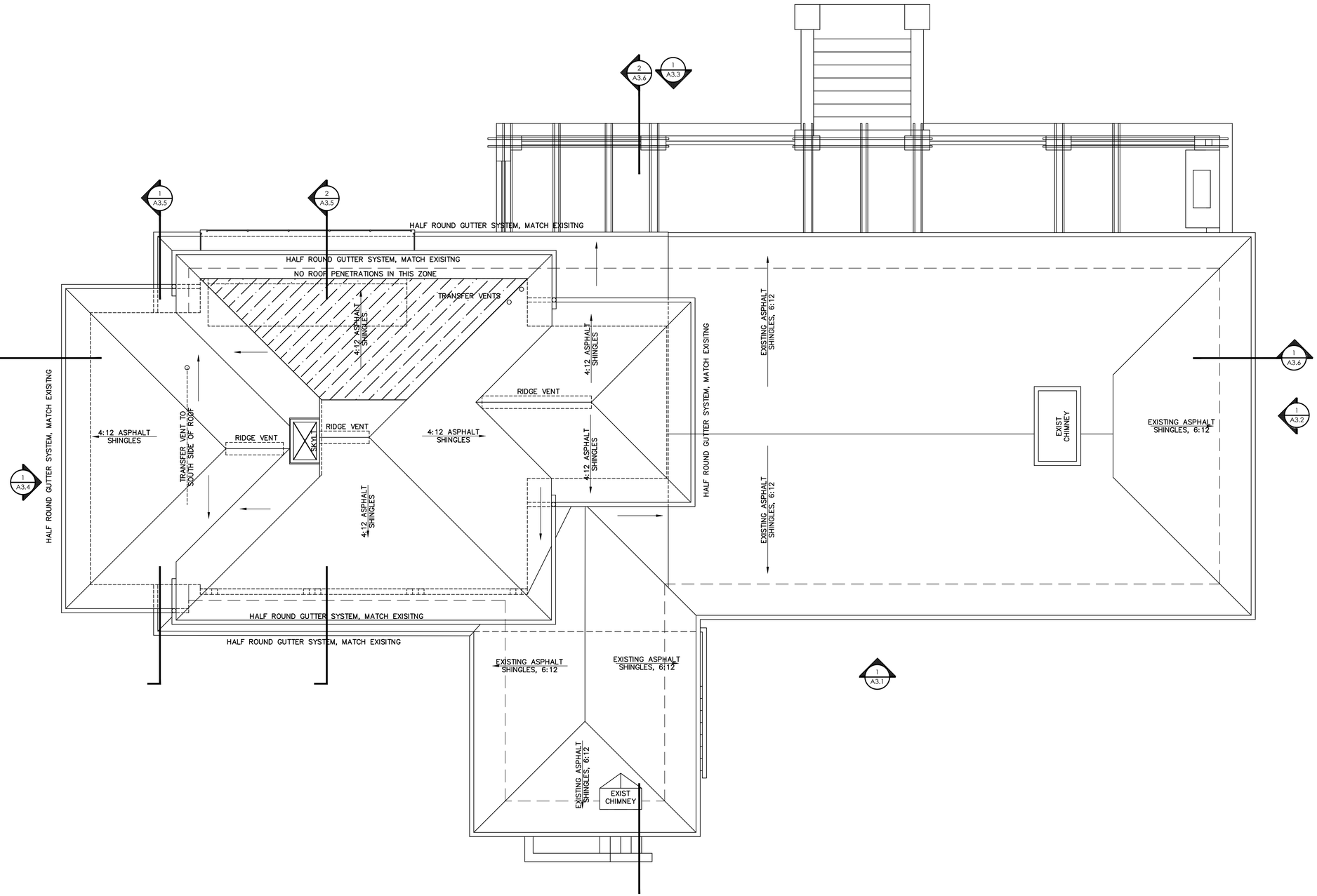
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PLAN

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ROOF PLAN

SCALE: 1/4"=1'-0" 10'-0"

NORTH

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BOULDER, CO 80304

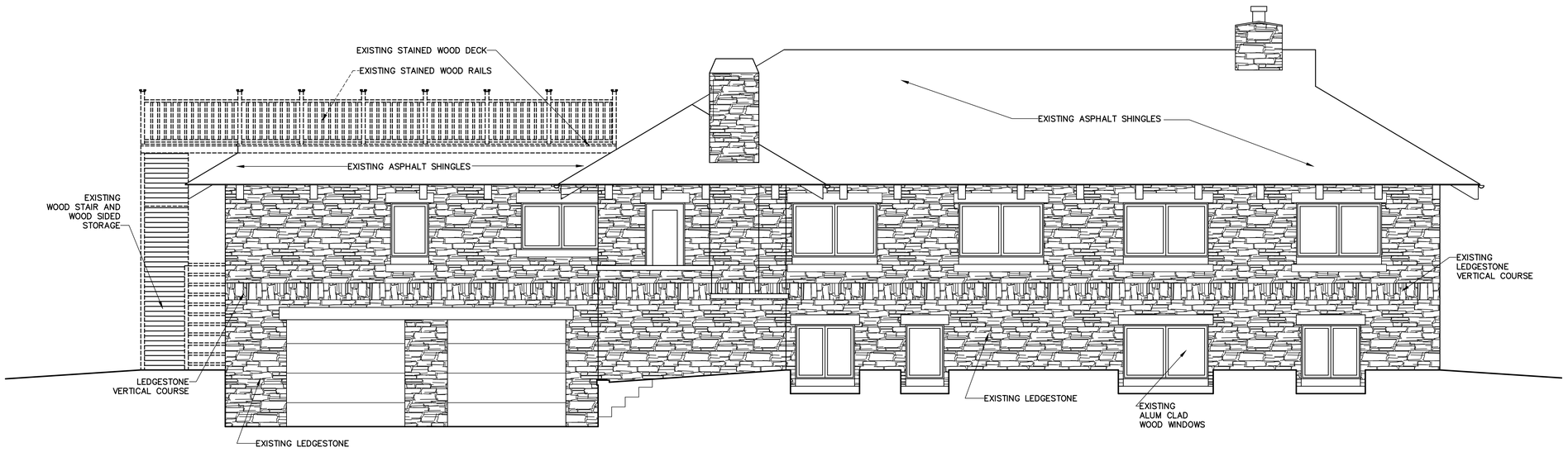
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ROOF PLAN

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JULY 8 2026

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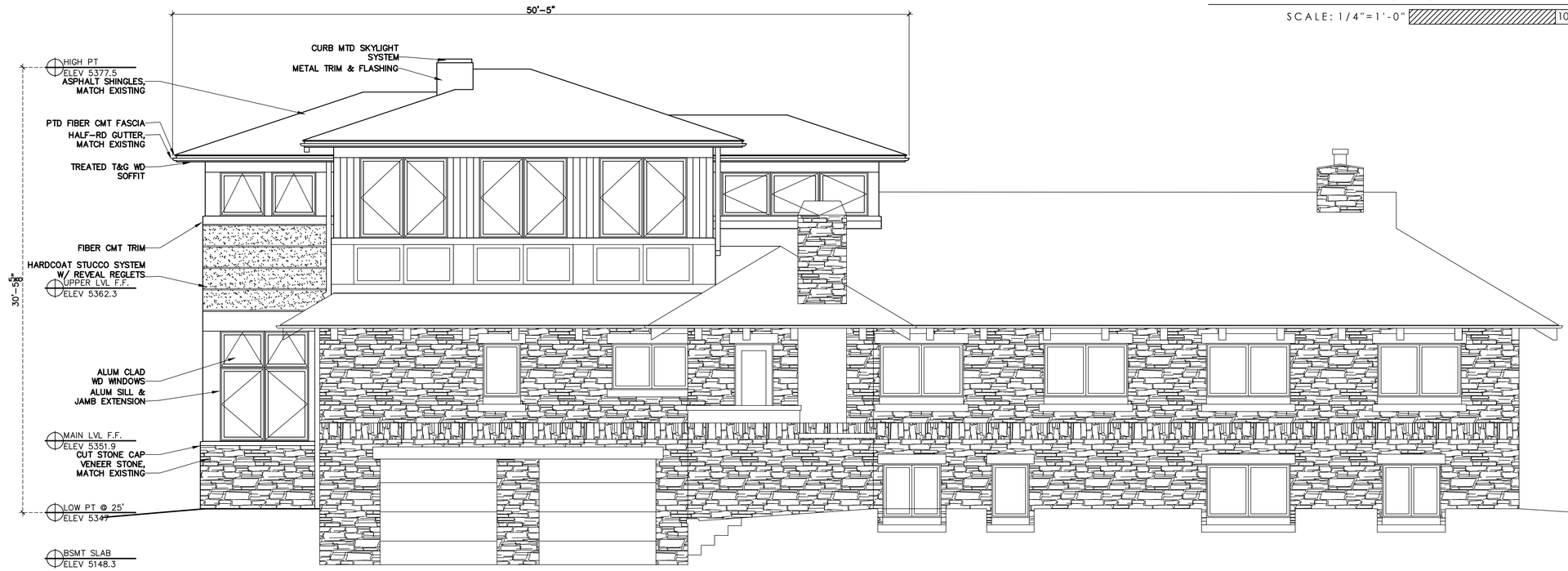
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EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0" 10'-0"

1



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0" 10'-0"

1

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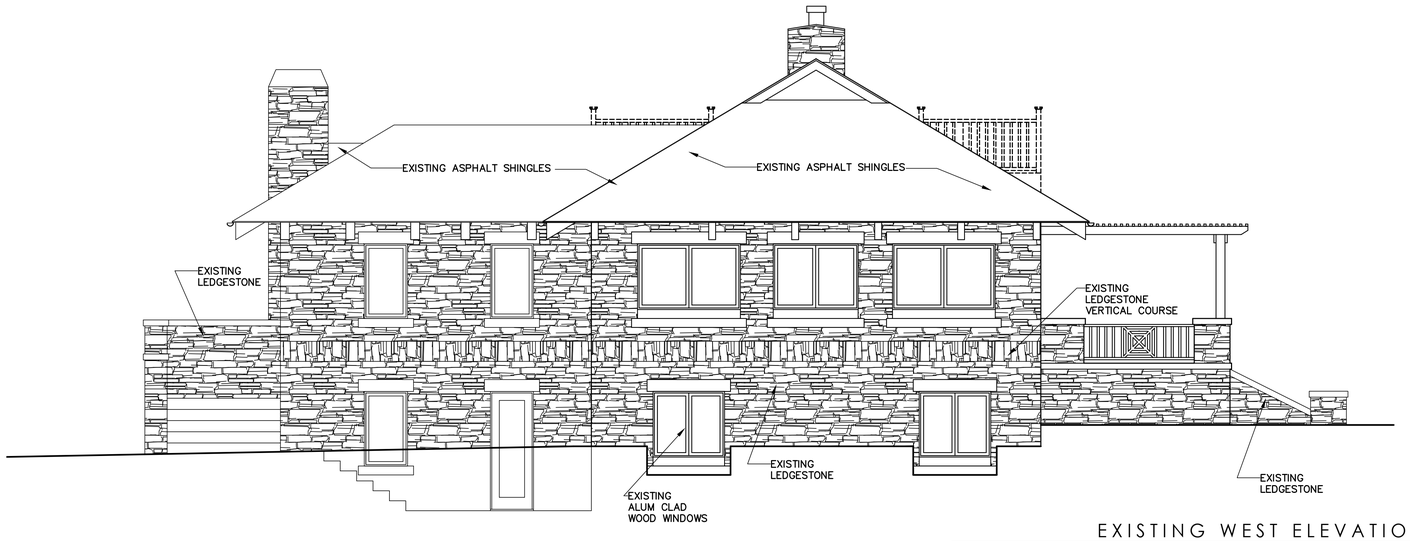
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EXISTING & PROPOSED NORTH ELEVATIONS

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JULY 8 2026

A3.1

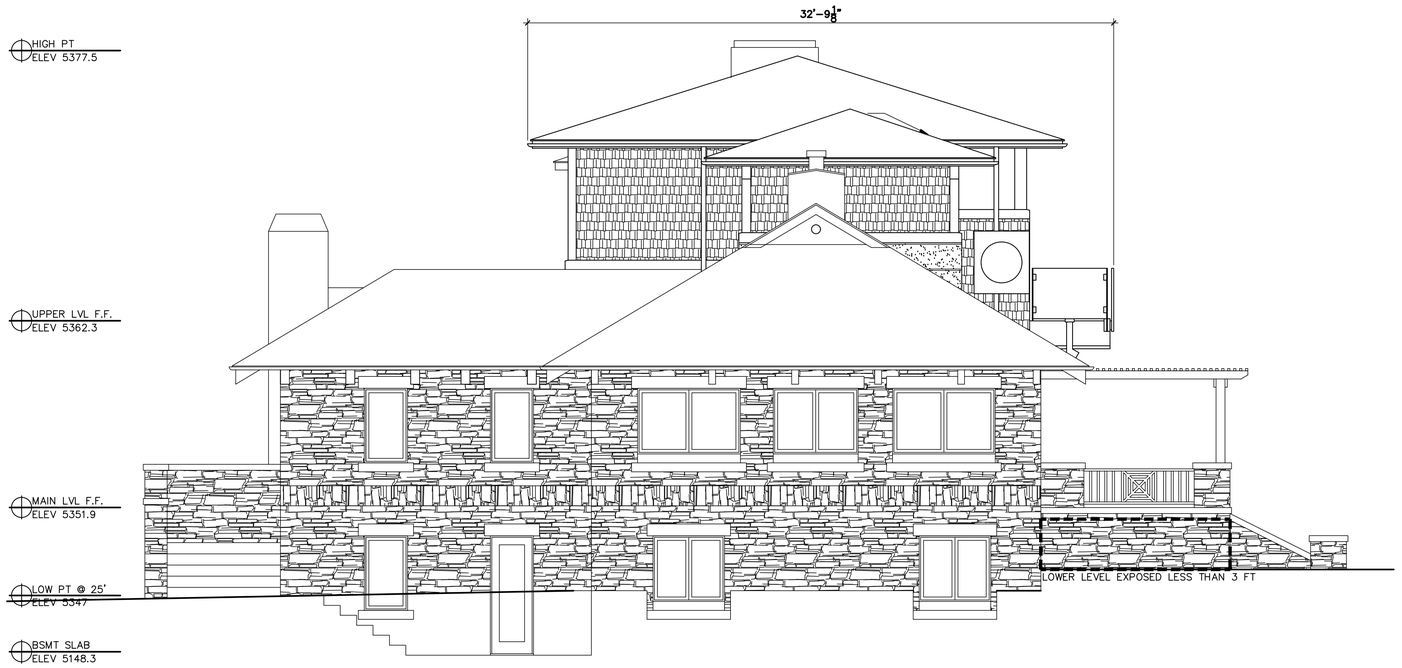
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EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0" 10'-0"

1



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0" 10'-0"

1

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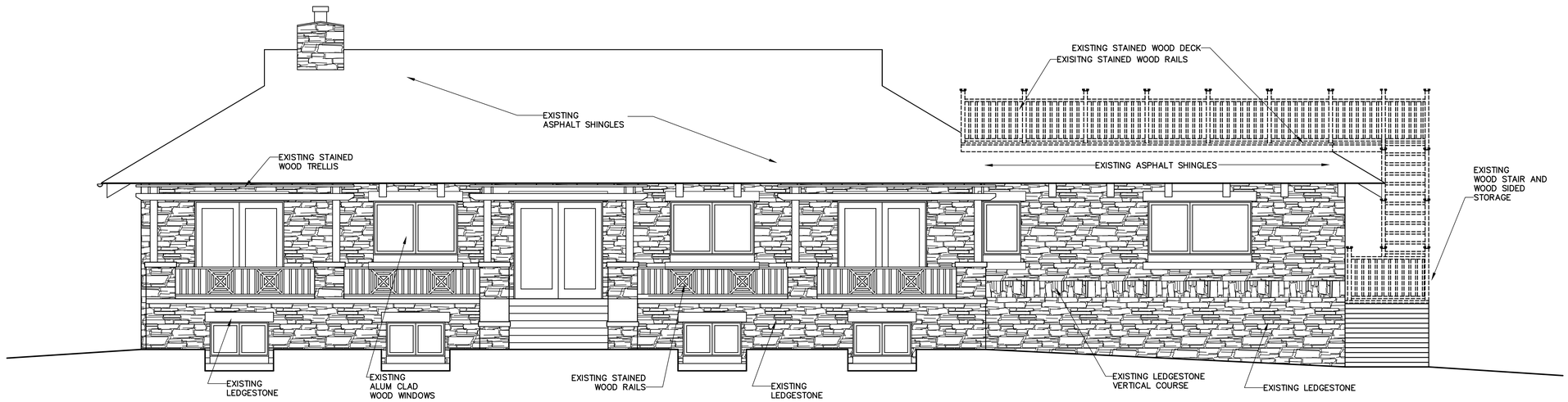
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EXISITNG AND PROPOSED
WEST ELEVATIONS

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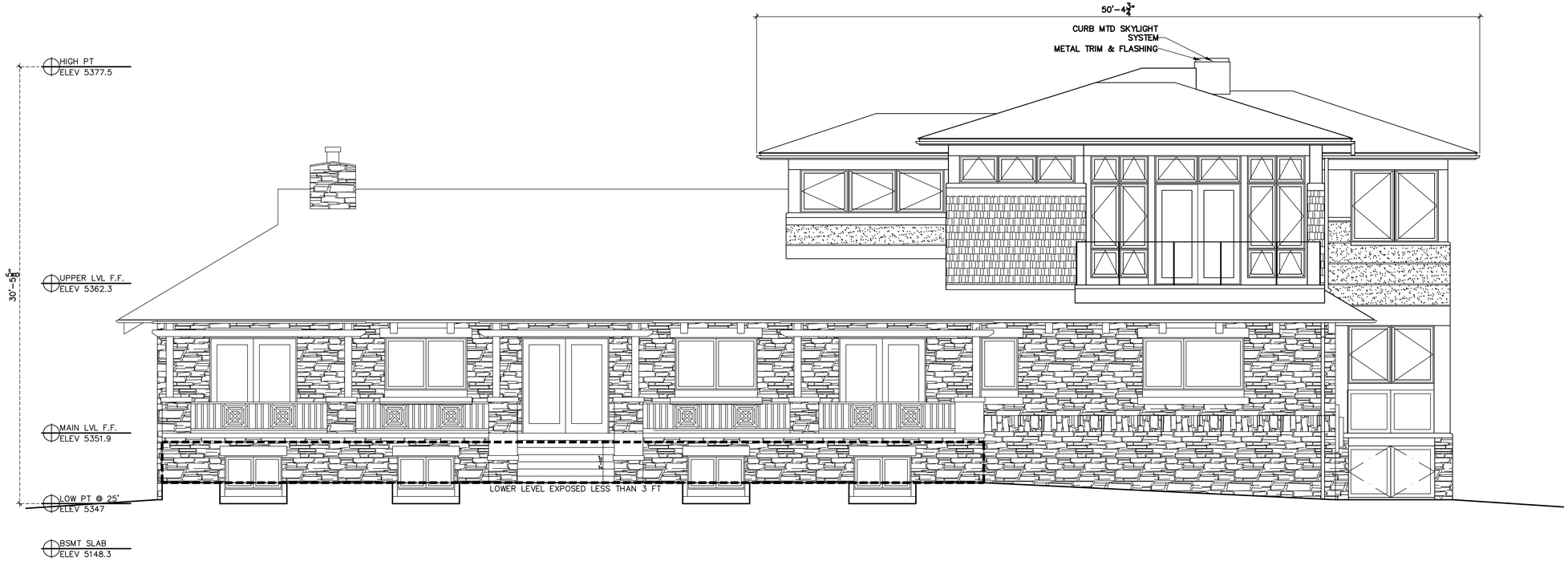
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EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0" 10'-0"

1



EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0" 10'-0"

1

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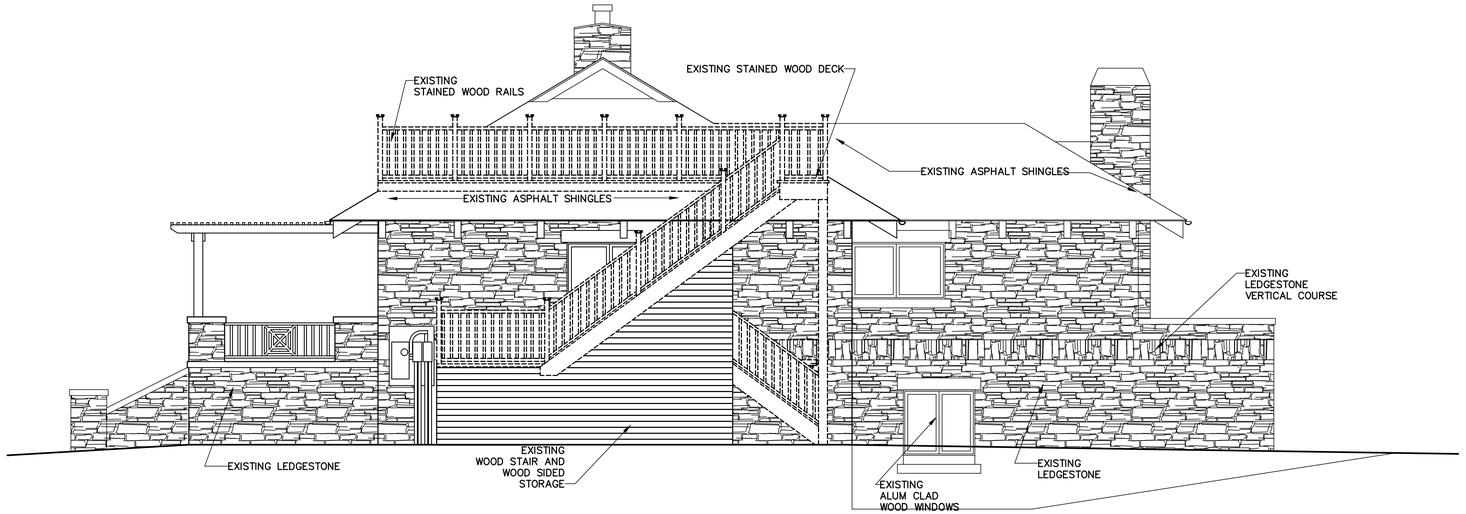
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EXISTING AND PROPOSED SOUTH ELEVATIONS

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JULY 8 2026

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EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0" 10'-0"

1



EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0" 10'-0"

1

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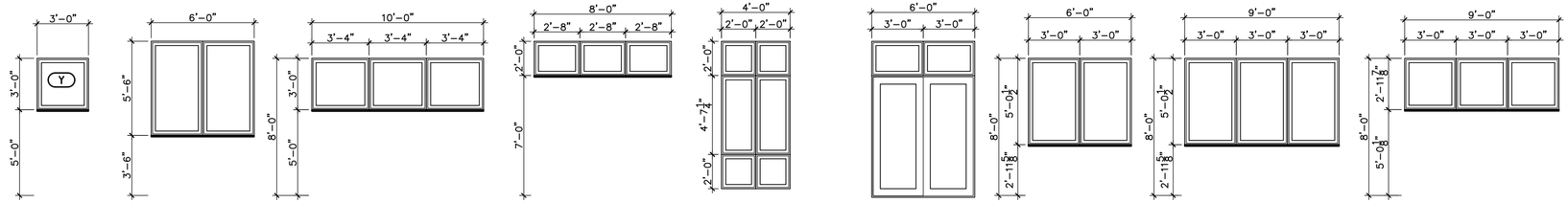
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EXISTING AND PROPOSED
EAST ELEVATIONS

PERMIT SUBMITTAL
JULY 8 2026

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MBATH (2)
AWNING
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED SILL ONLY
SAFETY GLAZING

MBR, CLOS1 (3)
DBL CASEMENT
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED SILL ONLY

UP STR HALL (2)
TRIPLE CASEMENT
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED SILL ONLY

UP LAUNDRY
TRIPLE AWNING
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED SILL ONLY

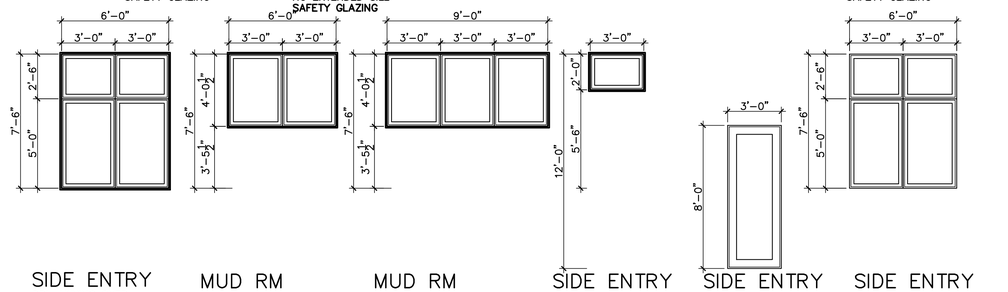
MBR (2)
AWNING, CSMT, AWNING
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
NO EXTENDED SILL
SAFETY GLAZING

MBR
AWNING OVER INSWING FRENCH
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
NO EXTENDED SILL
SAFETY GLAZING

OFFICE
DBL CASEMENT
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED SILL ONLY

OFFICE
TRIPLE CASEMENT
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED SILL ONLY

MBATH
TRIPLE AWNING
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED SILL ONLY
SAFETY GLAZING



SIDE ENTRY
DBL AWNING OVER CASEMENT
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED HD, JAMB, SILL
SAFETY GLAZING

MUD RM
DBL CASEMENT
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED HD, JAMB, SILL

MUD RM
TRIPLE CASEMENT
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED HD, JAMB, SILL

SIDE ENTRY
AWNING
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED HD, JAMB, SILL
SAFETY GLAZING

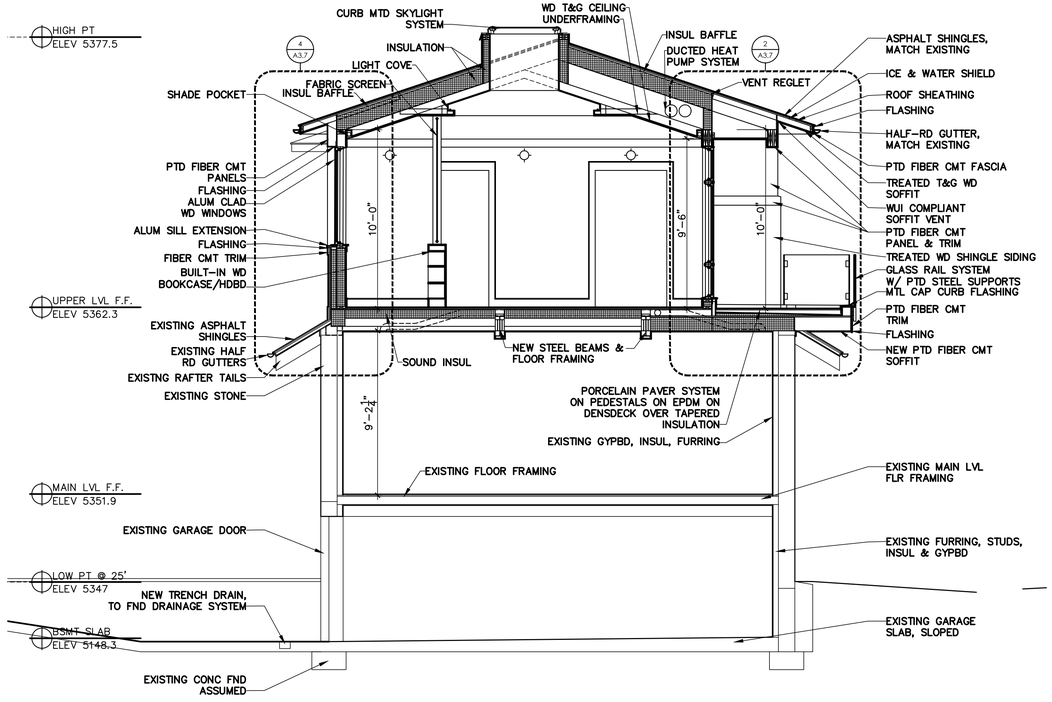
SIDE ENTRY
IN-SWNG FRENCH
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED HD, JAMB, SILL
SAFETY GLAZING

SIDE ENTRY
DBL AWNING OVER CASEMENT
SIERRA PACIFIC ASPEN
LowE272/i89 GLAZING
R-VALUE: .26/.24
SHGC: .27/.32
EXTENDED HD, JAMB, SILL
SAFETY GLAZING

WINDOW SCHEDULE

SCALE: 1/4"=1'-0" 10'-0"

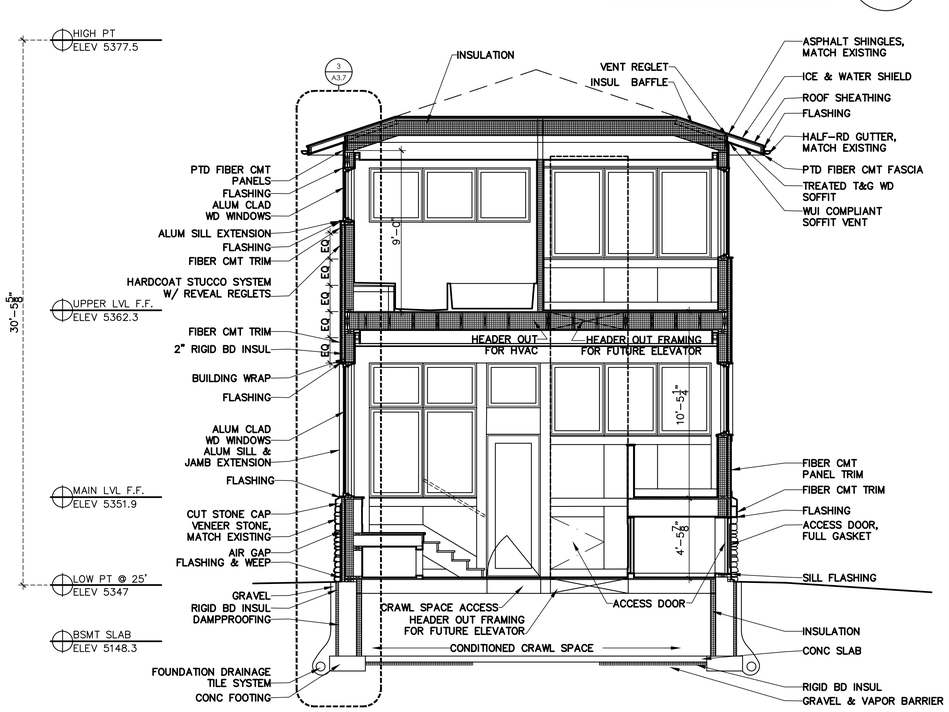
3



BUILDING SECTION

SCALE: 1/4"=1'-0" 10'-0"

2



BUILDING SECTION

SCALE: 1/4"=1'-0" 10'-0"

1

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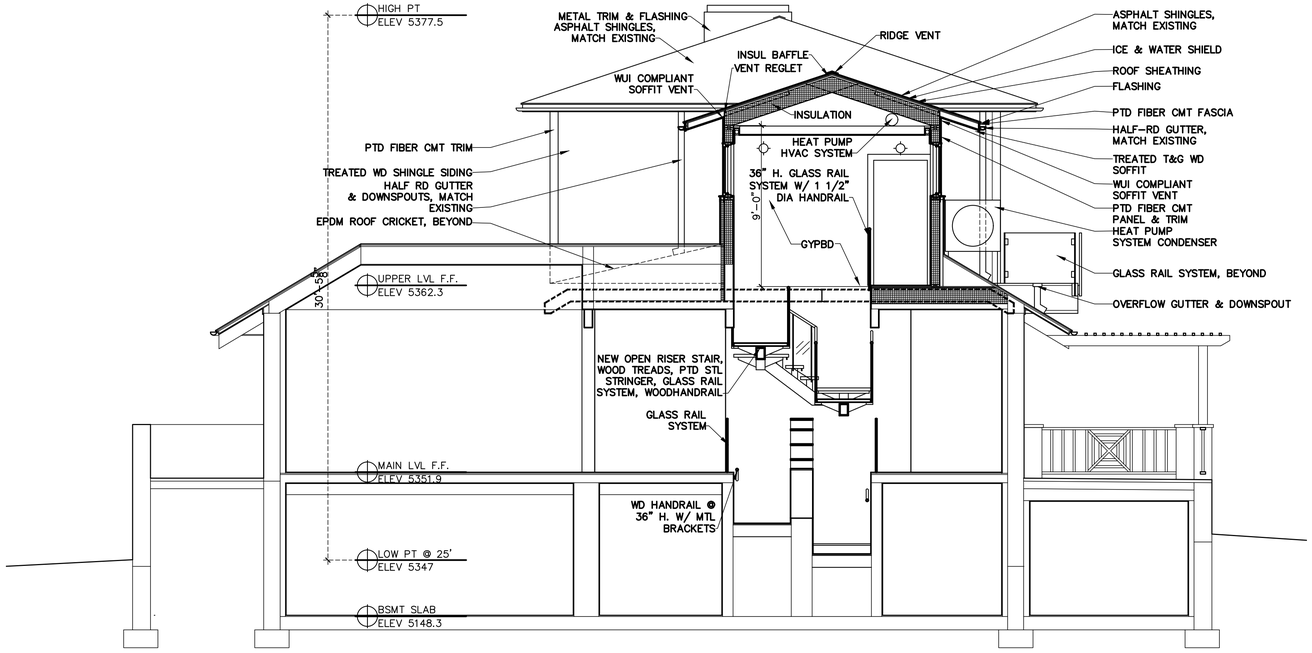
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CURT OLTMANS

WINDOW SCHEDULE
BUILDING SECTIONS

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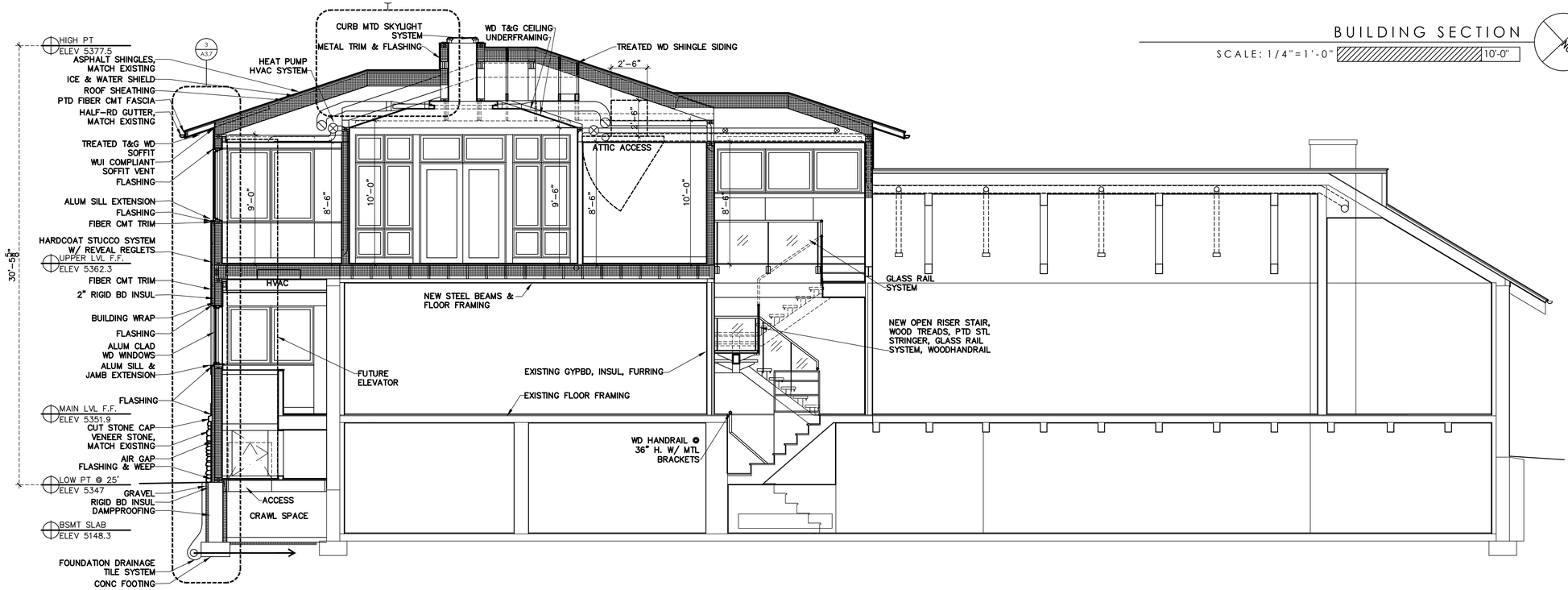
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BUILDING SECTION

SCALE: 1/4"=1'-0" 10'-0"

NORTH



BUILDING SECTION

SCALE: 1/4"=1'-0" 10'-0"

NORTH

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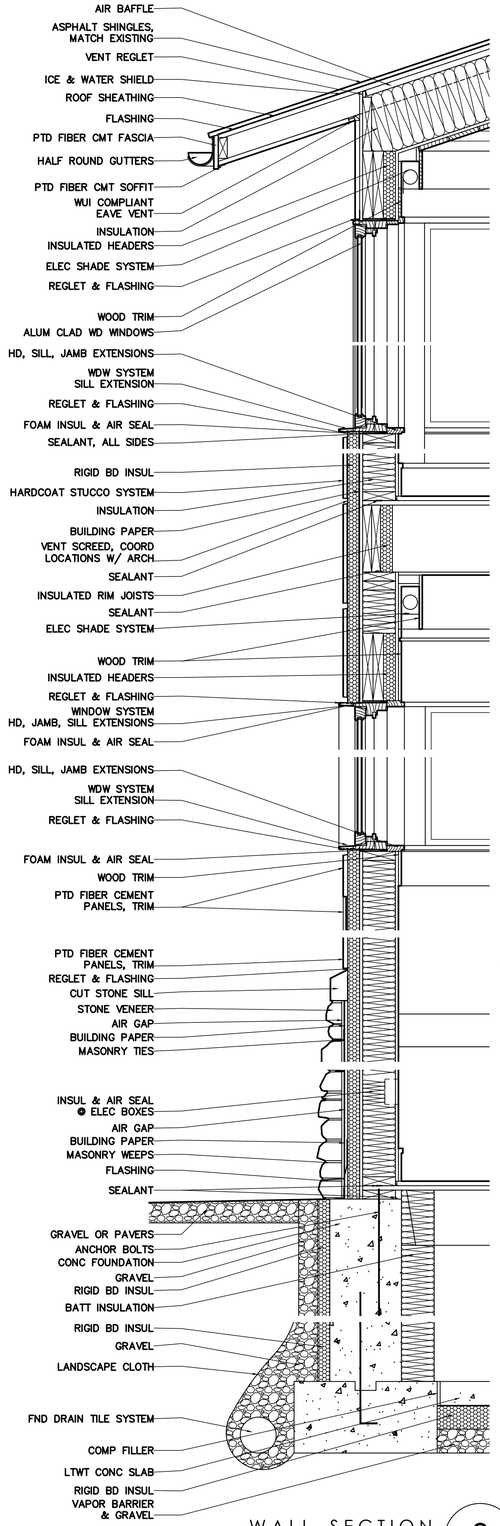
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BUILDING SECTIONS

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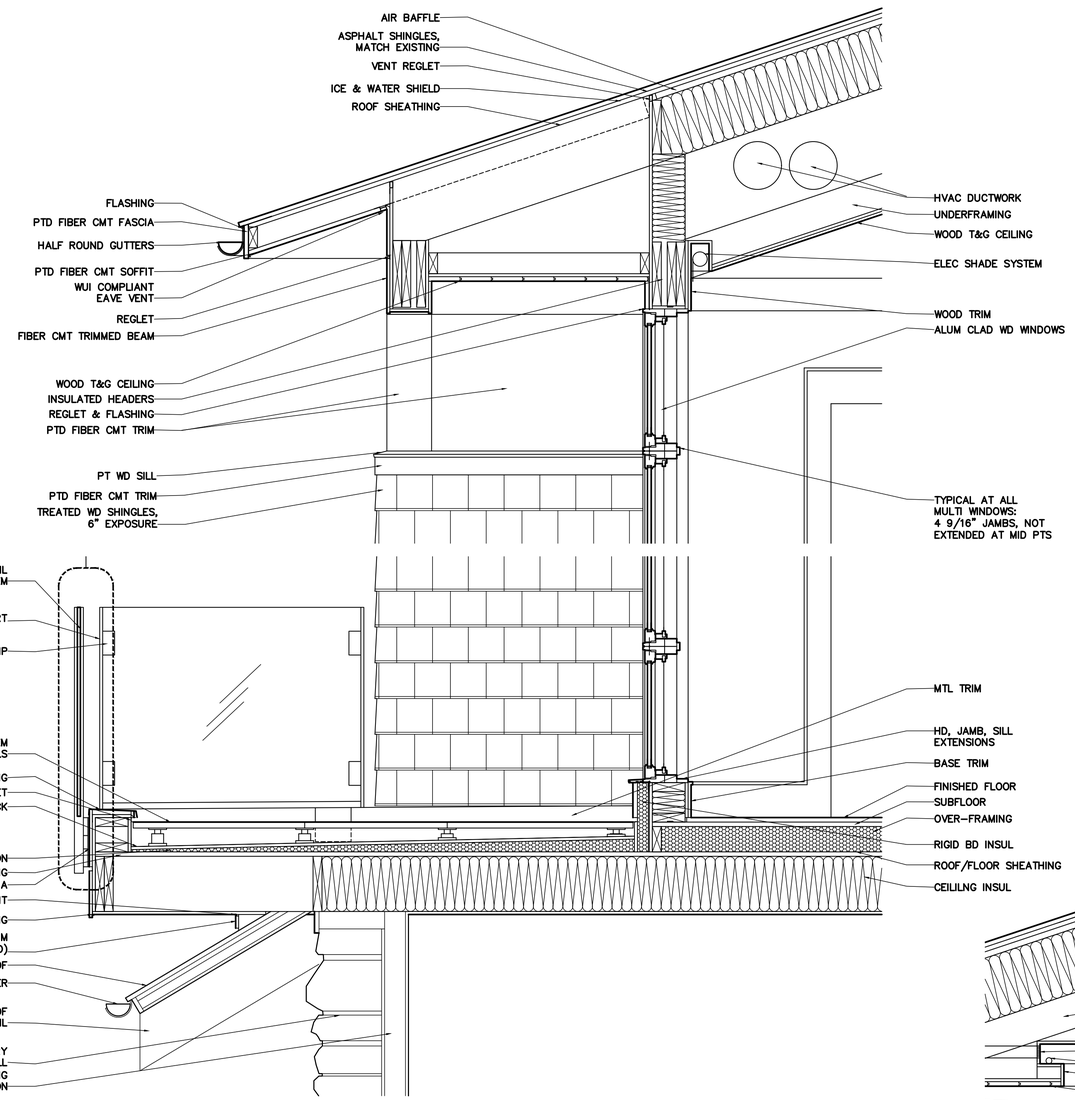
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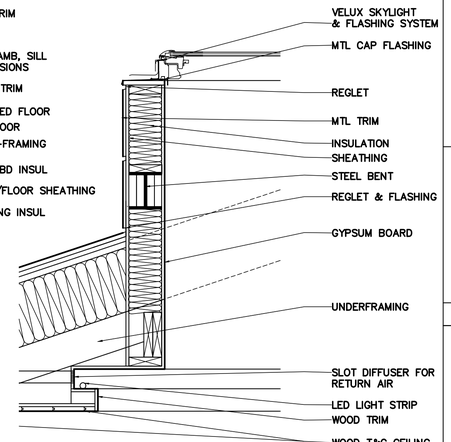
WALL SECTION 3

SCALE: 1"=1'-0" 1'-0"



WALL SECTION 2

SCALE: 1"=1'-0" 1'-0"



WALL SECTION 1

SCALE: 1"=1'-0" 1'-0"

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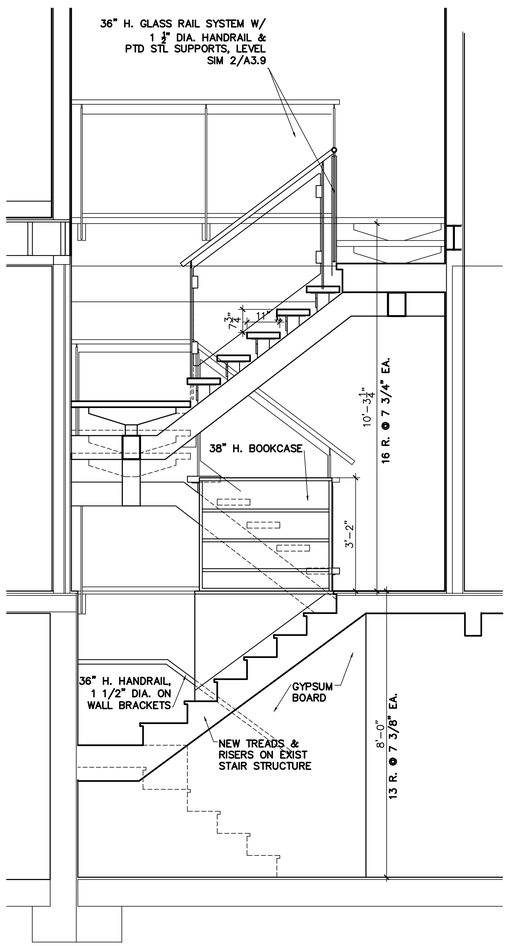
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WALL SECTIONS

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JULY 8 2026

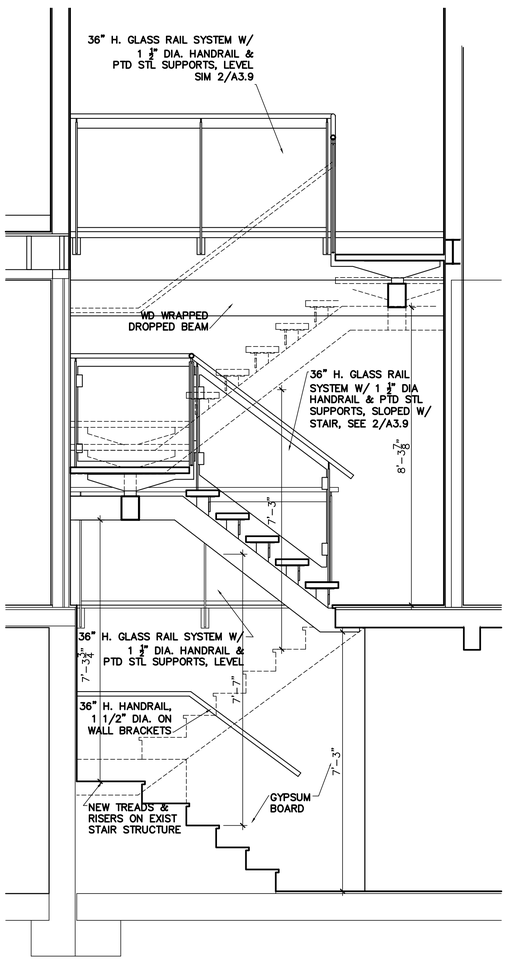
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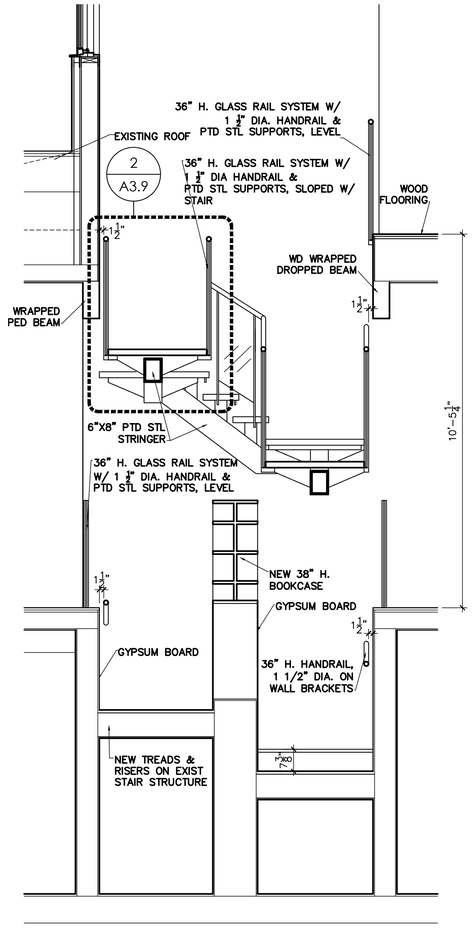
STAIR SECTION 5

SCALE: 1/2"=1'-0" 5'-0"



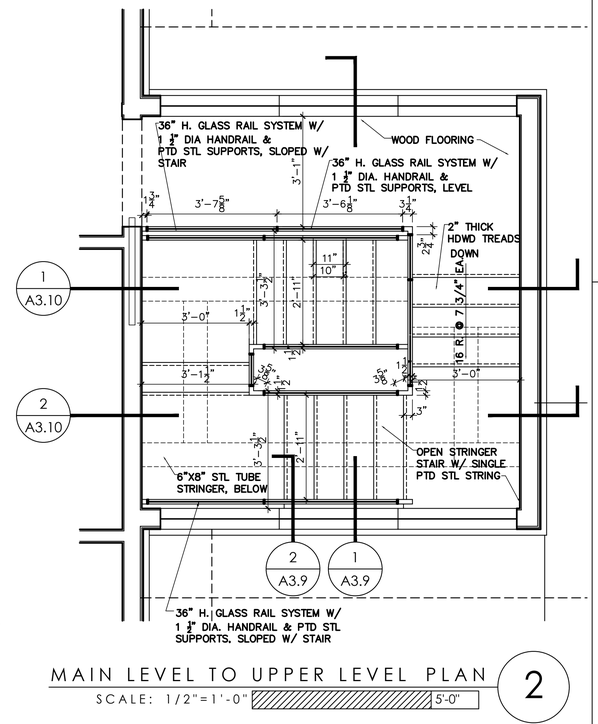
STAIR SECTION 4

SCALE: 1/2"=1'-0" 5'-0"



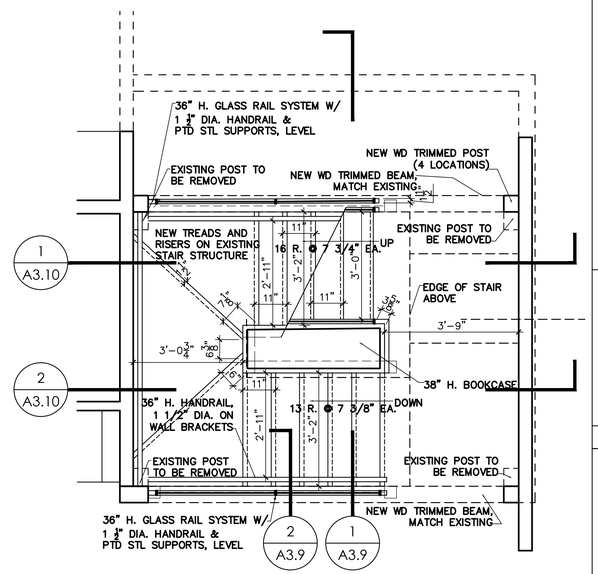
STAIR SECTION 3

SCALE: 1/2"=1'-0" 5'-0"



MAIN LEVEL TO UPPER LEVEL PLAN 2

SCALE: 1/2"=1'-0" 5'-0"



MAIN LEVEL TO BSMT PLAN 1

SCALE: 1/2"=1'-0" 5'-0"

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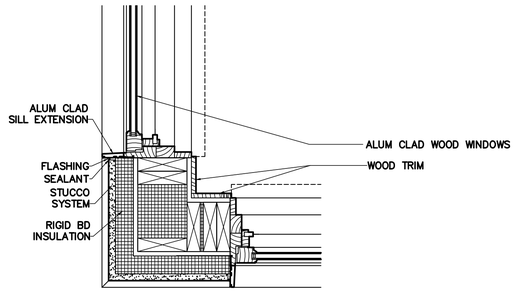
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STAIR PLANS AND SECTIONS

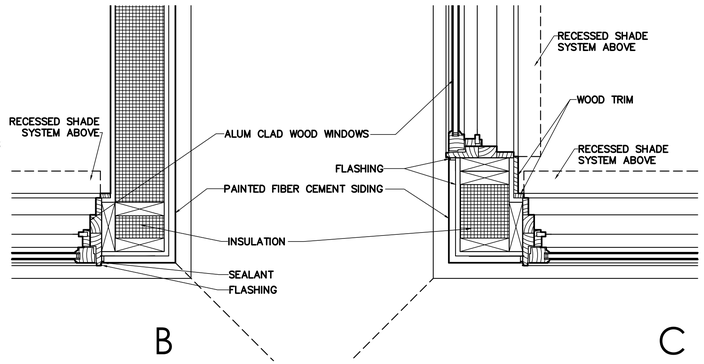
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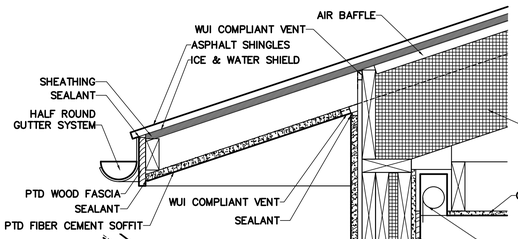
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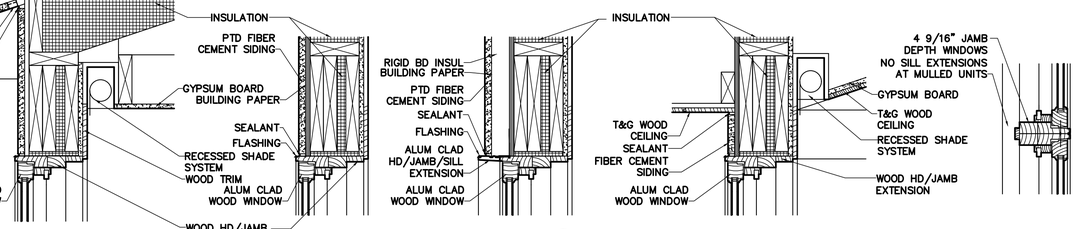


B C

JAMB DETAILS 3

SCALE: 1 1/2"=1'-0" 1'–0"

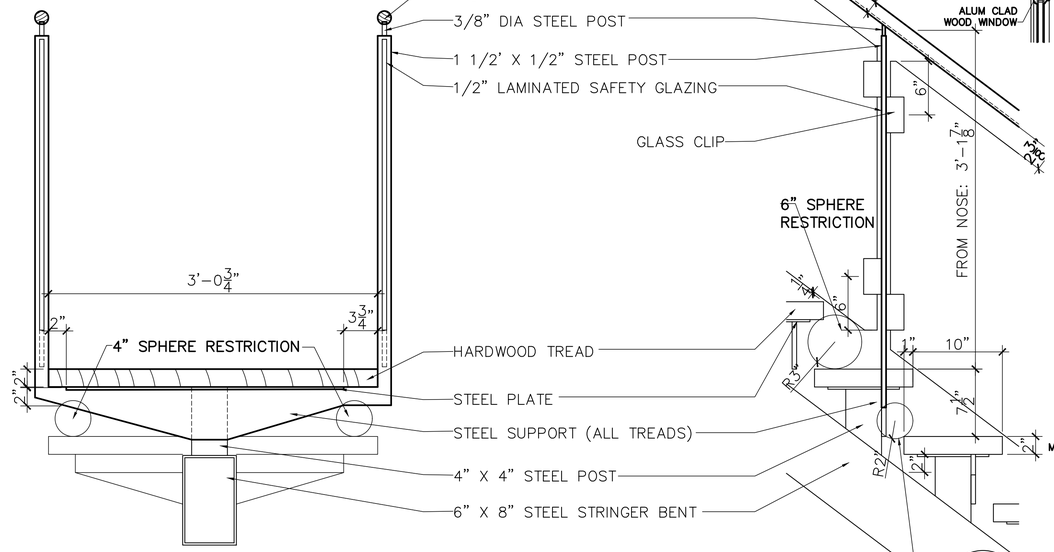




A B C D E

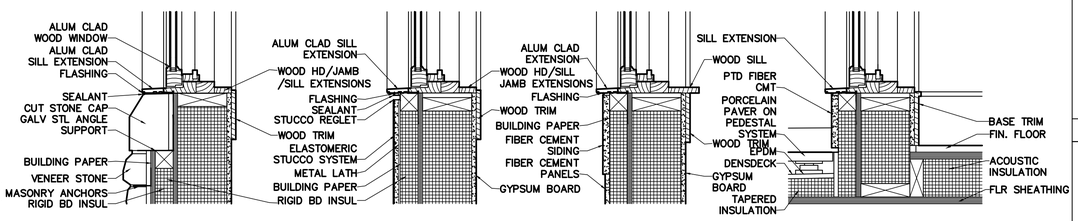
HEAD DETAILS 2

SCALE: 1 1/2"=1'-0" 1'–0"



STAIR DETAILS 2

SCALE: 1"=1'-0" 1'-0"



A B C D

SILL DETAILS 1

SCALE: 1 1/2"=1'-0" 1'–0"

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2850 LINKS DRIVE
BOULDER, CO 80304

OWNER
LISA FALCONER
CURT OLTMANS

STAIR DETAILS
HEAD/JAMB/SILL DETAILS

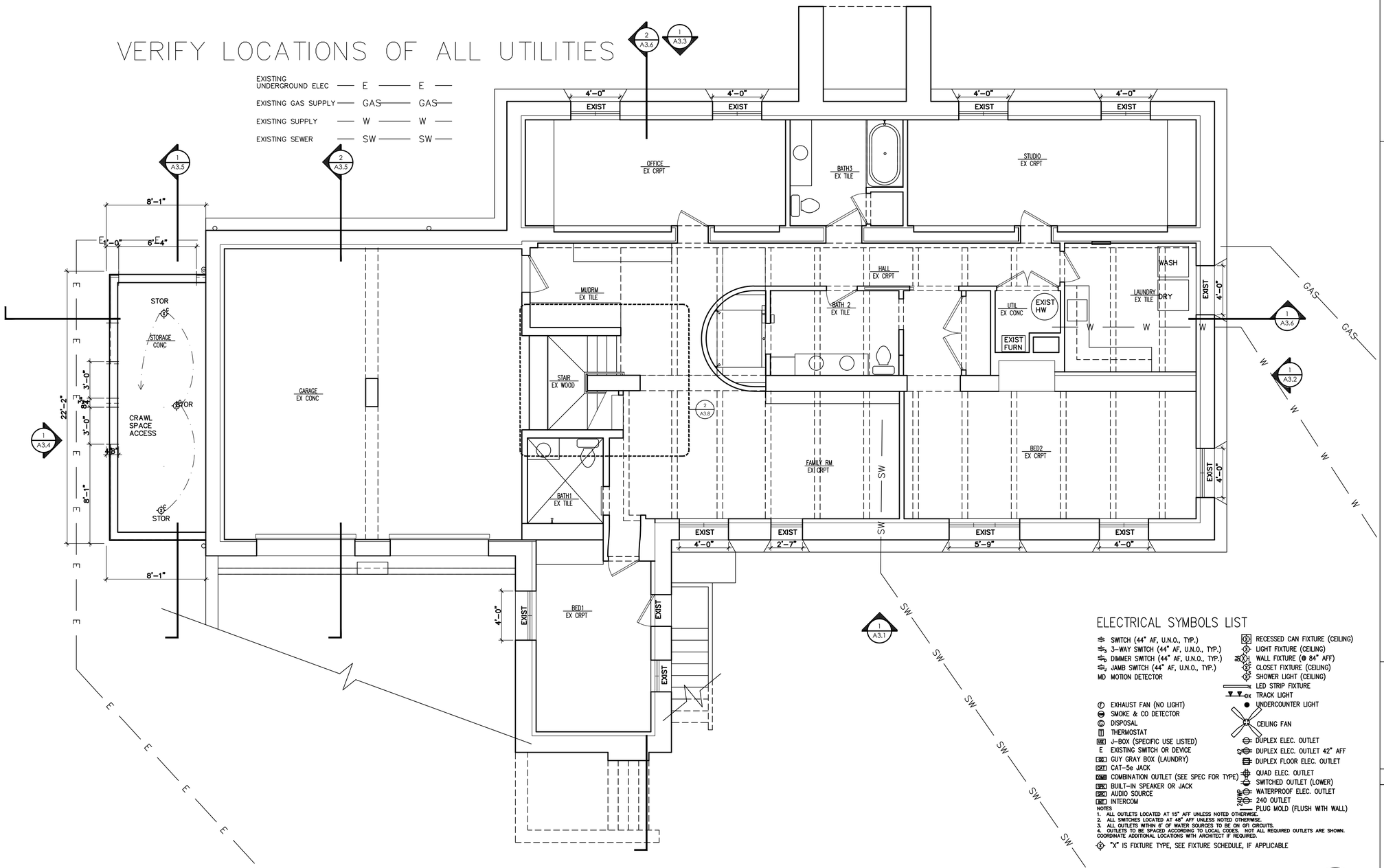
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VERIFY LOCATIONS OF ALL UTILITIES

EXISTING UNDERGROUND ELEC — E — E —
EXISTING GAS SUPPLY — GAS — GAS —
EXISTING SUPPLY — W — W —
EXISTING SEWER — SW — SW —



ELECTRICAL SYMBOLS LIST

- SWITCH (44" AF, U.N.O., TYP.)
- 3-WAY SWITCH (44" AF, U.N.O., TYP.)
- DIMMER SWITCH (44" AF, U.N.O., TYP.)
- JAMB SWITCH (44" AF, U.N.O., TYP.)
- MD MOTION DETECTOR
- (F) EXHAUST FAN (NO LIGHT)
- SMOKE & CO DETECTOR
- (D) DISPOSAL
- (T) THERMOSTAT
- (JB) J-BOX (SPECIFIC USE LISTED)
- E EXISTING SWITCH OR DEVICE
- (GB) GUY GRAY BOX (LAUNDRY)
- (CAT) CAT-5e JACK
- (COMB) COMBINATION OUTLET (SEE SPEC FOR TYPE)
- (SPK) BUILT-IN SPEAKER OR JACK
- (SRC) AUDIO SOURCE
- (INT) INTERCOM

- RECESSED CAN FIXTURE (CEILING)
- LIGHT FIXTURE (CEILING)
- WALL FIXTURE (@ 84" AFF)
- CLOSET FIXTURE (CEILING)
- SHOWER LIGHT (CEILING)
- LED STRIP FIXTURE
- TRACK LIGHT
- UNDERCOUNTER LIGHT
- CEILING FAN
- DUPLEX ELEC. OUTLET
- DUPLEX ELEC. OUTLET 42" AFF
- DUPLEX FLOOR ELEC. OUTLET
- QUAD ELEC. OUTLET
- SWITCHED OUTLET (LOWER)
- WATERPROOF ELEC. OUTLET
- 240 OUTLET
- PLUG MOLD (FLUSH WITH WALL)

NOTES
1. ALL OUTLETS LOCATED AT 15" AFF UNLESS NOTED OTHERWISE.
2. ALL SWITCHES LOCATED AT 48" AFF UNLESS NOTED OTHERWISE.
3. ALL OUTLETS WITHIN 6' OF WATER SOURCES TO BE ON GFI CIRCUITS.
4. OUTLETS TO BE SPACED ACCORDING TO LOCAL CODES. NOT ALL REQUIRED OUTLETS ARE SHOWN. COORDINATE ADDITIONAL LOCATIONS WITH ARCHITECT IF REQUIRED.

"X" IS FIXTURE TYPE, SEE FIXTURE SCHEDULE, IF APPLICABLE

LOWER LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'-0" 10'-0"

NORTH

m. gerwing ARCHITECTS
2805 WILDERNESS PLACE
SUITE 500
BOULDER, CO 80301
303.886.9872
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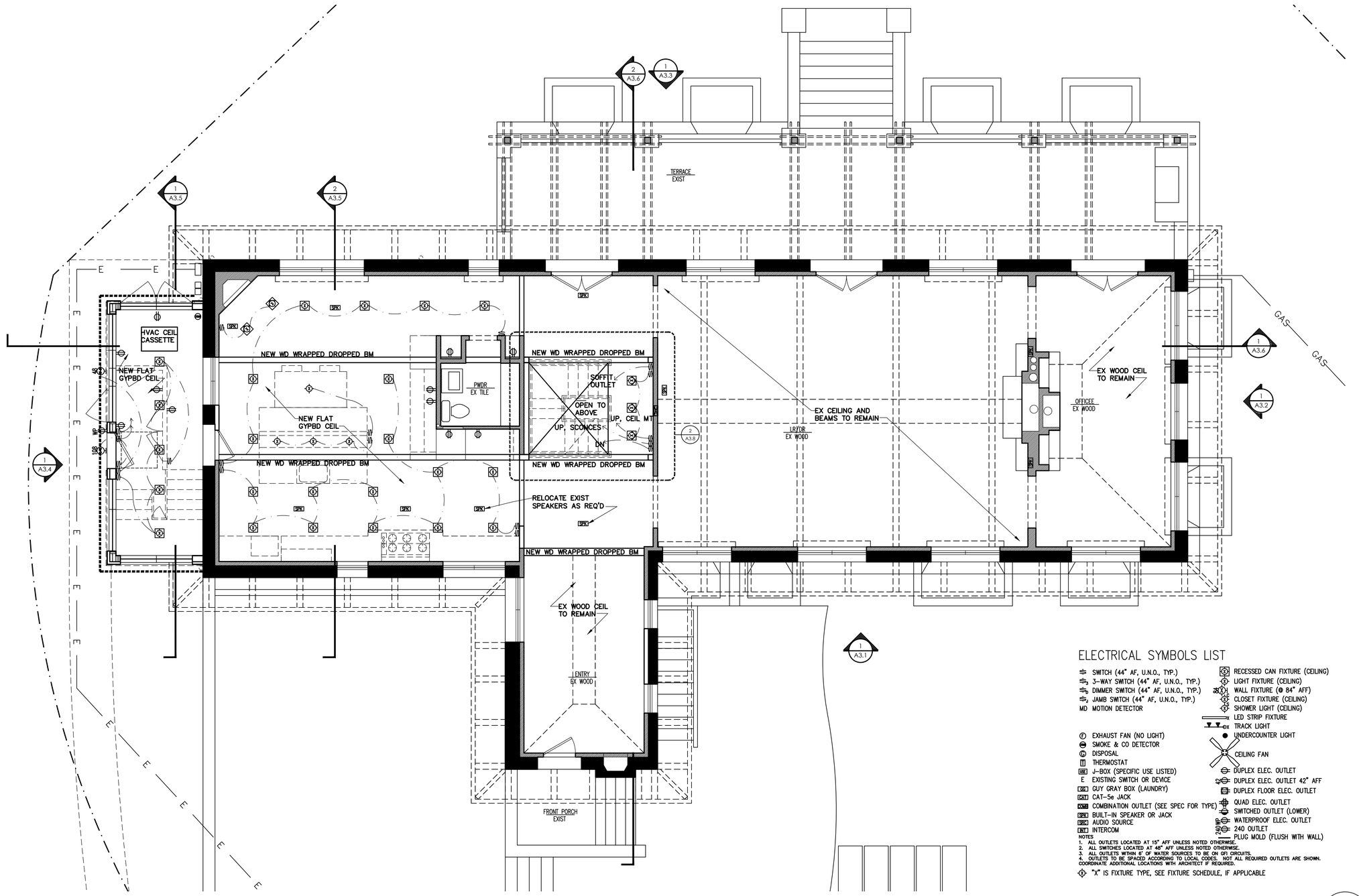
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LOWER LEVEL ELECTRICAL PLAN

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- SMOKE & CO DETECTOR
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- (T) THERMOSTAT
- [BX] J-BOX (SPECIFIC USE LISTED)
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- [COM] COMBINATION OUTLET (SEE SPEC FOR TYPE)
- [SPK] BUILT-IN SPEAKER OR JACK
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- [INT] INTERCOM
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MAIN LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'-0" 10'-0"

NORTH

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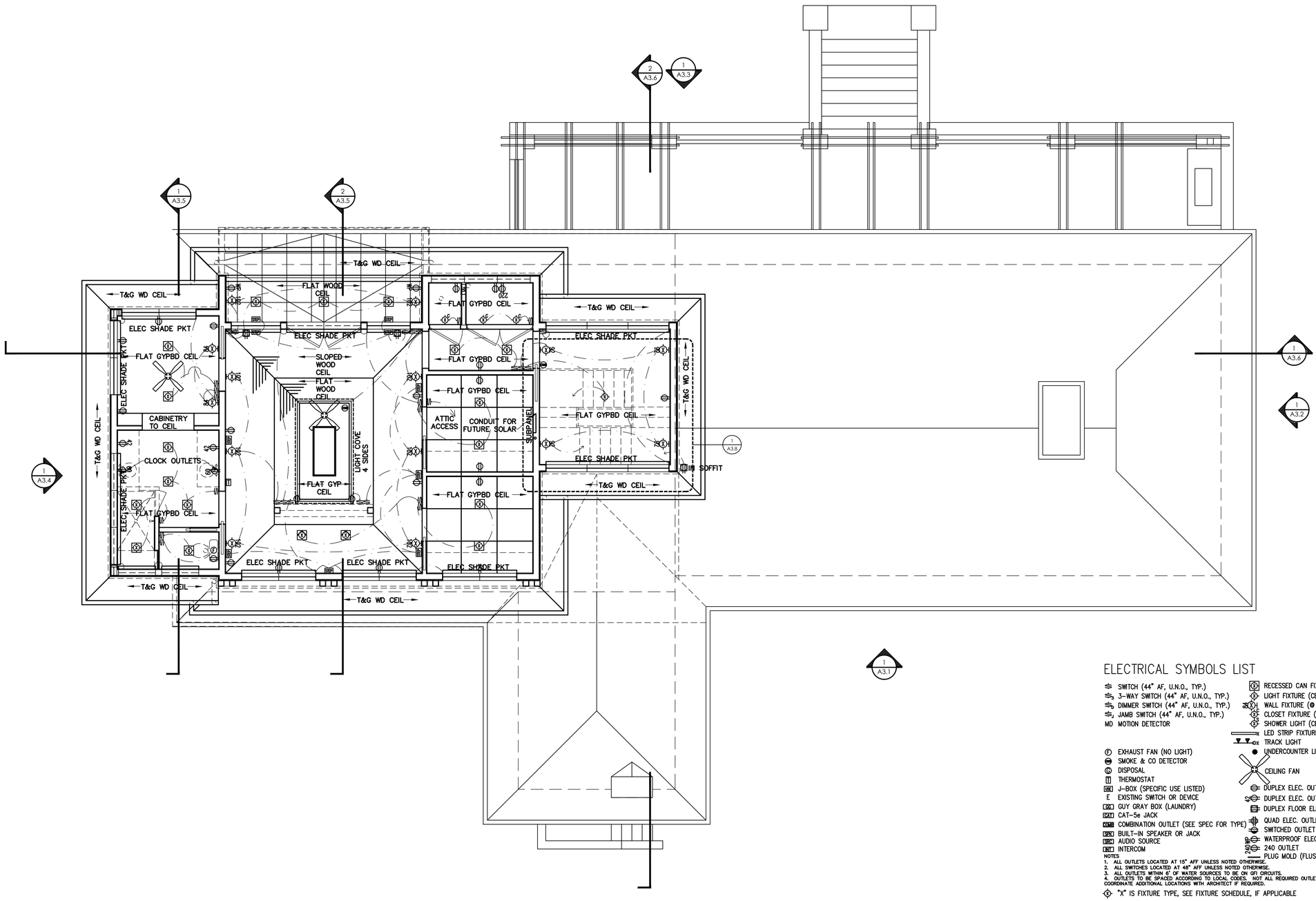
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MAIN LEVEL ELECTRICAL PLAN

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- COMB COMBINATION OUTLET (SEE SPEC FOR TYPE)
- SPK BUILT-IN SPEAKER OR JACK
- AUD AUDIO SOURCE
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UPPER LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'-0" 10'-0"

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UPPER LEVEL ELECTRICAL PLAN

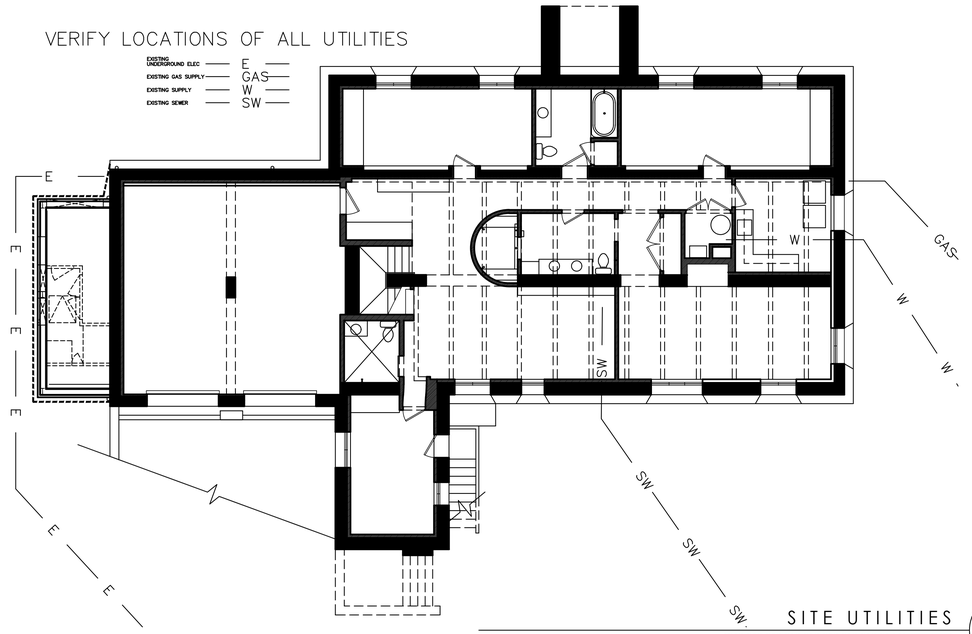
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VERIFY LOCATIONS OF ALL UTILITIES

EXISTING UNDERGROUND ELEC — E —
EXISTING GAS SUPPLY — GAS —
EXISTING SUPPLY — W —
EXISTING SEWER — SW —



SITE UTILITIES

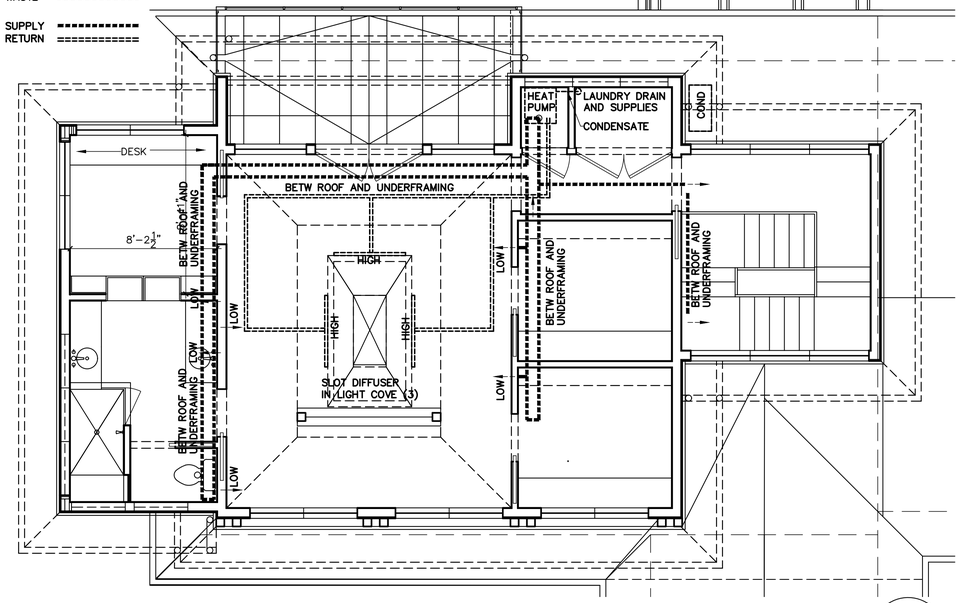
SCALE: 1/8"=1'-0" 10'-0"

NORTH

NEW HVAC AT THIS LEVEL ONLY
DUCTED HEAT PUMP SYSTEM

SUPPLY
WASTE

SUPPLY
RETURN



UPPER LEVEL HVAC & PLUMB PLAN

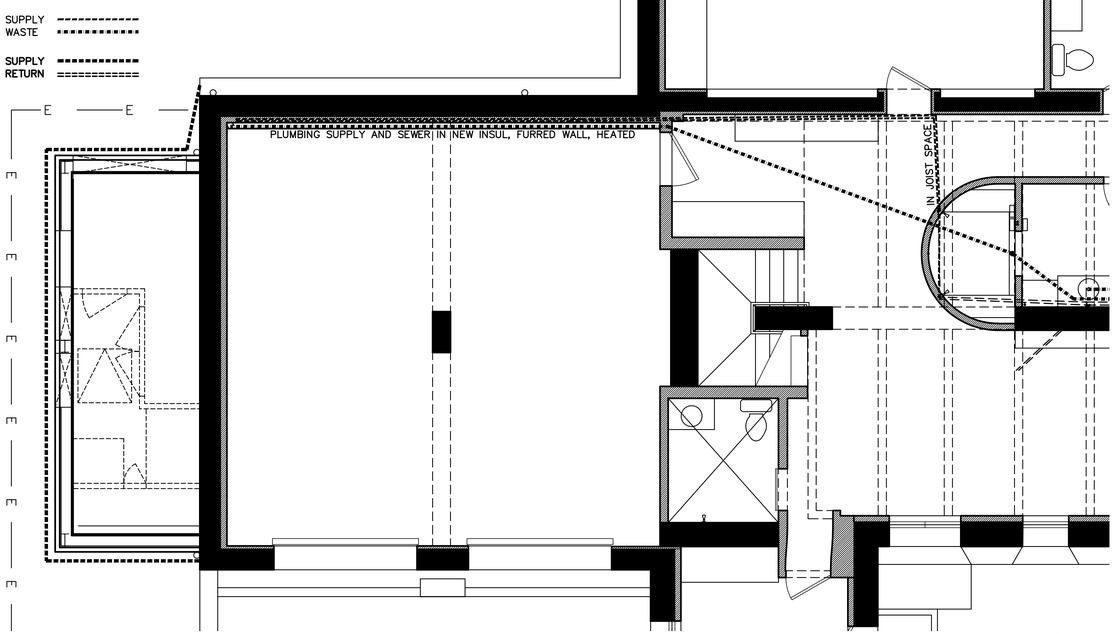
SCALE: 1/4"=1'-0" 10'-0"

NORTH

EXISTING
UNDERGROUND ELEC — E — E —
EXISTING GAS SUPPLY — GAS — GAS —
EXISTING SUPPLY — W — W —
EXISTING SEWER — SW — SW —

SUPPLY
WASTE

SUPPLY
RETURN



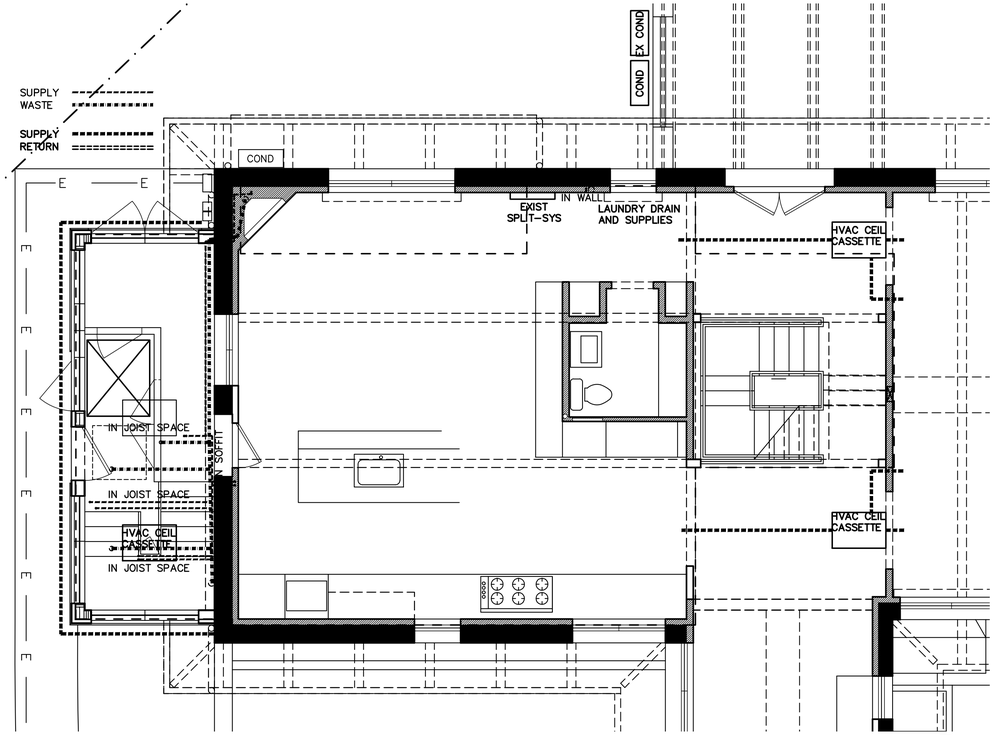
LOWER LEVEL HVAC & PLUMB PLAN

SCALE: 1/4"=1'-0" 10'-0"

NORTH

SUPPLY
WASTE

SUPPLY
RETURN



MAIN LEVEL HVAC & PLUMB PLAN

SCALE: 1/4"=1'-0" 10'-0"

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OWNER
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HVAC AND PLUMBING DIAGRAMS

PERMIT SUBMITTAL
JULY 8 2026

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MANDATORY MEASURES NOTES

BUILDING ENVELOPE

A CONTINUOUS AIR BARRIER TO BE INSTALLED AT ALL AREAS OF THE BUILDING ENVELOPE. BREAKS AND JOINTS IN THE AIR BARRIER TO BE SEALED. AIR-PERMEABLE INSULATION IS NOT TO BE USED AS A SEALING MATERIAL.

THE AIR BARRIER IN DROPPED CEILINGS AND SOFFITS TO BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIRS AND KNEE WALL ACCESS DOORS TO UNCONDITIONED ATTIC SPACES TO BE SEALED.

CORNERS AND HEADERS TO BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE TO BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS TO BE SEALED. EXTERIOR ENVELOPE INSULATION IN FRAMED WALLS TO BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS TO BE SEALED.

THE ROUGH OPENING SPACE AND ALL SHIM SPACES AT WINDOWS, SKYLIGHTS AND DOORS, JAMBS, HEADS AND SILLS, TO BE SEALED.

RIM JOISTS TO BE INSULATED AND TO INCLUDE THE AIR BARRIER. HEADERS TO BE INSULATED WHEREVER POSSIBLE AND THE AIR BARRIER TO BE CONTINUOUS AT ALL HEADERS.

INSULATION TO BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER TO BE INSTALLED AT ALL EXPOSED INSULATION EDGES.

INSULATION TO BE PERMANENTLY INSTALLED AT ALL CRAWLSPACE WALLS. SEE APPLICABLE PRESCRIPTIVE REQUIREMENTS AND/OR ERI/HERS REPORT FOR INSULATION LOCATIONS, TYPES AND LEVELS.

CLASS I VAPOR RETARDER BARRIER TO BE INSTALLED IN ALL CRAWL SPACE FLOORS, WITH OVERLAPPING JOINTS TAPED.

DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO THE EXTERIOR OR UNCONDITIONED SPACE TO BE SEALED.

INSULATION IN NARROW CAVITIES TO FILL ALL SPACES AND TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, CEILINGS AND FLOORS.

GARAGE WALLS AND CEILINGS TO BE INSTALLED WITH FIRE-TAPED ⅝" TYPE X GYPSUM BOARD AND AIR SEALED.

RECESSED LIGHT FIXTURES IN INSULATED SPACES SHALL BE AIR-TIGHT, IC RATED AND SEALED TO THE SURROUNDING GYPSUM BOARD AND/OR FINISH MATERIAL.

BATT INSULATION SHALL VE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.

EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS TO BE INSULATED AND AIR BARRIER INSTALLED SEPARATING BETWEEN SHOWERS AND TUBS AND EXTERIOR WALLS AND FLOORS.

AIR BARRIER TO BE INSTALLED BEHIND ELECTRICAL AND OTHER IN-WALL SYSTEM BOXES OR AIR-SEALED BOXES TO BE USED.

HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING ENVELOPE TO BE SEALED TO THE SUBFLOOR OR DRYWALL.

IF REQUIRED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUF.

BUILDING WILL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR. 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).

THERE WILL BE NO OPEN COMBUSTION FUEL-BURNING APPLIANCES.

RECESSED LIGHTING SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND NON-CONDITIONED SPACES. RECESSED LIGHTING SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT PRESSURE DIFFERENCE OF 1.57 PSF. RECESSED LIGHTING SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

ALL ELEC AND OUTLET BOXES AT THERMAL ENVELOPE TO BE CAULKED AND SEALED, BURIED IN INSULATION.

HVAC NOTES

ALL MECHANICAL SYSTEMS TO HEATING, COOLING, WATER HEATING, COOKING, CLOTHES DRYING, POOL AND SPA HEATING, SNOW- AND ICE-MELT SYSTEMS SHALL BE ALL-ELECTRIC.

EACH SEPARATE HVAC ZONE TO BE PROVIDED WITH A PROGRAMMABLE THERMOSTAT CONTROL WITH MINIMUM TEMPERATURE RANGE OF 55 - 85 DEGREES FAHRENHEIT

HEAT PUMPS WITH SUPPLEMENTARY HEAT SUPPLIED WITH CONTROLS THAT PREVENT SUPPLEMENTAL HEAT OPERATION WHEN HEAT PUMP CONDENSER CAN MEET LOAD.

NO SUPPLY DUCTS IN UNCONDITIONED SPACES. ALL OTHER DUCTS SHALL BE INSULATED TO A MIN R-6.

DUCT LEAKAGE: TOTAL DUCT LEAKAGE SHALL BE DETERMINED:

1. ROUGH-IN TEST: LESS THAN OR EQUAL TO 4.0 CFM PER 100 SF OF COND AREA WHERE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST
2. ROUGH-IN TEST: LESS THAN OR EQUAL TO 3.0 CFM PER 100 SF OF COND AREA WHERE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST
3. POST CONSTRUCTION TEST: LESS THAN OR EQUAL TO 4.0 CFM PER 100 SF OF COND AREA.

DUCTS, AIR HANDLERS, AND FILTER BOXES TO BE SEALED ACCORDING TO IRC OR INTERNATIONAL MECHANICAL CODE.

BUILDING FRAMING CAVITIES ARE NOT TO BE USED AS PLENUMS.

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG FAHRENHEIT OR BELOW 55 DEG FAHRENHEIT TO BE INSULATED TO MIN R-3.

BUILDING VENTILATION TO BE INSTALLED IN ACCORDANCE WITH IRC OR INTERNATIONAL MECHANICAL CODE. OUTDOOR AIR INTAKES AND EXHAUSTS TO HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

HEATING AND COOLING EQUIPMENT TO BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOCATED CALCULATED IN ACCORDANCE WITH ACCA MANUAL J.

IF APPLICABLE, ICE- AND SNOW-MELTING SYSTEMS SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS ABOVE 50 DEG FAHRENHEIT, AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40 DEG FAHRENHEIT. (NONE)

POOL AND SPA NOTES

NOT APPLICABLE

HEATED POOLS SHALL BE HEATED BY SOLAR THERMAL OR OTHER EQUIPMENT THAT DOES NOT RELY DIRECTLY OR INDIRECTLY ON THE BURNING OF FOSSIL FUELS OR SHALL HAVE THEIR ENERGY USE OFFSET BY ON-SITE RENEWABLE ENERGY GENERATION EQUIPMENT EQUIVALENT TO THE ENERGY USE OF THE SWIMMING POOL.

TIME SWITCHES OR OTHER CONTROLS THAT CAN AUTOMATICALLY TURN OFF AND ON HEATERS AND PUMPS ACCORDING TO A PRESET SCHEDULE TO BE INSTALLED ON ALL HEATERS AND PUMPS. HEATERS.

HEATED POOLS AND INGROUND PERMANENTLY INSTALLED SPAS TO BE PROVIDED WITH VAPOR-RETARDANT COVERS.

SWIMMING POOL FILTERS SHALL BE CARTRIDGE-TYPE FILTERS.

SWIMMING POOL PUMPS SHALL BE MULTI-SPEED PUMPS.

CALCULATIONS PER THIS SECTION FOR THE PURPOSE OF CALCULATING THE ENERGY USE OF SWIMMING POOLS AND THEIR OFFSET REQUIREMENTS SHALL BE PROVIDED.

ELEC POWER & LIGHTING NOTES

FUEL GAS LIGHTING SYSTEMS DO NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.

INTERIOR LIGHTING CONTROLS: EXCEPT AT BATHROOMS, HALLWAYS, EXTERIOR, SAFETY LIGHTING, ALL FIXTURES TO BE CONTROLLED WITH EITHER DIMMER OF OCCUPANT SENSOR

EXTERIOR LIGHTING CONTROLS: IF FIXTURE IS > 30 WATTS, MANUAL AND AUTOMATIC SHUTOFF CONTROLS ARE REQUIRED.

ALL CONSTRUCTION TO PROVIDE FOR EV CHARGING.

SOLAR READY

NEW ONE-FAMILY DWELLINGS TO PROVIDE SOLAR-READY ZONE OF NOT LESS THAN 300 SF FREE OF OBSTRUCTIONS AND FREE FROM SHADING.

IF APPLICABLE, THE STRUCTURAL DESIGN LOADS FOR ROOF DEAD AND LIVE LOADS IN THE INSTANCE OF A ROOF-MOUNTED SOLAR SYSTEM, HAVE BEEN PROVIDED. SEE STRUCTURAL NOTES.

CONDUIT FROM SOLAR-READY ZONE TO PANEL SHALL PROVIDED.

PERMANENT CERTIFICATE INDICATING SOLAR-READY ZONE AND CONDUIT TO BE POSTED AT PANEL.

ELECTRIC READY

FOR LEVEL 3 ALTERATIONS THAT INCLUDE NEW HVAC OR WATER HEATING EQUIPEMENT, THE MAIN ELECTRICAL SERVICE PANEL HAS A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND IS LABELED "FOR FUTURE SOLAR ELECTRIC".

PRESRIPTIVE MEASURES NOTES

BUILDING ENVELOPE

FENESTRATION MAX U-FACTOR:	0.27
SKYLIGHT MAX U-FACTOR:	0.5
GLAZED FENESTRATION MAX SHCG:	0.4
CEILING MIN R-VALUE	R-60
WOOD FRAME WALL MIN R-VALUE:	R-30 OR R-20+R5 CONT. OR R-13 CAVITY+R10 CONT OR R20 CONT
MASS WALL MIN R-VALUE:	R-15 OR R-20 IF >50% INT INSUL
FLOOR MIN R-VALUE:	R-38
BASEMENT WALL MIN R-VALUE:	R-15 CONTINUOUS OR R-20 CAVITY OR R-15 CAV+R5 CONT
UNHEATED SLAB MIN R-VALUE & DEPTH:	R-25, 2 FT
HEATED SLAB MIN R-VALUE & DEPTH:	R-20 CONT, 2ft AND R-10 CONT FULL SLAB
CRAWL SPACE WALL MIN R-VALUE:	R-15 CONT OR R-20 CAVITY OR R-15 CAV+R5 CONT

CEILINGS WITH VENTILATED ATTICS: R60 OR R-49 OVER 100% WHEN UNCOMPRESSED R-49 EXTENDS OVER TOP PLATE

CEILINGS, UNVENTILATED, W/O ATTICS: R-30 MIN WHERE SUFFICIENT INSUL DOES NOT FIT. EXTEND UNCOMPRESSED INSUL OVER TOP PLATE. INSULATION REDUCTION LIMITED TO 500 SF OR 20% OF TOTAL INSULATED AREA, WHICHEVER IS LESS.

EAVE BAFFLES: AT AIR PERMEABLE INSULATIONS AT VENTED ATTICS, A BAFFLE WILL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES WILL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT AND EXTEND OVER THE TOP OF THE ATTIC INSULATION.

ACCESS HATCHES & DOORS: ACCESS DOORS FROM CONDITIONED TO UNCONDITIONED SPACES WILL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO SURROUNDING SURFACES.

STEEL-FRAME CEILINGS, WALLS & FLOORS: COMPLY WITH TABLE 402.2.6

FLOORS: FLOOR FRAMING-CAVITY INSULATION TO BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING.

BASEMENT WALLS: CONDITIONED BASEMENT WALLS ARE INSULATED FROM THE TOP OF THE BASEMENT WALL DOWN TO 10 FT BELOW GRADE OR TO THE BASEMENT FLOOR, WHICH EVER IS LESS.

SLAB ON GRADE FLOORS: INSULATION EXTENDS DOWN FRO THE TOP OF THE SLAB ON THE OUTSIDE OR INSIDE OF THE FOUNDATION WALL. BELOW GRADE INSULATION EXTENDS THE DISTANCE PROVIDED ON TABE R402.1.1. INSULATION EXTENDING AWAY FROM THE BUILDING IS PROTECTED BY PAVEMENT OR >10 IN. OF SOIL.

CRAWL SPACE WALLS: PER MIN AT UNVENTED CRAWL SPACES. SECURED TO WALLS AND DOWN TO SILL PLATE. EXPOSED EARTH COVERED WITH CONT CLASS I VAPOR RETARDER, W/ 6" OVERLAPS, SEALED OR TAPED. EXTEND VAPOR RETARDER UP WALLS 6" AT ATTACH.

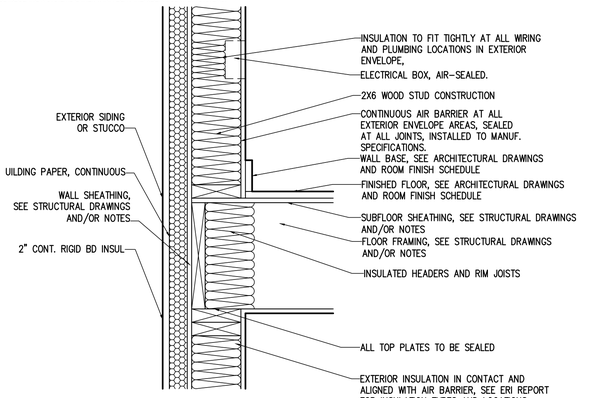
HVAC NOTES

DUCT INSULATION: NO SUPPLY AND RETURN DUCTS ARE LOCATED WITHIN ATTICS OR UNCONDITIONED SPACES.

DUCT LEAKAGE: THE TOTAL LEAKAGE OF THE DUCTS, MEASURED IN ACCORDANCE WITH SECTION R403.3.3 SHALL BE LESS TAN OR EQUAL TO 4 CU FT PER 100 SF OF CONDITIONED AREA.

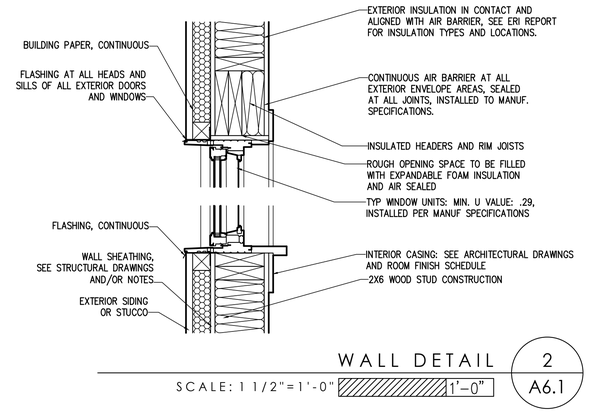
HOT WATER PIPE INSULATION: INSULATION FOR HOT WATER PIPING WITH A THERMAL RESISTANCE, R-VALUE, OF NOT LESS THAN R-3 SHALL BE APPLIED TO:

1. PIPING ¾ IN AND LARGER
2. PIPING SERVING MORE THAN ONE DWELLING
3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE
4. PIPING FROM THE WATER HEATER TO DISTRIBUTION MANIFOLD
5. PIPING LOCATED UNDER FLOOR SLABS
6. BURIED PIPING
7. SUPPY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.



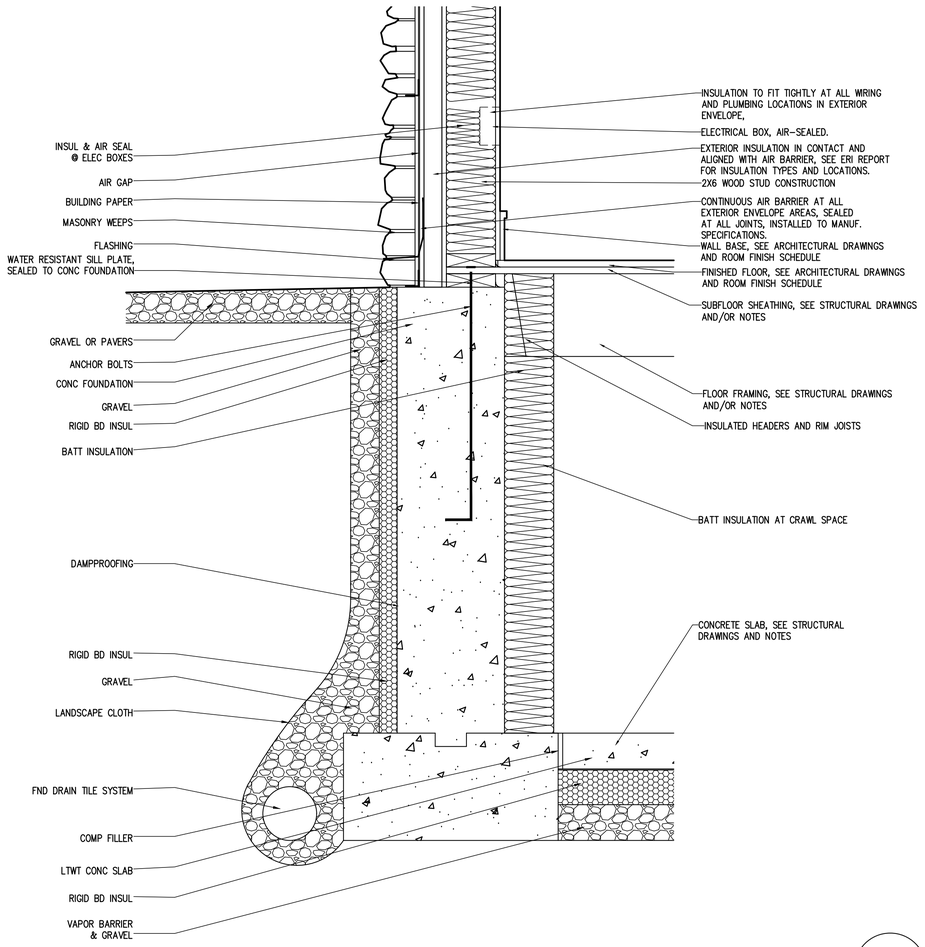
WALL DETAIL 3 / A6.1

SCALE: 1 1/2"=1'-0" 1'-0"



WALL DETAIL 2 / A6.1

SCALE: 1 1/2"=1'-0" 1'-0"



WALL DETAIL 1 / A6.1

SCALE: 1 1/2"=1'-0" 1'-0"

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CURT OLTMANS

ENERGY COMPLIANCE

PERMIT SUBMITTAL
JULY 8 2026

A6.1

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Applies to: New Residential Buildings and Additions with floor area ≤ 1000 SF; and Level 1 & 2 Alterations.
Please refer to the performance checklist if the project is > 1,000 SF or Level 3 Alteration.

Project Address: 2850 Links Drive

Date: 4/16/2026

Residential New Construction -- Please fill out **Table 1** and provide all requested supporting documentation.	***Energy Rating Index (ERI).*** *A numerical integer value that represents the relative energy performance of a rated design or constructed dwelling unit as compared with the energy performance of the ERI Reference Design, where an ERI value of 100 represents the energy performance of the ERI Reference Design and an ERI value of 0 represents a rated design or constructed dwelling unit with zero net energy performance. May also be referred to as a "HERS" score or target.*
Residential Additions ---------- Please fill out **Table 2** and provide all requested supporting documentation.	
Residential Alterations ---------- Please fill out **Table 3** and provide all requested supporting documentation.	

Project Summary/Details: small main level addition and second story addition to an individual Landmark building, Boulder Country Club

R401.2 New Construction	Compliance Path	Pathway	Area Limits	Pathway and Compliance Option Guidance	Project Details		Submitter Notes	Permit Reviewer Notes
		Prescriptive	≤ 1000 SF	Prescriptive requirements in Sections R401 through R404,R407 and R408.	Project SF			

R502 Additions	Compliance Path	Pathway	Area Limits	Addition and Compliance Option Guidance	Project Details		Submitter Notes	Permit Reviewer Notes
		Prescriptive	≤ 1000 SF	Prescriptive requirements of Section R502 excluding Section R502.2.2	Addition SF	**946.4**		
					Existing home SF	4590		

R503 Alterations	Compliance Path	Pathway	Alteration Level and Complaince Option Guidance		Project Details		Submitter Notes	Permit Reviewer Notes
		Prescriptive	**Alteration Level 1 or 2**: Prescriptive requirements of Section R503 excluding Section R503.2.2 **ALTERATION, LEVEL 1.** An alteration that includes the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose. **ALTERATION, LEVEL 2.** An alteration that includes the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.		Alteration SF			
					Existing home SF			

Code Section	Focus Area	Code Description		Plan Drawing or Reference # to demonstrate compliance (N/A if not applicable)	Submitter Notes (e.g. If "N/A" Please explain why requirement does not apply or is not demonstrated on plans/specs)	Plans Examiner Notes (ADMIN USE ONLY)
R103.2	Information on construction documents	Construction documents shall include the following as applicable: 1. Energy compliance path. 2. Insulation materials and their R-values. 3. Fenestration U-factors and solar heat gain coefficients (SHGC). 4. Area-weighted U-factor and solar heat gain coefficients (SHGC) calculations. 5. Mechanical system design criteria. 6. Mechanical and service water-heating systems and equipment types, sizes and efficiencies. 7. Equipment and system controls. 8. Duct sealing, duct and pipe insulation and location. 9. Air sealing details. 10. Details of additional electric infrastructure, including branch circuits, conduit, or pre-wiring, and panel capacity in compliance with the provisions of this code. 11. Location of pathways for routing of raceways or cable from the solar ready zone to the electrical service panel. 12. Location and size of the solar-ready zone. 13. Structural design loads of roof dead load and roof live load. 14. Pathways for routing of conduit from the solar-ready zone to the electrical service panel. 15. Number and location of EV capable light spaces. 16. Number and location of EV capable spaces. 17. Number and location of EV ready spaces. 18. Number and location of EVSE installed spaces. 19. Locations of conduit and termination points serving the aforementioned parking spaces. 20. Location for condensate drainage where combustion equipment for space heating and water heating is installed. 21. Additional Conservation measures selected for compliance with R408.		A6.1-A6.3 A4.1-A4.3 A3.5-A3.7		
R103.2.1	Building thermal envelope depiction	The building thermal envelope shall be represented on the construction documents in both plan and trans-sectional views and shall outline the extent of the building thermal envelope.		A2.1-A6.1		
R401.3.1	Certificate	A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building.		A6.1		APPROVAL CONDITION: 2024 Energy Code: Residential Certificate
R303.1.1	Building thermal envelope insulation	An R-value identification mark shall be applied by the manufacturer to each piece of building thermal envelope insulation that is 12 inches (305 mm) or greater in width. Alternatively, the insulation installers shall provide a certification that indicates the type, manufacturer and R-value of insulation installed in each element of the building thermal envelope.		A6.1		
R303.1.2	Insulation mark at installation	Insulating materials shall be installed such that the manufacturer's R-value mark is readily observable at inspection. For insulation materials that are installed without an observable manufacturer's R-value mark, such as blown or draped products, an insulation certificate complying with Section R303.1.1 shall be left immediately after installation by the installer, in a conspicuous location within the building, to certify the installed R-value of the insulation material.		A6.1		
R303.1.3	Fenestration product rating	U-factors of fenestration products such as windows, doors and skylights shall be determined in accordance with NFRC 100. Where required, garage door U-factors shall be determined in accordance with either NFRC 100 or ANSI/DASMA 105. Products lacking such a labeled U-factor shall be assigned a default U-factor from Table R303.1.3(1) or R303.1.3(2). The solar heat gain coefficient (SHGC) and visible transmittance (VT) of glazed fenestration products such as windows, glazed doors and skylights shall be determined in accordance with NFRC 200 by an accredited, independent laboratory, and labeled and certified by the manufacturer. Products lacking such a labeled SHGC or VT shall be assigned a default SHGC or VT from Table R303.1.3(3).		A6.1 A3.6		
		FENESTRATION MAX U-FACTOR (Does not include skylights)	0.27	A6.1 A3.6		
		SKYLIGHT MAX U-FACTOR	0.50	A6.1		
		GLAZED FENESTRATION MAX SHGC	0.40	A6.1 A3.6		
		CEILING MIN R-VALUE	R-60	A6.1		
		WOOD FRAME WALL MIN R-VALUE	R-30 **OR** R-20 cavity +R-5 continuous **OR** R-13 cavity +R-10 continuous **OR**	A6.1		
		MASS WALL MIN R-VALUE	R-15 **OR** R-20 if > 50% of insulation on interior	A6.1		
		FLOOR MIN R-VALUE	R-38 (min R-4 per inch where R-38 can't be installed)	A6.1		
		BASEMENT WALL MIN R-VALUE	R-15 continuous **OR** R-20 cavity **OR** R-15 cavity + R-5 continuous	A6.1		
		UNHEATED SLAB R-VALUE & DEPTH	R-25 continuous, 2ft	A6.1		
		HEATED SLAB R-VALUE & DEPTH	R-20 continuous, 2ft **AND** 10 continuous full slab	NA		
		CRAWL SPACE WALL MIN R-VALUE	R-15 continuous **OR** R-20 cavity **OR** R-15 cavity + R-5 continuous	A6.1		
		FENESTRATION MAX U-FACTOR	0.27	A6.1 A3.6		
		SKYLIGHT MAX U-FACTOR	0.50	A6.1		
		GLAZED FENESTRATION MAX SHGC	0.40	A6.1 A3.6		
		CEILING MIN R-VALUE	0.024	A6.1		
		INSULATION ENTIRELY ABOVE ROOF DECK	0.025	A6.1		
		WOOD FRAME WALL MIN R-VALUE	0.04	A6.1		
		MASS WALL MIN R-VALUE	0.056	A6.1		
		FLOOR MIN R-VALUE	0.029	A6.1		
		BASEMENT WALL MIN R-VALUE	0.042	A6.1		
		UNHEATED SLAB R-VALUE & DEPTH	F-0.64	A6.1		
		HEATED SLAB R-VALUE & DEPTH	F-0.50	na		
		CRAWL SPACE WALL MIN R-VALUE	0.042	A6.1		
R402.2.1	Ceilings with ventilated attic spaces	Where Section R402.1.2.1 requires R-60 ceiling insulation is installed, installing R-49 over 100 percent of the ceiling or attic area requiring insulation shall satisfy the requirement for R60 insulation wherever the full height of uncompressed R-49 insulation extends over the wall top plate at the eaves.		A3.7		
R402.2.2	Unvented Attic or Ceilings without attics	Wherever the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation R-value shall be R-30. The installed insulation shall extend over the top of the wall plate to the outer edge of such plate and shall not be compressed. The reduction of insulation from the requirements of Section R402.1.2.1 shall be limited to 500 square feet or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the Total UA alternative in Section R402.1.23.		NA		
R402.2.3	Eave baffle	For air-permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain a net free area opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material. The baffle shall be installed to the outer edge of the exterior wall top plate so as to provide maximum space for attic insulation coverage over the top plate. Where soffit venting is not continuous, baffles shall be installed continuously to prevent ventilation air in the eave soffit from bypassing the baffle.		A3.7		
R402.2.4	Access hatches and doors	Access Hatches and doors from conditioned spaces to unconditioned spaces such as vented attics and crawl spaces shall be weather-stripped and insulated to the same R-value required by Table R402.1.2 or Section R406 for the wall or ceiling in which they are installed. Where loose-fill insulation is installed, a wood-framed or equivalent baffle or retainer shall be installed to prevent the loose-fill insulation from spilling into the living space when the attic access is opened. The baffle or retainer shall provide a permanent means of maintaining the required installed R-value of the loose-fill insulation. Access that prevents damaging or compression of the required insulation R-value shall be provided to all equipment installed in the space. Equipment platforms installed in the space shall be installed to prevent damaging or compression of the required installed insulation R-value.		A6.1		
R402.2.5	Mass walls	Mass walls where used as a component of the building thermal envelope shall be one of the following: 1. Above-ground walls of concrete block, concrete, insulated concrete form, masonry cavity, brick but not brick veneer, adobe, compressed earth block, rammed earth, solid timber or solid logs. 2. Any wall having a heat capacity greater than or equal to 6 Btu/ft2 • °F.		A3.1-A3.4		
R402.2.6	Steel-frame ceilings, walls and floors	Steel-frame ceilings, walls, and floors shall comply with the insulation requirements of Table R402.2.6 or the U-factor requirements of Table R402.1.4. The calculation of the U-factor for a steel-frame envelope assembly shall use a series-parallel path calculation method.		NA		
R402.2.7	Floors	Floor cavity insulation shall be enclosed on all sides and comply with one of the following: 1. Insulation shall be installed to maintain permanent contact with the underside of the subfloor decking in accordance with manufacturer instructions to maintain required R-value or readily fill the available cavity space. 2. Floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing separating the cavity and the unconditioned space below. Insulation shall extend from the bottom to the top of all perimeter floor framing members and the framing members shall be air sealed. 3. A combination of cavity and continuous insulation shall be installed so that the cavity insulation is in contact with the top side of the continuous insulation that is installed on the underside of the floor framing separating the cavity and the unconditioned space below. The combined R-value of the cavity and continuous insulation shall equal the required R-value for floors. Insulation shall extend from the bottom to the top of all perimeter floor framing members and the framing members shall be air sealed.		A6.1		
R402.2.8	Basement walls	Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated in accordance with Sections R402.1.1 and R402.2.7		A6.1		
R402.2.9	Slab-on-grade Floors	Insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by a minimum of 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree angle away from the exterior wall.		NA		
		As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated per Table R402.1.2 when the crawl space is not vented to the outside. Crawl space wall insulation shall be secured to the wall and extend downward from the sill plate to not less than the top of the foundation wall footing.				

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R402.2.10	Crawl Space Walls	As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated per Table R402.1.2 when the crawl space is not vented to the outside. Crawl space wall insulation shall be secured to the wall and extend downward from the sill plate to not less than the top of the foundation wall footing. Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with the International Building Code or International Residential Code, as applicable. Joints of the vapor retarder shall overlap by 6 inches and be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches up stem walls and shall be attached to the stem walls		A6.1 A3.7		
R402.2.12 R402.3.5	Thermally Isolated Sunrooms and Heated Garages	CEILING MIN R-VALUE	R-30	NA		
		WALL MIN R-VALUE	R-15			
		FENESTRATION MAX U-FACTOR (Does not include skylights)	0.45			
		SKYLIGHT MAX U-FACTOR	0.7			
R402.3.1	Fenestration	An area-weighted average of fenestration products shall be permitted to satisfy the U-factor requirements. If using this method, submit calculation and supporting documentiation.		A6.1		
R402.4.1	Building thermal envelope	The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.		A6.1 A3.7		
TABLE R402.4.1.1	General requirements	A continuous air barrier shall be installed in the building envelope. 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. Air permeable insulation installed in building cavities assemblies shall be enclosed by an air barrier on all sides.		A6.1 A3.7		
	Ceiling/attic	An air barrier shall be installed in any dropped ceiling or soffit to separate it from unconditioned space. Access openings, drop downstairs or knee wall doors to unconditioned attic spaces shall be air sealed with gasketing materials that allow for repeated entrance over time. The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. Access hatches and doors shall be installed and insulated in accordance with Section R402.2.4. Eave Baffles shall be installed in accordance with Section R402.2.3		A6.1 A3.7		
	Above Grade Walls	Corners and headerrshall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. The junction of the bottom plate to the subfloor on exterior walls separating conditioned space from unconditioned space shall be air sealedExterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.		A6.1 A3.7		
	Knee Wall	Knee walls shall have a sealed air barrier on the unconditioned side of the assembly to separate conditioned from unconditioned space. Insulation installed in a knee wall assembly shall be installed in accordance with the above-grade walls section from this Table.		A6.1 A3.7		
	Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be insulated and sealed in accordance with the manufacturer's instructions.		A6.1 A3.7		
	Rim joists	Rim joists shall include an exterior air barrier. The junctions of the rim board to the sill plate and the rim board to the subfloor shall be sealed. Insulation shall remain in permenant contact with the exterior rim board. Air permeable insulation installed in rim joists shall be enclosed by an air barrier.		A6.1 A3.7		
	Floors, separating conditioned from unconditioned space, including cantilevered floors and floors above garages	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. Floor framing members that are part of the building thermal envelope shall be air sealed to maintain a continuous air barrier. Floor framing members that are part of the building thermal envelope shall be air sealed to maintain a continuous air barrier. The air barrier shall be installed at any exposed edge of insulation.		NA		
	Basement crawl space and slab foundations	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls per Sectuon R402.2.10. Conditioned basement foundation wall insulation shall be installed in accordance with Section R402.2.8.1. Slab-on-grade floor insulation shall be installed in accordance with Section R402.2.9.1. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped. Class 1 vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7 of the International Residential Code.		A6.1 A3.7		
	Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed. Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required R-value.		A6.1 A3.7		
	Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.		A6.1 A3.7		
	Garage separation	Air sealing shall be provided between the garage and conditioned spaces. Insulated portions of the garage separation assembly shall be installed in accordance with Sections R303, and R402.2.7.		A6.1		
	Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance with Section R402.4.5. Recessed light fixtures shall be air tight, IC rated, and sealed to the drywall. When installed in the building thermal enevelope, the fixtures shall be buried or surrounded by insulation.		A6.1 A3.7		
	Plumbing, wiring or other obstructions	All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed.Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.		A6.1 A3.7		
	Showers, tubs, and fireplaces adjacent to the building thermal envelope	Tub and shower drain trap penetrations through the subfloor shall be air sealed. Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs. Fireplaces shall comply with the requirements of Section R402.4.2		A6.1 A3.7		
	Electrical communication, and other equipment boxes, housings, and enclosures	Boxes, housings, and enclosures that penetrate the air barrier shall be caulked, taped, gasketed, or otherwise sealed to the air barrier element being penetrated. All concealed openings into the box, housing, or enclosure shall be sealed. Alternatively, air-sealed boxes shall be installed in accordance with R402.4.6. Boxes, housing, and enclosures shall be completely buried in or surrounded by insulation when part of the building thermal envelope.		A6.1 A3.7		
	HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall. HVAC supply and return register boots located within the buildings thermal envelope assembly shall be completely buried in or surrounded by insulation.		A6.1 A3.7		
	Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer.		NA		
	Common walls or double walls separating attached single-family dwellings or townhouses	An interior air barrier shall be provided. Air sealing at the intersections with building thermal envelope shall be provided.		NA		
R402.4.1.2	Air Leakage Testing	The building or dwelling unit shall be tested for air leakage. The maximum air leakage rate for any building or dwelling unit under any compliance path shall not exceed 3.0 air changes per hour for single family buildings or 0.16 cubic feet per minute (CFM) per square foot of dwelling unit enclosure area for other than a single family building. 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.		A6.1		Approval Condition: 2024 Energy Code: Residential Air Leakage
R402.4.2	Fireplaces and Wood Burning Stoves	Where installed, only EPA Phase II or Colorado Phase III certified woodburning devices shall be permitted to be installed. Colorado Phase III stoves must pass both particulate matter and carbon monoxide emission standards. EPA Phase II certified stoves must only pass standards for particulate emissions.		NA		
R402.4.3	Fenestration Air Leakage	Windows, skylights and sliding glass doors shall have an air infiltration rate of not greater than 0.3 cfm per square foot (1.5 L/s/m2), and for swinging doors, not greater than 0.5 cfm per square foot (2.6 L/s/m2), when tested in accordance with NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.		A6.1		
R402.4.4	Rooms containing fuel-burning appliances	Where open combustion air ducts provide combustion air to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room that is fully isolated from conditioned space inside the thermal envelope.		NA		
R402.4.5	Recessed lighting	Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. Recessed luminaires shall be IC-rated and labeled as having an air leakage rate of not greater than 2.0 cfm when tested in accordance with ASTM E283 at a pressure differential of 1.57 psf. Recessed luminaires shall be sealed with a gasket or caulked between the housing and the interior wall or ceiling covering.		A6.1, A4.1, A4.2		
R402.4.6	Air-Sealed Electrical and Communication Boxes	Where installed in the building thermal envelope, electrical and communication outlet boxes that penetrate shall be caulked, taped, gasketed, or otherwise sealed to the air barrier element being penetrated. Air sealed boxes shall be buried in or surrounded by insulation. Air-sealed boxes shall be tested and marked in accordance with NEMA OS 4. Air-sealed boxes shall be installed in accordance with the manufacturer's instructions.		A6.1 A3.7		
R403.1	Mechanical System energy sources	All mechanical systems such as for heating, cooling, water heating, cooking, clothes drying, pool and spa heating, snow- and ice- melt systems and any mechanical systems outside the building shall be all-electric or fueled by other non-fossil fuel derived energy sources.		A6.1		
R403.2	Controls.	Not less than one thermostat shall be provided for each separate heating and cooling system.		A4.2		
R403.2.1	Programmable thermostat	The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature setpoints at different times of the day and different days of the week. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures of not less than 55°F to not greater than 85°F.		A6.1		
R403.2.2	Heat pump supplementary heat	Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.		NA		
R403.4.1	Ducts located outside conditioned space	Supply and return ducts located outside conditioned space shall be insulated to an R-value of not less than R-8 and shall comply with Section R403.4.3. Duct work shall not be buried beneath a building or underground.		NA		
R403.4.2	Ducts located in conditioned space	For ductwork to be considered inside a conditioned space, it shall either (1) be located completely within the continuous air barrier and within the building thermal envelope, (2) Ductwork in ventilated attic spaces shall be buried within ceiling insulation, (3) Ductwork in floor cavities located over unconditioned space shall have a minimum R-19 insulation installed in the cavity width separating the duct from unconditioned space, or (4) Ductwork located within exterior walls of the building thermal envelope shall have a minimum R-10 insulation installed in the cavity width separating the duct from the outside sheathing.		A6.1 A3.7		
R403.4.3	Ducts buried within ceiling insulation	Supply and return air ducts located in unconditioned attic or ceiling spaces shall have an insulation R-value not less than R-8.		A6.1 A3.7		
R403.4.4	Duct Sealing	Ducts, air handlers, and filter boxes shall be sealed in accordance with he International Mechanical Code or International Residential Code.		A6.1 A3.7		
R403.4.5	Duct Testing	Ducts shall be pressure tested in accordance with ANSI/RESNET/ICC 380 or ASTM E1554 to determine air leakage by testing at rough-in or postcontruction.		A6.1 A3.7		Approval Condition: 2024 Energy Code: Residential Duct Leakage (NEW)
R403.4.6	Duct leakage	The total leakage of the ducts system, where measured in accordance with Section R403.4.5, shall be determined by one of the following methods: 1. Rough-in test: Less than or equal to 4.0 cubic feet per minute per 100 square feet of conditioned floor area where the air handler is installed at the time of the test. 2. Rough-in test: Less than or equal to 3.0 cubic feet per minute per 100 square feet of conditioned floor area where the air handler is NOT installed at the time of the test. 3.Postconstruction test: Less than or equal to 4.0 cubic feet per minute per 100 square feet of conditioned floor area.		A6.1		
R403.4.7	Building cavities	Building framing cavities shall not be used as ducts or plenums.		A6.1 A3.7		
R403.5	Mechanical System and Service Hot Water Piping Insulation	Mechanical system piping capable of carrying fluids above 105°F or below 55°F shall be insulated to a minimum of R-3.		A6.1		
R403.6.1	Heated water circulation and temperature maintenance systems	Where installed heated water circulation systems shall be in accordance with Section R403.6.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.6.1.2. Automatic controls, temperature sensors and pumps shall be in a location with access. Manual controls shall be in a location with ready access.		NA		
R403.6.1.1	Circulation systems	Where installed , a heated water circulation system shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold-water supply pipe. Gravity and thermosyphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water. The controls shall limit the temperature of the water entering the coldwater piping to not greater than 104ºF (40ºC).		NA		
R403.6.1.1.1	Demand recirculation water systems	Where installed, demand recirculation water systems shall have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture, or sensing the flow of hot or tempered water to a fixture fitting or appliance.		NA		
R403.6.1.2	Heat trace systms	Where installed, electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.		NA		
R403.6.2	Hot water pipe insulation	Insulation for hot water piping with a thermal resistance, Rvalue, of not less than R-3 shall be applied to the following: 1. Piping 3/4 inch and larger in nominal diameter. 2. Piping serving more than one dwelling unit. 3. Piping located outside the conditioned space. 4. Piping from the water heater to a distribution manifold. 5. Piping located under a floor slab. 6. Buried piping. 7. Supply and return piping in recirculation systems other than demand recirculation systems.		A6.1		
R403.6.3	Drain water heat recovery units	Where installed, drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers.		NA		
R403.7	Mechanical Ventilation	The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.		A6.1		
R403.7.1	Heat or energy recovery ventilation	Dwelling units shall be provided with a heat recovery or energy recovery ventilation system. The system shall be a balanced ventilation system with a sensible recovery efficiency (SRE) of no less than 65 percent at 32°F (0°C) at an airflow greater than or equal to the design airflow. The SRE shall be determined from a listed value or from interpolation of listed values.		A6.1 A4.4		
R403.7.2	Mechanical ventilation system efficacy	Fans used to provide whole-dwelling mechanical ventilation shall meet the efficacy requirements of Table R403.7.1 at one or more rating points. Fans shall be tested in accordance with HVI 916 and listed.Fan efficacy for fully ducted HRV, ERV, balanced, and in-line fans shall be determined at a static pressure of not less than 0.2-inch w.c. (49.85 Pa). Fan efficacy for ducted range hoods, bathroom and utility room fans shall be determined at a static pressure of not less than 0.1-inch w.c. (24.91 Pa).		A6.1		
R403.7.3	Ventilation testing	Mechanical ventilation systems shall be tested and verified to provide the minimum ventilation flow rates required by Section R403.7 in accordance with ANSI/ RESNET/ICC 380. 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.		A6.1		Approval Condition: 2024 Energy Code: Residential Ventilation Testing (NEW)
R403.4	Intermittent exhaust control for bathrooms and toilet rooms	Where an exhaust system serving a bathroom or toilet room is designed for intermittent operation, the exhaust system controls shall include one or more of the following: (1) A timer control that automatically turns off exhaust fan in 30 minutes or less post occupancy. (2) An occupant sensor control that automatically turns off exhaust fans in accordance with the selected delay setpoint after all occupants have vacated the space. (3) A humidity control with a setpoint ranging between 50 percent or more and 80 percent or less relative humidity that automatically turns off exhaust fans when the selected setpoint is reached. (4) A contaminant control that responds to a particle or gaseous concentration and automatically turns off exhaust fans when a design setpoint is reached. Manual-off functionality shall not be used in lieu of the minimum setpoint functionality required by this section.		A6.1 A4.1, A4.2		
R403.8	Equipment Sizing	Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies.		A6.1 A4.4		
	Systems serving	Systems serving multiple dwelling units shall be all-electric or fueled by other non-fossil fuel derived energy				

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R403.8	Equipment Sizing	Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies.	A6.1 A4.4		
R403.9	Systems serving multiple dwelling units	Systems serving multiple dwelling units shall be all-electric or fueled by other non-fossil fuel derived energy sources and comply with Sections C403 and C404 of the Commercial Provisions of this code instead of Section R403.	NA		
R403.10.1	Snowmelt Systems Controls	Snow- and ice-melting systems shall include automatic controls capable of shutting off the system when the pavement temperature is greater than 50°F and precipitation is not falling, and an automatic or manual control that will allow shutoff when the outdoor temperature is greater than 40°F.	NA		
R403.10.2	Renewable energy offset	Energy use by snow and ice melt systems shall be offset by on-site renewable energy generation equipment designed to provide 34,425 BTUs per square foot of installed ice melt system per year.	NA		Approval Condition: 2024 Energy Code: Residential Renewable Gas Offset (UPDATED)
R403.11.1	Heaters	The electric power to heaters shall be controlled by an on-off switch that is an integral part of the heater mounted on the exterior of the heater in a location with ready access, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater. Only heat pumps rated for cold climates shall be permitted or other non-fossil fueled equipment.	NA		Approval Condition: 2024 Energy Code: Residential Renewable Gas Offset (UPDATED)
R403.11.2	Time Switches	Time switches or other control method that can automatically turn off and on heaters and pumps according to a preset schedule shall be installed for heaters and pump motors. Heaters and pumps motors that have built-in time switches shall be deemed in compliance with this section.	NA		
R403.11.3	Covers	Outdoor heated pools and outdoor permanent spas shall be provided with a vapor-retardant cover or other approved vapor-retardant means.	NA		
R403.11.4	Filters	Swimming pool filters shall be cartridge-type filters.	NA		
R403.11.5	Pumps	Swimming pool pumps shall be multi-speed pumps.	NA		
R403.11.6	Load calculations	Provide locad calculations based on the assumptions in this Section for the purpose of calculating the energy use of swimming pools and the offset requirements.	NA		
R403.12	Portable spas	Where installed, the energy consumption of residential swimming pools and permanent residential spas shall be controlled in accordance with the requirements of APSP 14.	NA		
R403.13	Residential pools and permanent residential spas	Where installed, the energy consumption of residential swimming pools and permanent residential spas shall be controlled in accordance with the requirements of APSP 15.	NA		
R403.14	Spas	Any energy use by indoor or outdoor spas must be offset by on-site renewable energy generation equivalent to the energy use by the spa. Plans must show the annual energy use of the spa, the calculation method used to determine the expected energy use, and the on-site renewable energy system(s) that will be used to offset the energy used by the spa. All spas must be equipped with an insulated cover that is listed to provide a minimum R-value of at least 12.	NA		
R404.1.2	Fuel gas lighting equipment	Fuel gas lighting systems shall not have continuously burning pilot lights.	NA		
R404.2	Interior lighting controls	Permanently installed lighting fixtures shall be controlled with either a dimmer or an occupant sensor control or other control that is built into the fixture. **Exception:** Lighting controls shall not be required for Bathrooms, Hallways, Exterior lighting fixtures, Lighting designed for safety or security.	A6.1 A4.1, A4.2, A4.3		
R404.3	Exterior lighting controls	Where the total permanently installed exterior lighting power is greater than 30 watts, the permanently installed exterior lighting shall be controlled by a manual on and off switch which permits automatic shut-off actions. **Exception:** Lighting serving multiple dwelling units.	A6.1 A4.1, A4.2, A4.3		
R404.4	EV charging for new construction	The building shall be provided with electric vehicle charging in accordance with this section and the National Electrical Code (NFPA 70).	A4.1		
R407.5	Solar-ready zone area	New detached one- and two-family dwellings and townhouses shall indicate a solar-ready zone. The solar-ready zone area shall be not less than 300 square feet. The zone shall be free of obstructions.	NA		
R407.5.1	Obstructions	Solar-ready zones shall be free from obstructions, including but not limited to vents, chimneys and roof-mounted equipment.	NA		
R407.5.2	Shading	The solar-ready zone shall be set back from any existing or new permanently affixed object on the building or site that is located south, east or west of the solar-ready zone a distance not less than two times the object's height above the nearest point on the roof surface.	NA		
R407.5.3	Roof load documentation	The structural design loads for roof dead load and roof live load shall be clearly indicated on the construction documents	NA		
R407.6	Interconnection pathway	Construction documents shall indicate at least one potential pathway for routing of conduit and/or raceway from the solar-ready zone to the electrical service panel or service hot water system and shall be labeled as "Potential Pathway" on the construction documents.	NA		
R407.7	Electrical service reserved space	The main electrical service panel shall have a reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric." The space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.	A6.1		
R407.8	Construction documentation certificate	A permanent certificate, indicating the solar-ready zone and other requirements of this section, shall be posted near the electrical distribution panel, water heater or other conspicuous location by the builder or registered design professional.	A6.1		
R408	Additional Conservation Requirements	This Section R408 establishes an additional conservation objective for residential buildings. For additions and alterations to existing buildings see Section R502 and R503 for the requirements. (See Tab R408.1 Credits)	A6.1		
R503.8	Electric ready (level 3 alterations only)	The provisions of this section apply only to level 3 alterations that include replacement of mechanical or water heating equipment.	NA		
R503.8.3	Electrical Panel Space	The electrical panel shall have a reserved space for a minimum two-pole circuit breaker for each branch circuit provided for future electric equipment or appliances.	NA		

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2024 WUI COMPLIANCE NOTES

ACCESS
- DRIVEWAY TO BE UNOBSTRUCTED TO MIN 12' WIDE UP TO 13'-6" HEIGHT
- PERMANENT ADDRESS MARKER TO BE INSTALLED

IGNITION RESISTANT CONSTRUCTION AND MATERIALS
- ALL CONSTRUCTION TO COMPLY WITH THE 2024 WUI CODE TABLES 502.1 AND 503.1

AS APPLICABLE:

CLASS 1 IGNITION RESISTANT CONSTRUCTION
- ROOFS: MIN CLASS A. EDGES OF DECKS OVER ROOFS SHALL BE FIRESTOPPED
- ROOF VALLEYS: PROVIDE VALLEY FLASHING OF 26 GA GALVANIZED SHEET METAL OVER MIN 36" SIDE UNDERLAYMENT
- EAVE PROTECTION: 1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION, 2" NOM LUMBER OR 1" NOM FIRE-RETARDANT-TREATED LUMBER OR $\frac{3}{4}$" NOM FIRE-RETARDANT-TREATED PLYWOOD. FASCIAS TO ALSO BE 1-HOUR FIRE RESISTANT RATED
- GUTTERS & DOWNSPOUTS: NON-COMBUSTIBLE MATERIALS AND PROTECTED
- EXTERIOR WALLS: MIN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE OR APPROVED NON-COMBUSTIBLE MATERIALS, HEAVY TIMBER, FIRE-RESISTANCE-TREATED WOOD OR IGNITION-RESITANT MATERIALS EXTENDING FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING
- FLASHING: MIN 6" NON-COMBUSTIBLE FLASHING INSTALLED VERTICALLY ON EXTERIOR AT ALL GROUND, DECK AND ROOF INTERSECTIONS
- UNDERFLOOR ENCLOSURES: ALL UNDERFLOOR AREAS ENCLOSED TO THE GROUND, EXCEPT WHEN ALL ELEMENTS MEET 1-HOUR FIRE-RESISTANCE CONSTRUCTION. AREAS BELOW SLOPES > 10% TO BE ENCLOSED WITHIN 6" OF GRADE
- DECKS: 1-HOUR FIRE-RESISTANCE CONSTRUCTION OR HEAVY TIMBER, NON-COMBUSTIBLE MATERIALS OR IGNITION RESISTANT MATERIALS
- EXTERIOR GLAZING: ALL EXTERIOR GLAZING TO BE MIN 20 MINUTES RATED
- EXTERIOR DOORS: MIN SOLID-CORE 1 $\frac{3}{4}$" THICK OR NON-COMBUSTIBLE OR MIN 20 MINUTE RATED
- VENTS: ALL VENTS TO COMPLY WITH WUI LISTING FOR EMBER AND FLAME INTRUSION, LESS THAN 144 SQ INCHES. NO V VENTS LOCATED IN SOFFITS OR OVERHANGS. GABLE-END VENTS LOCATED MIN 10' FROM PROPERTY

VEGETATION MANAGEMENT PLAN

PRUNING AND MAINTENANCE:
- PRUNE TREES TO MAINTAIN A 10-FOOT CLEARANCE FROM STRUCTURES.
- AIM FOR 10 FEET OF HORIZONTAL SPACING BETWEEN TREE CROWNS, ESPECIALLY FOR CONIFEROUS TREES.
- AS TREES GROW, PRUNE THE LOWER BRANCHES OF TREES WITHIN 30' OF THE STRUCTURE TO A HEIGHT OF 6 FEET ABOVE THE GROUND, BUT NEVER PRUNE MORE THAN 1/4 OF ITS TOTAL HEIGHT AT ANY GIVEN TIME, ESPECIALLY IN SMALLER TREES. IN SMALLER TREES, MAKE SURE NO BRANCHES TOUCH THE GROUND AND THAT THERE ARE NO DEAD BRANCHES.
- REDUCE OR ELIMINATE ANY SURFACE FUELS UNDER TREES, BY MOWING TALLER GRASS, PRUNING OR REMOVING SHRUBS, AND RAKING ANY LEAVES AND NEEDLES BEYOND THE EDGE OF THE TREE CANOPY.
- PRUNING MORE THAN 20% OF THE LIVE TREE CANOPY AT ANY TIME MAY NEGATIVELY IMPACT TREE HEALTH. IT MAY TAKE TWO OR MORE PRUNING EVENTS, SPACED OVER SEVERAL YEARS TO ACHIEVE THE APPROPRIATE DISTANCE FROM THE GROUND, STRUCTURES AND OTHER TREES, SO AS NOT TO STRESS OR HARM THE TREE.
- REMOVE ANY DEADWOOD THAT IS AT LEAST 1-2" IN DIAMETER AND LARGER.
- DECIDUOUS TREES ARE MORE FIRE-RESISTANT THAN MOST EVERGREENS. DECIDUOUS TREES, EVEN WHEN PLANTED IN DENSE CLUMPS, GENERALLY DO NOT EASILY IGNITE AND READILY BURN. THE GREATEST FIRE RISK FROM DECIDUOUS TREES IS THE ACCUMULATION OF DEAD LEAVES, DEAD BRANCHES, AND TALL GRASSES AND SHRUBS BENEATH THE TREES. REMOVE AS NEEDED.
- ALL TREE PRUNING AND MANAGEMENT MUST BE DONE BY AN ISA CERTIFIED ARBORIST LICENSED TO WORK IN THE CITY OF BOULDER. SEE THE BOULDER FORESTRY WEBSITE FOR THE CURRENT LIST OF LICENSED ARBORISTS.

REMOVAL:
- REMOVE ALL DEAD AND DYING TREES AND SHRUBS.
- THE PLANTING, MAINTENANCE, AND REMOVAL OF ANY SHRUBS, INCLUDING JUNIPER SHRUBS, IN THE STREET RIGHTS-OF-WAY (ROW) ARE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER. ADJACENT PROPERTY OWNERS DO NOT NEED A PERMIT TO REMOVE SHRUBS, BUT A ROW PERMIT MAY BE REQUIRED IF TRAFFIC CONTROL – EVEN A SIDEWALK OR BIKE LANE CLOSURE – IS NECESSARY TO COMPLETE THE REMOVAL SAFELY. FOR MORE INFORMATION, SEE THE CITY OF BOULDER RIGHT-OF-WAY PERMIT WEBSITE.
- IF THE SHRUBS WERE PLANTED TO FULFILL LANDSCAPING REQUIREMENTS FOR A DEVELOPMENT PROJECT OR BUILDING PERMIT, REPLACEMENT MAY BE REQUIRED. SEE THE CITY OF BOULDER PLANT LIST FOR ALL ALLOWABLE PLANTS.
- SHRUBS IN THE ROW MAY NOT BE PULLED OUT BECAUSE OF THE POTENTIAL FOR DAMAGE TO NEARBY TREES AND HARDSCAPES (SIDEWALKS, CURBS, ETC.). ADJACENT PROPERTY OWNERS ARE RESPONSIBLE FOR DAMAGE TO PUBLIC PROPERTY, INCLUDING NEARBY TREES OR HARDSCAPES. CUTTING THEM OUT AND GRINDING THE STUMPS IS A MUCH SAFER OPTION.
- STUMP GRINDING REQUIRES THE COMPANY (OR HOMEOWNER IF A DIY PROJECT) TO GET UTILITY LOCATES (COLORADO UTILITY LOCATOR | CALL FOR LOCAL UTILITY LOCATING SERVICES | C0811) IN ADVANCE.

IRRIGATION:
- A TREE'S MOISTURE CONTENT IS THE SINGLE MOST IMPORTANT FACTOR GOVERNING ITS VOLATILITY (LIKELIHOOD TO CATCH FIRE).
- WATER TREES IN YOUR LANDSCAPE TO KEEP MOISTURE LEVELS HIGH AND MAINTAIN TREE HEALTH.
- ALL TREES IN THE FRONT RANGE NEED SUPPLEMENTAL WATERING THROUGHOUT THE GROWING SEASON. CHECK THE SOIL MOISTURE AT LEAST ONCE A WEEK.
- WINTER WATERING IS ALSO VERY IMPORTANT IN COLORADO, ESPECIALLY FOR EVERGREEN TREES. WATER TREES ONCE PER MONTH WHEN THE TEMPERATURE IS ABOVE 40 DEGREES F. WINTER DRYING AND DAMAGE CAN SHOW UP IMMEDIATELY AS BRANCH DIEBACK, OR WHOLE TREE BROWNING, OR CAN STRESS THE TREE AND MAKE IT MORE PRONE TO ATTACK FROM INSECT OR DISEASE PESTS FOR YEARS AFTER.
- MULCH YOUR TREES TO CONSERVE SOIL MOISTURE, IMPROVE SOIL STRUCTURE, MODERATE SOIL TEMPERATURES, PROTECT TREES FROM MOWERS AND STRING TRIMMERS, AND REDUCE WEED GROWTH.

PROJECT NOTES

WUI ZONE: CLASS 3

DEFENSIBLE SPACE: FUEL MODIFICATION DISTANCE: 30 FT
NONFIRE-RESISTIVE VEGETATION SHALL BE CLEAR OF BUILDINGS

TREE CROWNS: NO NEW TREES ARE PROPOSED

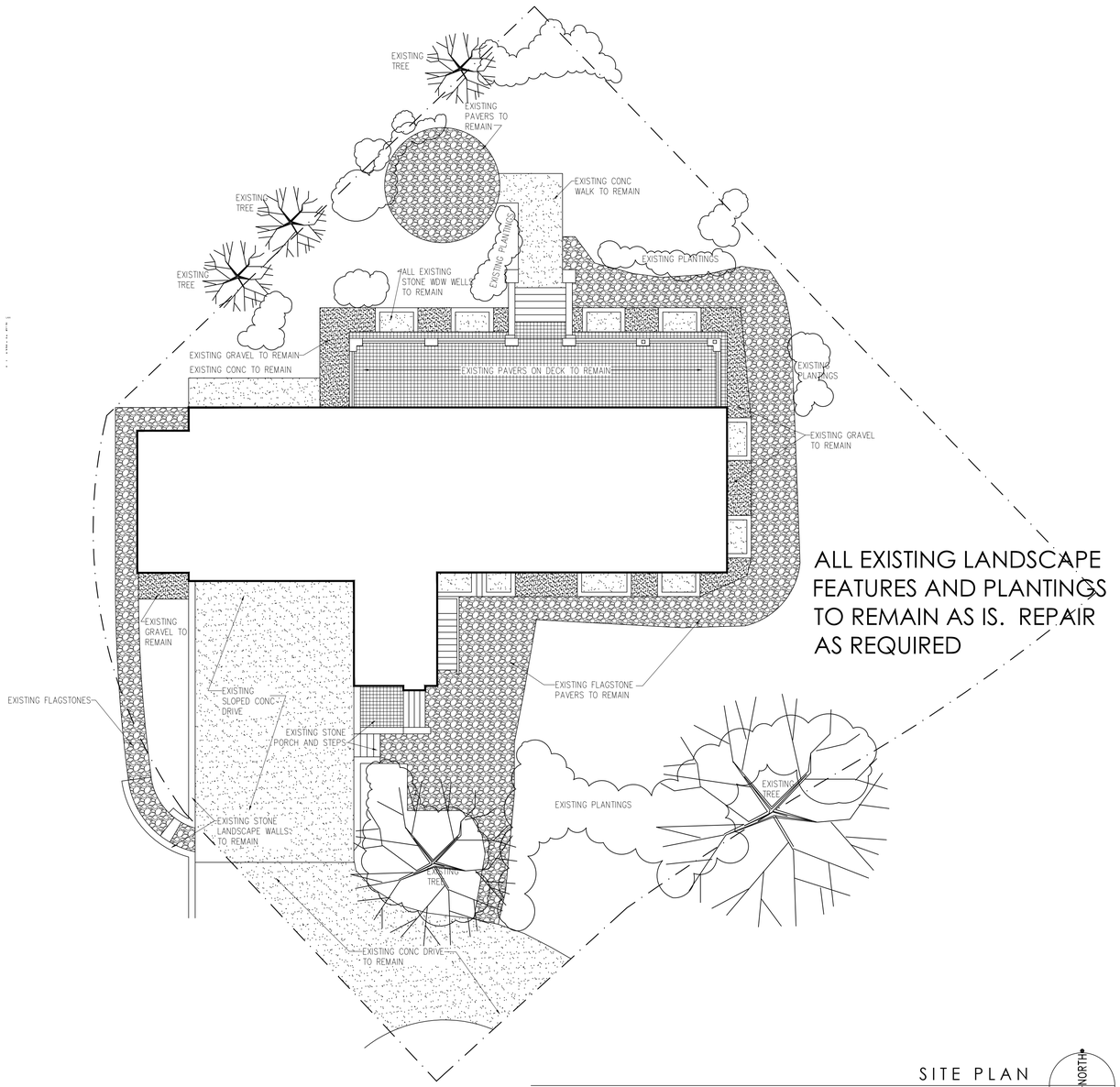
CHIMNEY CLEARANCES: NA

DEADWOOD REMOVED: ALL EXISTING DEADWOOD TO BE REMOVED

SPARK ARRESTORS: NA

LP GAS INSTALLATIONS: NA

COMBUSTIBLE MATERIAL STORAGE: NA



ALL EXISTING LANDSCAPE FEATURES AND PLANTINGS TO REMAIN AS IS. REPAIR AS REQUIRED

SITE PLAN

SCALE: 1"=10'-0" 10'-0"

NORTH

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WUI COMPLIANCE

PERMIT SUBMITTAL
JULY 8 2026

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CITY OF BOULDER

Planning & Development Services
Historic Preservation
1739 Broadway P.O. Box 791 Boulder, Colorado 80306
Phone: (303) 441-1880 | bouldercolorado.gov

TO:	Board of Zoning Adjustment Brian Holmes, Zoning Manager Robbie Wyler, Senior Zoning Plans Examiner
FROM:	Clare Brandt, Historic Preservation Planner brandtc@bouldercolorado.gov / 303-441-1994
DATE:	August 26, 2026
RE:	Support for requested variance at2850 Links Dr.

Background

Constructed in 1920 as the clubhouse for Boulder's first country club, 2850 Links Dr. was designated an individual landmark in 1993 (Boulder Country Club #1, Ordinance 5589).



Figure 1. Façade of 2850 Links Dr. facing north onto Links Dr.

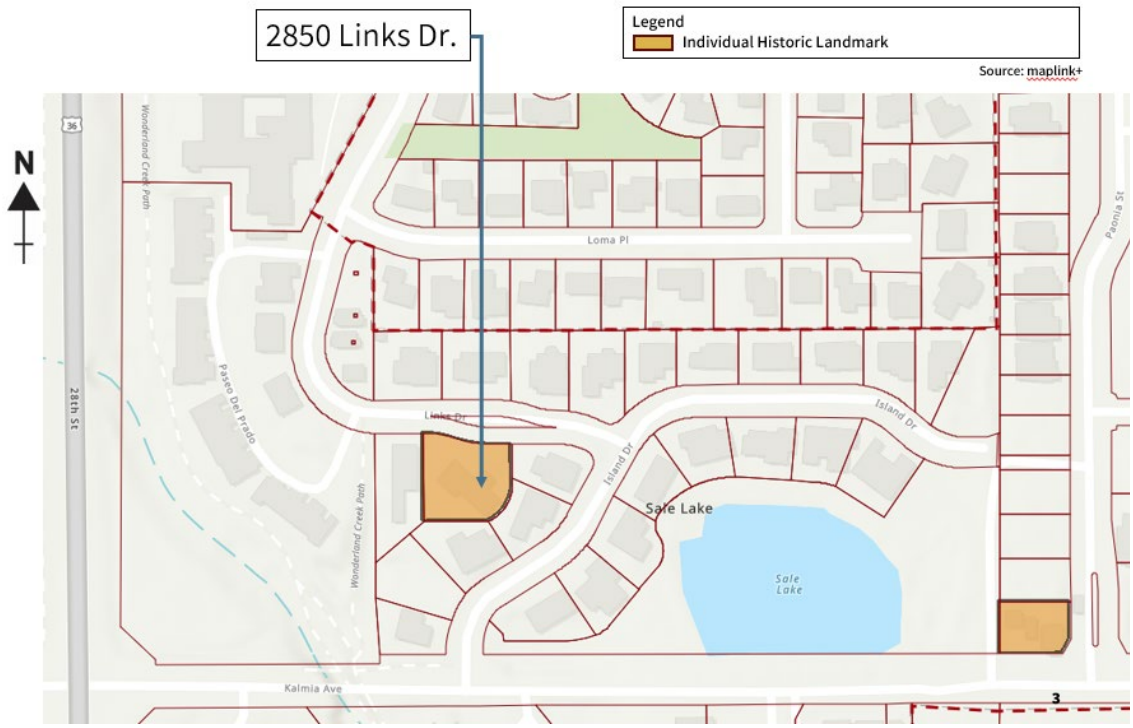


Figure 2. Location of 2850 Links Dr.

On March 4th, 2026, the Landmarks Board (LDRC review 03.26.2025, 01.14.2026 and 03.04.2026) approved a Landmark Alteration Certificate for a second story addition at the east end of the building. This location was considered appropriate as it replaces a 1949 addition in the same location (ref: HIS2025-00052). In its review, the LDRC considered that the location and general mass, scale and form of the proposed addition were consistent with the *General Design Guidelines for Boulder's Landmarks and Historic Districts*.

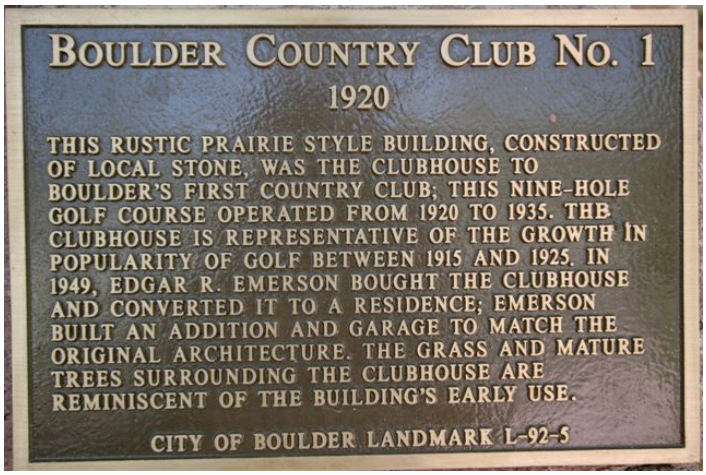
The Landmarks Board Support

The Landmarks Board supports the requested variance under 9.2.3(h)(4) *Designated Historic Property,* of the Boulder Revised Code, finding that construction of an addition in a by-right location would likely have an *adverse effect* on the historic character of the landmark property as a by-right location would obscure the character defining features of the building.

Please feel free to contact me if you have questions or need more information.

Sincerely,

Clare Brandt
Historic Preservation Planner
O: # (303) 441-1994
brandtc@bouldercolorado.gov



OLD BOULDER COUNTRY CLUB

Just east of 28th Street and north of Kalmia Avenue stands a unique historic structure that was built in 1920 as the first clubhouse of the Boulder Country Club. At the time the property was still outside the city limits and had been a farm owned and operated by the Sale family from 1892 until they leased it to the club beginning in 1920. Ground breaking was May 8, 1920, and the dedication was held September 21st of that year. It served as the clubhouse only fifteen years, however, and then became a private residence, which it has remained since approximately 1935. As a residence its original street address was 2891 Kalmia Avenue, but when the property was subdivided and developed in the mid 1990's the address became 2850 Links Drive.

The area known as the Sale Lake subdivision is named for William and Julia Sale, who came to Boulder by railroad from Kentucky in 1871 with their three children, George, Lulu, add Sarah. George wrote a short history of his family in 1933 for the Boulder County Pioneer and Fourth of July Committee. After trying mining and a lumber business, Mr. Sale built the Sale Hotel in Boulder in 1876, which, according to his son, provided shelter for Buffalo Bill and his show, and later, "in 1883 or '84…Frank & Jesse James and Younger Bros stopped…for several days." In 1892, the Sales left the hotel business and bought the farm outside

Boulder that would become the site of its first country club twenty-eight years later.

Boulder's reputation as a haven for sports enthusiasts of all kinds apparently began forming early in its history. The climate and the beauty of its setting attracted people who wanted to take advantage of these natural assets, so it is not surprising to find that by 1914, the rapidly growing game of golf was very popular in the city and was being played at Chautauqua Park's "golf links." Demand for a course was so great that the Boulder Country Club was formally organized in October 1919, with 150 applicants admitted to membership for a $75 initiation fee and a $25 annual fee. The club quickly leased the seventy-two-acre Sale Ranch, about two miles northeast of town, at $750 a year for five years and $1,200 for the next five, with an option to buy the land when the lease expired on January 1, 1930. By that time, however, the club had already outgrown the property.

As the course was laid out in the spring and summer of 1920, some 987 loads of stones were removed from the fairways to use in the rock and mortar construction of the clubhouse. Although its architect is unknown, the contractor was C. O. Van Note, who was well established in the boulder area. The main floor had a large lounge for dinners and dances, adjoined by a smaller room for dining or cards, a kitchen and an office. Downstairs were the locker and shower rooms, a grill room, and a utility room. Along the south side was a long open porch shaded by trees, used no doubt for social gathering at the end of a round or two. The course itself was nine holes, with a total of 3,333 yards, and had irrigated grass fairways and sand greens. The club's 1923 guidebook listed green fees of $1.00 per day, $2.00 on Saturdays, Sundays, and holidays, $6.00 weekly, $15.00 monthly, or $25.00 per season, the season that year beginning April 21 and ending November 24. In that era before golf carts, caddies earned seventy cents for eighteen holes. Taxi fare from downtown was fifty cents.

The new country club quickly became the major social center of Boulder. A number of the city's movers and shakers from both the business and university sectors belonged. A list of charter members reveals many names now familiar on

campus buildings and street names and locations around town: F.B.R. Hellems, George Norlin, J. B. Ekeley, M. F. Libby, L. Farrand, H. S. Woodbury, M. S. Ketchum, Eben Fine, and Fred Kohler. According to a Historic Structures Report prepared in 1993, "The club was an important factor in the development of Boulder as a community and was directly associated with important figures in the history of the University of Colorado." Not only did the club sponsor numerous golf tournaments but also dances, parties, and the like. The clubhouse was available for rental by non-member individuals and groups as well. Many of these occasions were documented by the Daily Camera (whose founder, L. C. Paddock, was also a charter member). In time, the club's huge success and the growing number of golfers in the community brought the realization that an eighteen-hole course was needed; by the mid1930's the clubhouse had become a private residence and the country club was no longer housed there. The owner in 1935 was Richard Platt, who sold the house and a thirty-nine-acre tract to Edgar K. Emerson and his wife Eileen in 1949.

The Emerson's and their four children lived in the old clubhouse until 1992. When they moved in they made extensive renovations and much of the original building was modernized for residential use. The Emerson's enlarged the structure with an east wing matching, the original architecture and construction, which was a combination of the Prairie and Rustic styles of architecture. The Prairie style, whose chief proponent was Frank Lloyd Wright, emphasized horizontality, with low, flat rooflines and extended overhangs; it was popular in Colorado between 1910 and 1930. The Rustic style was characterized by its natural setting and the use of logs and/or stone for materials. It was designed to blend in with the environment and was often used in the early decades of the century for vacation homes, hunting lodges, and tourist facilities. The Emerson's also converted the main lounge into a living room, retaining the cathedral ceiling with exposed beams, and the locker rooms downstairs became their children's bedrooms which were paneled in knotty pine. Modern heating was installed, the west porch entryway was enclosed as a study, and half of the south veranda became a screened-in porch. By the time the Emerson's sold the property in 1992 to Will St. Germain, the seventy-two-year-old building was showing inevitable signs of wear. The 1993 report noted that it was vacant and needed a number of interventions to preserve

the house. The old golf course surrounding the home had become the Palo Park residential area.

Several of the home's original elements are still in place to this day: the native stone exterior, two stone fireplaces (to which previous owners have added a third in the original clubhouse's style), and the hardwood beech floors on the main level, for which replacement boards have been custom milled to match in length, width, and finish. Some of the earlier alterations have been undone to return to the initial design and the lower level has been opened up with lighting and expanded space. Access to it has been greatly improved by widening the narrow staircase into a double wraparound one near the center of the house. While retaining a nostalgic flavor of an earlier time, this gracious home is well prepared to move into a new century and a new era in its own long and fascinating history.

Sources

"Boulder Country Club," Clippings from Boulder Daily Camera, 1910-1939, Carnegie Branch Library for Local History, Boulder.

Colorado historical Society, A Guide to Colorado Architecture, 1983.

Mark Furletti and Brian McNellis, "Old Boulder Country Club," Historic Structures Report for Pitt John Feinberg CU School of Architecture and Planning 1993.

George P. Sale Historical Data Record, Boulder County Pioneer and Fourth of July Committee, ca. 1933, Carnegie Branch Library.

Prepared y House Histories of' Colorado, Westminster, CO (303) 467-2567.

AISAL CARD---RURAL MASTER ---INDEX

K-110-3

NW"
NE¼-20-1N-70

SECTION	TWP.	RANGE	NUMBER OF ACRES

2891
acres less R.W., etc.

een and Edgar Emerson (bought of Richard Platt)



ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REMARKS

AND VALUE ADJUSTMENTS

DESCRIPTION	NUMBER OF ACRES	ADJUSTMENT PERCENT ADD.	ADJUSTMENT PERCENT DED.	ADJUSTMENT AMOUNT ADD.	ADJUSTMENT AMOUNT DED.
	DISTANCE				

TOTAL ADDITION AND DEDUCTION $ $
TOTAL NET ADJUSTMENT - - $

RURAL LAND VALUE CALCULATION

LAND CLASS	ACRES	UNIT VALUE	TOTAL VALUE
ROADS AND DITCHES			
TOTAL		XXXXX	

TOTAL NET ADJUSTMENTS $
TOTAL FARM LAND VALUE $

AMOUNT
$

ANNUAL ASSESSMENT

YEAR	% CHANGE	REASON	LAND $	IMPROVEMENTS $	TOTAL $
19					
19					
19					
19					
19					
19					
19					
19					
19					
19					
19					
19					

SUMMARY OF VALUES

	FULL APPRAISED VALUE
TOTAL LAND VALUE	
BUILDINGS AND IMPROVEMENTS (THIS CARD)	
CARD NO.	
CARD NO.	
TOTAL BUILDINGS AND IMPROVEMENTS	
TOTAL LAND, BUILDINGS AND IMPROVEMENTS	$

/49 CLASSIFIED BY R.V.K. DATE 9/14-49 CHECKED BY S and S DATE 3/30/50 FEB 14 1951

DESCRIPTION AND VALUE CALCULATION

CARD ___ OF ___ CARDS

ING DESCRIPTION

BLDG. No. ___

OOFING
- ll ☐
- phalt. EWING ☒
- od ☐ Asphalt ☐
- ☒ Slate ☐
- e: Cement ☐ Clay ☐
-] Copper ☐

SEMENT
- ☒ 75% ☐ 50% ☐
- ☐ None ☐
- iling Calotex ☑
- alls ☐
- Conc Bath
- oms:
- 100 % Area

FLOORS
- ☒ 2d Up ☐
- 1st ☐ 2d Up ☐
- 2x12-16 ☒
- Grade ☐
- Asphalt tile all ☒
- ing:
- ☐ Softwood ☐
- Sq. Ft.

RIOR FINISH
- or Equal ☐
- ☒
- ling:
- Sheetrock ceiling throughout
- Sq. Ft.
- wd. Rms.
- Rms.

IGHTING
- Gas ☐ None ☐

ATTIC
- Finished Stairs ☐
- Percent of Ground Area:
- Finished ___ % Unfin ___ %

PORCHES
- Number: Open ___ Closed ___
- Unfinished ___ Finished ___

TERRACES
- Kind None Wd Deck

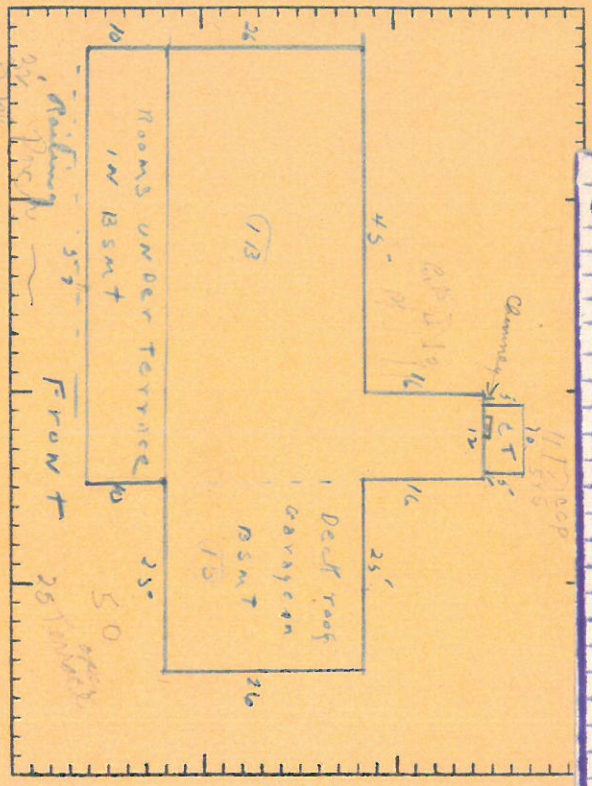
HEATING
- Stove ☐
- Warm Air: Pipeless ☐
- Piped ☐
- Forced Circulation Pump ☒
- Hot Water or Vapor ☒
- Steam ☐
- Gas Steam Radiators ☐
- Gas Floor Furnaces No. ___
- Air Conditioning ☐
- Automatic Burner or Stoker:
- Oil ☒ Gas ☐ Coal ☐

PLUMBING
- None ☐ Water Only ☐
- Bathrooms 1 Tiled ___
- Number of Fixtures: Tubs 3
- Washstands 4 Water Closets 4
- Shower Stalls metal 1 Kit. Sink ☒
- Automatic Water Heater ☒
- Laundry Tubs ☐ Septic Tank ☒
- Private Water System ☒
- Kind ___

OTHER ITEMS
- Natural Fireplaces 2
- Gas Fireplaces ___
- Outside Chimneys 2

STATE OF REPAIRS
- Excellent ☐ Good ☐
- Fair ☐ Poor ☐

GROUND PLAN SKETCH
(INDICATE NUMBER STORIES)



FRONT

DEPRECIATION AND OBSOLESCENCE
- A. AGE (NORMAL DEPRECIATION) - ___
- B. PHYSICAL CONDITION - ___
- C. MODERNIZATION (MINUS) - ___
- D. TOTAL DEPRECIATION - ___
- E. NET CONDITION (100-D) - ___

SPECIAL OBSOLESCENCE
- F. LOCATION (AREA NO. ___) - ___
- G. OTHER - ___
- H. TOTAL SPECIAL OBSOLESCENCE - ___
- J. FINAL NET CONDITION (100-H) XE ___

AREA--MAIN BUILDING

		AREA
82	x 26	2132
12	x 16	192
	x	2324
	x	

MAIN BUILDING

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE	2324	4.06	9435
ADDITIONS			
3c	1482	.071	105
4s	67	1.00	67
4o	50	.30	15
4v	20	3.00	60
5a	570	.76	433
5c	1052	.75	789
7a	570	.37	211
7c	2052	.25	513
9	2324	.18	418
10F	1	20	20
10K	3	400	1200
12A	1	140	140
12c	2	100	200
DEDUCTIONS			
3b	650	.054	35
3R	650	.166	107
10L	1	60	60
12c	1	35	35

BASE REPRODUCTION COST	$ 13,366
FINAL NET CONDITION	80 %
FINAL VALUE MAIN BLDG.	$ 10,692

SUMMARY OF BUILDING VALUE:

MAIN BLDG.	$ 10690
GARAGE	110
MINOR BLDGS.	
OTHER IMPROVEMENTS	1200
TOTAL BLDGS. & IMPROVEMENTS	$ 12000

X 5/12000

MAJOR ALTERATIONS OR ADDITIONS

DATE	AGE	DESCRIPTION	PER CENT
1e	14	W. Wing + Enclosed Porch	60

MAJOR ALTERATIONS OR ADDITIONS

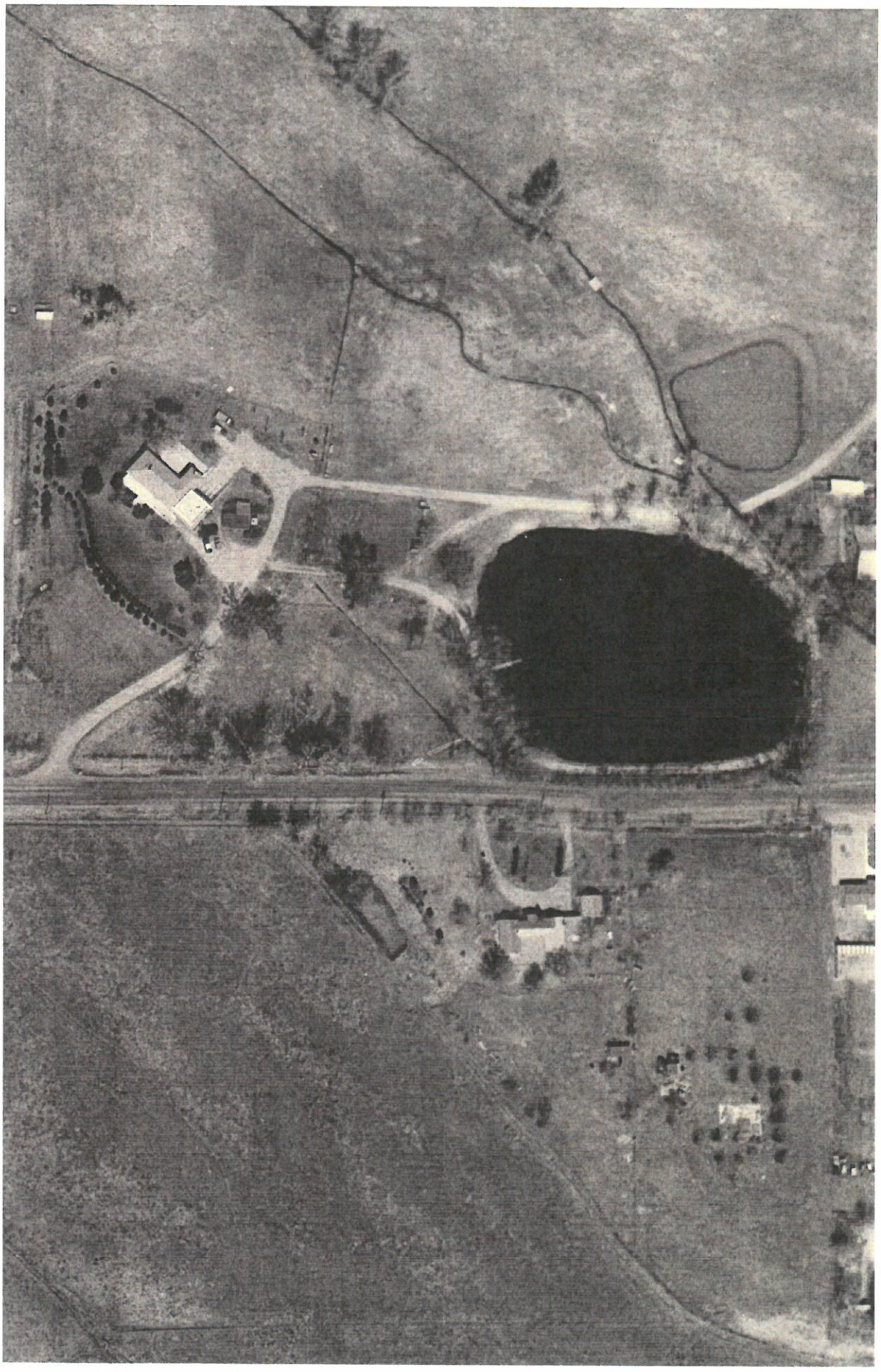
DATE	AGE	DESCRIPTION	PER CENT

OTHER FARM BUILDINGS

WALLS	FLOOR	ROOF	2D FLOOR FIN.	2D FLOOR UNF.	HEATING	LIGHTING	PLUMBING	UNIT COST	REPRODUCTION COST	AGE	DEPRECIATION	NET VAL
one	Conc	Corr Asb			Coal poor				345	40	60	138
septic									new			200

dep. Septic Tank

BUILDER) OUT WEST P. & S. CO., COLO. SPGS. J7858



1966



Our History

The Foundation is Laid

Nestled in the quite residential community of Gunbarrel Greens, Boulder Country Club has enjoyed its present location for the last forty-nine years. Its origination however can be traced to shortly after the turn of the twentieth century. In January 1910, at a banquet at the Boulderado Hotel the initial plans for a golf club were presented by Dr. W.P. Harlow, J.F. Moorhead and James Cowie, among others. By April of that year, 259 acres were purchased in the Owens Lake area by Moorehead, Cowie and Harlow in addition to W. H. Allison, Judge H.P. Gamble, L.C. Paddock and W.S. Whiteley. These investors envisioned a club membership of 70 memberships, each paying $50 in annual dues. There would be 200 first mortgage bonds issued at $100 par, 6% interest, and 200 shares of common stock at $100 per share. A limited number of charter memberships would also be available after payment of a $10 initiation fee instead of obtaining a bond.

Although a great deal of effort was initiated by these gentlemen, the first drive for golf club was detained until 1914. At a new location on the south side of Baseline Road between Grant Street on the east and Gregory Canyon on the west, the first 7-hole course was developed. The Clubhouse was located on Ninth Street. Charter members of the Club paid a $10 initiation fee and $10 annual dues. After the first 100 members were enrolled, the initiation increased to $15. In 1914, the Club officers included T.A. McHarg, President, H.P. Gamble, Vice President, C.F. Linsley, Secretary and C. Henry Smith, Captain. The Club was structured to be led by a Board of Directors of 9 men which included the five officers and four additional members. Each served a 3-year term, with three new members being elected to replace three outgoing members annually. This structure continues to this day. However at this time, women are co-members of the Club and also serve on the Board of Directors.

In 1919, for reasons unknown, the Boulder Golf Club reorganized and developed a plan for a 9-hole course located on the Sale Farm in the area presently known as Palo Park. The Clubhouse, which still stands, was built of stone and is currently known as the Emerson Place.

By 1922 the 9-hole course was completed and became well utilized. The grass fairways were irrigated and the greens were sand. Members would play the course twice, using different tee boxes for the second nine. Fees for playing the course were $1.00 per round for members, with the exception of Saturdays, Sundays and holidays when the charge was $2.00. Caddies were available for $.70 per 18 holes. The course was also used for instruction to men and women by the University of Colorado.

ABOUT

Our History

Management Team

By January of 1928, interest in golf was increasing to the point that consideration was given to expanding the course to 18 holes. Even though the Club was leasing the Sale property (with an option to purchase) extension of the lease seemed to indicate greater expense that the prospect of purchasing another site. The Sale property was limited to 65 acres and not really large enough for a full 18 holes. By the time, the initiation had increased to $27.50 per year with annual dues of $40 per year. Late in 1928, W.H. Tucker, a golf architect, who was an advisor to Cherry Hills and Lakewood courses, was consulted. He was asked to evaluate 4 sites which the Board thought were possibilities for a new 18-hole course all of which consisted of a minimum of 200 acres. Tucker's recommendation was to consider the Odlum tract located east of town on Arapahoe as the best choice. The location contained interesting topography and the soil was rich and would easily produce the proper grasses. The general cost of upkeep would be reasonable.

18 Holes...At Last!

As Boulder, and the nation, responded to the stock market crash of 1929 and the subsequent Depression, plans to relocate the Club were delayed until the City of Boulder became interested in the possibility of developing a municipal golf course in 1933. Golf was becoming popular throughout northern Colorado and a golf association had been developed. A site on Arapahoe Road opposite the Odlum tract had become available through a donation made by Fred Chase to the Congregational Church. The Church was willing to sell it for $12,000. The City was persuaded to purchase the land, and Boulder Country Club was to raise $15,000 to help build the golf course. In order to raise the money, the Club was again reorganized and incorporated as the Boulder Municipal Sports Center. The agreement with the City was that the City would own the land but the Club would run the golf course. The Club could retain its private members, but the course had to be open to the public. Funds were raised by this new non-profit corporation and were matched by the WPA. William Tucker finally was able to design a course and the WPA completed the work on the east 9 holes.

The first 9 holes at the new site were ready for play in 1937. In 1938, 6,000 rounds of golf were played providing an income of $3,946.53. The Club was not fiscally healthy, however. There were only 121 members in 1939 and debt was growing. A new member drive was begun with the goal to achieve 175 members. Without the influx of income, it would be difficult to finish the course.

During the Second World War years, Club membership declined. It was not until 1947 that the course was completed. An effort was then made to construct a clubhouse for use by the members only. In March of 1948, the Boulder City Council authorized the execution of a deed and agreement to sell a building site at the golf course to the Boulder Municipal Sports Center. The City had paid $12,000 for 134 acres or $89 per acre and offered to sell the Club 1.4 acres for $124. It was then determined $25,000 was needed to build the new clubhouse. The Boulder Municipal Sports Center was a non-profit corporation and, as such, could not issue stock which would have been the most expedient way to raise money. Therefore on August 21, 1948, a new corporation was formed, the Boulder Country Club. The first order of business was to issue 200 shares of stock at $125 par value. The non-profit corporation was to continue to run the golf course. The new clubhouse was constructed and opened in November, celebrated by a buffet dinner attended by 192 members.

On July 6, 1949, the first Annual Meeting of the Boulder Country Club was held. Assets of $31,322.26 were reported. Between 1949 and 1965 the Club expanded the amenities offered to their membership to include an outdoor swimming pool and tennis courts. Social activities enjoyed by the membership included, Monte Carlo nights, inter-city golf for men and women, bridge, bingo, movies and travelogues. Ballroom and square dances were held. For 12 years, Lu and his brother Charles Monroe lead the Board of Directors in developing Bylaws, House Rules and an administrative structure required to authenticate the membership procedures and provide an efficiently running mechanism. Eventually, pressure of public play on the course caused the Club to look to expand and relocate again.

The Vision Broadens

In the early 1960's, George and Everette Williams had "retired" to a large tract of land they had purchased in the Gunbarrel Hill area east of the City. Developers of more than 1,000 homes in the Boulder vicinity, they had built the Panorama Hill, Martin Acres, Park East, Williams Village Shopping Center and several buildings on the Colorado University campus. In 1962, Boulder City Manager, Bob Turner approached the Williams Brothers with a proposition. The City's growth was being envisioned along the lines of a spoke of a wheel. These spokes aligned along Arapahoe Road, as well as the Longmont Diagonal where the Williams Brothers owned large tracts of land. At the time, the City shared the golf course on Arapahoe Road with the Boulder Country Club. The golf course suffered from overplay, and the Clubhouse facilities could not easily be expanded to accommodate the needs of both the City and the Country Club. Turner suggested the Williams Brothers consider developing a golf course for the City on the land surrounding their homes on Gunbarrel Hill. After further deliberations, the Williams Brothers became convinced that the costs of building a golf course could be recovered if the lands around it were to be used for residential building sites. Then only the ongoing costs of operation would be subsidized. The City offered to provide the water and sewer service to the Gunbarrel area. A plan was created to develop the golf course and residential community. Together with Bob Turner, the Williams Brothers approached the Country Club members to persuade them to move to Gunbarrel Hill. The City would retain the Arapahoe Road golf course, complete and operational, for its own use. The Williams Brothers donated the land, water rights and money to build a Clubhouse. The Boulder Country Club would own and operate the golf course. The homes developed in the area would encompass a diversity of economic levels and housing types.

In 1962 construction of the present golf course designed by Press Maxwell began. 27 holes of golf were created, incorporating an 18-hole championship course and a separate 9-hole Par-3 course. The courses opened for play in 1963. The Clubhouse, designed by Hoby Wagner was opened in 1965. The efforts of the members became devoted toward landscaping the courses and establishing a comfortable ambiance in the Clubhouse for the enjoyment of the expanding membership. Four outdoor tennis courts, an Olympic size pool, kiddy pool and cabanas completed the amenities offered to the membership.
Two years after Gunbarrel Green was started in March of 1965, IBM announced its intention to build in Boulder on a 640 acre site near Niwot. Additional corporations were attracted to the sites designed for industrial development, which were surrounded by the residences being developed by the Williams Brothers.

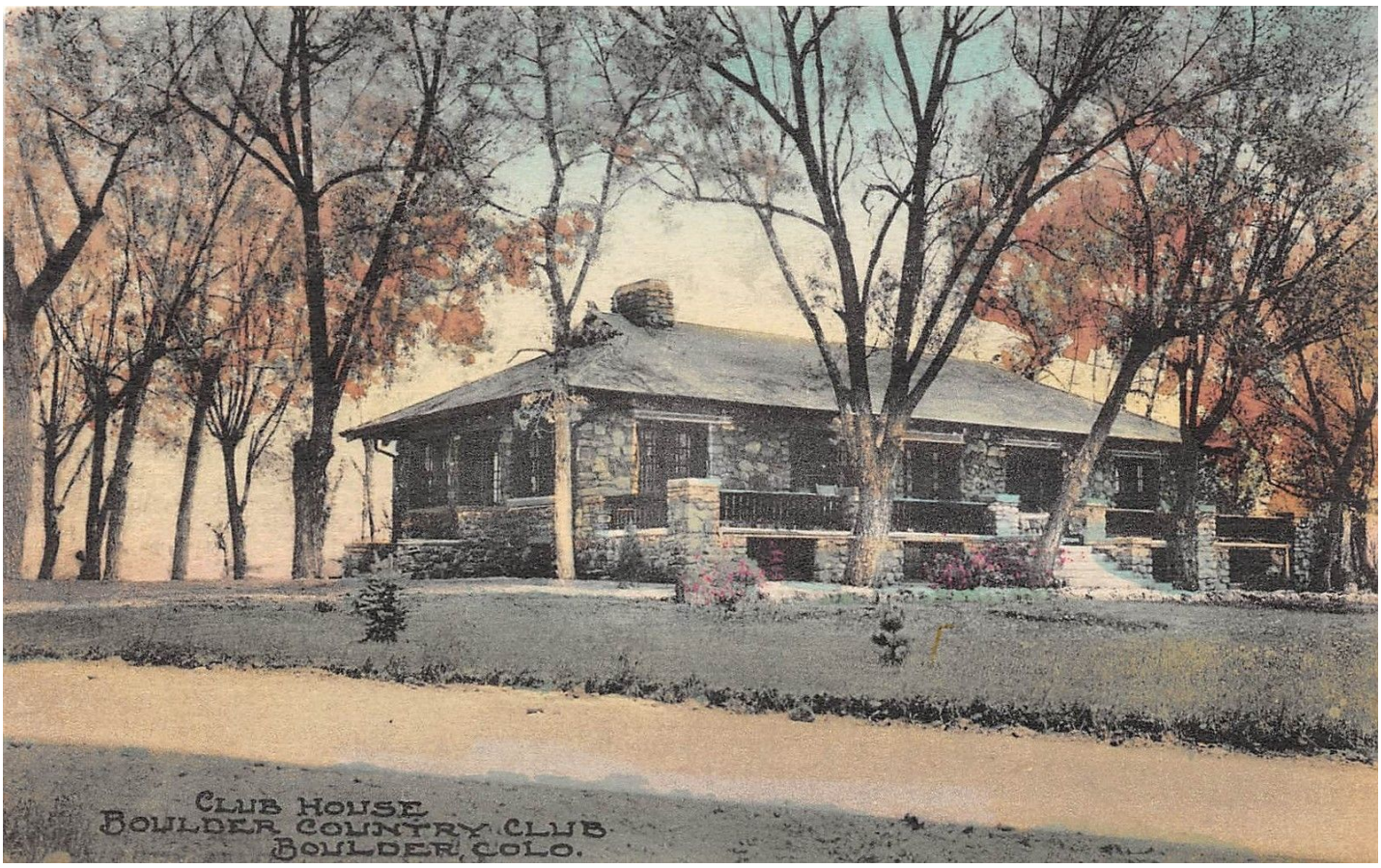
As interest in Club membership grew, the concept of capping the membership to a specified number of members became required. It was determined three active classifications of membership were appropriate. Full Golf members were entitled to use of all amenities of the Club. This level of membership was capped at 500. Since the Club enjoyed 27 holes of golf, separating a Par 3 membership for members only desiring to use that course seemed appropriate. That classification was capped at 85 members. A Social classification, which did not utilize the golf amenities, was capped at 200 memberships. Separate initiation fees and dues structures were developed for application to each classification of membership.

In 1985, after 20 years of constant use, the Board of Directors thought it appropriate to expand the amenities offered to the membership and renovate the Clubhouse. In 1987, an indoor Facility was opened which houses 3 indoor tennis courts, a lap pool and a cardiovascular and weight room. The financing of this construction and renovation was provided through equity memberships offered to the current members. The success of building the indoor facility was far greater than any of the members expected and in 2008 they decided to build upon that success and renovate the building to include a separate cardiovascular room, weight room and group exercise studio. Embracing the healthy lifestyle of so many Boulder residents, Boulder Country Club began offering complimentary exercise classes, personal training, Pilates instruction, massage therapy and recently physical therapy services.









HAND-COLORED

POST CARD

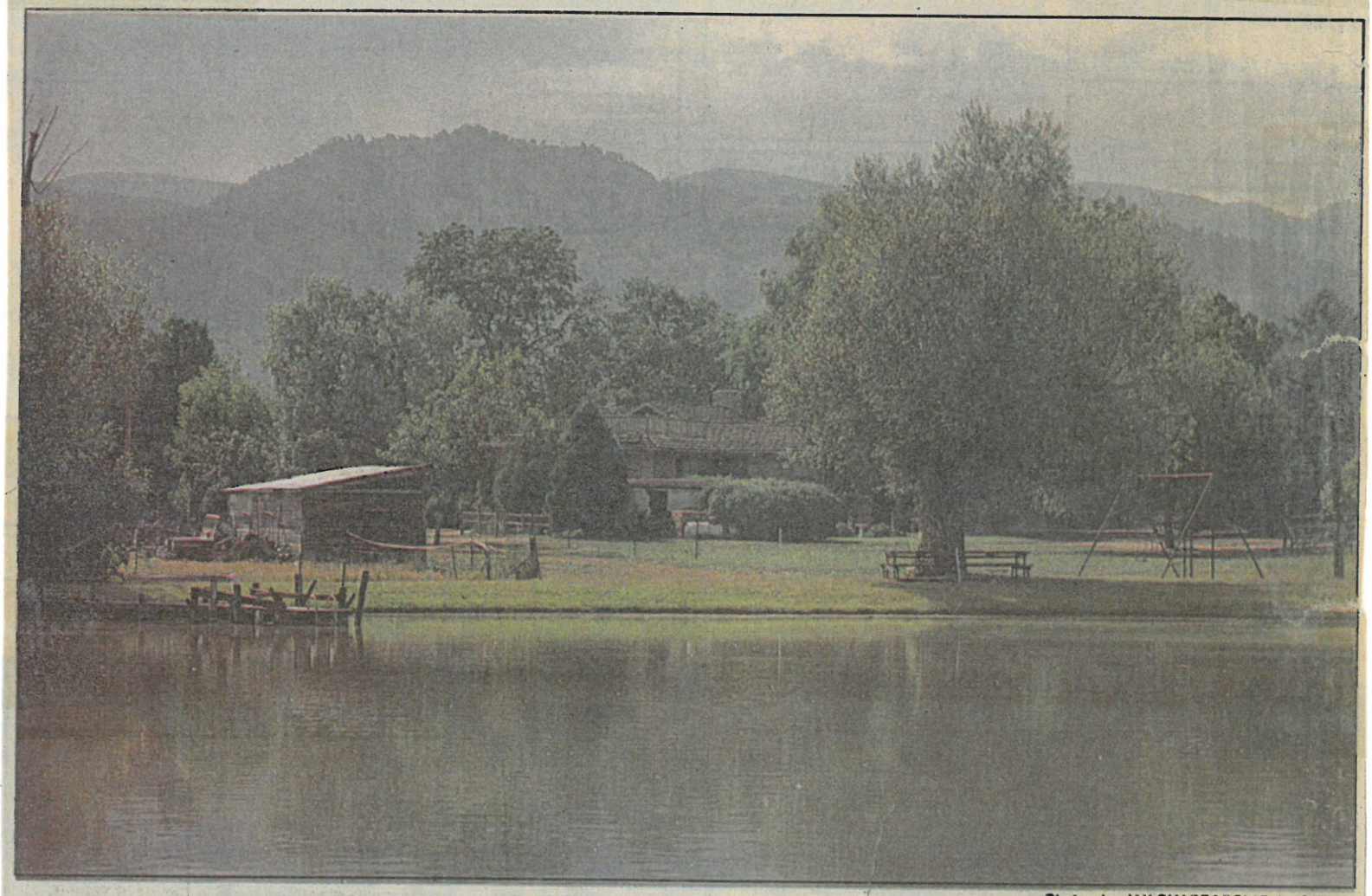
Published by Fine & Coulson, Boulder, Colo.

Post Cards of Quality. — The Albertype Co., Brooklyn, N. Y.

THIS SPACE FOR MESSAGE.

THIS SPACE FOR ADDRESS.

HOUSES PLANNED NEAR OLD GOLF COURSE



Photos by JAY QUADRACCI / Daily Camera

FORE! The par 3, ninth hole at the Boulder Country Club's first golf course involved a shot across Sale Lake, named after the pioneer family that first owned it and the surrounding land. A secluded home, once the clubhouse, now sits on 10 acres that was part of the property. In the 1920s, it was a grand clubhouse. Since the 1940s, it has been a private home and may become part of a 22-home Sail Lake subdivision. It is located on Sale Lake, north of Kalmia Avenue and east of 28th Street.

Subdivision to be built if city OKs annexation

By JIM SHEELER
For the Camera

7/22/92

French doors at the original Boulder Country Club swung open in the fall of 1920 and the town's elite gathered to revel in its elegance — they danced on maple floors, golfed on cottonseed greens and relaxed at Sale Lake.

A round of golf was a dollar and land $400 an acre.

Seventy-two years later, the elite will again meet around the lake, but not to play golf. This time they'll be building $300,000 homes on quarter-acre plots.

The 10 acres of land, which encompass only part of the old country club, are near Kalmia Avenue east of 28th Street and just north of Boulder city limits.

St. Germain Construction plans to build a 22-home subdivision at the lake if it is granted annexation to Boulder.

Some people in neighboring Palo Park are concerned with the possible effects of the development on the lake's current residents: deer, fox, raccoons, plants and trees, and a pair of nest

(See HOUSES, Page 11A)



OLD CLUBHOUSE: The rear entrance to the former Boulder Country Club clubhouse is surrounded by trees from the view of passersby on Kalmia Avenue. It was built in 1920 near Sale Lake at a cost of $15,000 and may be designated a historic landmark. See story, Page 11A.

234
Old Bldr
cc





CITY OF BOULDER PLANNING DEPARTMENT

Application for Individual Landmark

234
OL

Name of Building

OLD BOULDER COUNTRY CLUB

Address

2891 KALMIA AVE
BOULDER CO 80304

Owner(s)

SUZANNE AND ROBERT EMERSON

ST. GERMAIN CONSTRUCTION, INC.

Address(es)

953 9TH STREET
BOULDER CO 80302

2709 PINE STREET
BOULDER CO 80302

Date of Construction 1920

Type of Construction ROCK AND MORTAR

Architectural Style / Period CRAFTSMAN/CLUBHOUSE

Architect / Builder UNKNOWN

Condition of Exterior GOOD

Additions / Alterations to Exterior 2-car garage and main level master bedroom added to east side in 1947.

Please attach a copy of the legal description of the property.

Certification

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowlege.

Signature Will St. Germain **Address** 2709 PINE STREET
BOULDER CO 80302

Phone # 449-1379

Designation initiated by Will St. Germain **Date** JUNE 25, 1992

Fee $25 (if applicable)
Receipt #59762

1m-92-c

Old Country Club House Being Converted Into Fine Residence

Purchased By Dr. Emerson Of Connecticut, House Is Being Enlarged And Modernized

The old Country Club, northeast of Boulder, is being transformed into what promises to be one of the finest homes in the entire Boulder area.

It was purchased, along with the 39 acre tract on which it is situated by Edgar R. Emerson of West Hartford, Conn., who is making it into a residence for himself, Mrs. Emerson and their four children. The family will join him sometime after August 1st, which is the estimated date of completion.

The club house was built in the twenties and was the scene of Boulder's finest parties for a period of fifteen years. The property then reverted to it's original owners and sold to Richard Platt, member of a pioneer Boulder family.

Mr. Emerson has built an addition to the east of stone, to match the original architecture and construction. In the basement of the addition is a two-car garage; on the floor above it a laundry room, what Mr. Emerson call a "sick room", a bedroom and bathroom.

Dance Hall Converted Into Living Room

What was the dance room and dining hall, Mr. Emerson has converted into a large living room. He has replaced the old windows with steel casements and plate glass; has covered the ceiling with a white wall board that acentuates the beauty of the frame beams; has reduced the size of the frenchdoors that opened onto the front porch, and made other improvements which will add to the comfort and beauty of the room.

Former entrance room on the west has been made into [illegible], the entrance doors removed and new glass windows installed. What was the office, in the use of the building as a Country Club, has been converted into the hall way entrance from the south.

Modern Kitchen

The home will have one of the finest kitchens to be found anywhere. It extends to the north and off of it—on the same floor—is the laundry with linen closets, and a breakfast nook, and as mentioned before the sick room.

"My idea of a sick room may sound funny but with four youngsters I have learned to expect periods of illness," said Mr. Emerson Tuesday. "This room, which will be equipped with a bed and sink, is so located that Mrs. Emerson may serve whoever is sick direct from the kitchen without having to climb stairs."

Locker Rooms Become Bedrooms For Children

Locker rooms in the basement have been converted into two fine and a dark room, for one of Mr. Emerson's hobbies is photography. Entrance is provided to the basement rooms from the north so that the children may entertain their friends without taking them thru the first floor.

Modern Heating Plant Installed

Living quarters for the former caretakers of the club are being remodelled into rooms for helpers or for guests.

Basement rooms are to be radiantly heated thru the cement floor. Upstairs rooms will be heated by the new baseboard method, recommended by the Vulcan Furnace Co., and the Illinois University Small Home Institute. A new hot water furnace is being installed, and it will burn oil. A pump will keep the hot water circulating thru the pipes in the floor and the baseboard.

Over the new addition to the house Mr. Emerson has provided a sun deck where he and his family may sunbathe or entertain.

The Camera did not learn much about Mr. Emerson except that he has a doctor of philosphy degree from Chicago University, grew tired of teaching chemistry at Trinity college, Conn., and went into other lines of work. He plans to build a structure somewhere on the tract where he will spend his leisure hours in developing several things he has in mind. He has purchased some cattle from Dick Platt's fine herd.

To make the basement rooms water proof he constructed a drain around the home—some 20 feet distance from the property and it has worked perfectly during all the wet weather.

Ralph Johnson is the general contractor and has a large force of men at work rushing the improvements to completion. He has much to do to have the house ready for Mrs. Emerson and children by August 1st.

Stores Will Be Closed On Monday —Put In Supplies

All stores, except those that remain open on Sundays and all holidays, will be closed Monday, July 4th. Citizens are requested by the managers of the stores to close to do their shopping Thursday, Friday or early Saturday in order to avoid the big rush for groceries, meats and other supplies expected on Saturday.

Monday is July Fourth and a holiday. City and county offices and banks will close at noon Saturday

Robert B. G[illegible] Joins Partne[illegible] Pine Tree Sh[illegible]

Robert B. Gorrell has from his position with t[illegible] Community Chest and his full time to the Handcrafts, 1220 [illegible] which he and his p[illegible] Ruth Borcherding, op[illegible] tober of 1947. For the [illegible] and a half, Miss Borche[illegible] managed the business w[illegible]



ROBERT B. GORRE[illegible]

partner carried on his [illegible] Denver.

Gorrell is the son of [illegible] Mrs. G. W. Gorrell who [illegible] chased a home on [illegible] and Yvon[illegible] will become Bo[illegible] W. Gorrell, was [illegible] of Denver faculty [illegible] graduating from university in Redlands, C[illegible] ert Gorrell was employed Lockheed Aircraft Corpor[illegible] in 1942 was sent by that to Ireland for two years he joined the American I[illegible] and served in Ireland, and on the continent.

In 1946, he was marrie[illegible] Madonna Edgar of Gladw[illegible] who was also with the [illegible] Red Cross at that time. [illegible]tured to the United St[illegible] became Boulder resident[illegible] summer of 1947. Mr. and [illegible] rell and their seven-[illegible] daughter, Karen Ann, resi[illegible] 9t[illegible].

Oklahoma ranks 22nd i[illegible] tion in the United State[illegible] ing to the census of 1940.

Only 12 pitchers in maj[illegible] history have won more [illegible] games during their career[illegible]

1949 late June or July

—Time Exposures—

This Week In Boulder's History

Boulder Country Club Organized In 1919

GROUND WAS broken six years ago this week for construction of the first Boulder Country Club house.

The club was organized in the fall of 1919 and leased the 72-acre Sale ranch northeast of town. It is north of what later became known as the airport road and now is County Road 46, on a line with Kalmia Avenue, just east of 28th Street. The lease price was $750 a year for the first five years and $1,200 annually for the next five, with an option to buy the land at the end of 10 years.

"We expect to have the best nine-hole golf course in the country," John A. McKenna said.

THE CLUB MEMBERSHIP list was set at 150, and the first 150 applicants were admitted in October, 1919. The initiation fee was $75 and the annual membership fee $25.

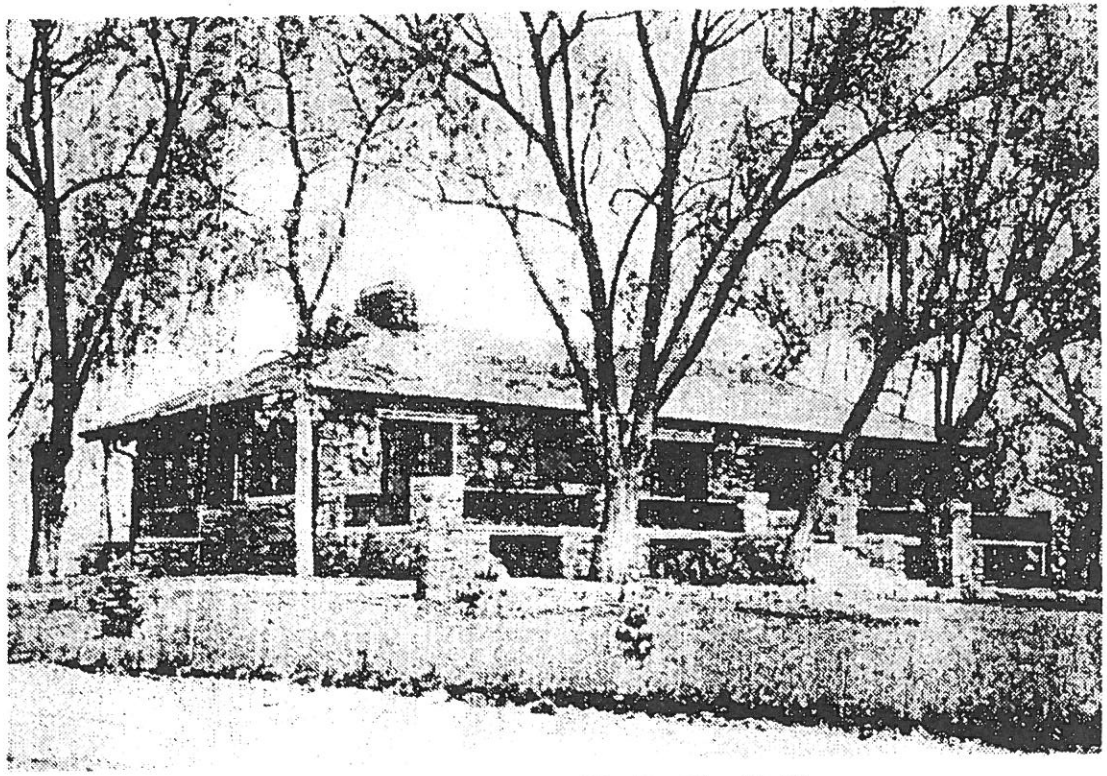
The groundbreaking was held May 8, 1920. Billy Loach was chairman of the building committee, and C. O. Van Note was the contractor.

"The club house is going to be a beauty," the Camera reported as construction advanced. The structure was of native stone, with a long, open porch shaded by trees. The main floor included a large lounge, also used for dinners and dances; a smaller dining room or card room, kitchen and office. In the basement were locker and shower rooms, grill room and utility room.

Part of the club house was placed in use in August, 1920, and the dedication was held Sept. 21.

THE COUNTRY CLUB used the building until about 1935. In 1949, Edgar R. Emerson bought the property and remodelled the house for his family residence.

The Boulder Country Club did not have another club house until 1948, when one was built two miles east of Boulder south of Arapahoe Road. With enlargements, it served until 1965, when the present club house was completed in Gun Barrel Greens, southeast of the Boulder-Longmont diagonal highway and about five miles from the city.



First Country Club Building

Construction of this Boulder Country Club house started May 8, 1920. The picture was copied from a postcard now in the possession of Edgar R. Emerson, who bought the structure and remodelled it in 1949 for his [illegible] is north of the for[illegible] Road 46 on a [illegible] of 28th S[illegible]

shall be acted upon at the next meeting of the Board of Directors.

Section 2, Article IX.—All members upon resigning must deliver to the President or Secretary their certificates of membership, locker keys, and other paraphernalia of the club in their possession. No members shall be permitted to resign while indebted to the Club. Upon the transfer of membership certificates by the Board of Directors otherwise than by forfeiture or cancellation, the proceeds thereof shall be remitted to the person or persons entitled thereto. That member's certificates issued to members admitted after the annual meeting of September 16, 1922, shall not be redeemable and that they shall be sold with that distinct understanding.

Facts About the Club

The Boulder Country Club: Nine holes; distance, 3,333 yards.

Irrigated grass fairways with excellent sand greens.

Caddies available. Caddie fees, 70c for 18 holes.

Commodious clubhouse with steward in charge. Meals per order or a la carte.

Fees: $1 per day excepting Saturdays, Sundays and holidays, $2; weekly, $6; monthly, $15; season, $25; plus war tax.

Location, 1½ miles northeast of Boulder from city limits. Taxi fare, 50c.

Visitors welcome. For playing privileges see steward in charge, or communicate with Miss Theresa Mott, Box 257, Boulder, Colo. Telephone 660.

Golf Schedule

Season 1923

April 21—Ball Sweepstakes.
April 28—Qualifying Round, President's Cup.
May 5—First Round, President's Cup.
May 12—Second Round, President's Cup.
Qualifying Round, the Saller Dry Goods Co. Cup.
May 13—Fort Collins, at Boulder.
May 19—Semi-Finals, President's Cup.
First Round, the Saller Dry Goods Co. Cup.
May 26—Finals, President's Cup.
Second Round, the Saller Dry Goods Co. Cup.
May 27—Estes Park, at Boulder.
May 30—Flag Contest.
June 2—Qualifying Round, Directors' Cup.
Qualifying Round, Minor Sons' Cup.
Semi-Finals, the Saller Dry Goods Co. Cup.
June 3—Cheyenne, at Boulder.
June 9—First Round, Directors' Cup.
First Round, Minor Sons' Cup.
Finals, the Saller Dry Goods Co. Cup.
June 16—Second Round, Directors' Cup.
Second Round, Minor Sons' Cup.
June 23—Semi-Finals, Directors' Cup.
Semi-Finals, Minor Sons' Cup.
Qualifying Round, McKenna Cup.
June 24—Estes Park, at Estes Park.
June 25-28—Tournament at Estes Park.
June 30—Finals, Directors' Cup.
Finals, Minor Sons' Cup.
First Round, McKenna Cup.
July 1—Fort Collins, at Fort Collins.
July 4—Flag Contest.
July 7—Second Round, McKenna Cup.
Qualifying Round, McLeod Cup.

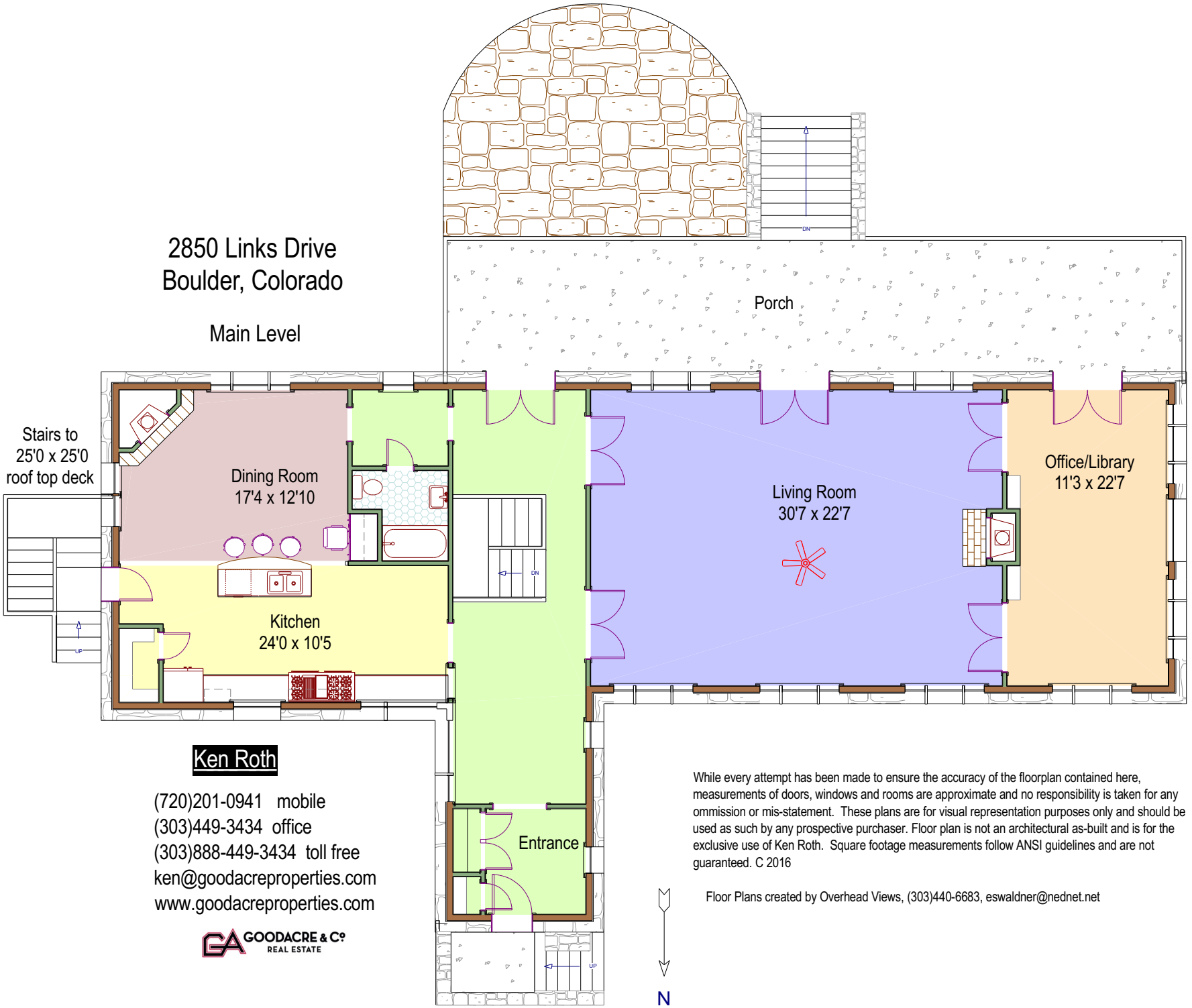
Carnegie Branch Library
For Local History
Boulder, Colorado



ATTACHMENT D

2850 Links Drive
Boulder, Colorado

Main Level



Ken Roth

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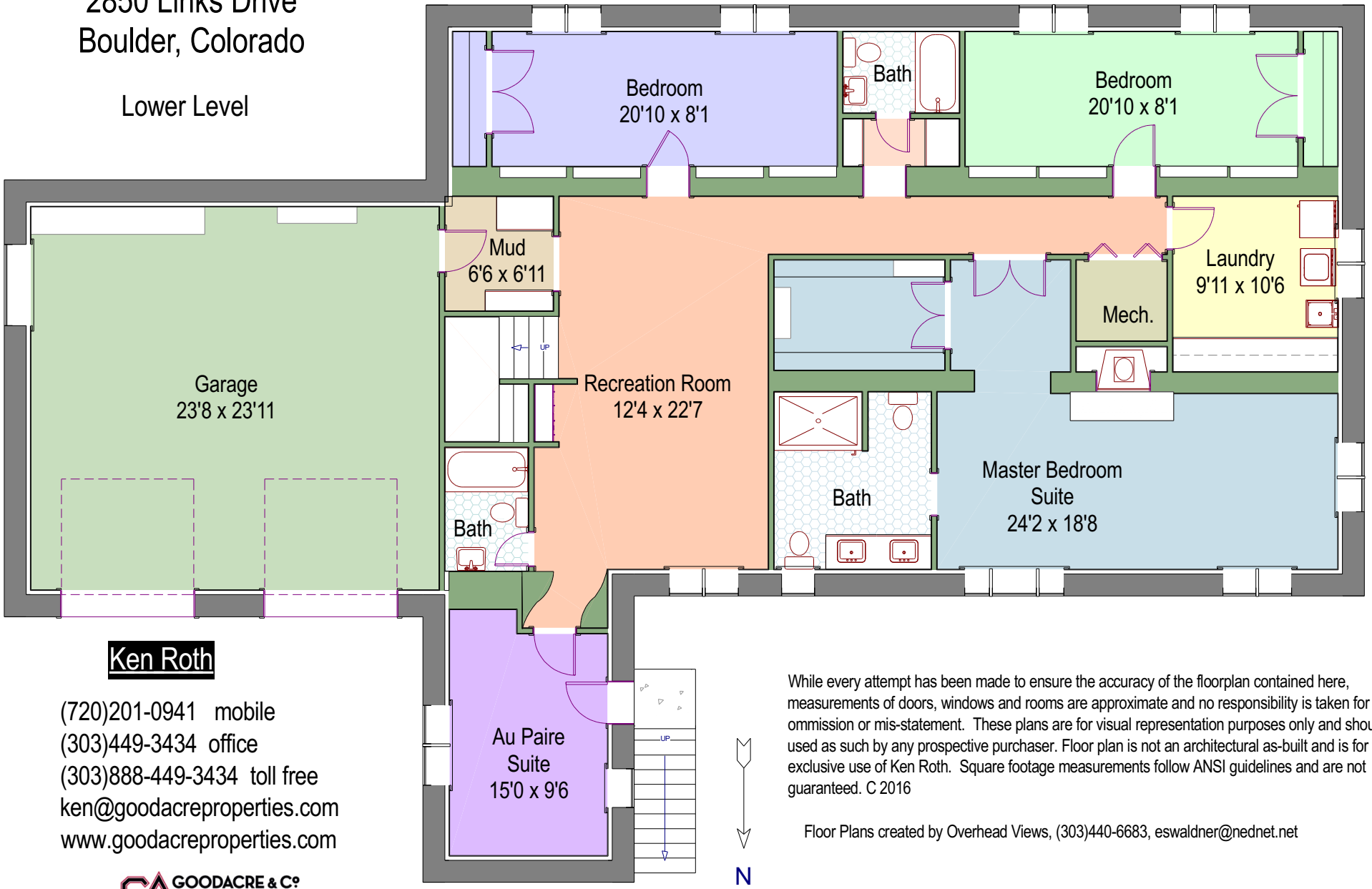
GOODACRE & Co REAL ESTATE

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any ommission or mis-statement. These plans are for visual representation purposes only and should be used as such by any prospective purchaser. Floor plan is not an architectural as-built and is for the exclusive use of Ken Roth. Square footage measurements follow ANSI guidelines and are not guaranteed. C 2016

Floor Plans created by Overhead Views, (303)440-6683, eswaldner@nednet.net

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Lower Level



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GOODACRE & Co
REAL ESTATE

N

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CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES
September 8, 2026
Virtual Meeting

Board Members Present:	Jill Lester (Chair), Drew Eisenberg, Sean Haney
Board Members Absent:	Katie Crane (Vice Chair), Craig Hammond
City Attorney Representing Board:	Deshawna Zazueta
Staff Members Present:	Robbie Wyler, Thomas Remke

1. CALL TO ORDER:

2. BOARD HEARINGS:

A. Docket No.: BOZ2026-00009
Address: 3093 Broadway
Applicant/Property Owner: Jonathan Smith
Wall Height Variance: As part of a proposal to construct a privacy wall along both Broadway (to the east) and Evergreen Avenue (to the north), the applicant is requesting a variance to the fence and wall height standards for the mixed commercial/residential RH-2 zoned property. The resulting height of the new walls (where the varying height is at its maximum) will be approximately 9.4 feet where 7 feet is allowed and no walls exist today. Section of the Land Use Code to be modified: Section 9-9-15, BRC 1981.

Staff Presentation:
R. Wyler presented the item to the board.

Board Questions:
R. Wyler answered questions from the board.

Applicant's Presentation:
Jonathan Smith presented the item to the board.

Board Questions:
Jonathan Smith answered questions from the board.

Public Hearing: Nobody spoke.

Board Discussion:
The board agreed that the proposal meets the necessary criteria.

Motion:
On a motion by **D. Eisenberg** and seconded by **S. Haney,** the Board of Zoning Adjustment voted 3-0 to approve the application **Docket BOZ2026-00009** as submitted. Motion passed.

B. **Docket No.:** BOZ2026-00010
Address: 820 15th Street
Applicant/Property Owner: Julie Thompson
Representative: Guy Stevenson, Guy Stevenson Designs
Solar Exception & Setback Variances: As part of a proposal to bring an unpermitted (by prior owner) non-standard rear addition of the non-standard home that is located on a substandard-sized lot into compliance with both the building and land use codes – including expanding the size of the subject rear addition – the applicant is requesting 1) a 'Solar Exception', 2) an 'Interior Side Yard Setback Variance' & 3) a 'Combined Side Yard Setback Variance' for a principal building in the RL-1 zoning district. For the 'Solar Exception', only the property directly to the north (822 15th Street) will be impacted by the shadow that exceeds the Solar Access Area 1 protections, requiring a Solar Exception. For the 'Interior Side Yard Setback Variance', the resulting interior side (north) setback will be approximately 3.3 feet where 5 feet is required and approximately 3.3 feet exists today. For the 'Combined Side Yard Setback Variance', the resulting north setback will be approximately 3.3 feet where 12.8 feet is required (due to the existing south setback of 2.2 feet) and approximately 3.3 feet exists today. Sections of the Land Use Code to be modified: Section 9-9-17, BRC 1981 & Section 9-7-1, BRC 1981.

Staff Presentation:
R. Wyler presented the item to the board.

Board Questions:
R. Wyler answered questions from the board.

Applicant's Presentation:
Guy Stevenson presented the item to the board.

Board Questions:
Guy Stevenson and Julie Thompson answered questions from the board.

Public Hearing: Nobody spoke.

Board Discussion:
The board agreed that the proposal meets the necessary criteria.

Motion:

On a motion by **S. Haney** and seconded by **D. Eisenberg,** the Board of Zoning Adjustment voted 3-0 to approve the application **Docket BOZ2026-00010** as submitted. Motion passed.

3. GENERAL DISCUSSION:

A. Approval of Minutes

The 08/11/26 BOZA Meeting Minutes are scheduled for approval.

On a motion by **D. Eisenberg** and seconded by **S. Haney,** the Board of Zoning Adjustment voted 3-0 to approve the 08/11/26 BOZA Draft Meeting Minutes. Motion passed.

B. **Matters from the Board**
C. **Matters from the City Attorney**
D. **Matters from Planning and Development Services**

4. ADJOURNMENT:

There being no further business to come before the board at this time, BY MOTION REGULARLY ADOPTED, THE MEETING WAS ADJOURNED AT 5:02 P.M

APPROVED BY

_____

Board Chair

_____

DATE