

BROADWAY - EXISTING HOUSE

2439 Broadway
Boulder, CO 80304

NOT FOR CONSTRUCTION

10/14/25

HISTORIC PRESERVATION REVIEW



BROADWAY - EXISTING HOUSE

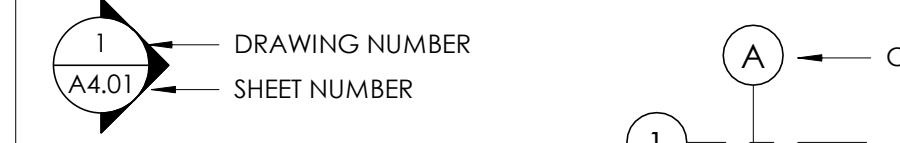
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ABBREVIATIONS

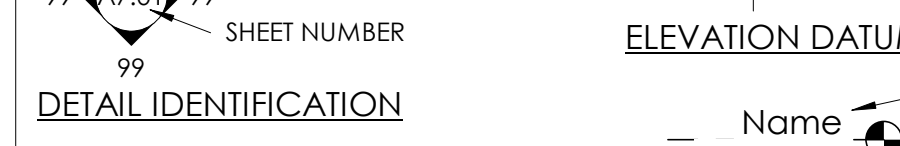
&	AND	GCMU	GLAZED CONCRETE MASONRY UNIT(S)	ROW	RIGHT OF WAY
<	ANGLE	GA	GAUGE	RBS	RUBBER BASE STRAIGHT
#	AT	GR	GRADE	RBC	RUBBER BASE COVE
#	FOUND(S) or NUMBER	GL	GLASS or GLAZING	RB	RUBBER BASE
AB	ANCHOR BOLT	GR	GLASS or GLAZING	RH	RIGHT HAND
ABV	ABOVE	GR	GLASS or GLAZING	RF	RESILIENT FLOORING
AC	ACROSS	GR	GLASS or GLAZING	RECPT	RECEPTACLE
ACT	ACCOUSTICAL	GRT	GROUT	RBT	RUBBER TILE
ADD	ADDENDUM	GR	GROUT	RVS	REVERSE (SIDE)
ADJ	ADJACENT or ADJUSTABLE	GR	GROUT	RPM	REVOLUTIONS PER MINUTE
AGG	AGGREGATE	GR	GROUT	S	SUPPORT
AHU	AIR HANDLING UNIT	GR	GROUT	S	SOUTH or SEALED
ALUM	ALUMINUM	GR	GROUT	SC	SOLID CORE
ALT	ALTERNATE	GR	GROUT	SCD	SEAT COVER DISPENSER
AVE	AVENUE	GR	GROUT	SD	SOAP DISPENSER
ARCH	ARCHITECTURAL	GR	GROUT	SND	SANITARY NAPKIN CABINET
ASPH	ASPHALT	GR	GROUT	SNR	SANITARY NAPKIN RECEPTACLE
AUTO	AUTOMATIC	GR	GROUT	SSK	SERVICE SINK
AD	AREA DRAIN or ACCESS DOOR	GR	GROUT	SS	STAINLESS STEEL
ANOD	ANODIZED	GR	GROUT	SR	SINK RECEPTACLE
APPROX	APPROXIMATE	GR	GROUT	SCHED	SCHEDULE
AV	AUDIBLE	GR	GROUT	SEC	SECTION
AVG	AVERAGE	GR	GROUT	SHWR	SHOWER
AWP	ACOUSTICAL WALL PANEL	GR	GROUT	SH	SHEET
B.O.F.	BY OWNER, FUTURE	GR	GROUT	SHGT	SEATING
BD	BOARD	GR	GROUT	SIM	SIMILAR
B.O.	BY OWNER	GR	GROUT	SIM	SIMILAR
BLDG	BUILDING	GR	GROUT	SIM	SIMILAR
BT	BUTYROMOUS	GR	GROUT	SIM	SIMILAR
BLG	BLOCKING	GR	GROUT	SIM	SIMILAR
BM	BEAM or BENCH MARK	GR	GROUT	SIM	SIMILAR
BOT	BOTTOM	GR	GROUT	SIM	SIMILAR
BKG	BEARING	GR	GROUT	SIM	SIMILAR
BSMT	BASEMENT	GR	GROUT	SIM	SIMILAR
B	BASE	GR	GROUT	SIM	SIMILAR
CJ	CONTROL JOINT	GR	GROUT	SIM	SIMILAR
CL	COLUMN LINE	GR	GROUT	SIM	SIMILAR
CONF	CONFERENCE	GR	GROUT	SIM	SIMILAR
C.L.	CENTERLINE	GR	GROUT	SIM	SIMILAR
CIRC	CIRCUMFERENCE	GR	GROUT	SIM	SIMILAR
CAB	CABINET	GR	GROUT	SIM	SIMILAR
C	CALLING	GR	GROUT	SIM	SIMILAR
CAD	CONSTRUCTION CHANGE DIRECTIVE	GR	GROUT	SIM	SIMILAR
CF	COUNTERFLASHING	GR	GROUT	SIM	SIMILAR
CG	CORNER GUARD	GR	GROUT	SIM	SIMILAR
CM	CENTIMETERS	GR	GROUT	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	GR	GROUT	SIM	SIMILAR
CO	CHANGE ORDER or CLEANOUT	GR	GROUT	SIM	SIMILAR
CT	CERAMIC TILE	GR	GROUT	SIM	SIMILAR
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	GR	GROUT	SIM	SIMILAR
CEM	CEMENTITIOUS	GR	GROUT	SIM	SIMILAR
CK	CORK TILE	GR	GROUT	SIM	SIMILAR
CLG	Ceiling	GR	GROUT	SIM	SIMILAR
CLOS	CLOSET	GR	GROUT	SIM	SIMILAR
CLR	CLEAR	GR	GROUT	SIM	SIMILAR
CTR	COUNTER	GR	GROUT	SIM	SIMILAR
COL	COLUMN	GR	GROUT	SIM	SIMILAR
CONC	CONCRETE	GR	GROUT	SIM	SIMILAR
CONSTR	CONSTRUCTION	GR	GROUT	SIM	SIMILAR
CONT	CONTINUOUS	GR	GROUT	SIM	SIMILAR
CONTR	CONTRACTOR	GR	GROUT	SIM	SIMILAR
CORR	CORRIDOR or CORRUGATED	GR	GROUT	SIM	SIMILAR
CPT	CARPET	GR	GROUT	SIM	SIMILAR
CF	CAST IN PLACE	GR	GROUT	SIM	SIMILAR
CON	CONNECTION	GR	GROUT	SIM	SIMILAR
CATV	CABLE TELEVISION	GR	GROUT	SIM	SIMILAR
CCTV	CLOSED CIRCUIT TELEVISION	GR	GROUT	SIM	SIMILAR
CJ	CUBIC	GR	GROUT	SIM	SIMILAR
CY	CUBIC YARD	GR	GROUT	SIM	SIMILAR
DEG	DEGREE	GR	GROUT	SIM	SIMILAR
DAMP	DAMP-PROOFING	GR	GROUT	SIM	SIMILAR
DF	DRINKING FOUNTAIN	GR	GROUT	SIM	SIMILAR
DBL	DOUBLE	GR	GROUT	SIM	SIMILAR
DEPT	DEPARTMENT	GR	GROUT	SIM	SIMILAR
DTL	DETAIL	GR	GROUT	SIM	SIMILAR
DIA	DIAMETER	GR	GROUT	SIM	SIMILAR
DM	DIMENSION	GR	GROUT	SIM	SIMILAR
DN	DOWN	GR	GROUT	SIM	SIMILAR
DSP	DISPENSER	GR	GROUT	SIM	SIMILAR
DR	DOOR	GR	GROUT	SIM	SIMILAR
DR	DOWNSPOUT	GR	GROUT	SIM	SIMILAR
DWG	DRAWING	GR	GROUT	SIM	SIMILAR
DWR	DRAWER	GR	GROUT	SIM	SIMILAR
DIV	DIVISION	GR	GROUT	SIM	SIMILAR
DAG	DIAGONAL	GR	GROUT	SIM	SIMILAR
DEMO	DEMOLISH or DEMOLITION	GR	GROUT	SIM	SIMILAR
EJ	EXPANSION JOINT	GR	GROUT	SIM	SIMILAR
EB	EXISTING	GR	GROUT	SIM	SIMILAR
EB	EXPANSION BOLT	GR	GROUT	SIM	SIMILAR
E	EAST	GR	GROUT	SIM	SIMILAR
ED	EXHAUST DUCT	GR	GROUT	SIM	SIMILAR
EF	EXHAUST FAN or EACH FACE	GR	GROUT	SIM	SIMILAR
EW	ELECTRIC WATER COOLER	GR	GROUT	SIM	SIMILAR
EA	EACH	GR	GROUT	SIM	SIMILAR
EL	ELEVATION	GR	GROUT	SIM	SIMILAR
ELEC	ELECTRICAL	GR	GROUT	SIM	SIMILAR
ELEV	ELEVATOR	GR	GROUT	SIM	SIMILAR
EMER	EMERGENCY	GR	GROUT	SIM	SIMILAR
ENGR	ENGINEER	GR	GROUT	SIM	SIMILAR
ES	EDGE OF SLAB	GR	GROUT	SIM	SIMILAR
EQ	EQUAL	GR	GROUT	SIM	SIMILAR
EQUIP	EQUIPMENT	GR	GROUT	SIM	SIMILAR
EXT	EXTERIOR	GR	GROUT	SIM	SIMILAR
ES	EACH SIDE	GR	GROUT	SIM	SIMILAR
EW	ELECTRIC WATER HEATER	GR	GROUT	SIM	SIMILAR
EW	EACH WAY	GR	GROUT	SIM	SIMILAR
EST	ESTIMATE	GR	GROUT	SIM	SIMILAR
FAC	FIRE ALARM CABINET	GR	GROUT	SIM	SIMILAR
FA	FIRE ALARM	GR	GROUT	SIM	SIMILAR
FACP	FIRE ALARM CONTROL PANEL	GR	GROUT	SIM	SIMILAR
FBO	FURNISHED BY OTHER(S)	GR	GROUT	SIM	SIMILAR
FD	FLOOR DRAIN or FIRE DAMPER	GR	GROUT	SIM	SIMILAR
FE	FIRE EXTINGUISHER	GR	GROUT	SIM	SIMILAR
FEC	FIRE EXTINGUISHER CABINET	GR	GROUT	SIM	SIMILAR
FFL	FINISHED FLOOR LINE	GR	GROUT	SIM	SIMILAR
FHC	FIRE HOSE CABINET	GR	GROUT	SIM	SIMILAR
FR	FIRE RESISTIVE or FIRE RATED	GR	GROUT	SIM	SIMILAR
FDN	FOUNDATION	GR	GROUT	SIM	SIMILAR
FN	FINISHED	GR	GROUT	SIM	SIMILAR
FX	FIXTURE	GR	GROUT	SIM	SIMILAR
FLG	FLASHING	GR	GROUT	SIM	SIMILAR
FLR	FLOORING	GR	GROUT	SIM	SIMILAR
FLUOR	FLUORESCENT	GR	GROUT	SIM	SIMILAR
FRT	FIRE RETARDANT TREATED	GR	GROUT	SIM	SIMILAR
FRP	FIBERGLASS REINFORCED PANELING	GR	GROUT	SIM	SIMILAR
FT	FOOT (FEET)	GR	GROUT	SIM	SIMILAR
FUR	FURRED or FURRING	GR	GROUT	SIM	SIMILAR
FUT	FUTURE	GR	GROUT	SIM	SIMILAR
F	FARENHET	GR	GROUT	SIM	SIMILAR
FVC	FIRE VALVE CABINET	GR	GROUT	SIM	SIMILAR
FMS	FLAT HEAD MACHINE SCREW	GR	GROUT	SIM	SIMILAR
FH	FIRE HYDRANT	GR	GROUT	SIM	SIMILAR
FF	FINISHED FLOOR	GR	GROUT	SIM	SIMILAR
FURN	FURNISHED	GR	GROUT	SIM	SIMILAR
FOM	FACE OF MASONRY	GR	GROUT	SIM	SIMILAR
FOF	FACE OF FINISH	GR	GROUT	SIM	SIMILAR
FOS	FACE OF STUD	GR	GROUT	SIM	SIMILAR
FCC	FACE OF CONCRETE	GR	GROUT	SIM	SIMILAR
FHS	FLAT HEAD WOOD SCREW	GR	GROUT	SIM	SIMILAR
FHV	FIRE HOSE VALVE	GR	GROUT	SIM	SIMILAR
GWB	GYPSPUM WALLBOARD	GR	GROUT	SIM	SIMILAR
GC	GENERAL CONTRACTOR	GR	GROUT	SIM	SIMILAR
GB	GRAB BAR	GR	GROUT	SIM	SIMILAR
GYP	GYPSPUM BOARD	GR	GROUT	SIM	SIMILAR
BD.		GR	GROUT	SIM	SIMILAR

GRAPHIC STANDARDS

EXTERIOR ELEVATION IDENTIFICATION



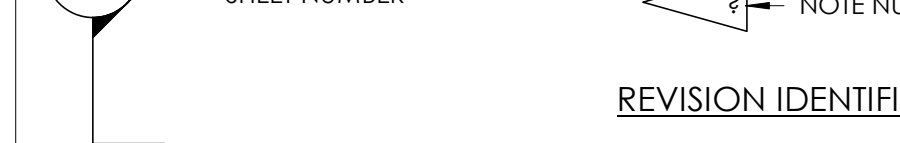
INTERIOR ELEVATION IDENTIFICATION



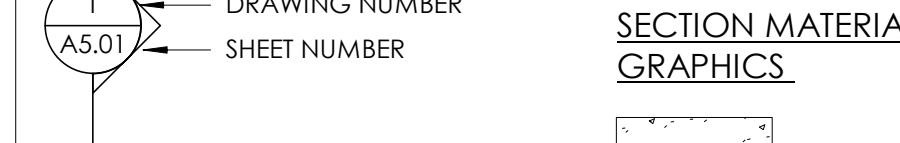
DETAIL IDENTIFICATION



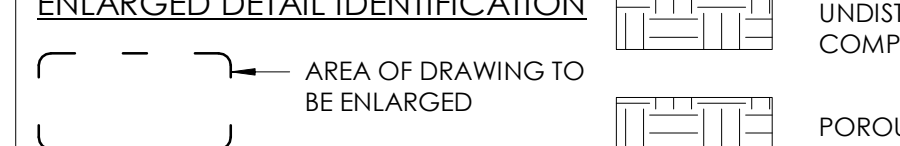
WALL SECTION IDENTIFICATION



BUILDING SECTION IDENTIFICATION



ENLARGED DETAIL IDENTIFICATION



DOOR IDENTIFICATION



ROOM/SPACE/AREA IDENTIFICATION



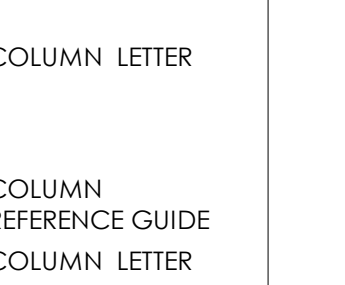
PARTITION TYPE IDENTIFICATION



ACOUSTIC PARTITION TYPE IDENTIFICATION



STRUCTURAL GRID



ELEVATION DATUM IDENTIFICATION



WINDOW IDENTIFICATION



KEYNOTE IDENTIFICATION



REVISION IDENTIFICATION



SECTION MATERIAL GRAPHICS

	CONCRETE
	UNDISTURBED OR COMPACTED EARTH
	POROUS FILL (GRAVEL)
	STEEL
	ALUMINUM
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	RIGID INSULATION
	BATT INSULATION
	GYPSPUM PLASTER
	PLYWOOD
	FINISH WOOD

BUILDING & CODE INFORMATION

ZONING: BT-2, RMX-1
OCCUPANCY: R-3 PER IRC R101.2 AND IBC 310.4 ACCESSORY AREAS - U

CONSTRUCTION TYPE(S): V-B
CLIMATE ZONE: 5B
SPRINKLERED: PER IRC R313.2

ALLOWABLE SQUARE FOOTAGE: BT-2: 2,500 SF; RMX-1: 4,023 SF
ALLOWABLE BUILDING HEIGHT: 35' - 0"

BUILDING CONSTRUCTION: V-B
EXTERIOR BEARING WALLS: OHR
INTERIOR BEARING WALLS: OHR
EXTERIOR NON-BEARING WALLS: OHR
STRUCTURAL FRAME: OHR
FLOORS - CEILINGS/ROOFS: OHR
ROOFS - CEILINGS/ROOFS: OHR
SHAFT ENCLOSURES (4+ STORIES): N/A
STAIRWAY CONSTRUCTION: OHR

GROSS BUILDING AREA: BEFORE: 1,991 SF; DEMO: 96 SF; AFTER: 1,895 SF
BUILDING HEIGHT: 29' 9"
NUMBER OF STORIES: 2
ESTIMATED OCCUPANT LOAD:

PLUMBING FIXTURE COUNT:
BUILDING CODES: 2024 IRC - INTERNATIONAL RESIDENTIAL CODE; 2024 INTERNATIONAL ENERGY CONSERVATION CODE; 2024 INTERNATIONAL FIRE CODE; 2024 INTERNATIONAL MECHANICAL CODE; 2024 NATIONAL ELECTRIC CODE; 2024 INTERNATIONAL PLUMBING CODE; 2024 INTERNATIONAL EXISTING BUILDING CODE

LOCAL AMENDMENTS: CITY OF BOULDER TITLE 10 - 2025 I-CODES WITH LOCAL AMENDMENTS (ORD. 8697, 2025); APPLIES BOULDER ENERGY CONSERVATION CODE (COBECC) AND LOCAL WIND/SNOW DESIGN CRITERIA.

COMPLIANCE WITH THE IECC - Prescriptive FOR ADDITION THERMAL ENVELOPE ONLY

- THERMAL ENVELOPE:**
 - CEILING/ROOF: R-49
 - EXTERIOR WALLS: R-20 + R-5 CI
 - WINDOWS & DOORS SGHC: 0.30
 - CONCRETE SLABS UNHEATED: R-10 CI. FOR MIN 3' DOWN ADDITION TO BE CONSTRUCTED TO MEET SECTION N1102.4.1. (2024 IRC)
- DUCT WORK WITHIN ADDITION THERMAL ENVELOPE. DUCT INSULATION NOT REQUIRED. DUCT SEALING METHOD PER IRC.
- RECESSED LIGHTING: IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING / INTERIOR FINISH AND LABELED TO INDICATE LESS THAN 2.0 CFM LEAKAGE @ 75 PA

PROJECT TEAM

OWNER: GENE AND ROXIE DUGGAN
2439 BROADWAY
BOULDER, COLORADO 80304
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JMB@CIVILRESOURCES.COM

ARCHITECT: NEOSTUDIO, LLC
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MICHAEL@NEOSTUDIOARCH.COM

STRUCTURAL: DCI ENGINEERS
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POC:Brady O'H
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boh@dcie-engineers.com

CONTRACTOR: CHANIN DEVELOPMENT, INC.

POC:JIM CHANIN
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JMB@CHANINDEVELOPMENT.COM

SURVEY: FLATIRON, INC.
3625 IRIS AVE
SUITE 395
BOULDER, CO 80301
P:303-443-7001

VICINITY MAP



PROJ. NO. 25-14
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 10/14/25
REVISIONS

ISSUED FOR: NOT FOR CONSTRUCTION
© NEO STUDIO

SCALE: As indicated

SHEET TITLE: COVER SHEET

G1.01

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

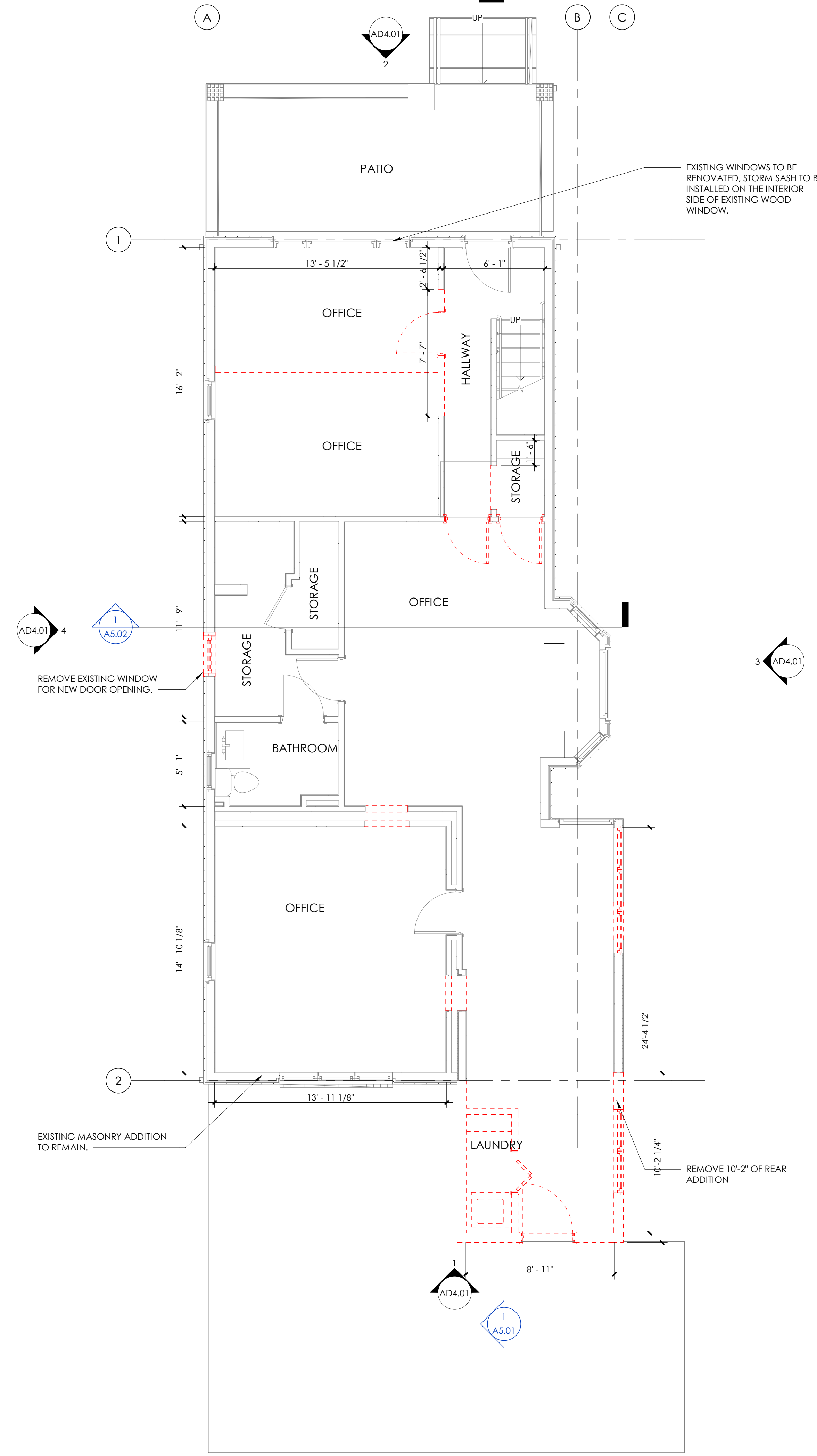
SHEET TITLE: DEMO LEVEL 1 FLOOR PLAN

AD2.01

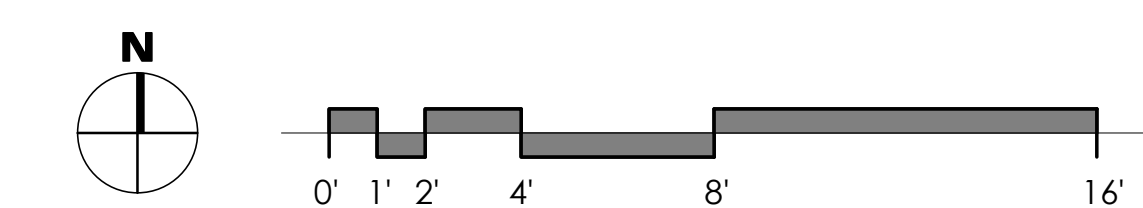
DEMOLITION GENERAL NOTES

- ALL WALLS/FINISHES TO BE REPAIRED TO MATCH ADJACENT EXISTING FINISHES.

FLAGNOTES



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



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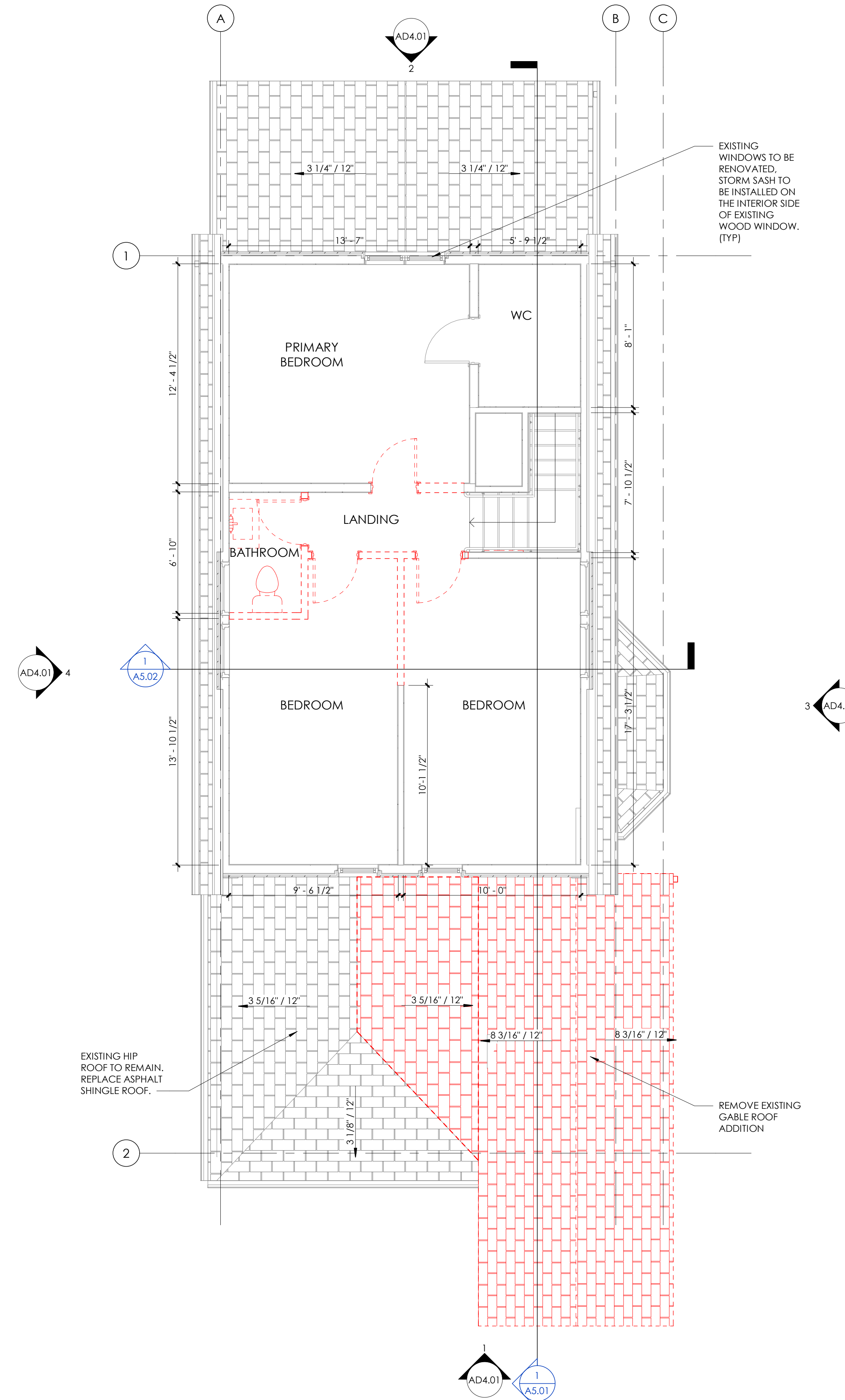
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DEMO LEVEL 2 FLOOR PLAN

AD2.02

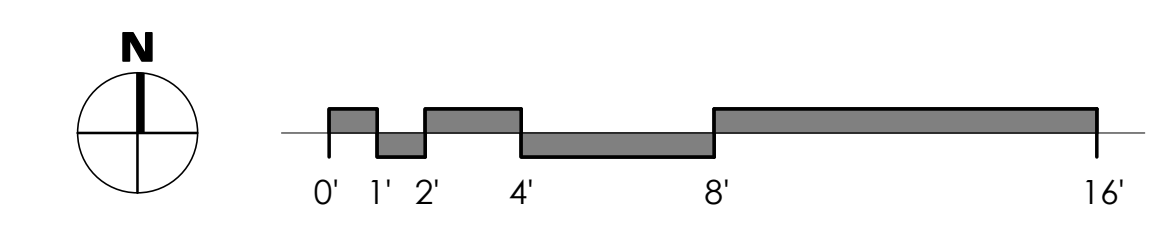
DEMOLITION GENERAL NOTES

- ALL WALLS/FINISHES TO BE REPAIRED TO MATCH ADJACENT EXISTING FINISHES.

FLAGNOTES



1 LEVEL 2 DEMOLITION FLOOR PLAN
1/4" = 1'-0"



GENERAL PLAN NOTES

- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
- SEE OWNER SPECIFICATIONS FOR INTERIOR FINISH MATERIALS. FURNITURE IS NIC, U.N.O.
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- PENETRATIONS AT ROOF TOP UNITS & MAKE-UP AIR UNITS SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR FOR SIZE AND LOCATION.
- DIM FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O.
- SEE A8.02 FOT DOOR AND WINDOW DETAILS.
- DOOR HARDWARE SETS DESIGN-BUILD BY GENERAL CONTRACTOR. RE: DOOR AND WINDOW SHEETS FOT DETAILS.
- PROVIDE 3-1/2" BATT INSULATION IN ALL NEW BATHROOM WALLS AND INSULATE AROUND PLUMBING PIPES.
- PROVIDE WATER-RESISTANT GYPSUM BOARD AT ALL WET WALLS, AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES.
- PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY SECTION R308 OF THE 2024 IRC.
- FOAM PLASTIC INSULATION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E84. FOAM PLASTIC INSULATION SHALL COMPLY WITH ICC-ES EVALUATION REPORT ESR-2072.
- NEW INTERIOR DOORS: 1 3/4" THICK SOLID WOOD DOORS, FLAT PANEL, PAINT GRADE
- MECHANICAL, ELECTRICAL & PLUMBING DESIGN & CONSTRUCTION BY GENERAL CONTRACTOR & SUB CONTRACTORS. DESIGN AND CONSTRUCTION PER ALL APPLICABLE CODES. PROVIDE SUBMITTALS TO ARCHITECT/OWNER TO REVIEW
- GENERAL CONTRACTOR & SUBCONTRACTORS TO REVIEW AND PROVIDE SERVICES AND MATERIALS THAT MEET CODE REQUIREMENTS

DOOR & WINDOW ABBR.

DOORS:		WINDOWS:
P - PANEL	HM - HOLLOW METAL	FIX - FIXED
SC - SOLID CORE	HC - HANDICAP	CAS - CASEMENT
BP - BIPASS	OG - OVERHEAD GARAGE	AWN - AWNING
BF - BIFOLD	O - FIXED	T - TEMPERED
FG - FULL GLASS	X - OPERABLE	

FLAGNOTES

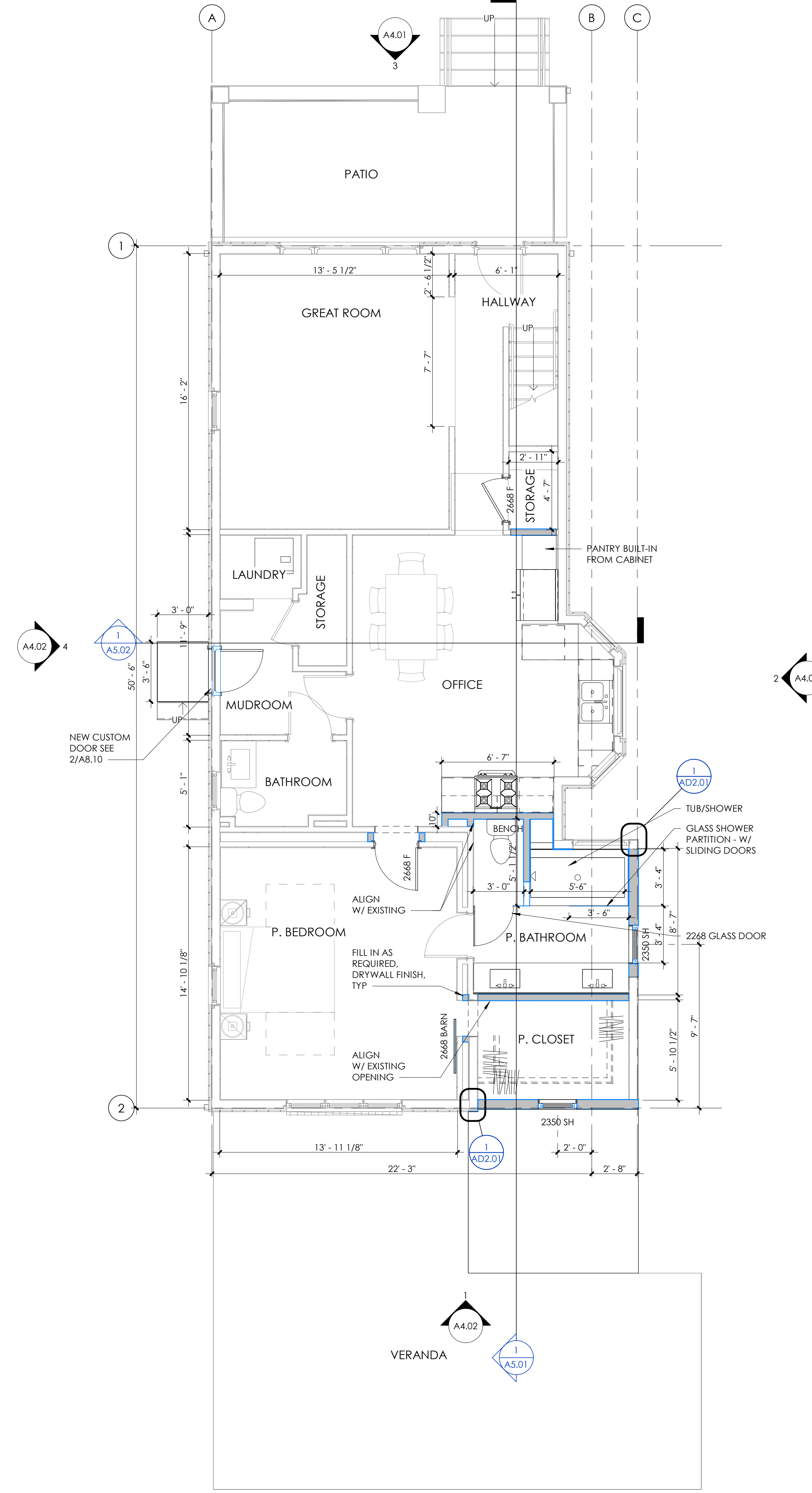
GENERAL PLAN NOTES

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-
-
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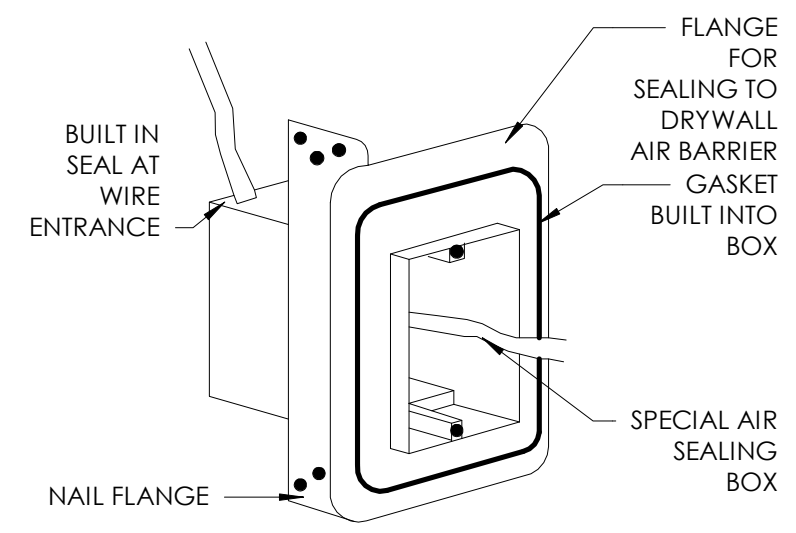
PARTITION TYPES LEGEND

- EXTERIOR MASONRY:**
MODULAR BRICK MASONRY VENEER, 1" AIR SPACE, ZIP SYSTEM RAIN SCREEN, 1.5" ZIP PANEL (R-5) SYSTEM, 2x6 STUD (RE: STRUCTURE FOR SPACING), R-20 INSULATION IN CAVITY, VAPOR RETARDER, 1/2" GYP. BD.
- EXTERIOR STUCCO:**
STUCCO SYSTEM ON LATH, WEATHER BARRIER, 1.5" ZIP PANEL (R-5) SYSTEM, 2x6 STUD (RE: STRUCTURE FOR SPACING), R-20 INSULATION IN CAVITY, VAPOR RETARDER, 1/2" GYP. BD.
- EXTERIOR FIBER CEMENT SIDING:**
FIBER CEMENT SIDING, WEATHER BARRIER, 1.5" ZIP PANEL (R-5) SYSTEM, 2x6 STUD (RE: STRUCTURE FOR SPACING), R-20 INSULATION IN CAVITY, VAPOR RETARDER, 1/2" GYP. BD.
- INTERIOR PARTITION:**
1/2" GYP. BD., 2x4 STUD (TYP.), 1/2" GYP. BD.

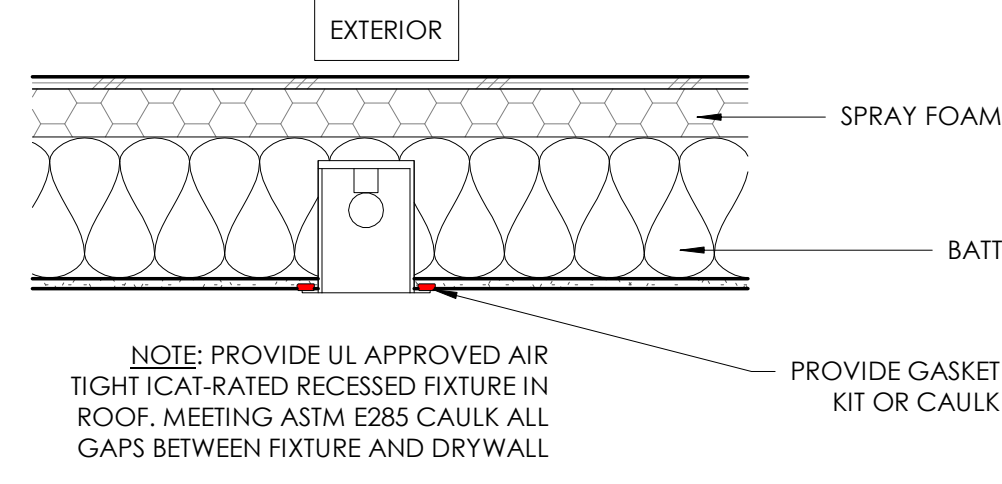
AIR BARRIER AND INSULATION INSTALLATION		
SOURCES OF AIR LEAKAGE AT BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH DURABLE CAULKING MATERIAL, CLOSED CELL FOAM W/ GASKETING SYSTEMS, TAPED COVER W/ MODIFIED VAPOR PERMEABLE SEALING MATERIALS. FRAMING JOINTS BETWEEN DISSIMILAR CONSTRUCTION MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION OF THE CONSTRUCTION MATERIALS. AREAS TO SEAL AND SEALING REQUIREMENTS ARE AS FOLLOWS:		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINING A CONTINUOUS AIR BARRIER BREAKS OR JOINT IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/JOIST	THE AIR BARRIER IN ANY EXPOSED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY EXPOSED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALL SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALL SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R- PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS, AND DOOR FRAMES	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SILL JOISTS AND FRAMING, SHALL BE SEALED. RM JOIST SHALL INCLUDE THE AIR BARRIER.	RM JOIST SHALL BE INSULATED.
FLOORS - INCLUDING ABOVE GARAGE AND CANTILEVER FLOOR	THE AIR BARRIER SHALL BE INSTALLED AT AIR EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING; AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALL	EXPOSED EXIST IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED, PERIMETER OF FLOOR INSULATION INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS.
SHAFT, PENETRATIONS	SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFT OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATT IN NARROW CAVITIES SHALL BE CUT TO FIT. C NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND UNCONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT TO FIT TO BE AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND WIRING AND WIRING EXTERIOR WALLS ADJACENT TO SHOWER AND TUBS SHALL BE INSULATED.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT THE EXTERIOR WALL ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER AND TUBS.	
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER ROOFS	HVAC REGISTER ROOFS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
APPROVED AIR BARRIER	APPROVED AIR BARRIER MATERIAL TO BE GYPSUM BOARD, ORIENTED STRAND BOARD, ORIENTED STRAND THERMO-PL BOARD, SPRAY FOAM, OR RIGID FOAM BOARD.	
AIR BARRIER AND THERMAL BARRIER ALIGNMENT	INSULATION SHALL BE INSTALLED IN FULL CONTACT WITH THE AIR BARRIER ON ALL SIX SIDES TO PROVIDE CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. BATT INSULATION SHALL BE CUT TO FIT AROUND ANY WIRING, PIPES, OR BLOCKING AND SHALL BE CORRECTLY SIZED FOR WALL WIDTH AND HEIGHT.	
CAULKING ROOFS	INSTALL CLOSED-CELL FOAM OR ROPE BEFORE CAULKING WHERE DEPTH TO WIDTH RATIO WOULD VIOLATE THE CAULKING MANUFACTURER INSTALLATION SPECIFICATION, CAULK TO FILL ALL GAPS AND CRACKS.	
FOAM	USE SPRAY-CLOSED CELL POLYURETHANE FOAM FOR GAPS, CRACKS AND SMALL HOLE FROM 1/2 INCH TO 3 INCHES. SELF-ADHESIVE FLASHING MAY ALSO BE USED WHERE APPROPRIATE. DO NOT USE IN OR AROUND FLAMMABLE OR POTENTIALLY FLAMMABLE LOCATIONS AND APPLICATIONS.	
WALLS ADJOINING UNCONDITIONED SPACES	CONTINUOUS TOP AND BOTTOM PLATES SHALL BE INSTALLED WITH AN AIR BARRIER ON THE UNCONDITIONED SIDE OF INSULATED WALLS INCLUDING EXPOSED EDGES OF INSULATION A JOISTS AND RAFTERS WHERE TRUSS FRAMING IS USED. BLOCK IS REQUIRED AT THE TOP AND BOTTOM OF EACH WALL/ROOF SECTION IN CLIMATE ZONES 1 THROUGH 5. AIR GAP BETWEEN INSULATION AND OUTSIDE SHEATHING AT JOIST/CUT OR DOUBLE WALL EXTERIOR WALL ASSEMBLIES SHALL HAVE AIR BARRIERS INSTALLED TO ALIGN WITH THE EXPOSED EXTERIOR FACE OF THE INSULATION.	



3 AIR SEALED ELECTRICAL BOX
1/2" = 1'-0"



2 RECESSED CAN LIGHT DETAIL
1" = 1'-0"



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

BROADWAY - EXISTING HOUSE

2439 Broadway
Boulder, CO 80304

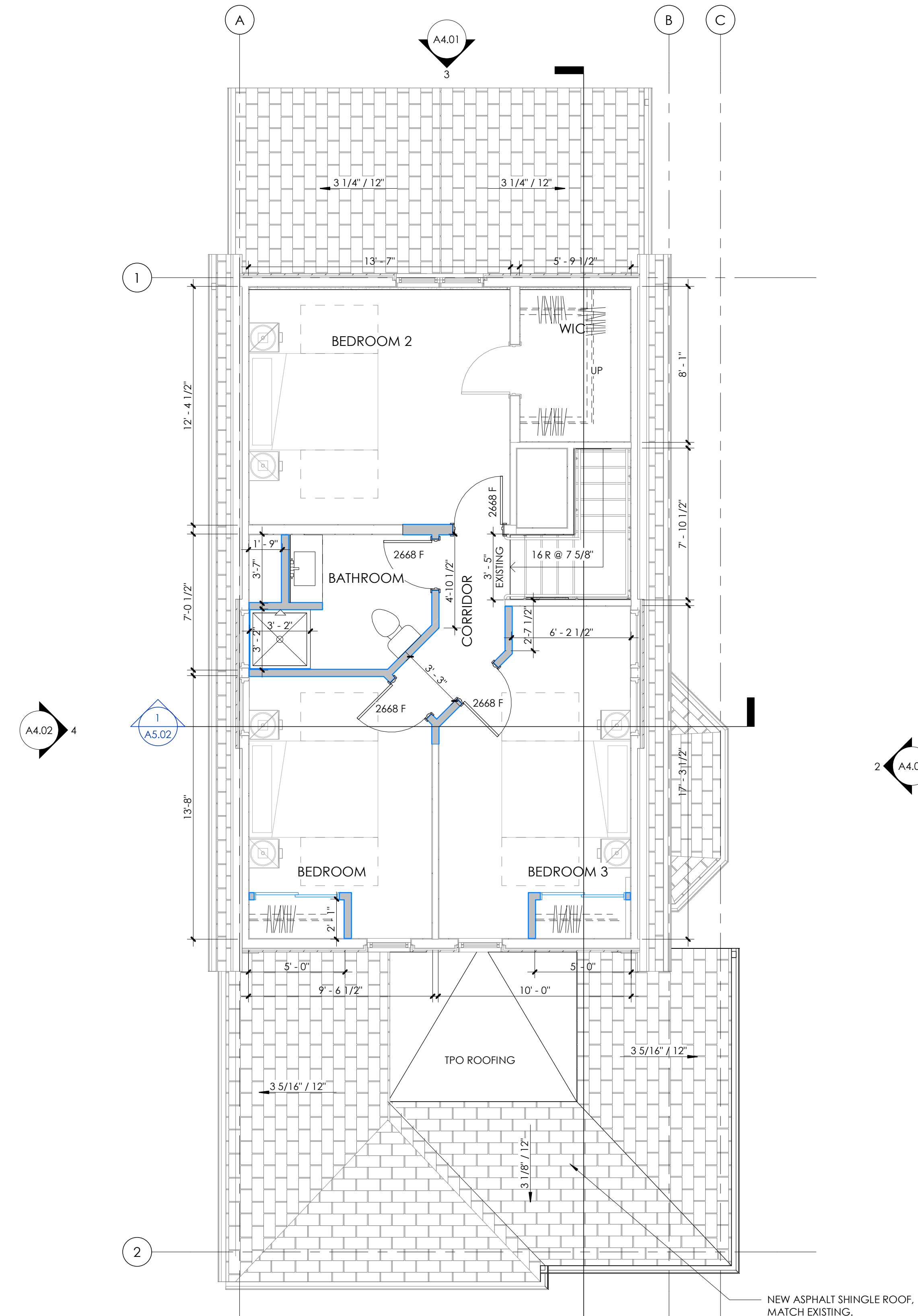
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SCALE: As indicated

SHEET TITLE:
LEVEL 2 FLOOR PLAN

A2.02



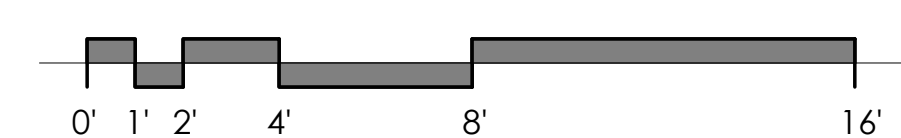
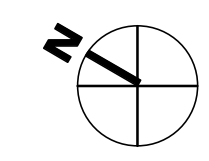
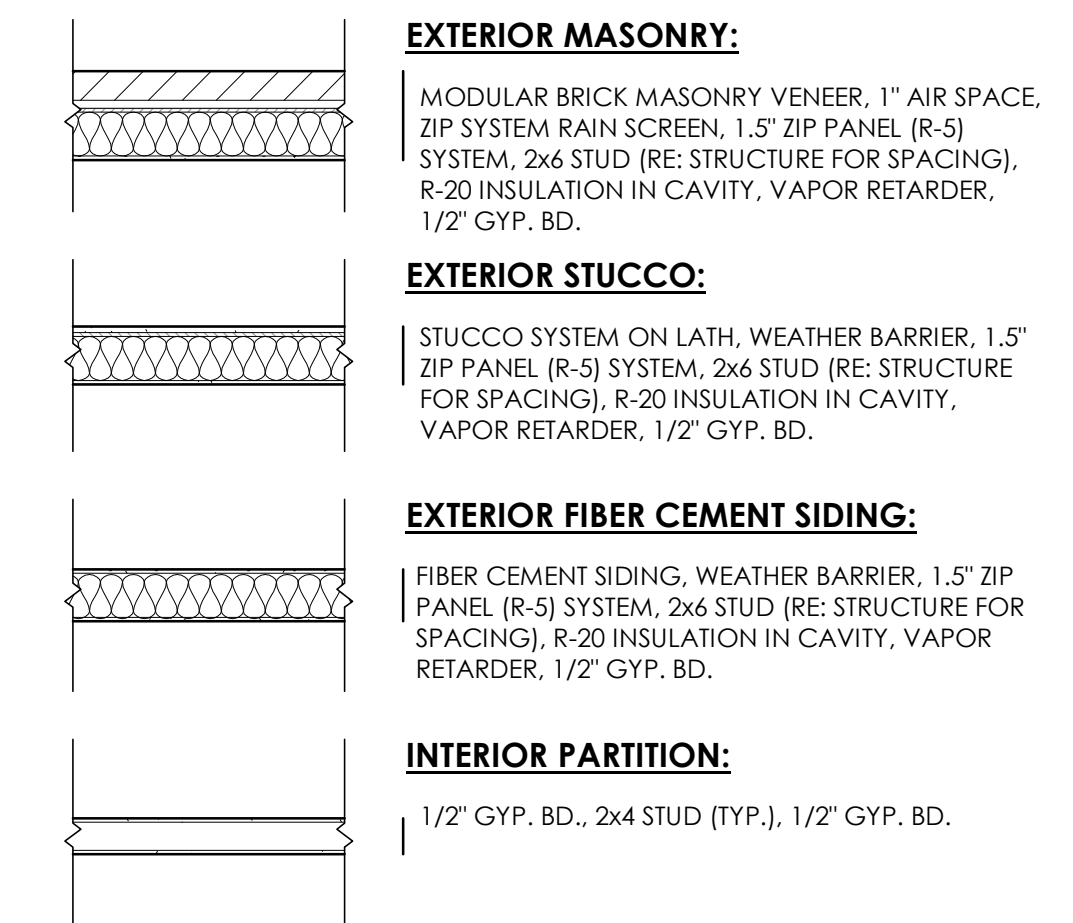
1 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

FLAGNOTES

GENERAL PLAN NOTES

- 1.
- 2.
- 3.
- 4.
- 5.

PARTITION TYPES LEGEND



ROOF PLAN NOTES

1. MAINTAIN MINIMUM SLOPE OF 1/4" PER FOOT AT ROOF AREAS INCLUDING CRICKETS.
2. SLOPED, ASPHALTIC ROOFS TO HAVE 7" OVERHANGS TYP W/ GUTTERS AND DOWNSPOUTS AS REQ'D TO DRAIN TO GRADE.
3. SNOW BRACKETS TO BE LOCATED AT ALL SLOPED ROOFS GREATER THAN 2:12 PITCH; REFER TO MANUFACTURERS RECOMMENDATION FOR NUMBER OF BRACKETS NEEDED PER ROOFING SQUARE.
4. PROVIDE DOWNSPOUTS AT ALL SHINGLE ROOFS U.N.O.
5. CRICKETS AND SADDLES. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION GREATER THAN 30 INCHES (762 MM) WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATER

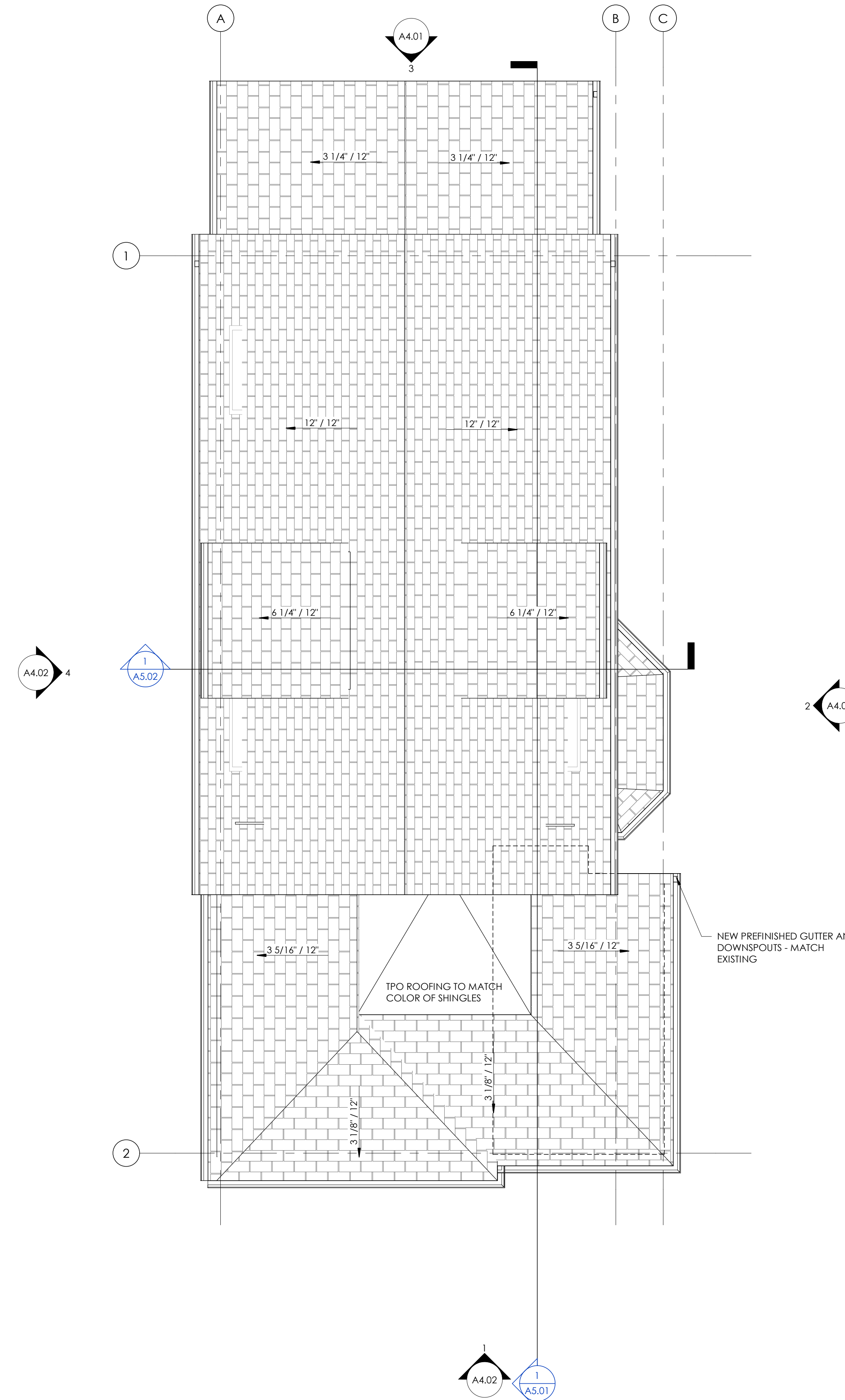
FLAGNOTES

GENERAL PLAN NOTES

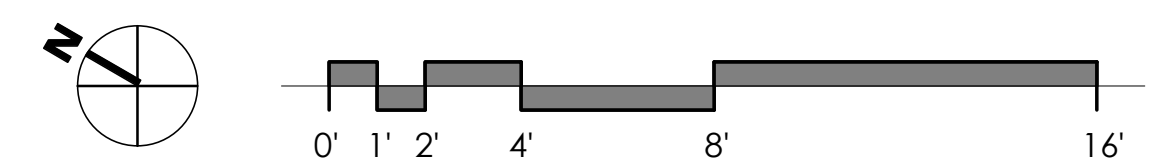
- 1.
- 2.
- 3.
- 4.
- 5.

PARTITION TYPES LEGEND

	EXTERIOR MASONRY: MODULAR BRICK MASONRY VENEER, 1" AIR SPACE, ZIP SYSTEM RAIN SCREEN, 1.5" ZIP PANEL (R-5) SYSTEM, 2x6 STUD (RE: STRUCTURE FOR SPACING), R-20 INSULATION IN CAVITY, VAPOR RETARDER, 1/2" GYP. BD.
	EXTERIOR STUCCO: STUCCO SYSTEM ON LATH, WEATHER BARRIER, 1.5" ZIP PANEL (R-5) SYSTEM, 2x6 STUD (RE: STRUCTURE FOR SPACING), R-20 INSULATION IN CAVITY, VAPOR RETARDER, 1/2" GYP. BD.
	EXTERIOR FIBER CEMENT SIDING: FIBER CEMENT SIDING, WEATHER BARRIER, 1.5" ZIP PANEL (R-5) SYSTEM, 2x6 STUD (RE: STRUCTURE FOR SPACING), R-20 INSULATION IN CAVITY, VAPOR RETARDER, 1/2" GYP. BD.
	INTERIOR PARTITION: 1/2" GYP. BD., 2x4 STUD (TYP.), 1/2" GYP. BD.



1 ROOF
1/4" = 1'-0"



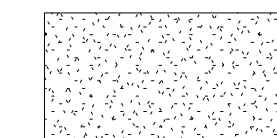
RCP NOTES

- 1.
- 2.
- 3.
- 4.
- 5.

LIGHTING & POWER ABBREVIATIONS

- +60 MOUNT FIXTURE 60" A.F.F.
- 3 THREE-WAY SWITCH
- 3D THREE-WAY DIMMER SWITCH
- CD CLOTHES DRYER CONNECTION
- CF CEILING FAN CONTROL
- CW CLOTHES WASHER CONNECTION
- D DIMMER SWITCH
- DW DISHWASHER CONNECTION
- EF EXHAUST FAN CONTROL
- FP FIREPLACE CONNECTION
- GD GARBAGE DISPOSAL CONNECTION
- GFCI GROUND FAULT CIRCUIT INTERRUPT
- GO GARAGE DOOR OPENER
- OV OVEN CONNECTION
- R RANGE CONNECTION
- REF REFRIGERATOR CONNECTION
- RH RANGE HOOD CONNECTION
- WB WHIRLPOOL BATH CONNECTION
- WP WEATHERPROOF FIXTURE

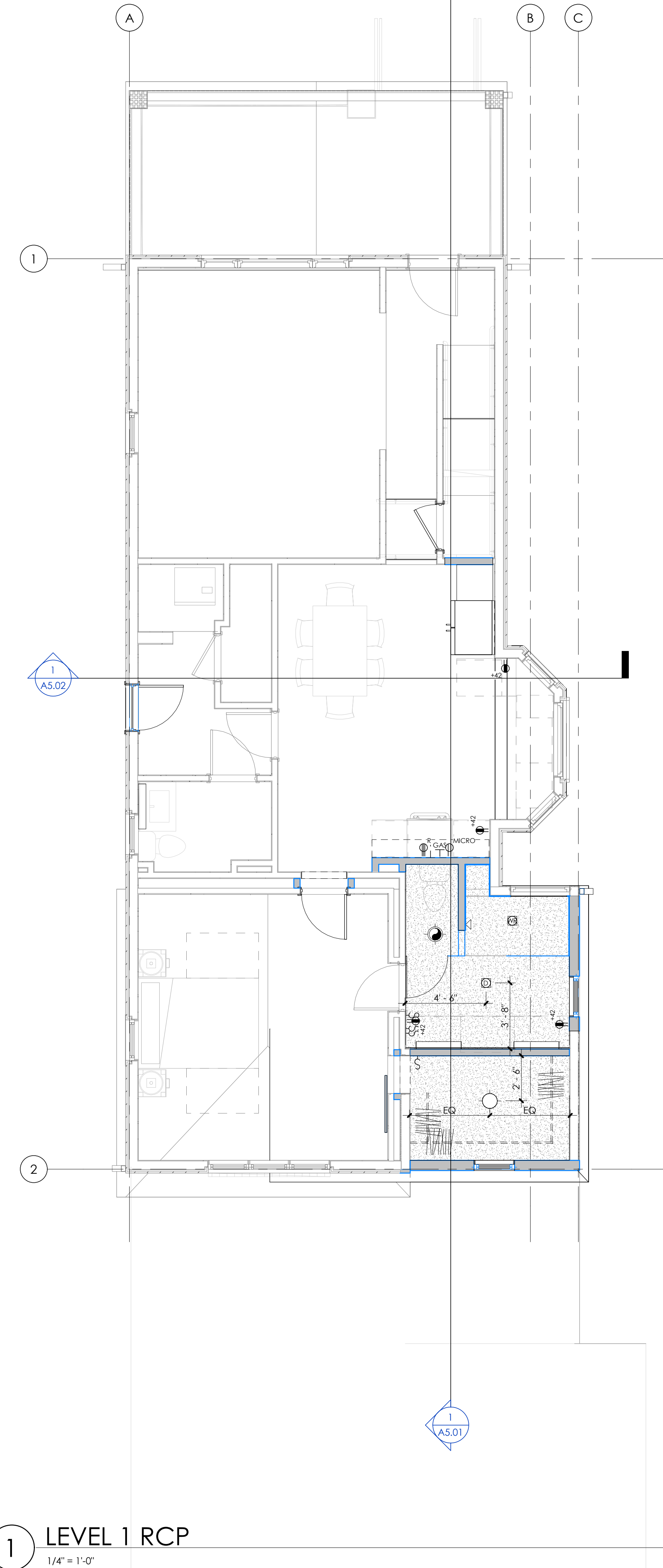
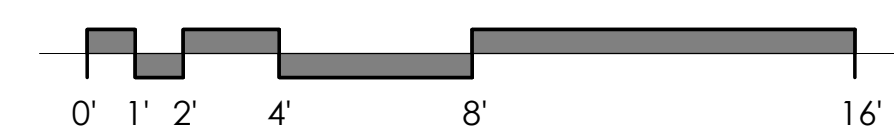
RCP LEGEND



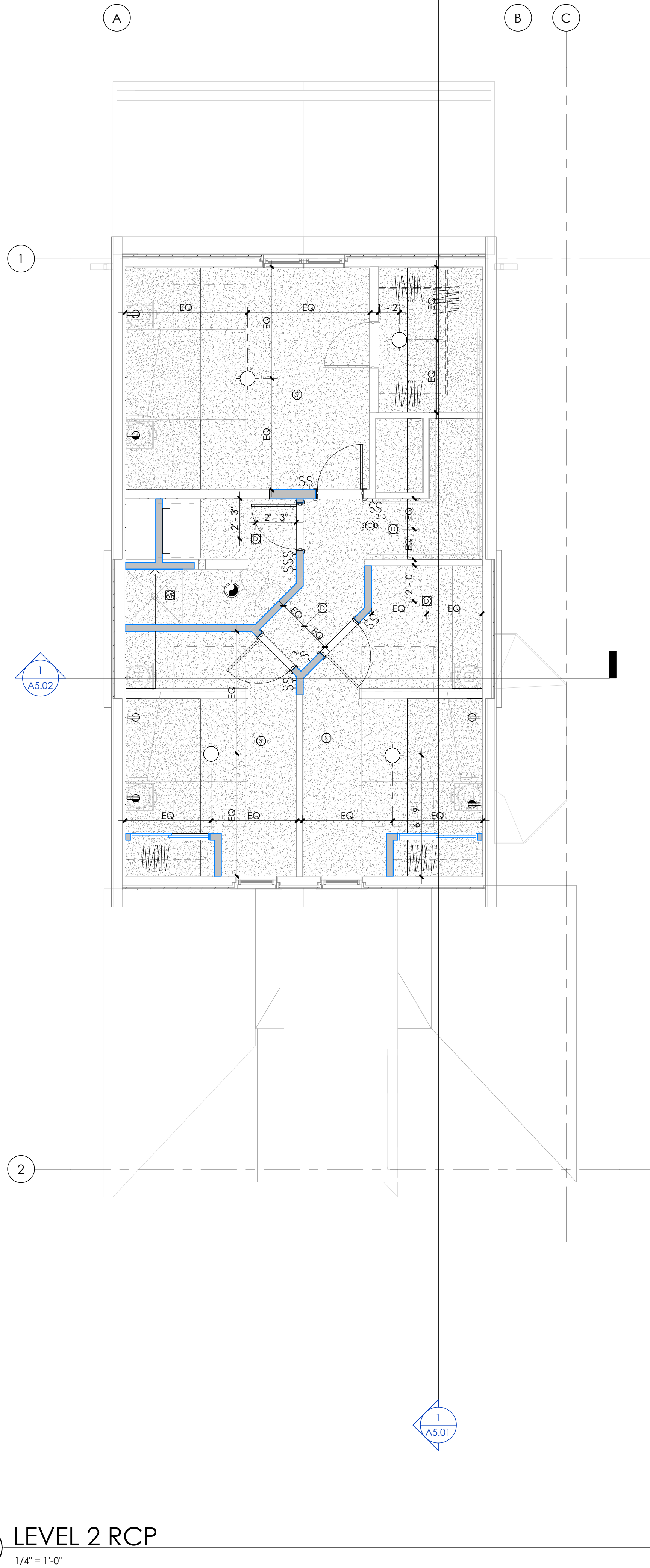
GYP. BD. CEILING

- FLOOR/SURFACE DUPLEX OUTLET
- WALL DUPLEX OUTLET
- SPLIT WIRED DUPLEX OUTLET
- QUADRUPLEX OUTLET
- SPECIALTY/DEDICATED CONNECTION
- SWITCH
- CABLE TV CONNECTION
- TELEPHONE CONNECTION
- SMOKE/CO DETECTOR
- SURFACE MOUNTED LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- RECESSED WALL WASHER LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- LARGE PENDANT LIGHT FIXTURE
- SMALL PENDANT LIGHT FIXTURE
- CEILING FAN/LIGHT FIXTURE
- LINEAR EXTRUSION/LED TAPE LIGHT
- TRACK LIGHT FIXTURE
- VANITY LIGHT BAR
- EXHAUST FAN/LIGHT FIXTURE
- WALL SCONCE LIGHT FIXTURE
- WALL PACK/DIRECTIONAL SCONCE
- EXTERIOR SPOT/LANDSCAPE UPLIGHT
- IR SENSOR EXTERIOR SPOT

* RE: LIGHTING & POWER ABBREVIATIONS



1 LEVEL 1 RCP
1/4" = 1'-0"



2 LEVEL 2 RCP
1/4" = 1'-0"

BROADWAY - EXISTING HOUSE

2439 Broadway
Boulder, CO 80304

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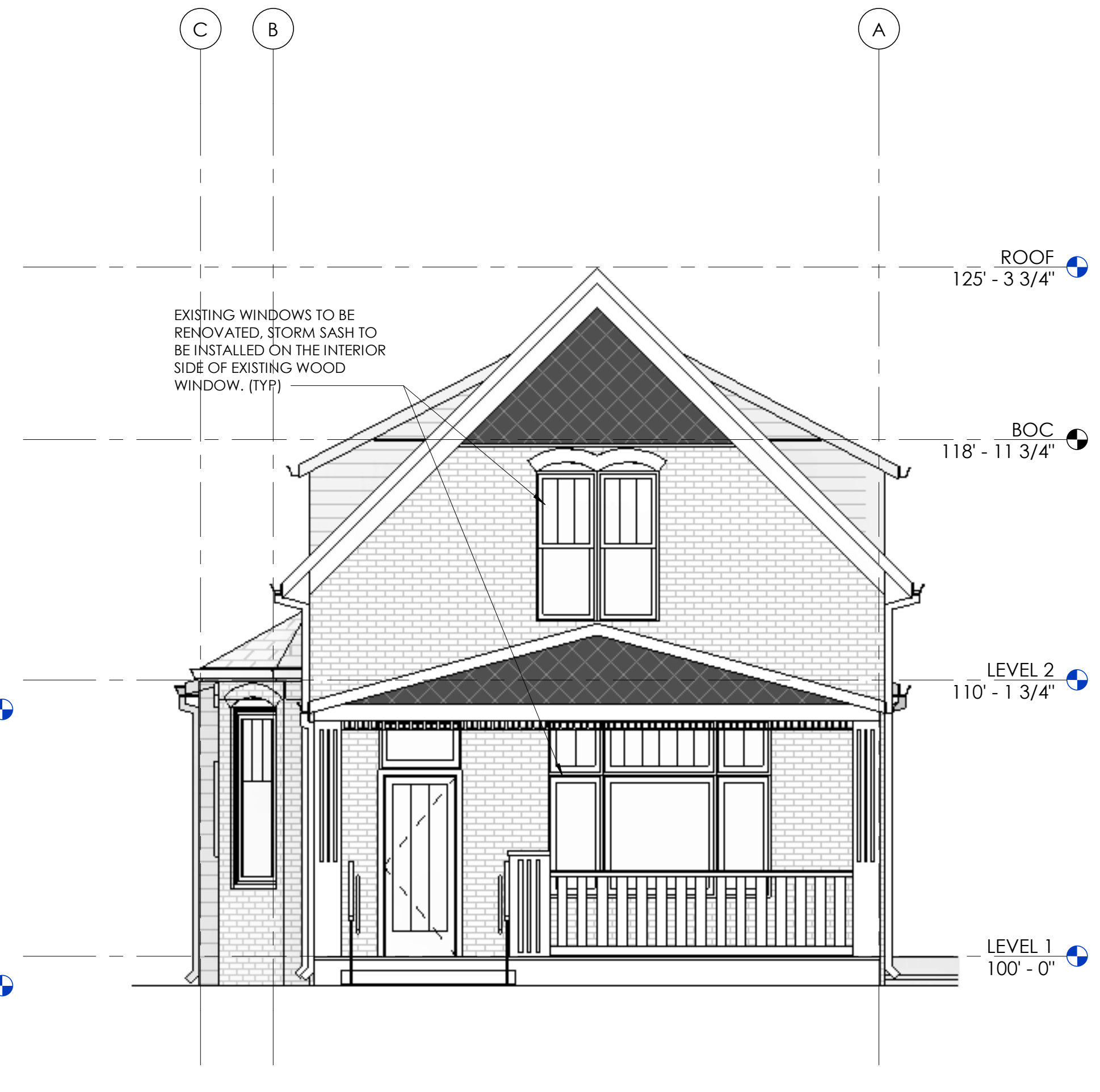
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SHEET TITLE: EXTERIOR ELEVATIONS

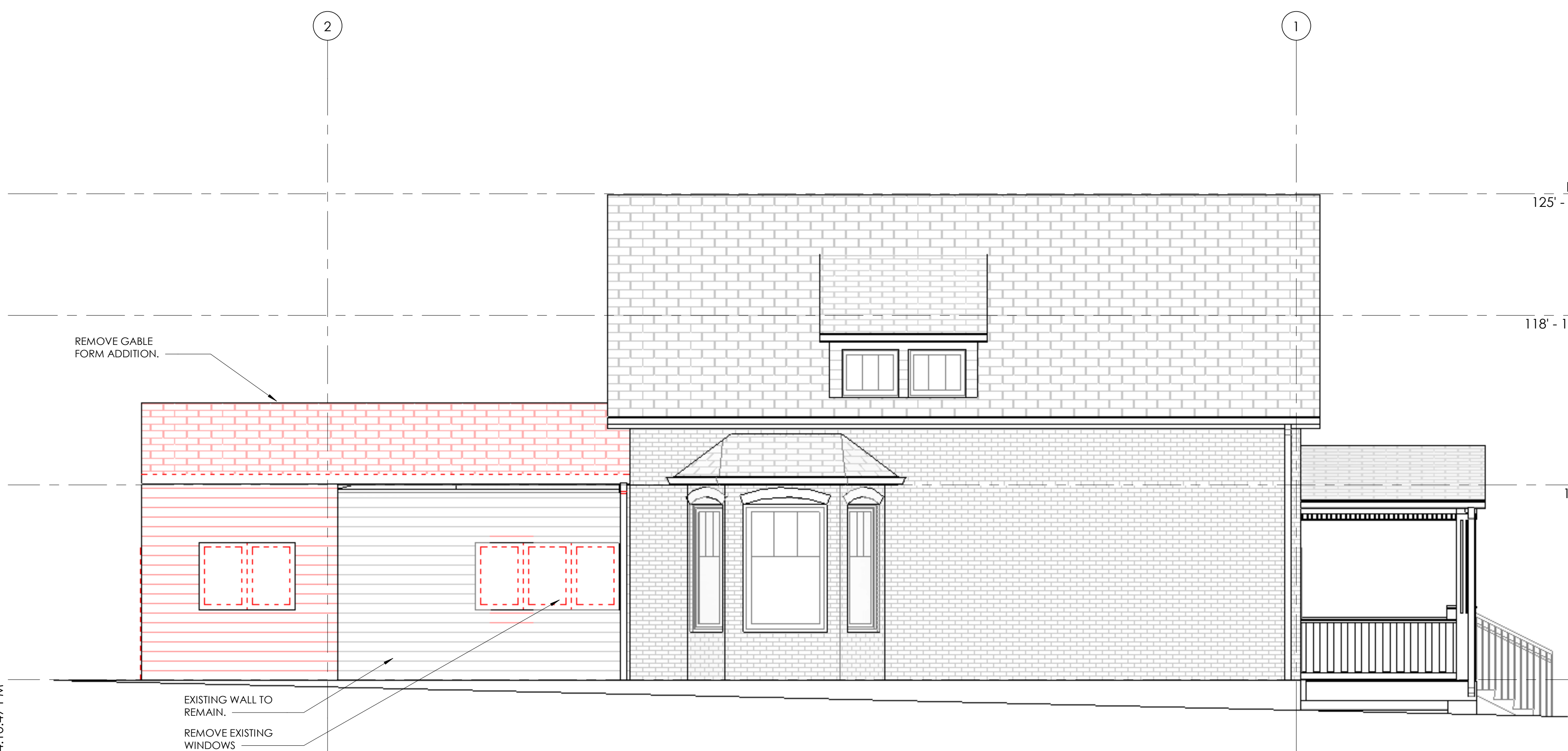
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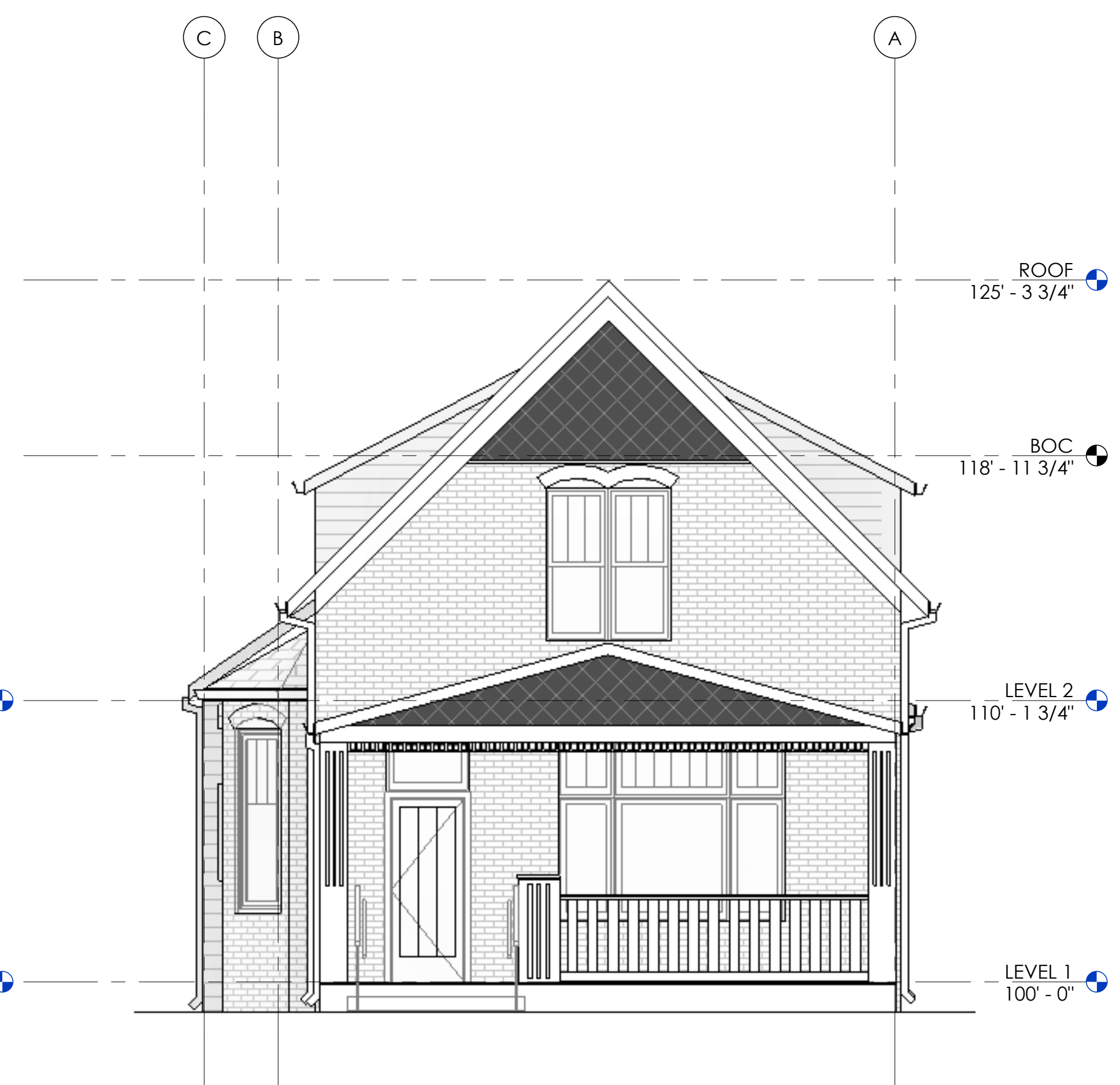
2 SOUTH - ELEVATION - PROPOSED
1/4" = 1'-0"



3 EAST - ELEVATION - PROPOSED
1/4" = 1'-0"



4 SOUTH - ELEVATION DEMO
1/4" = 1'-0"



1 EAST - ELEVATION DEMO
1/4" = 1'-0"

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BROADWAY - EXISTING HOUSE

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Boulder, CO 80304

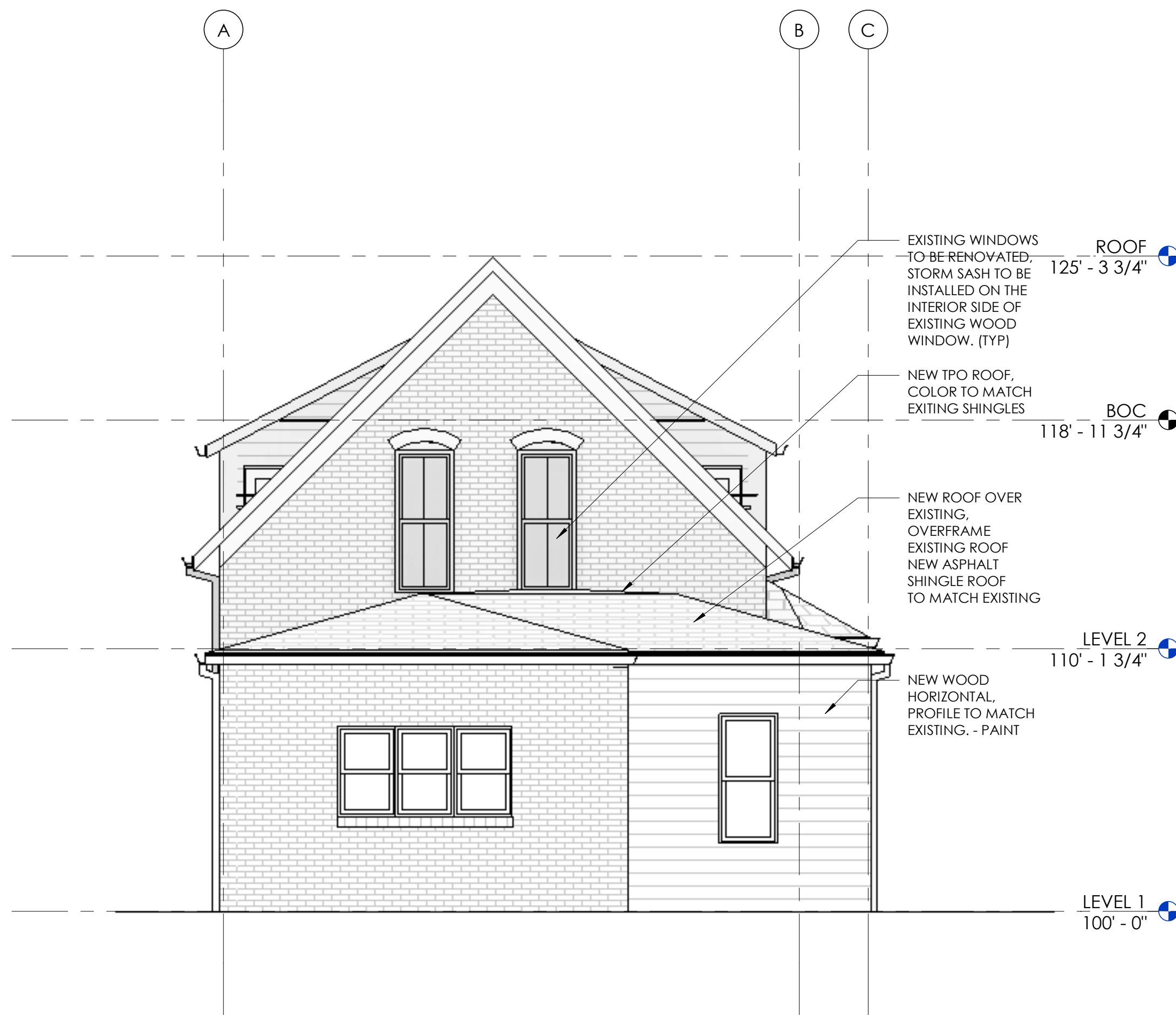
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SCALE: 1/4" = 1'-0"

SHEET TITLE: EXTERIOR ELEVATIONS

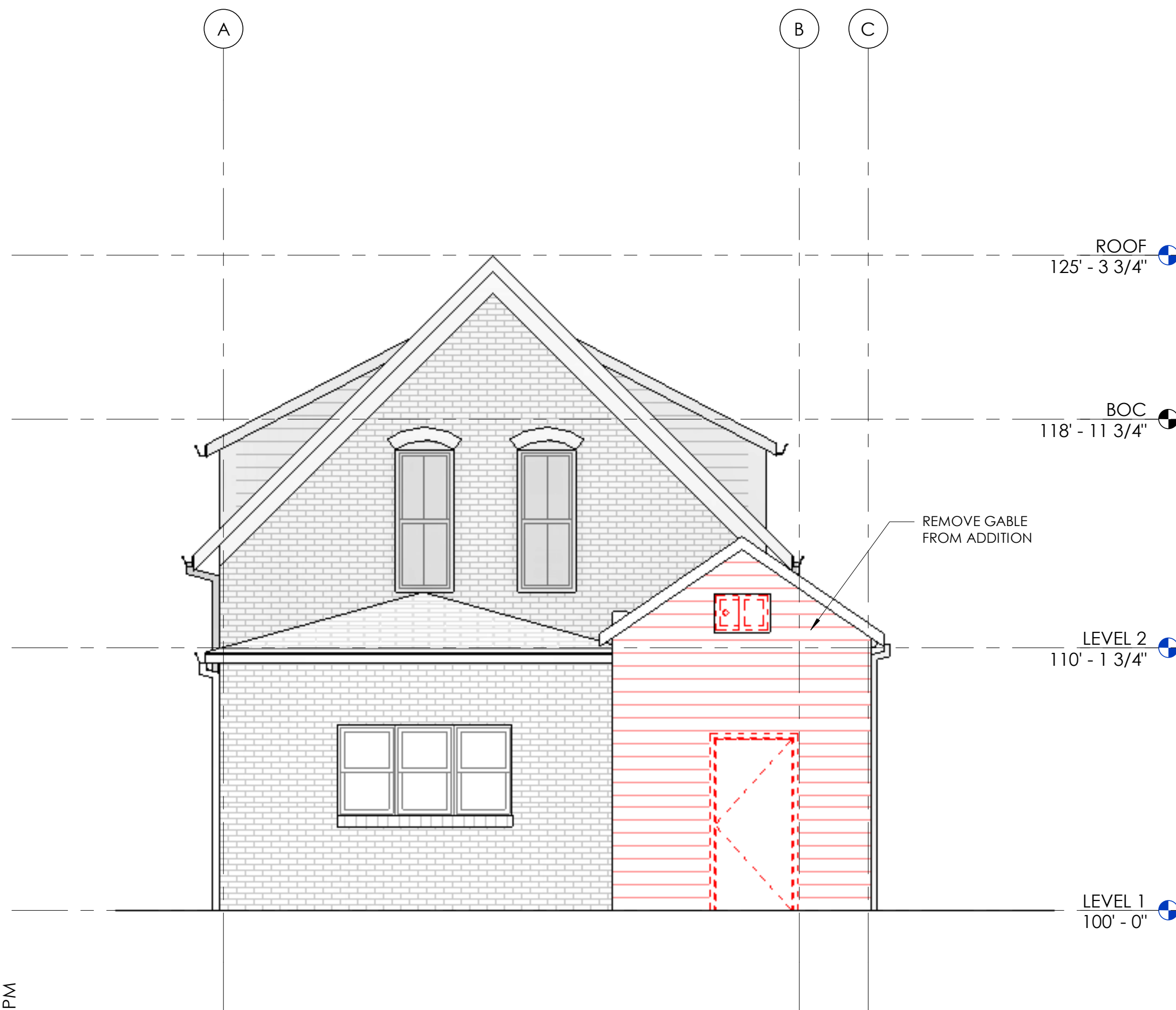
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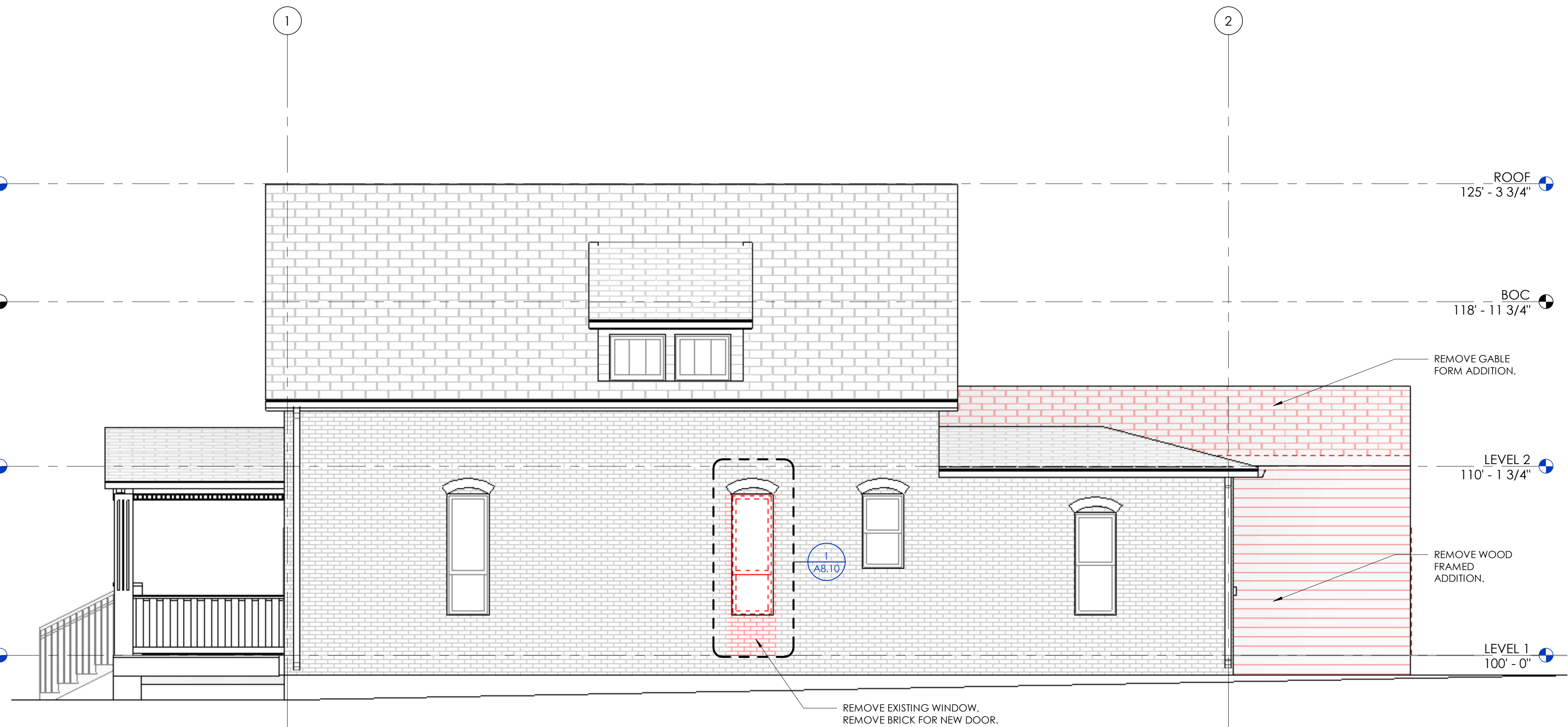
1 WEST - ELEVATION - PROPOSED
1/4" = 1'-0"



4 NORTH - ELEVATION - PROPOSED
1/4" = 1'-0"



2 WEST - ELEVATION DEMO
1/4" = 1'-0"



3 NORTH - ELEVATION DEMO
1/4" = 1'-0"

12/18/2025 4:10:49 PM

BROADWAY - EXISTING HOUSE

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SCALE:

SHEET TITLE:
EXTERIOR ELEVATIONS

A4.03



PHOTO FROM ALLEY (NORTHWEST)

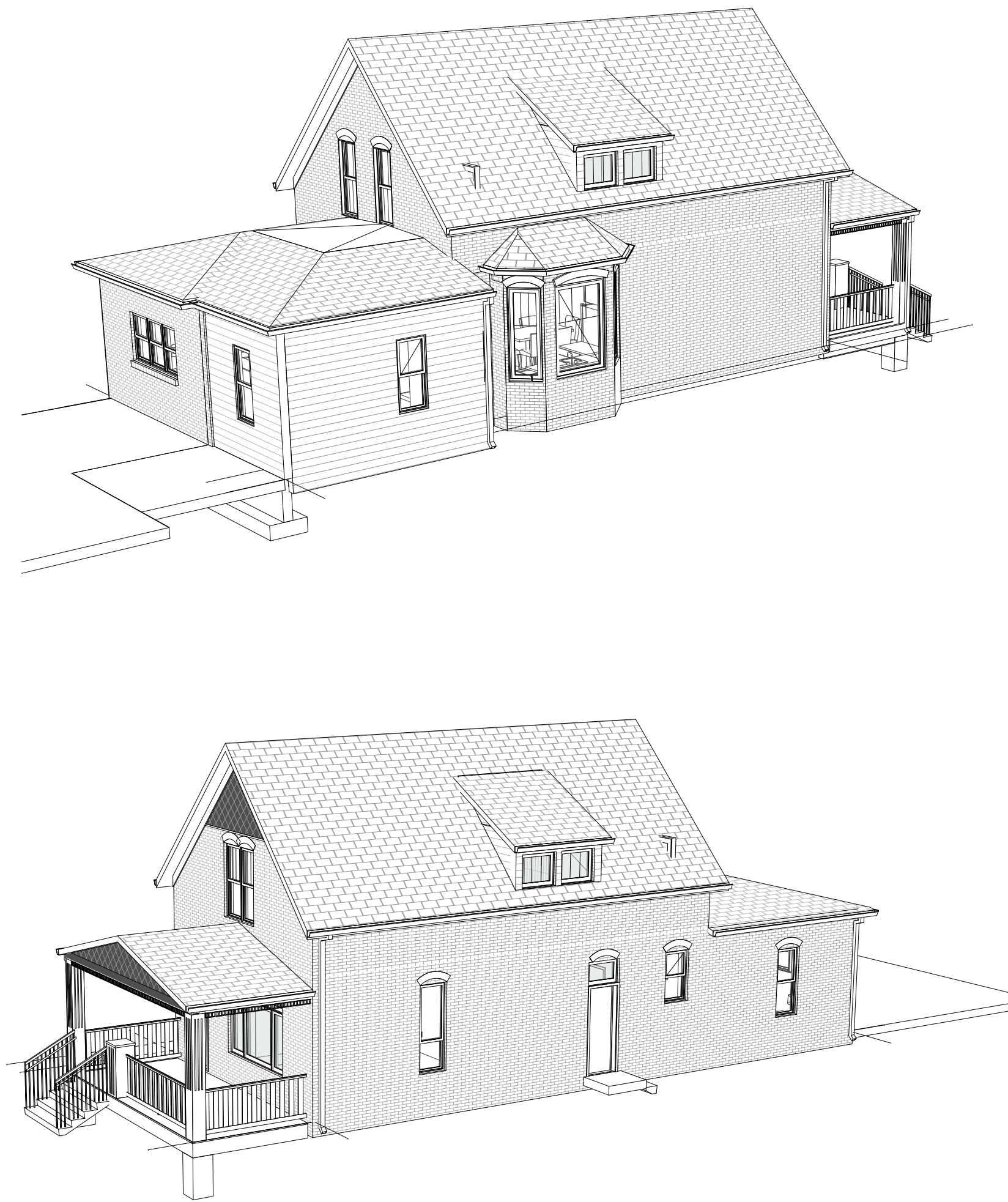


PHOTO FROM ALLEY (WEST)



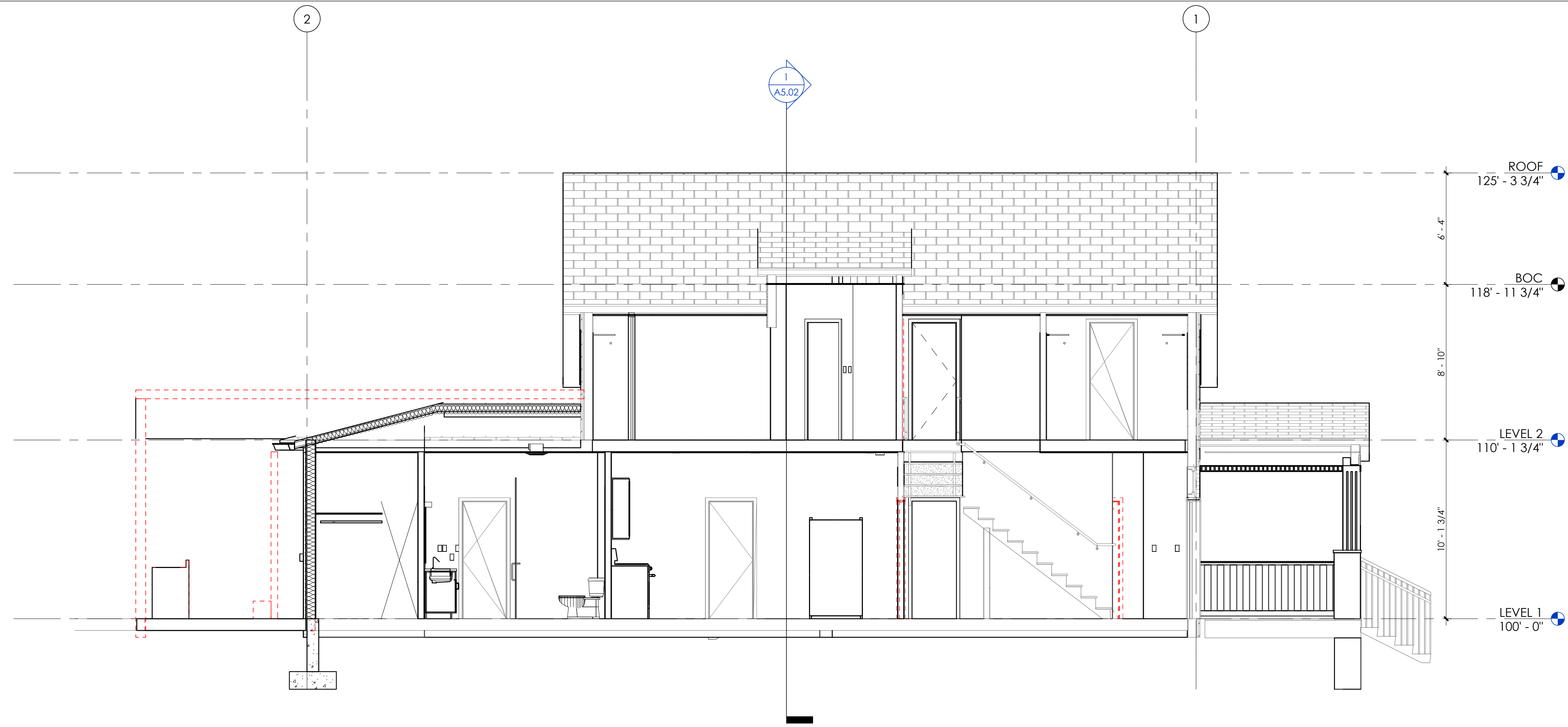
PHOTO FROM SOUTH



PHOTO FROM BROADWAY



PHOTO FROM BROADWAY



1 Section - 1
1/4" = 1'-0"



BROADWAY - EXISTING HOUSE

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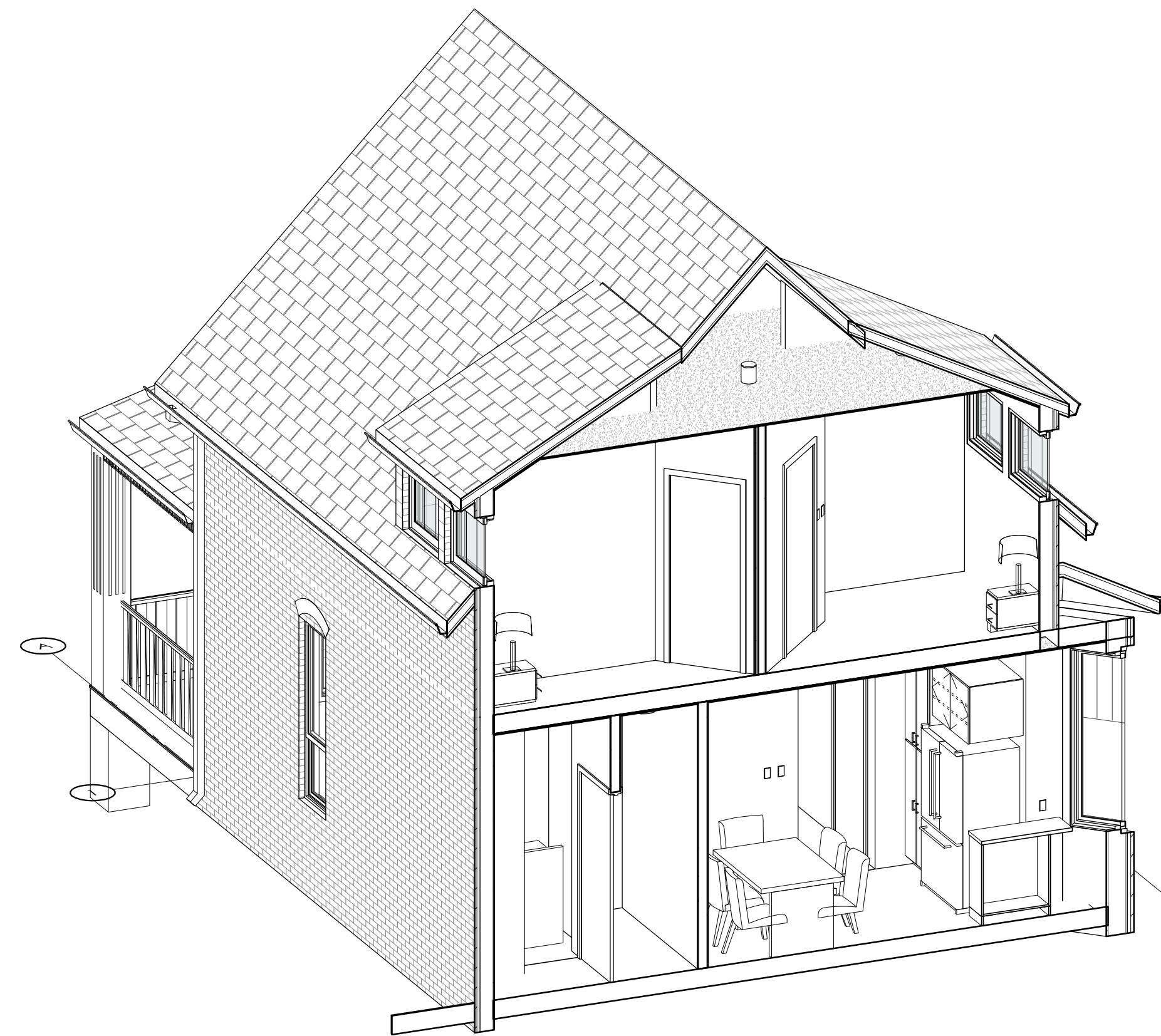
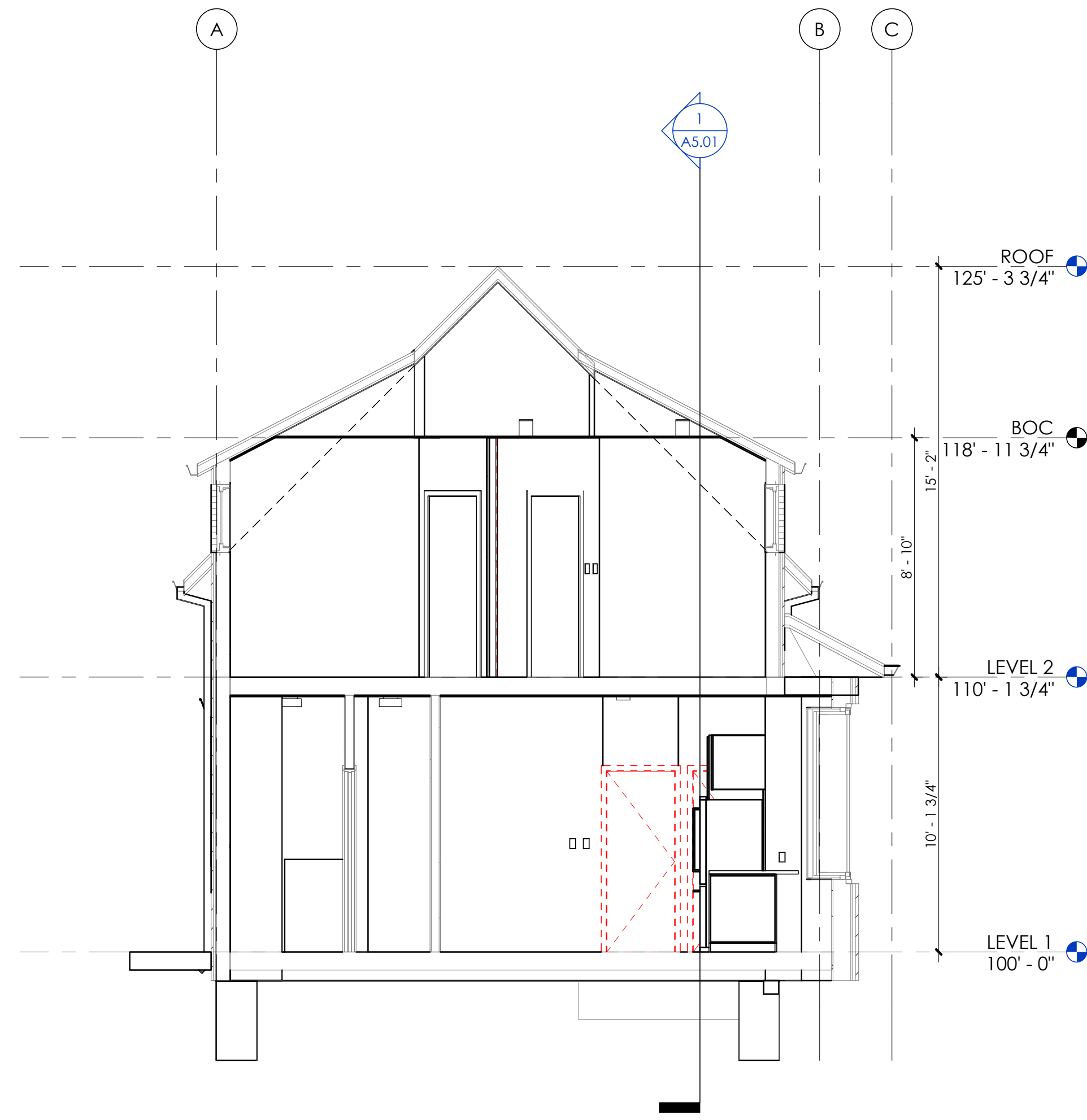
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SCALE: 1/4" = 1'-0"

SHEET TITLE:
BUILDING SECTIONS

A5.01



1 Section - 2
1/4" = 1'-0"

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

SHEET TITLE:
BUILDING SECTIONS

A5.02

BROADWAY - EXISTING HOUSE

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Boulder, CO 80304

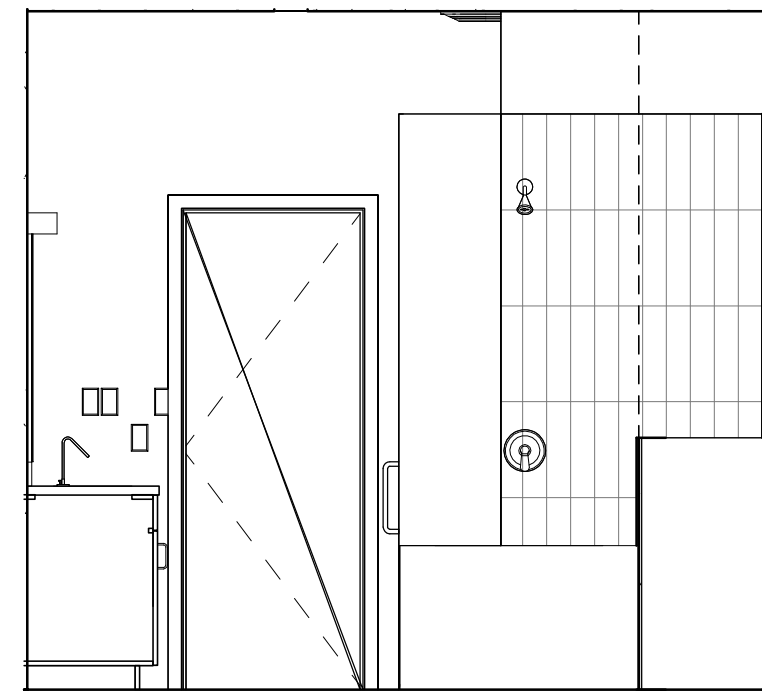
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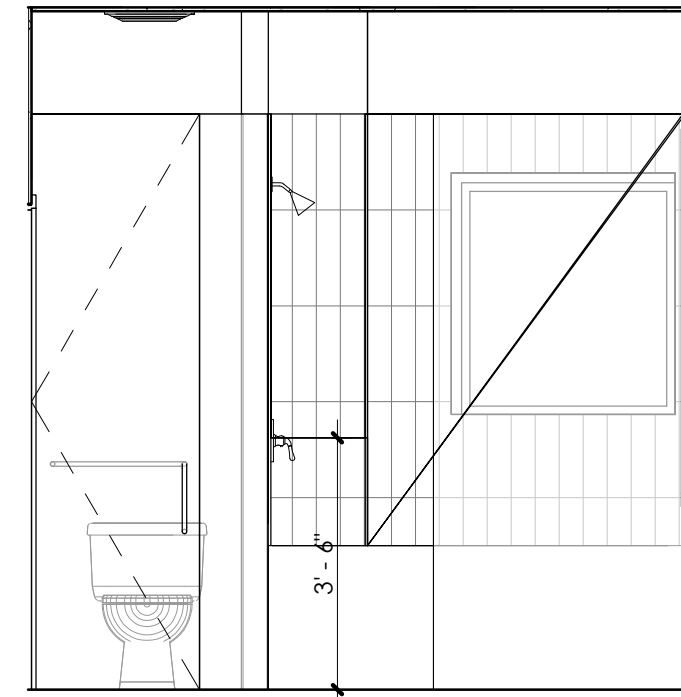
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INTERIOR ELEVATIONS

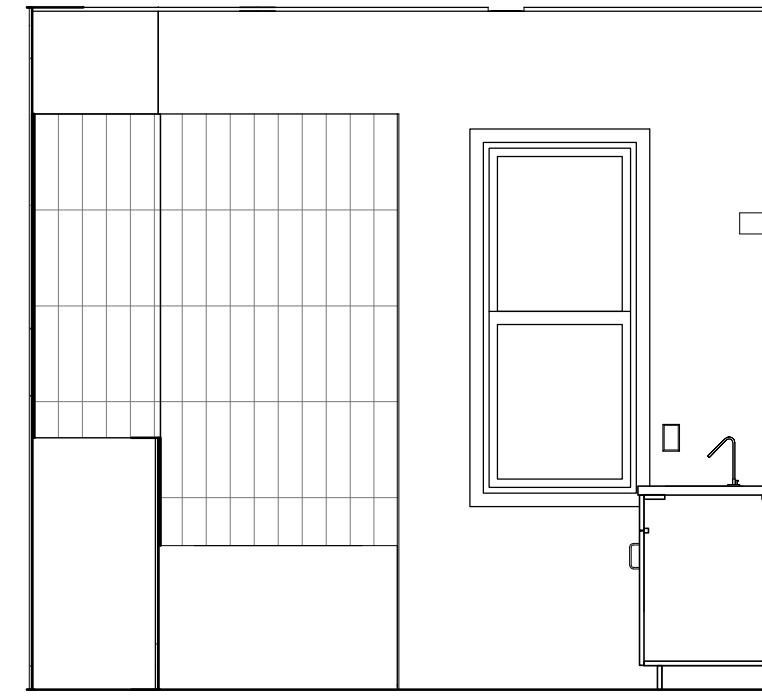
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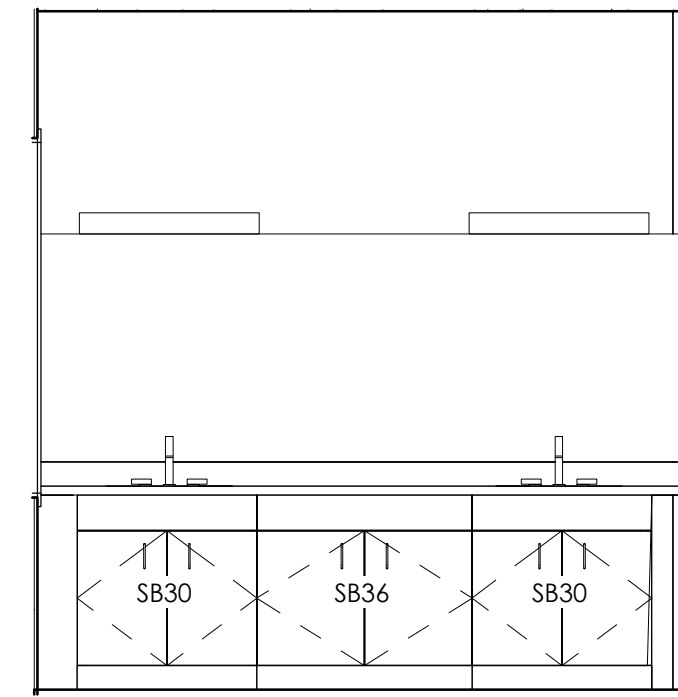
5 P. BATHROOM - 1
3/8" = 1'-0"



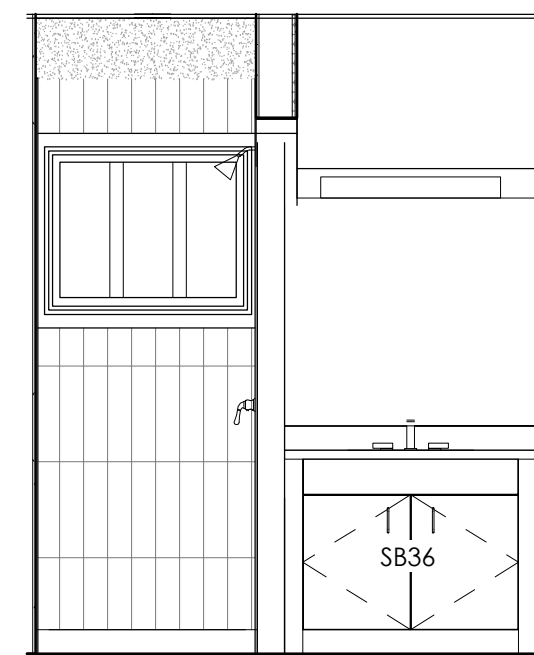
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3/8" = 1'-0"



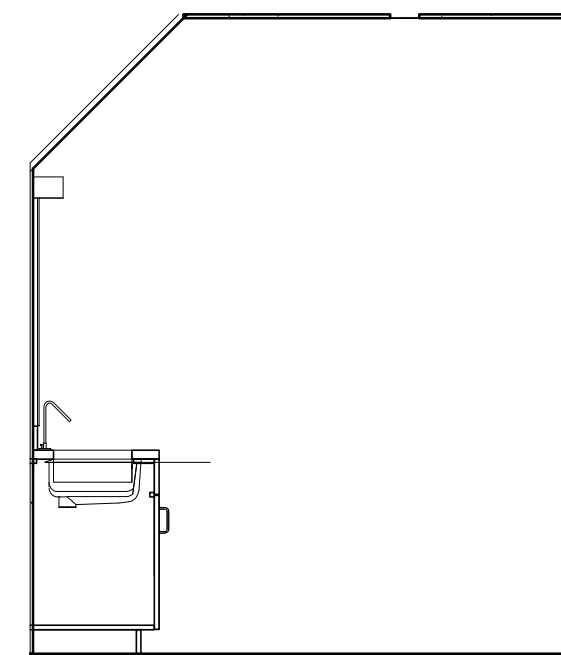
7 P. BATHROOM - 3
3/8" = 1'-0"



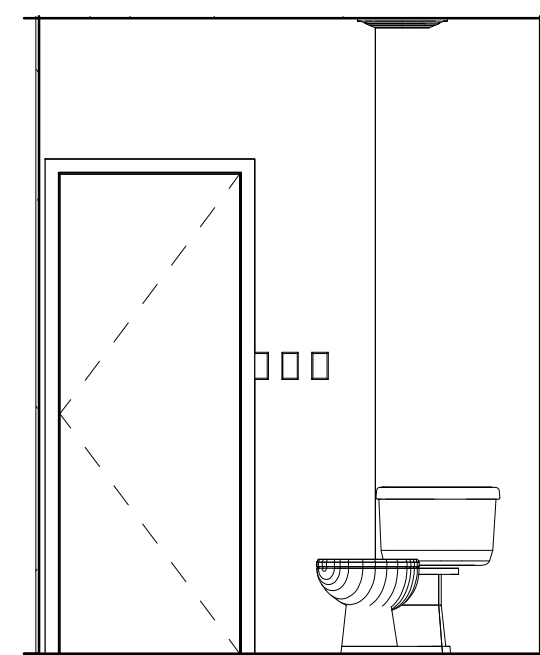
8 P. BATHROOM - 4
3/8" = 1'-0"



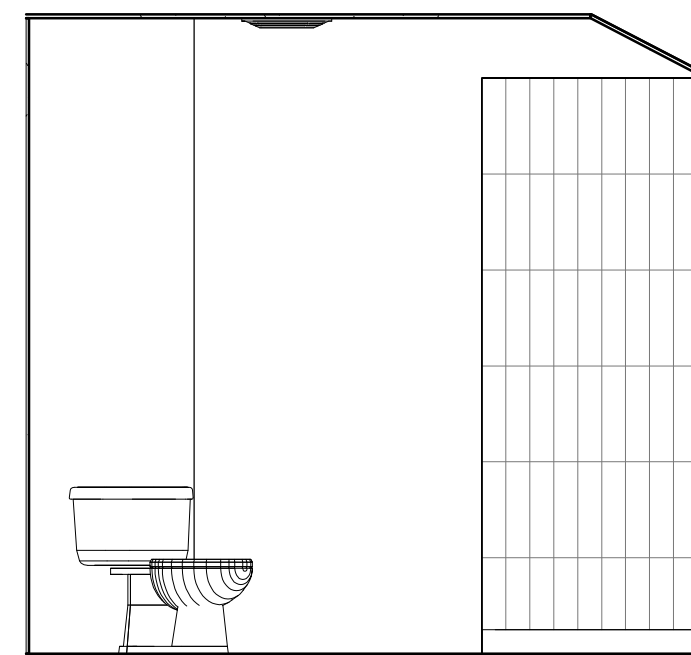
1 BATHROOM - 1 - 1
3/8" = 1'-0"



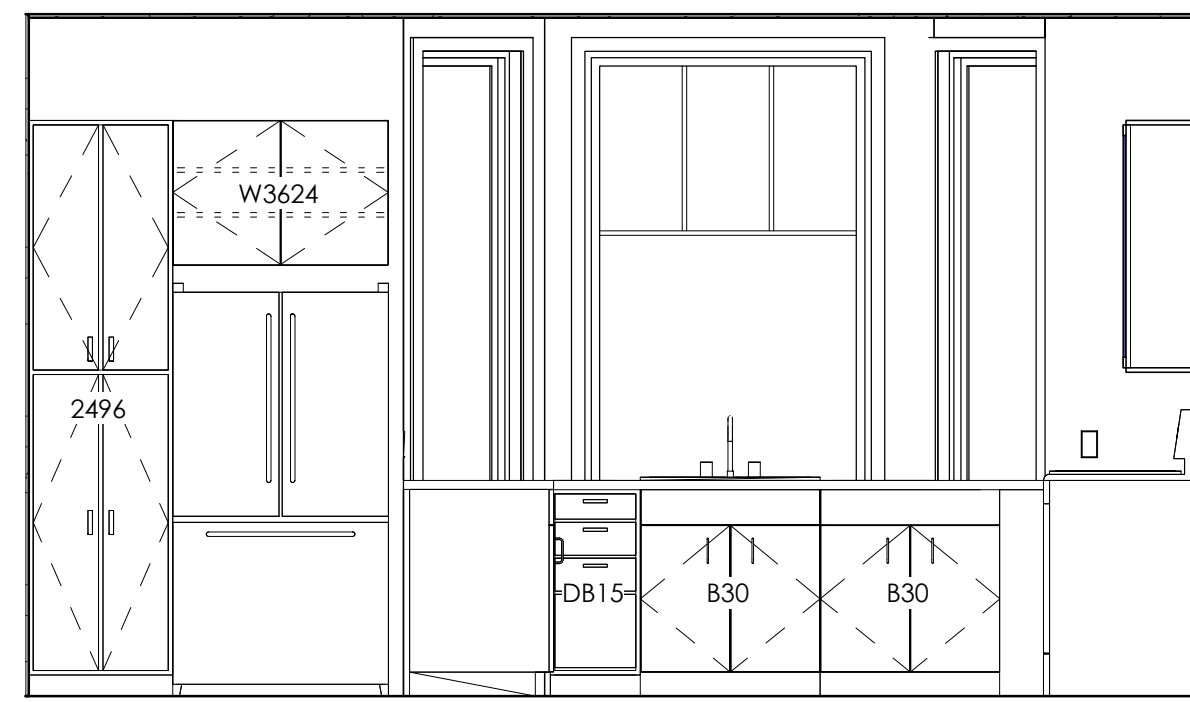
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3/8" = 1'-0"



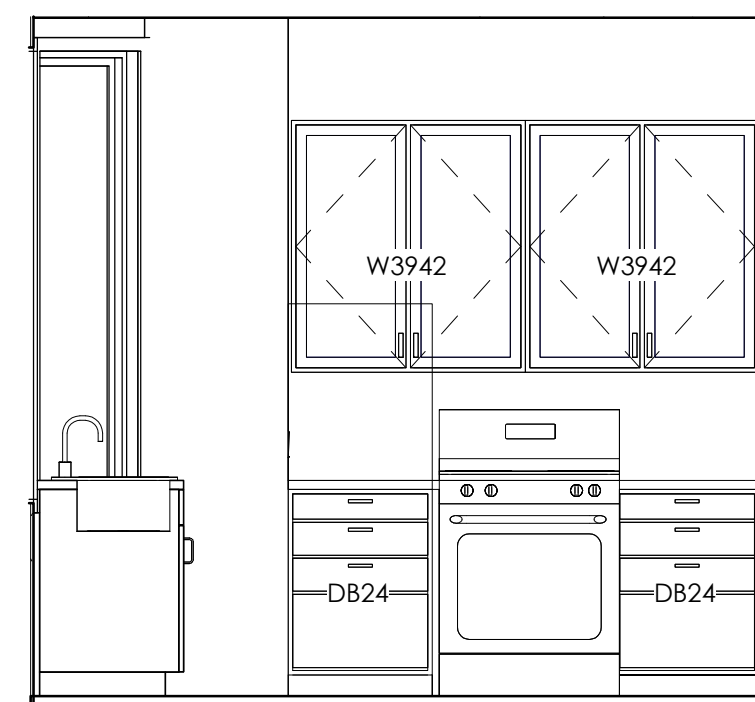
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3/8" = 1'-0"



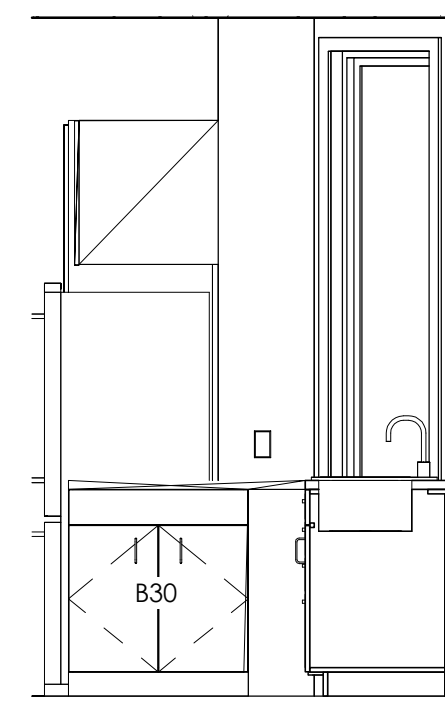
4 BATHROOM - 1 - 4
3/8" = 1'-0"



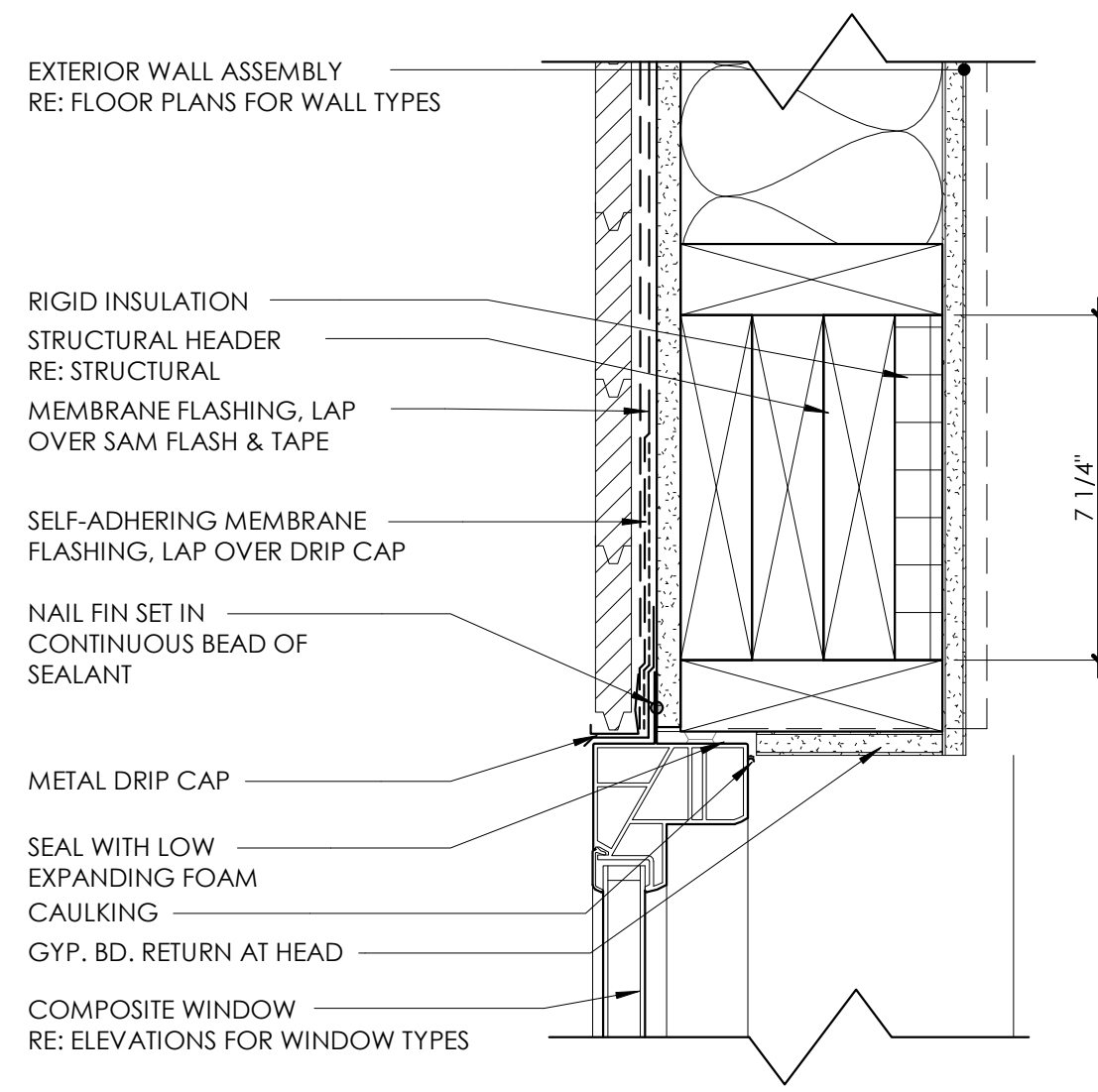
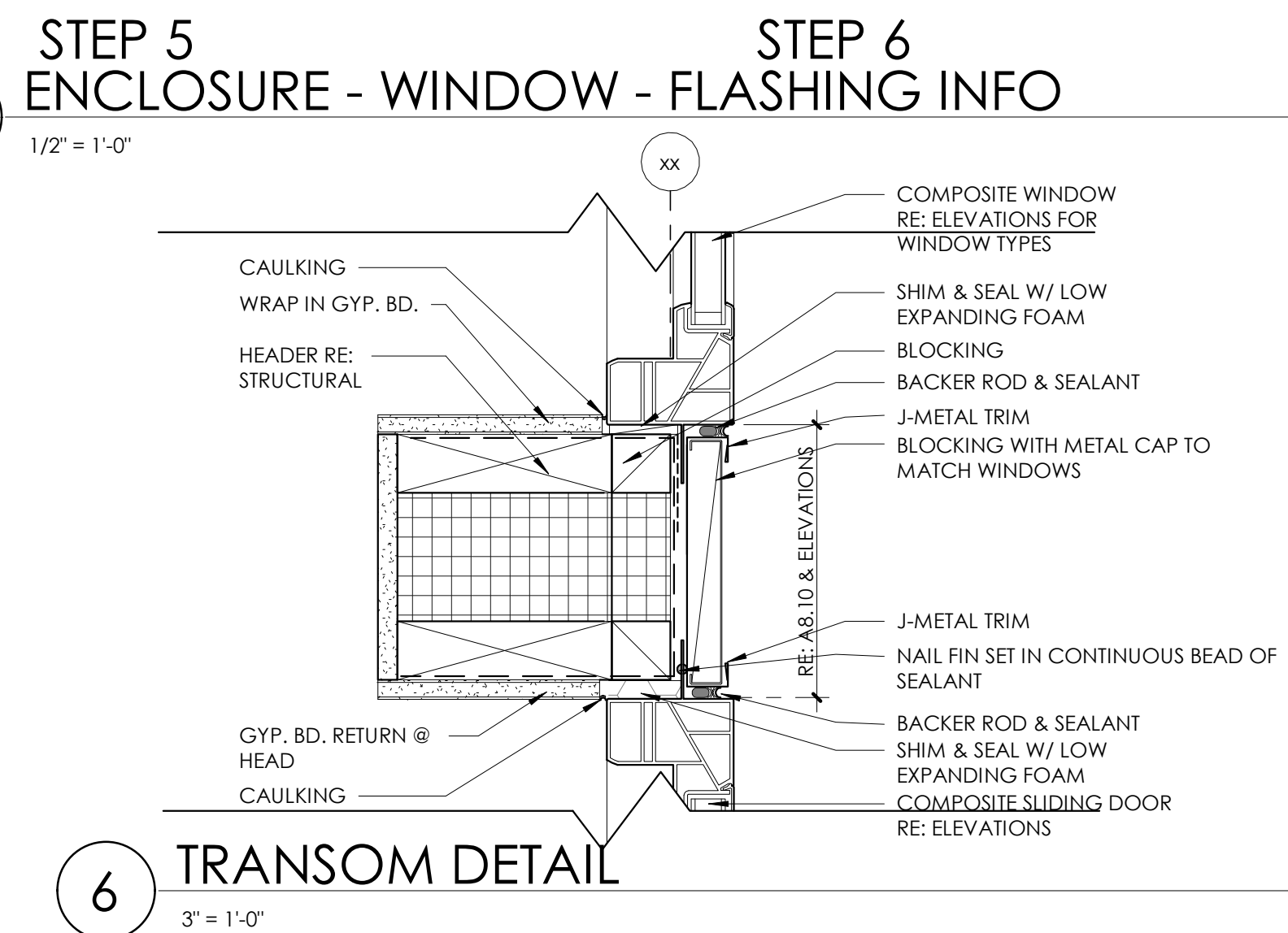
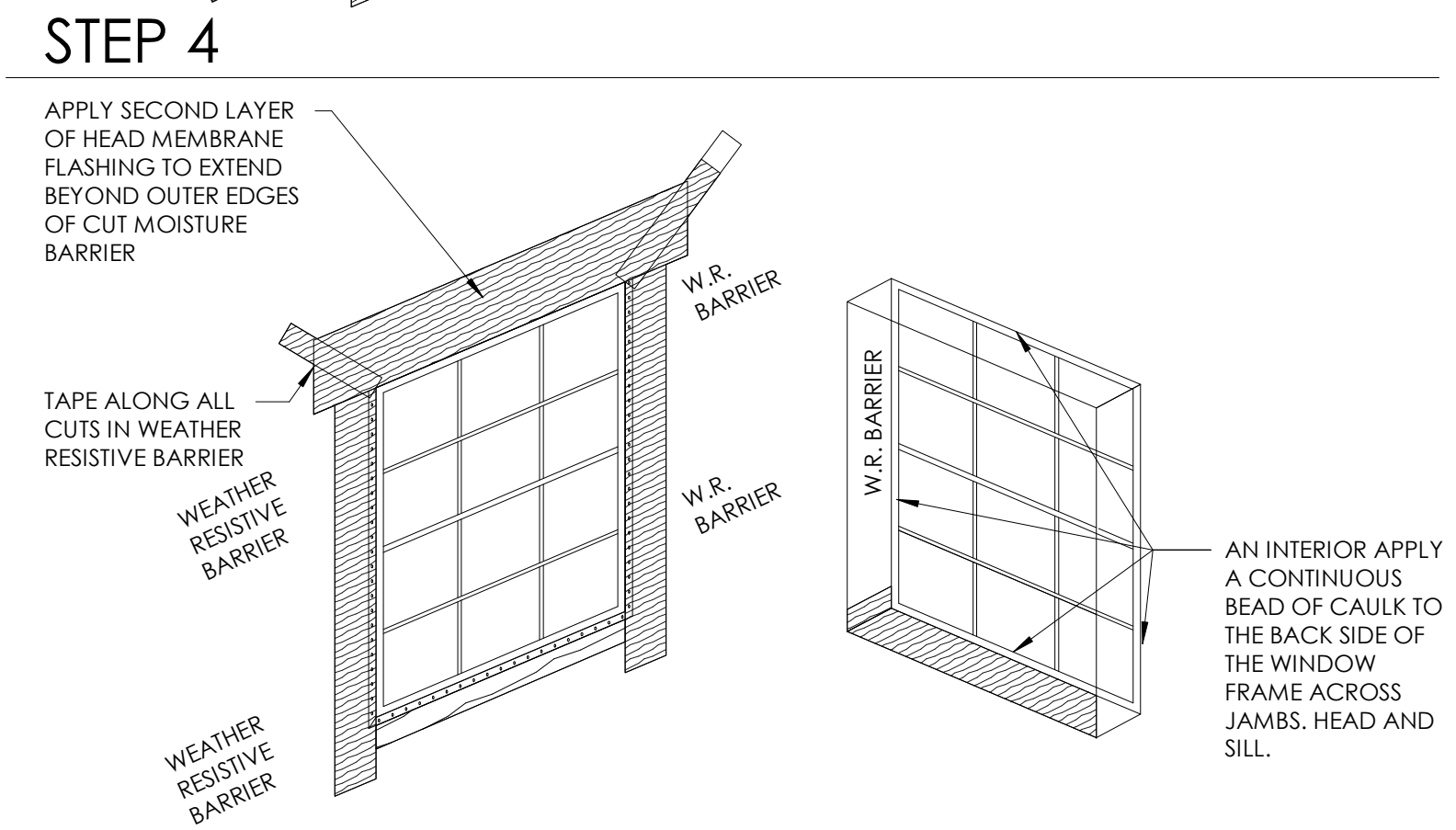
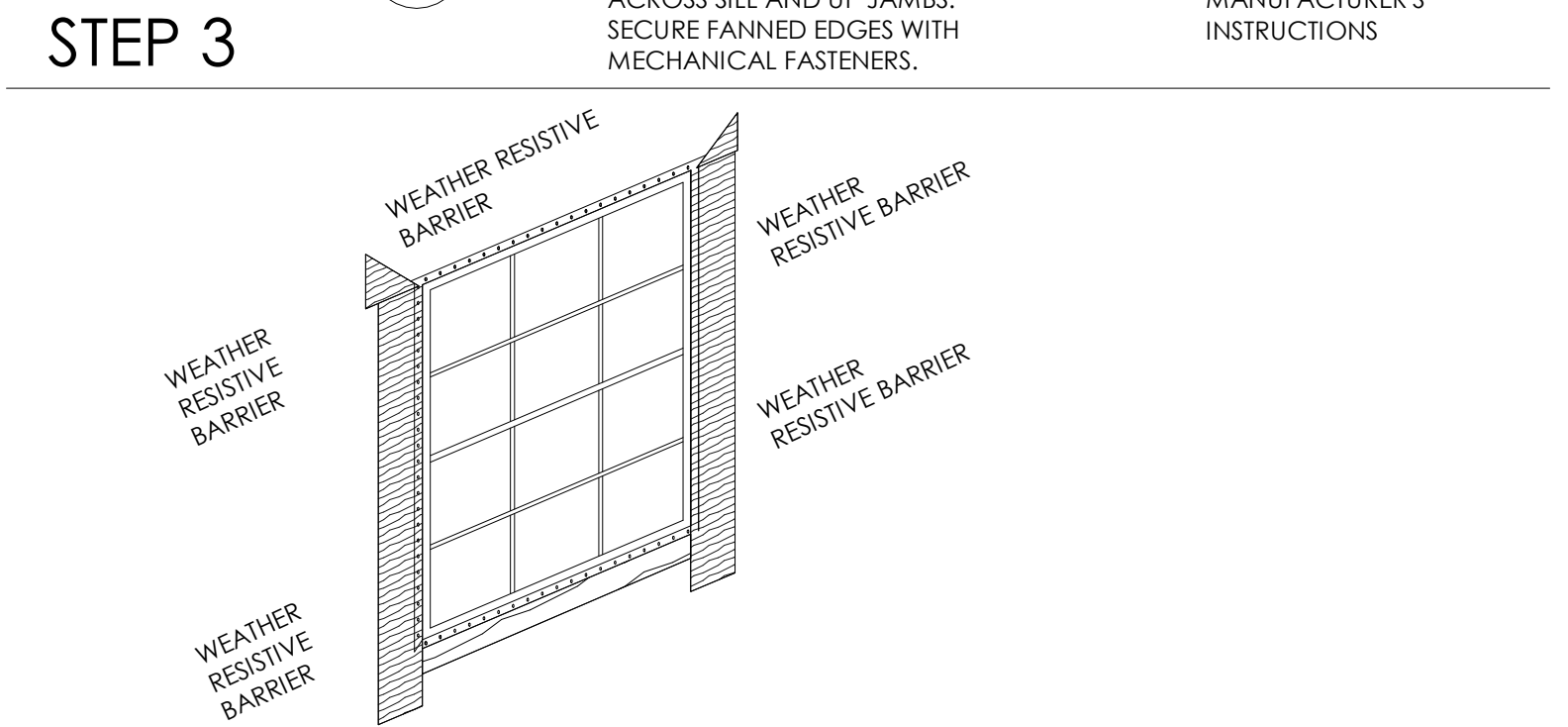
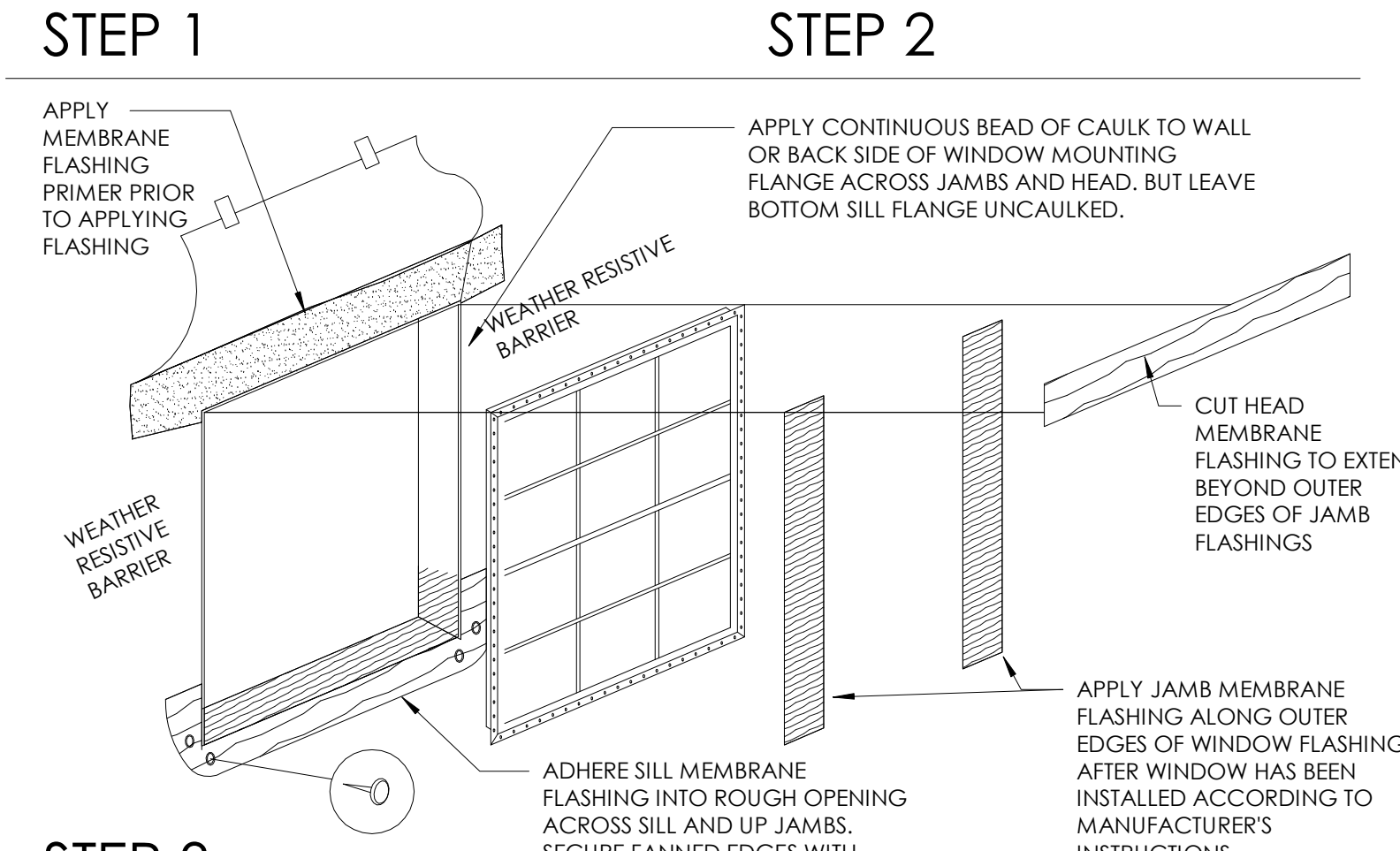
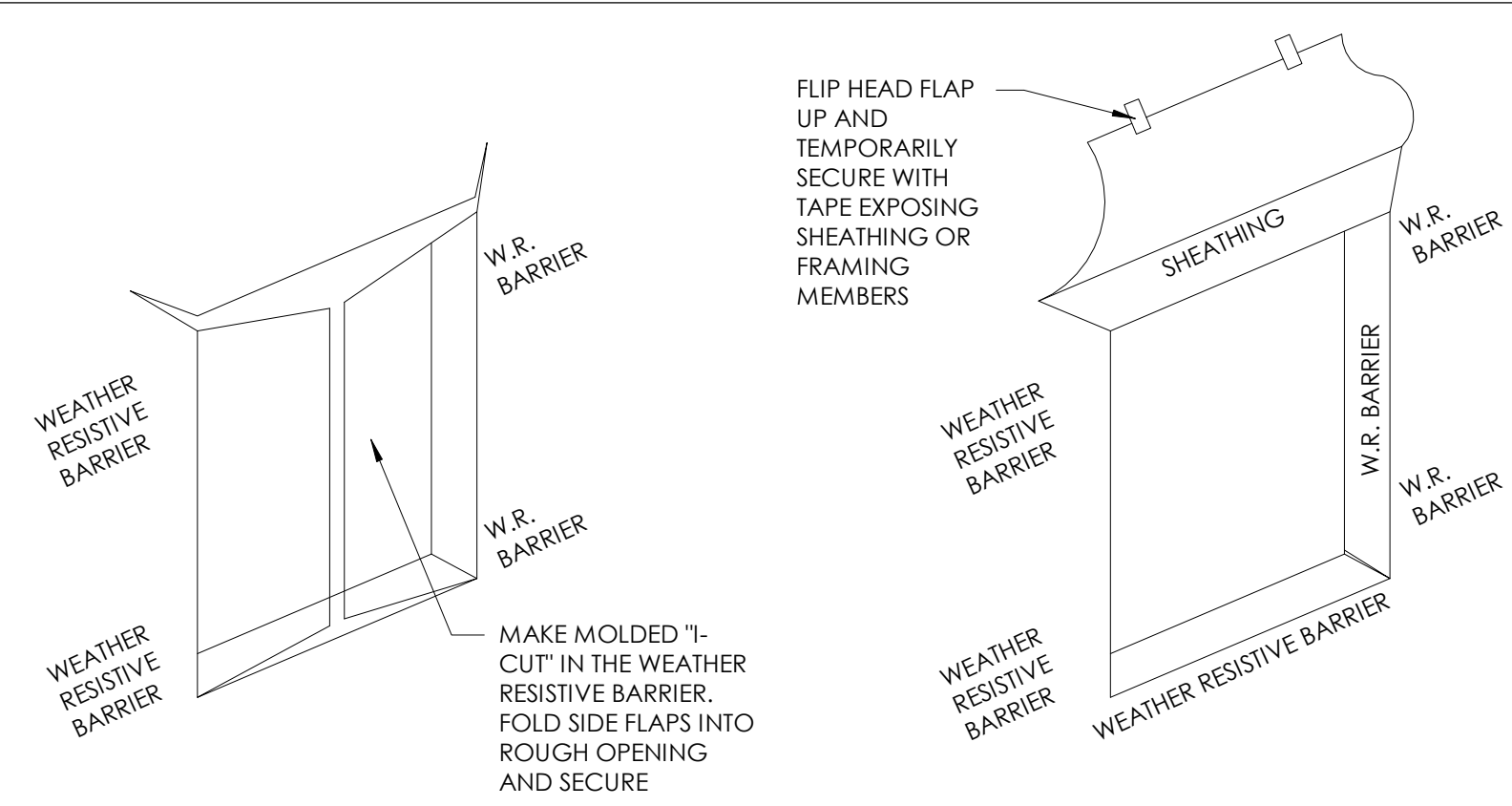
9 KITCHEN - 1
3/8" = 1'-0"



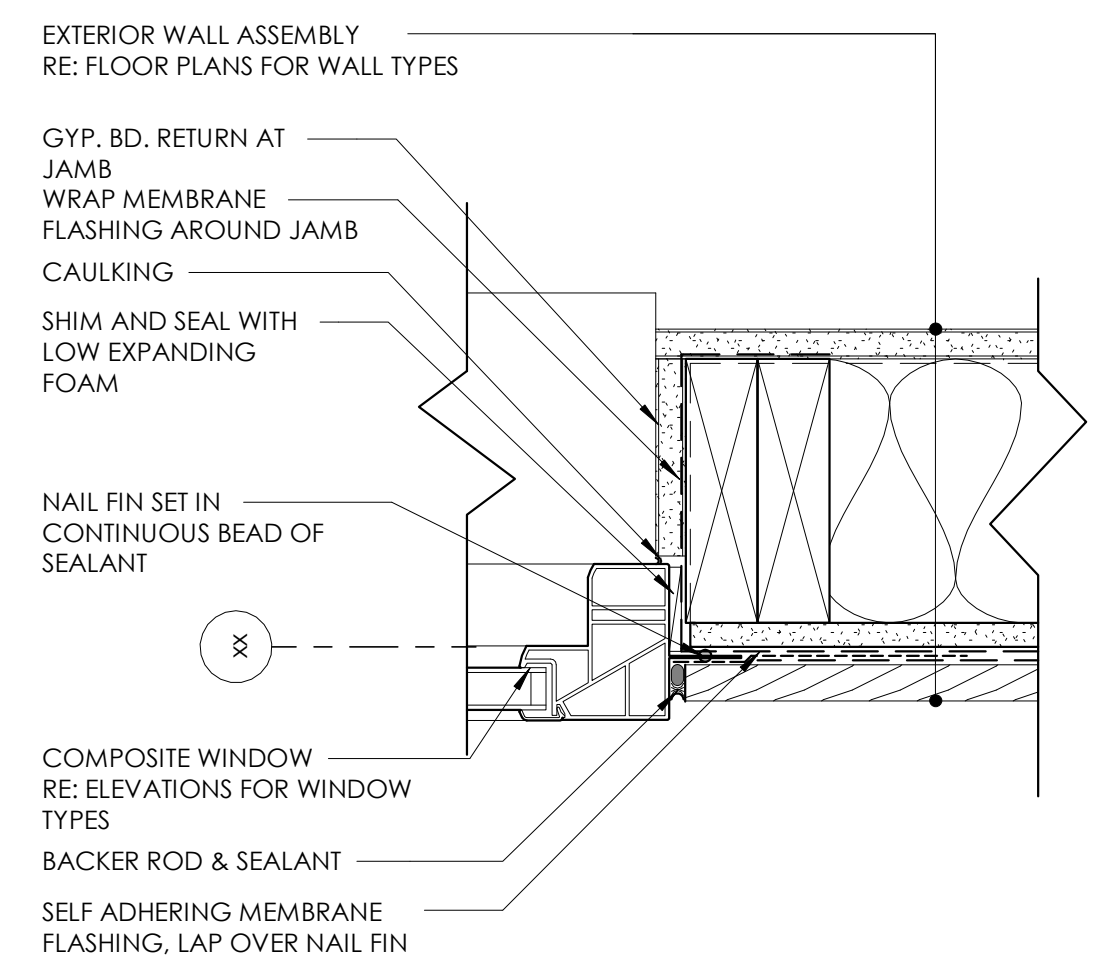
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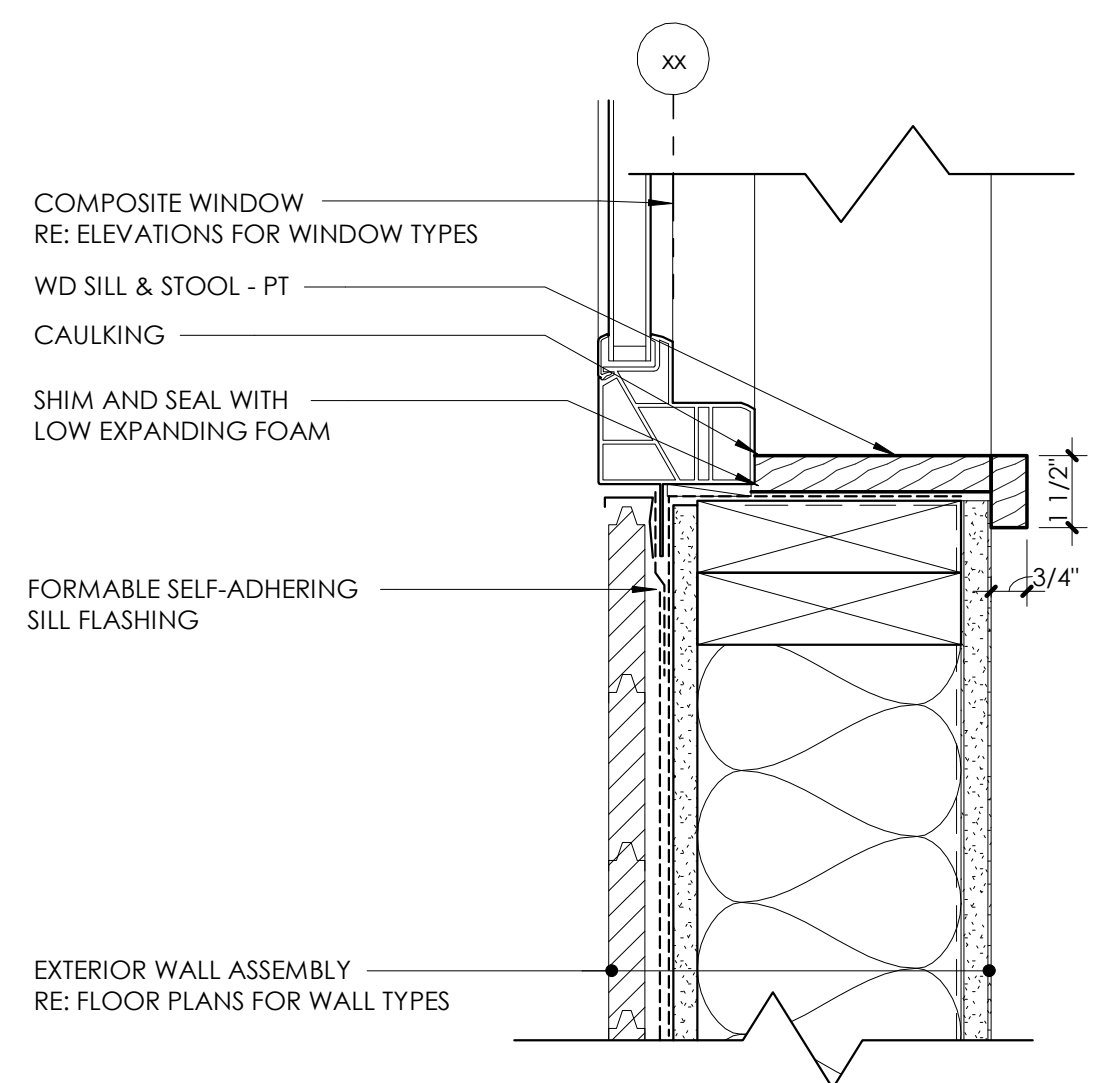
11 KITCHEN - 3
3/8" = 1'-0"



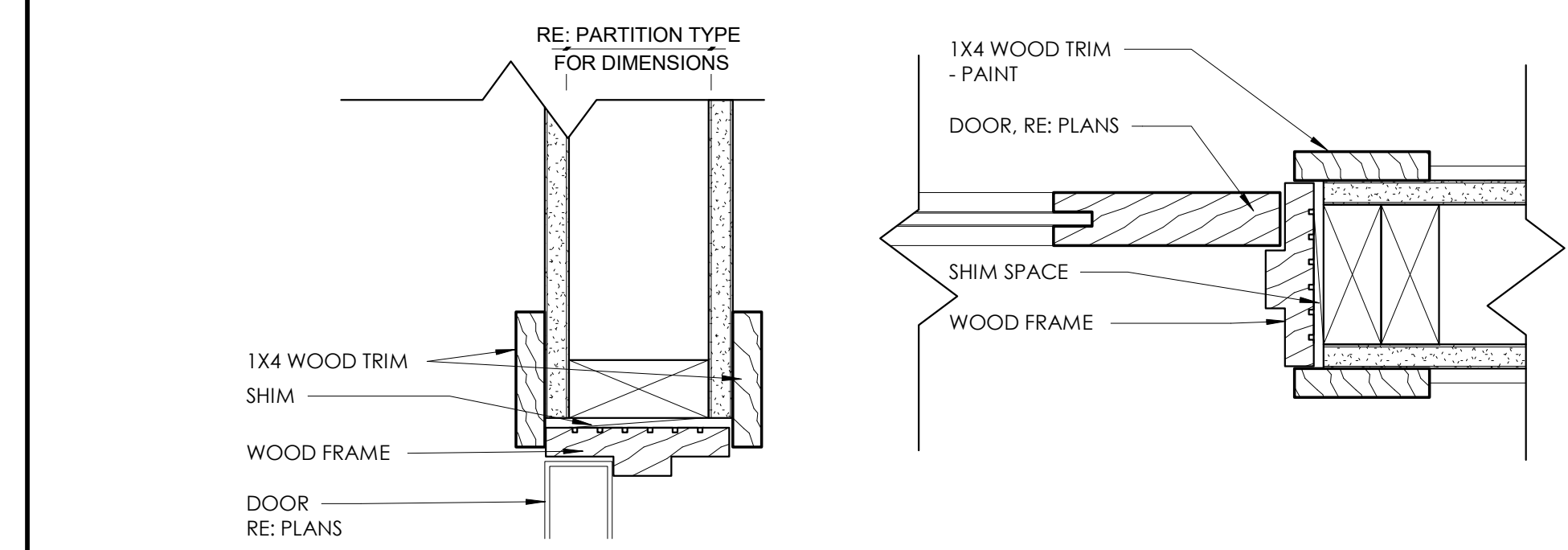
5 COMPOSITE WINDOW HEAD @ WOOD
3" = 1'-0"



4 COMPOSITE WINDOW JAMB @ WOOD
3" = 1'-0"

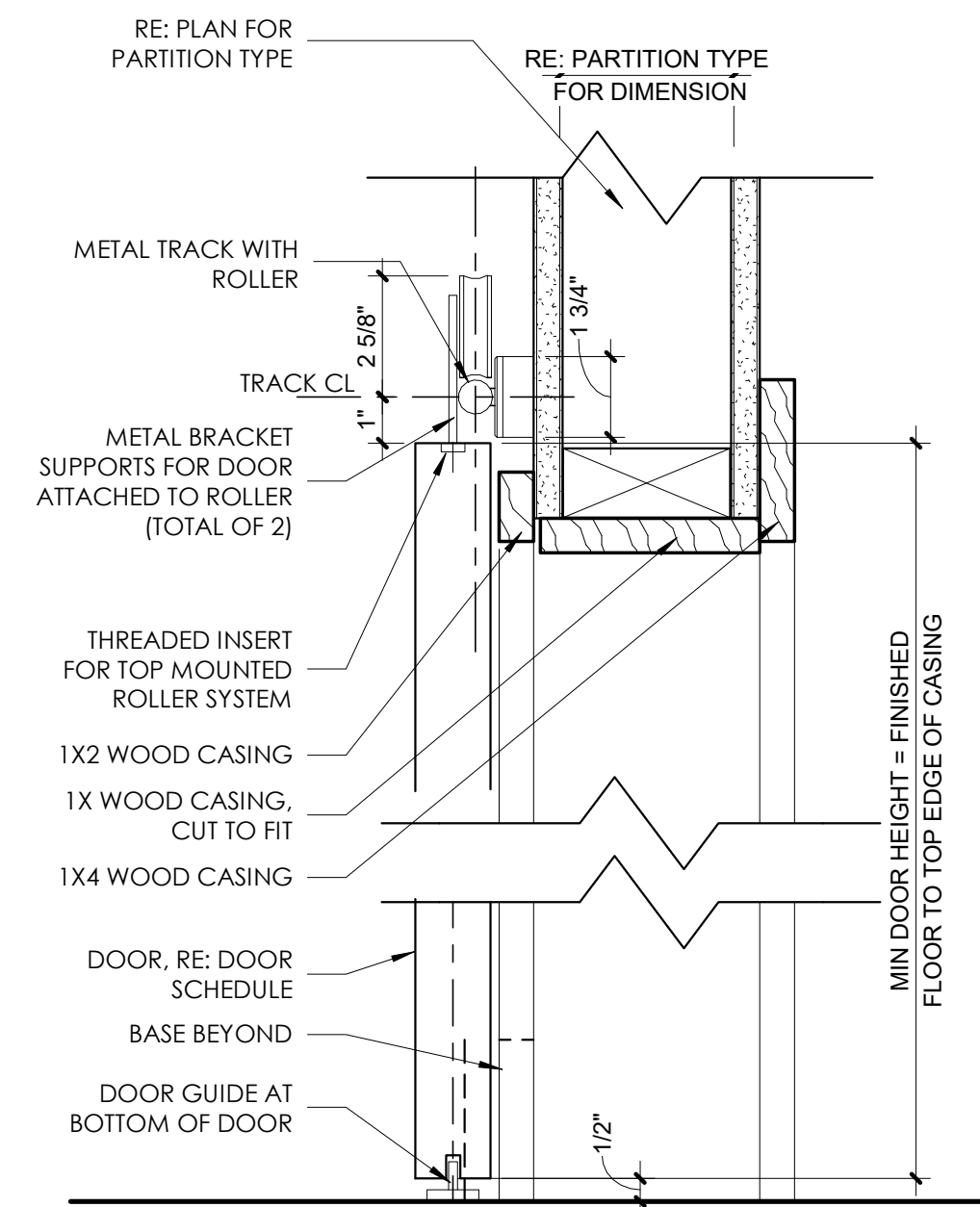


3 COMPOSITE WINDOW SILL @ WOOD
3" = 1'-0"

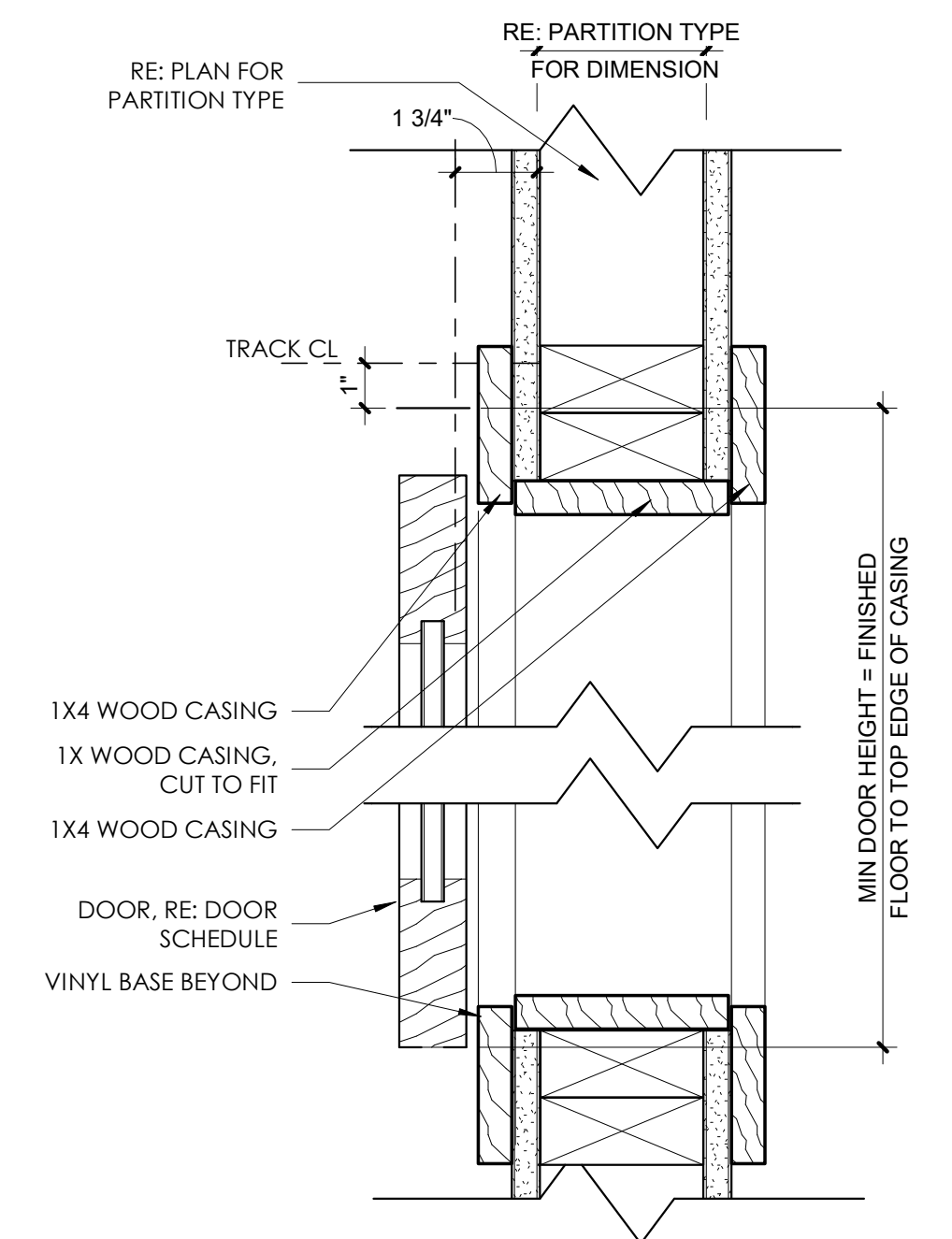


9 WOOD DOOR FRAME HEAD
3" = 1'-0"

8 WOOD FRAME DOOR JAMB
3" = 1'-0"



2 BARN DOOR HEAD DETAIL
3" = 1'-0"



1 BARN DOOR JAMB DETAIL
3" = 1'-0"

BROADWAY - EXISTING HOUSE

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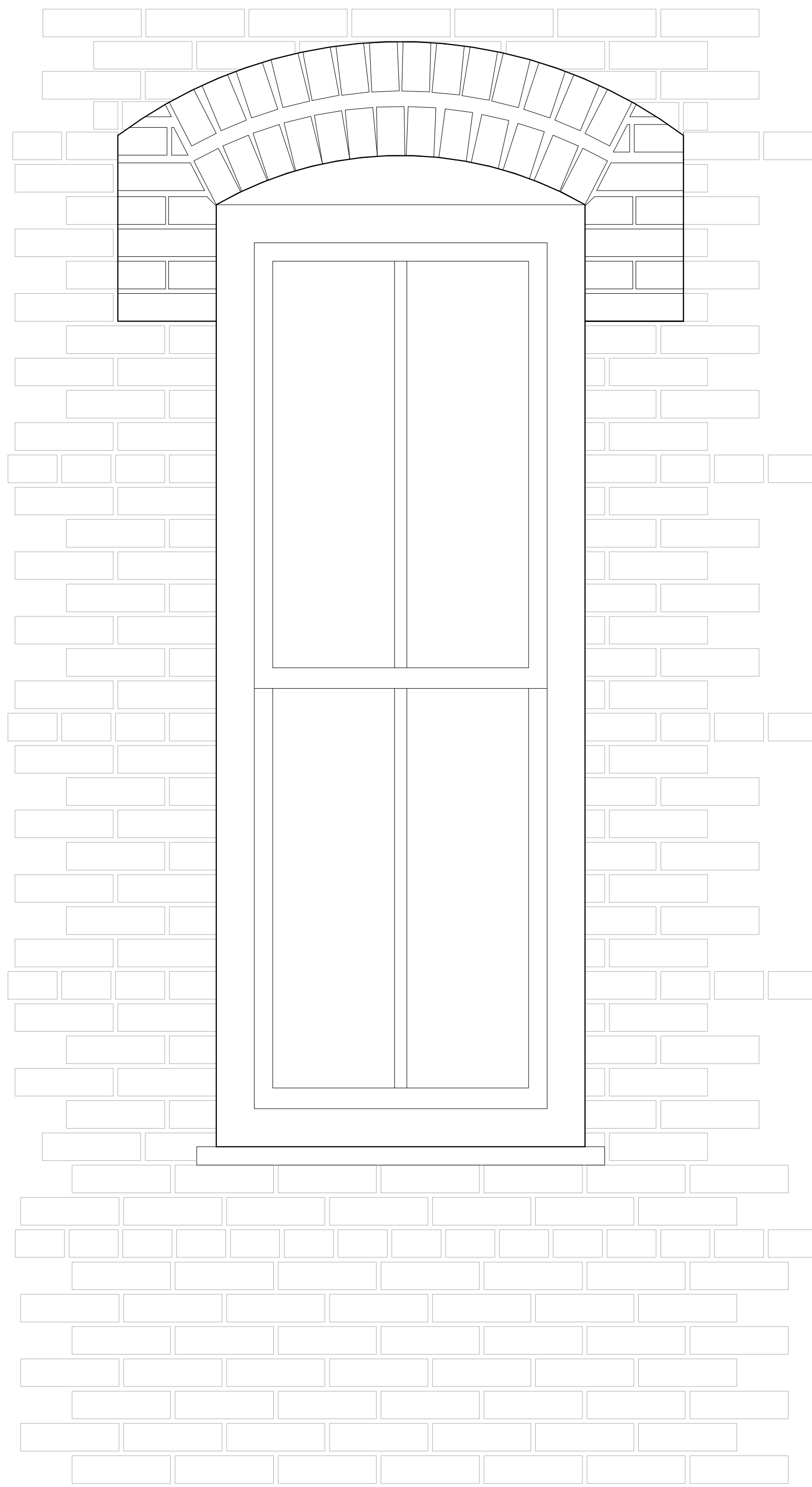
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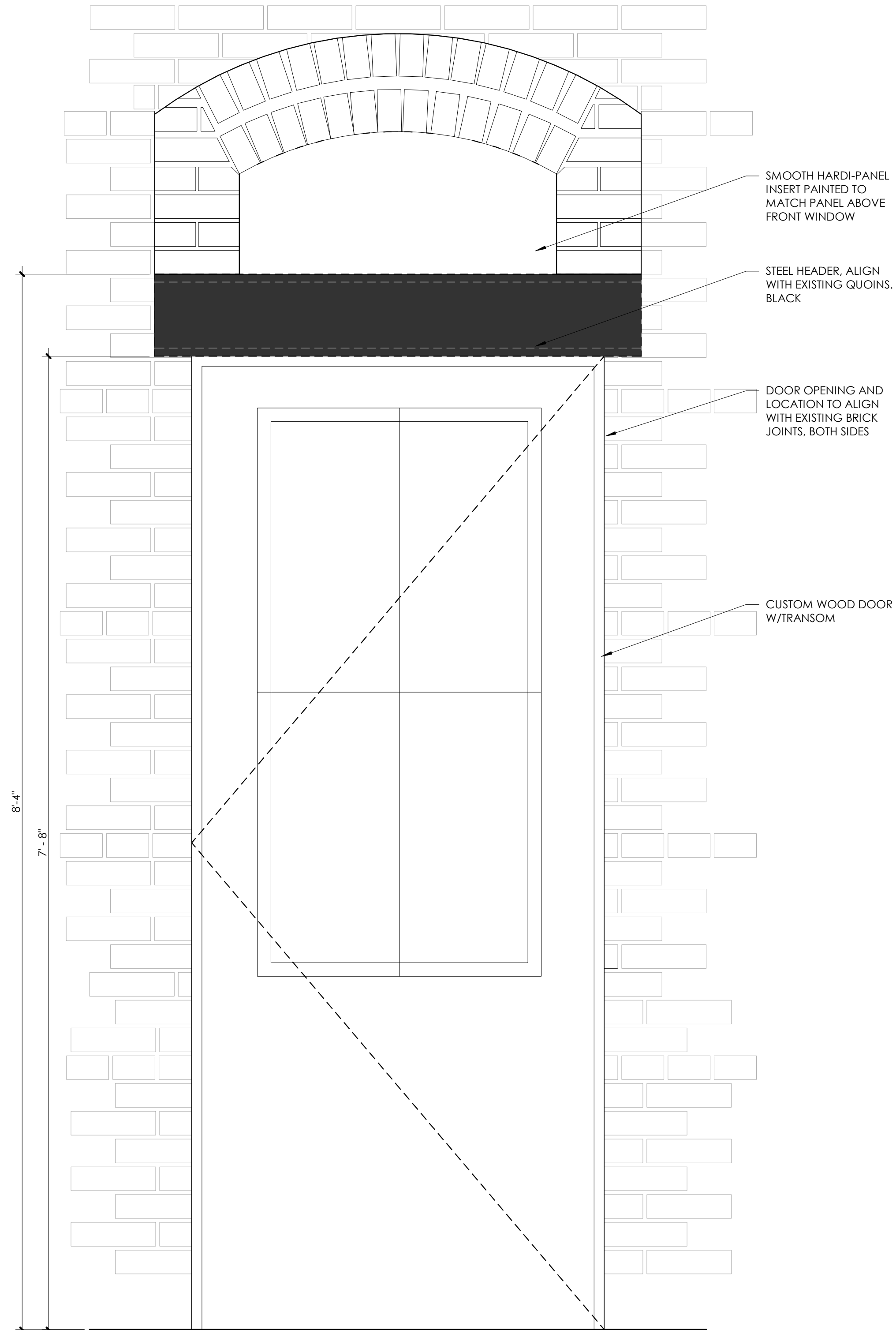
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SHEET TITLE:
WINDOW DETAILS

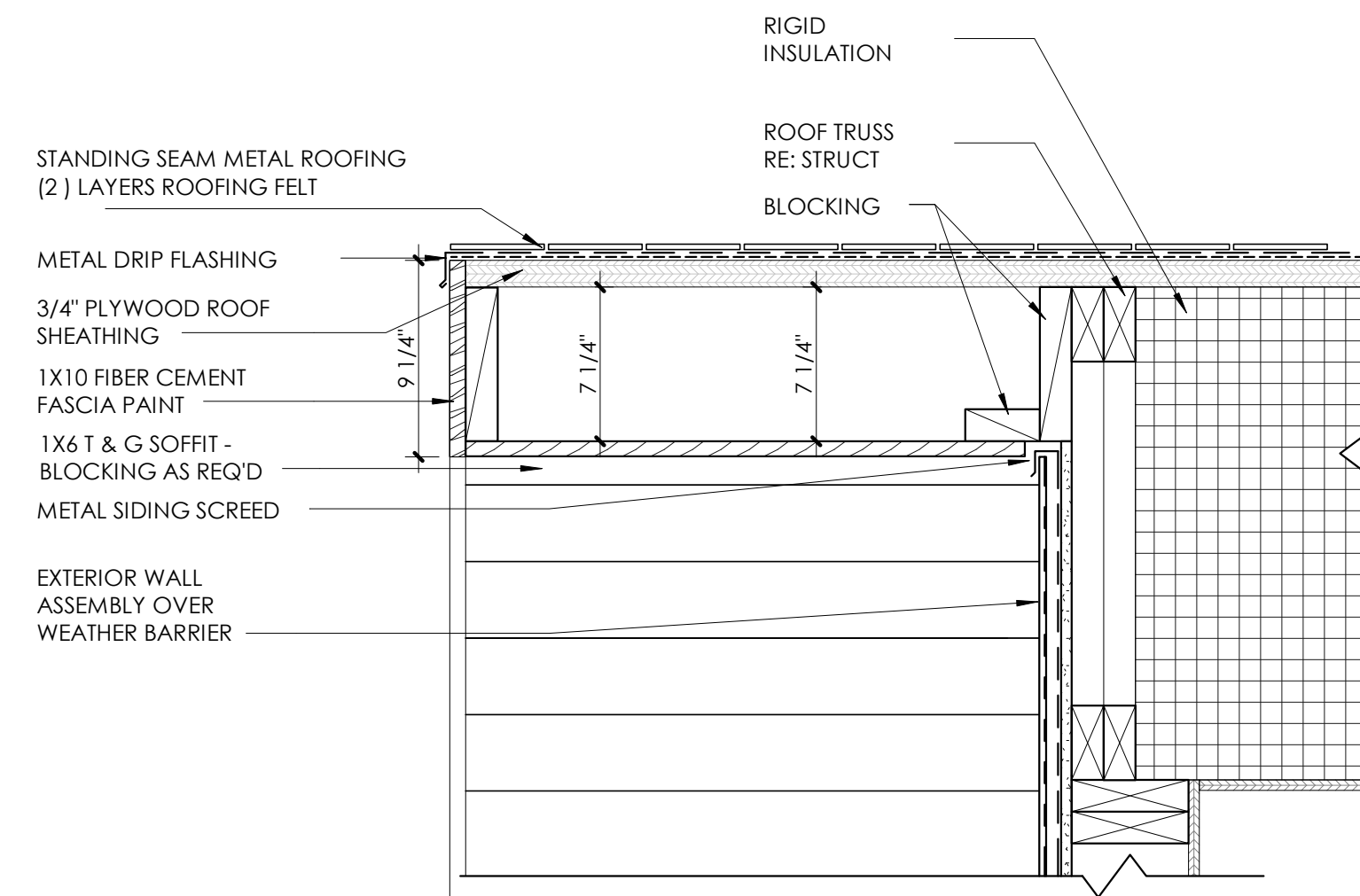
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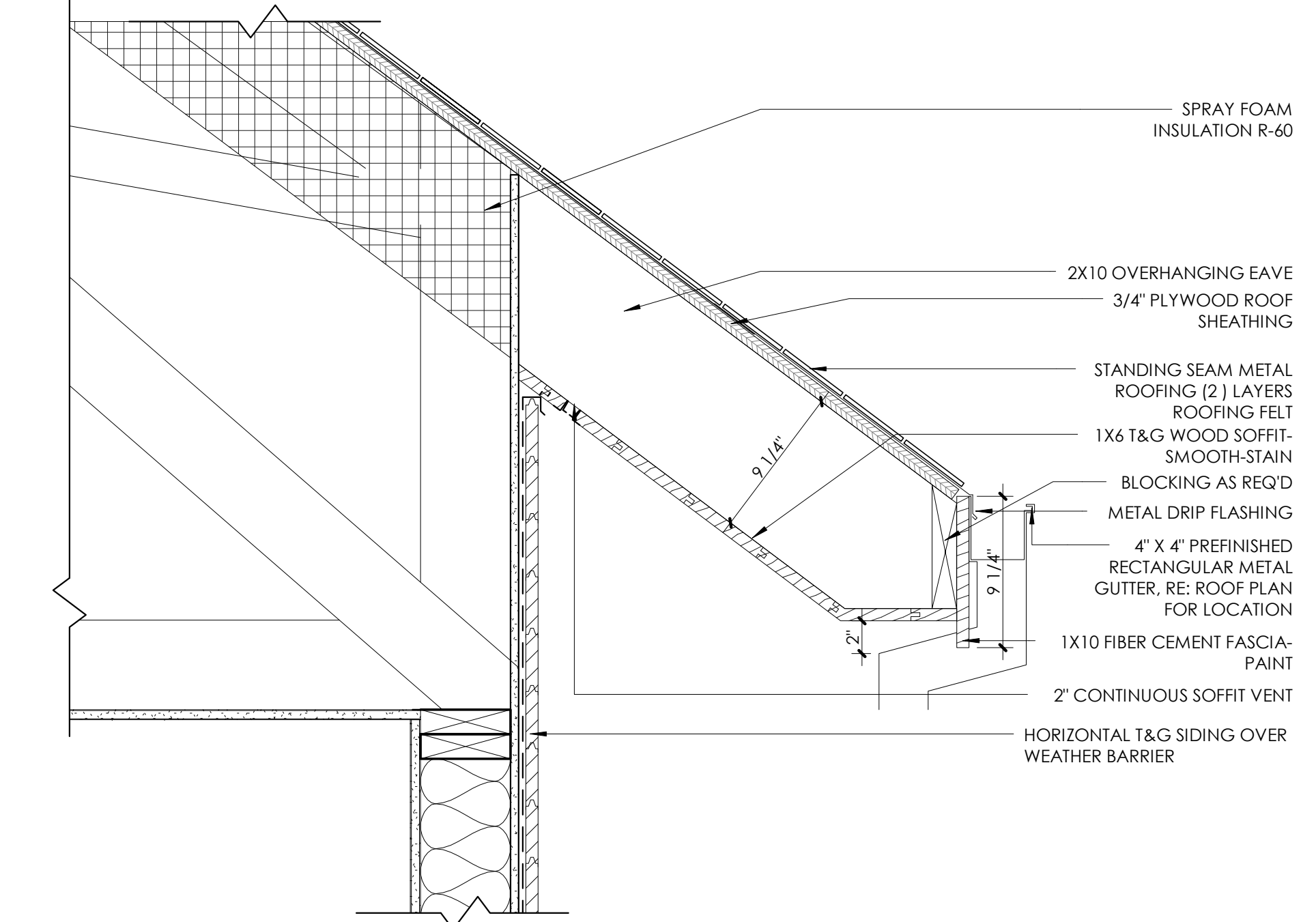
1 EXISTING WINDOW DETAIL
1 1/2" = 1'-0"



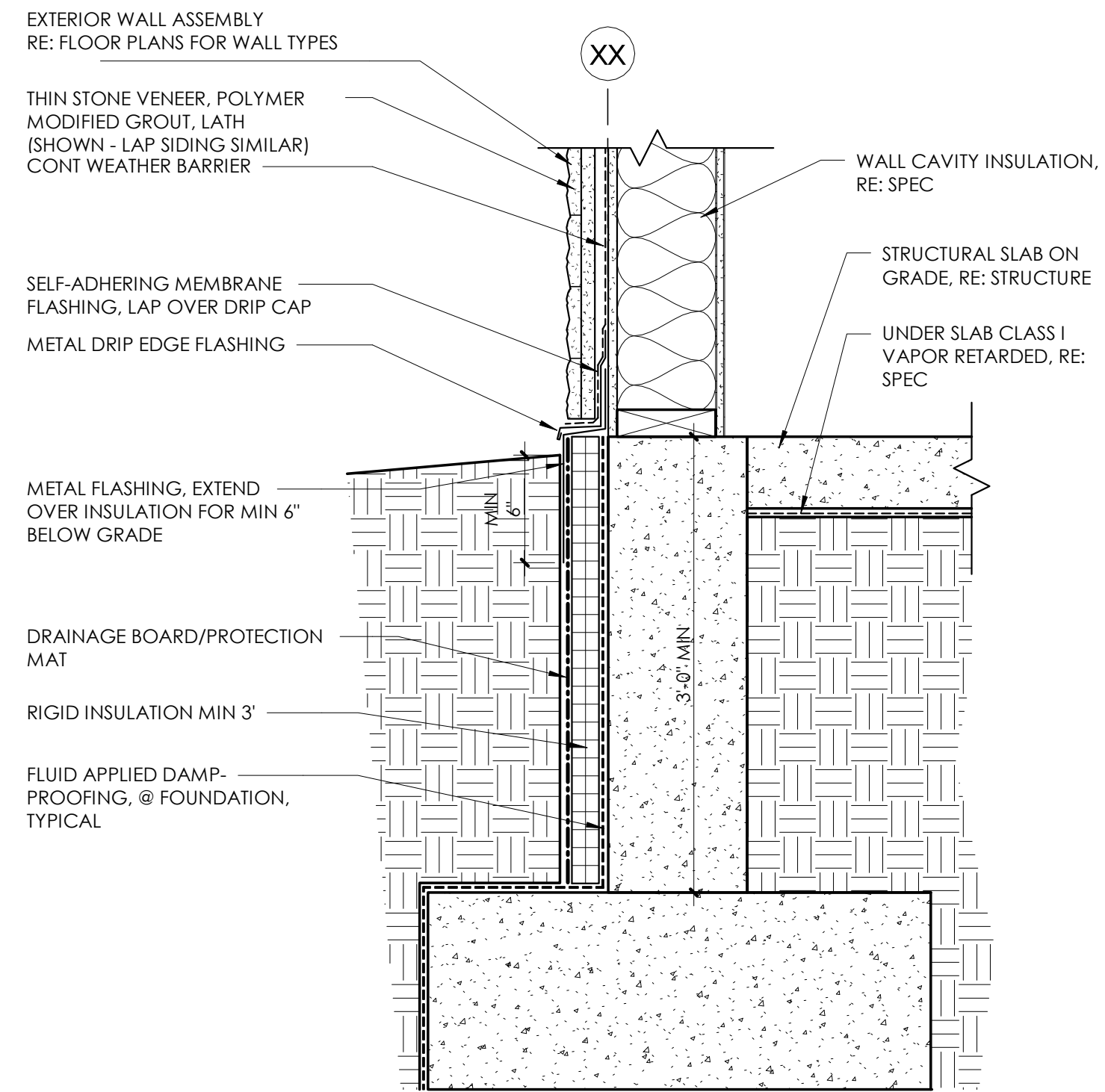
2 REVISED DOOR OPENING
1 1/2" = 1'-0"



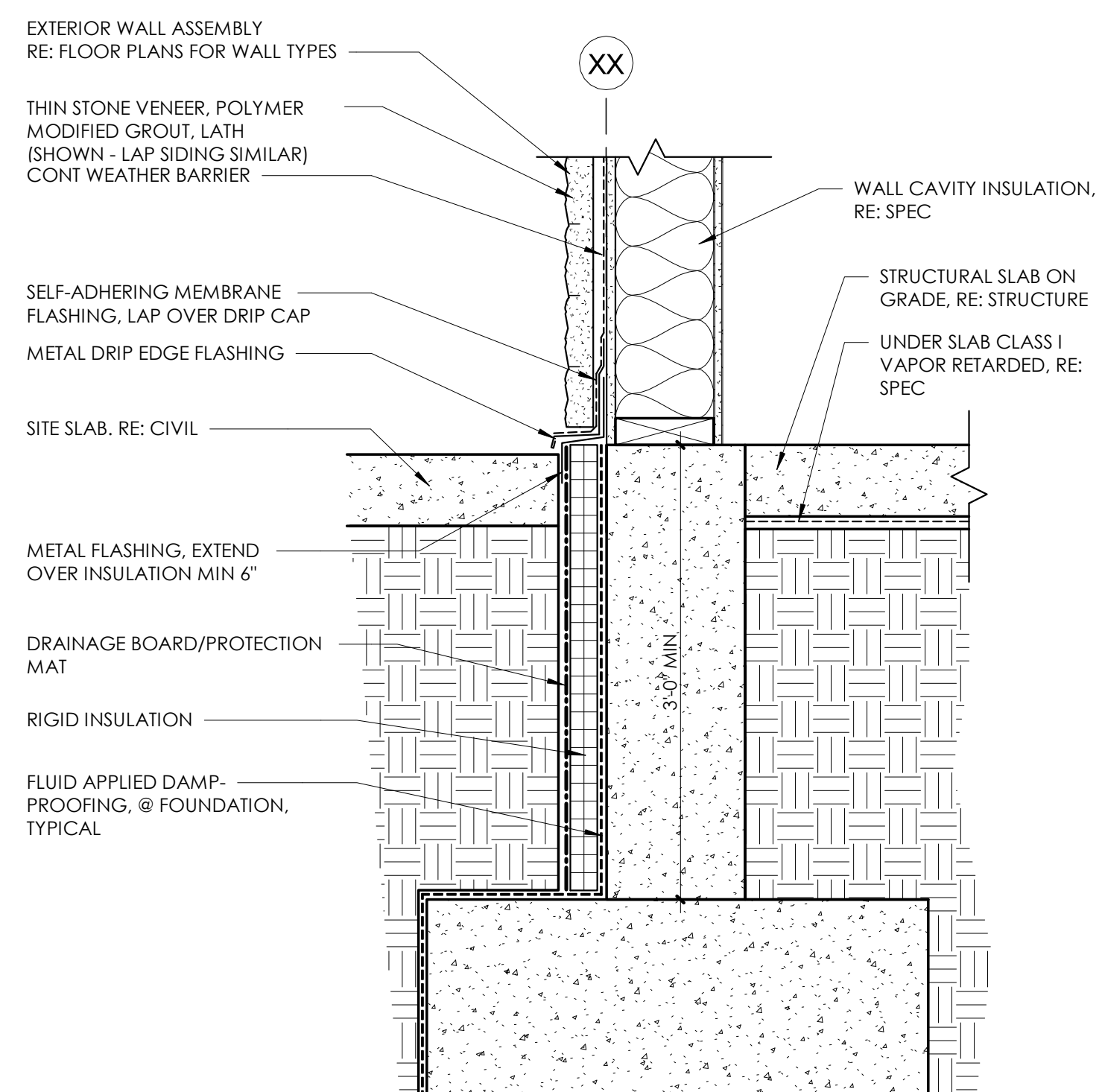
4 ROOF RAKE
1 1/2" = 1'-0"



3 EAVE @ GUTTER
1 1/2" = 1'-0"



2 FOUNDATION @ GRADE SLAB
1 1/2" = 1'-0"



1 FOUNDATION @ SITE SLAB
1 1/2" = 1'-0"