



City of Boulder Planning and Development Services Center

PMT _____

LOT AREA DECLARATION FORM

(to be completed by a licensed surveyor, architect, or engineer)

Project Address: 2815 10 th Street

Legal Description: Lots 17 through 20, Block 14
Newland Addition to the City of Boulder
County of Boulder, State of Colorado

Lot Area: (in sq. ft.) 12,499

Declaration:

I, the undersigned, verify that I have calculated the lot area for the above mentioned parcel, and take full responsibility for the accuracy and completeness of the lot area represented above. I understand that incomplete or inaccurate information may result in significant delays in the issuance of a building permit, or the possible revocation of a building permit.

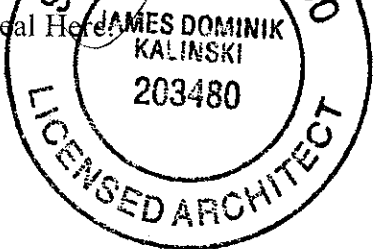
Print Name: Jim Kalinski Title: (Surveyor, Architect, or Engineer) Architect

Company Name: Left Hand Design Group, LLC Phone: 303-447-2926

Mailing Address: 1526 Spruce St,m Ste 201

City: Boulder State: Co Zip code: 80302

Signature: _____ Date: 3/10/15

Stamp or Seal Here: 

Maximum Floor Area Ratio (FAR) and Building Coverage Worksheet

Applicants for new residential construction and additions in the RR-1, RR-2, RE, and RL-1 zoning districts, and applicants for new residential construction and additions for single family dwellings in the RL-2 and RMX-1 zoning districts, including both principal and accessory buildings, are required to complete and submit this worksheet with your building permit application.

Calculate the Maximum Floor Area and Building Coverage for your lot:

Zoning District	Lot Area	Maximum Floor Area (sf)	Maximum Building Coverage (sf)
RL-1	12,499	4404.8	3339.88

Calculate the total Floor Area for your project:

Floor Area as Defined in 9-16-1, B.R.C. 1981			Amount of Floor Area that contributes to max FAR	
	Existing (sf)	Proposed (sf)	Total (sf)	
Level 1	/	1731	413	Perimeter above 36" 48
Level 2	/	1731	1731	High Volume Space (sf)
Level 3	/	1504	1388	High Volume Space (sf)
Level 4	/			High Volume Space (sf)
Accessory 1	/	/		
Accessory 2	/	/		
Accessory 3	/	/		
TOTAL	/	4966	3524	FAR .28 :1

Calculate the total Building Coverage for your project:

Building Coverage as Defined in 9-16-1, B.R.C. 1981			
	Existing (sf)	Proposed (sf)	Total (sf)
Principal	/	1857	1857
Accessory 1	/	576	576
Accessory 2	/	/	/
Accessory 3	/	/	/
TOTAL	/	2433	2433

Front porch total area 55
Additional porch total area 0

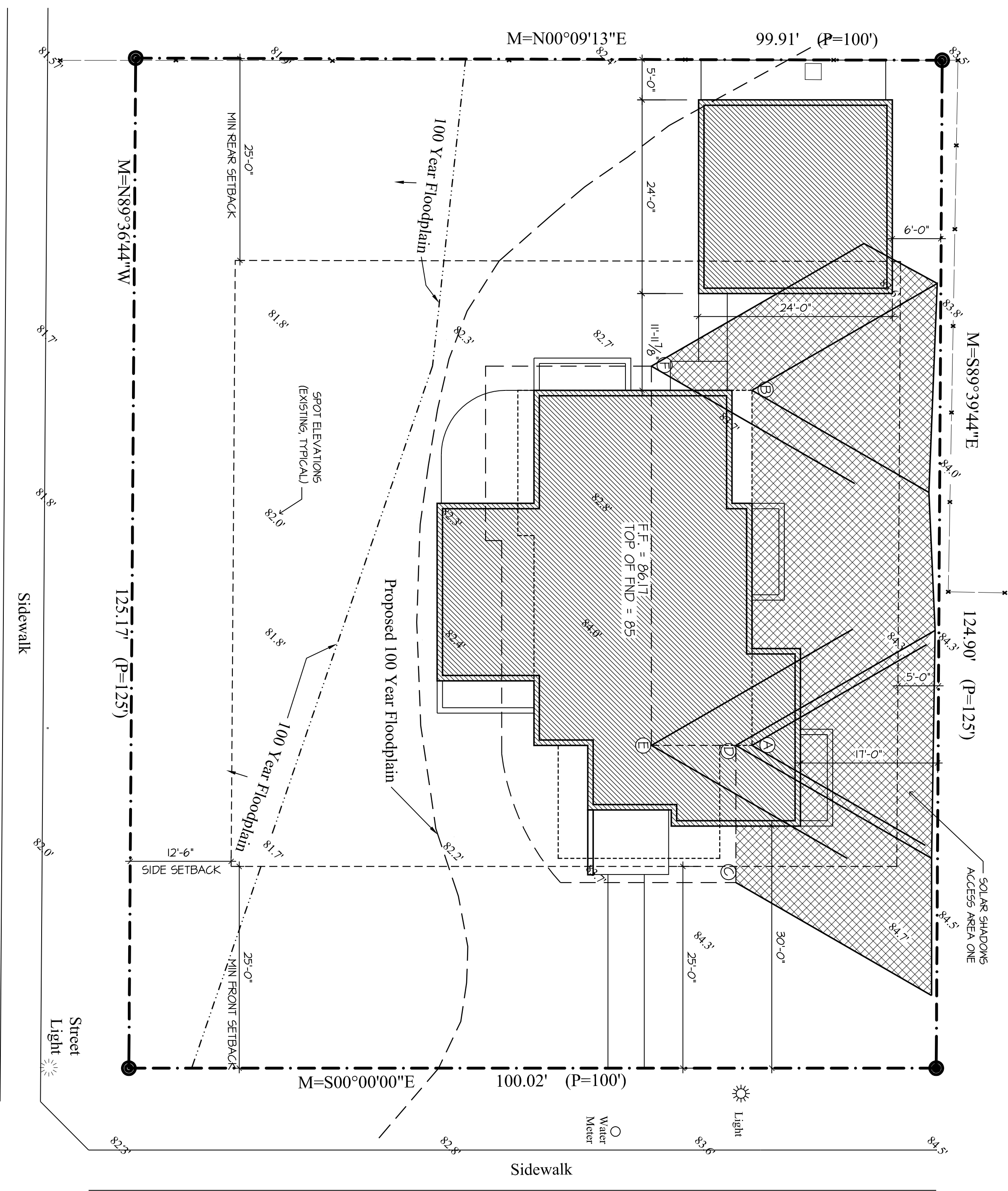
In general, projects with contributing floor area or building coverage that is greater than 80% of the allowed maximum will require detailed and dimensioned building plans showing floor area and building coverage calculations for each building on the lot, including accessory buildings, and will be required to use an Improvement Survey Plat (I.S.P.) or Land Survey Plat (L.S.P.) to determine lot area. Projects that are permitted to use an Improvement Location Certificate (I.L.C.) will be required to submit a supplemental Lot Area Declaration Form, signed by a licensed surveyor, architect, or engineer.

Building Area Declaration:

I, the undersigned, take full responsibility for the accuracy and completeness of the above information. I understand that incomplete or inaccurate information may result in significant delays in the issuance of a building permit, or the possible revocation of a building permit.

Print Name: JIM KALINSKI Signature: [Signature]

Title: (e.g. Owner, Architect, Contractor, etc.) ARCHITECT Date: 3/10/15

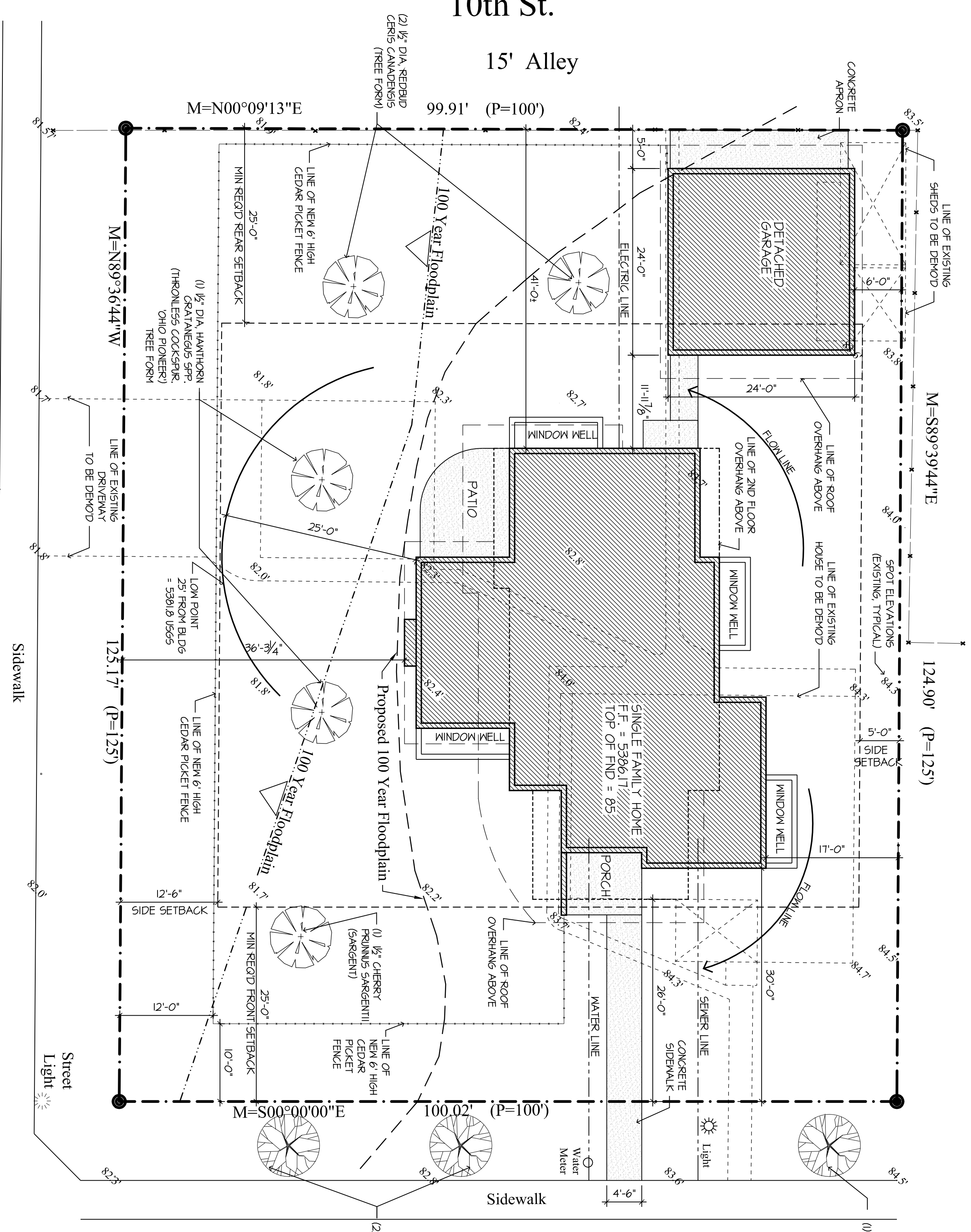


Balsam Ave.

1 SOLAR SHADOW ANALYSIS
SCALE: 1" = 10'-0"

ADJUSTED SHADOW SCHEDULE

ROOF ELEMENT	ELEVATION OF BLDG ELEMENT	GRADE ELEV. @ PROP. LINE	HEIGHT OF BLDG ELEMENT	SHADOW LENGTH
		10	NOON	10
A	5405.74	5304.3	21.44	25
B	5405.74	5303.75	21.99	26.5
C	5407.07	5304.5	21.41	28
D	5407.07	5304.3	22.61	28.5
E	5407.07	5304.2	22.71	28.8
F	5407.07	5304.6	22.31	30.4



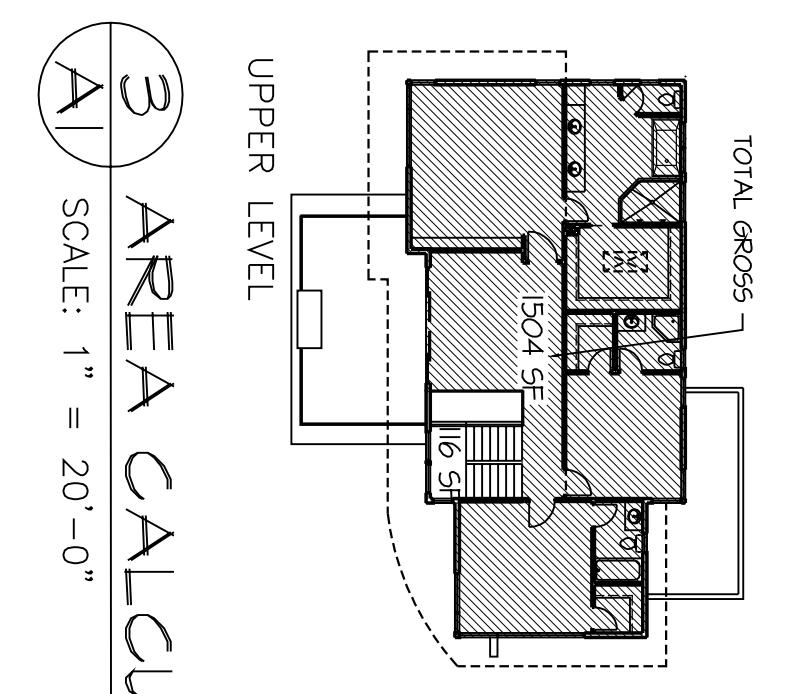
Balsam Ave.

2 SITE PLAN
SCALE: 1" = 10'-0"

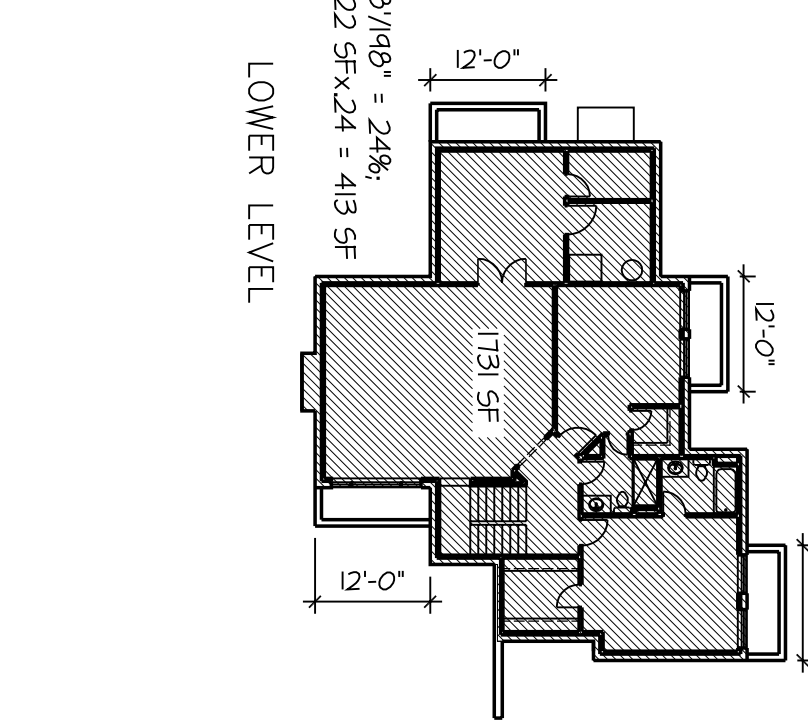
LEGAL DESCRIPTION:
LOTS 17 THROUGH 20, BLOCK 14
NEW AND ADDITION TO THE CITY
OF BOULDER, COUNTY OF BOULDER
STATE OF COLORADO

PROJECT DATA

LOT AREA:	12,499 SF
ZONING:	RL-1
ALLOWABLE FLOOR AREA:	44,048 SF
FAR (ABOVE GRADE):	28.1 (3533 SF/12,499 SF)
HOUSE FOOTPRINT:	1731 SF
2ND FLOOR OVERHANGS:	126 SF
GARAGE:	576 SF
FRONT PORCH:	2433 SF (3334.88 ALLOWED)
BUILDING AREAS:	55 SF (EXCLUDED)
UPPER FLOOR:	1504 SF (FER FAR)
MAIN FLOOR:	1731 SF
LOWER FLOOR:	1731 SF
TOTAL:	4966 SF
GARAGE:	576 SF
GRAND TOTAL:	5542 SF (GR055)
BUILDING AREAS: (CONDITIONED)	
UPPER FLOOR:	1418 SF
MAIN FLOOR:	1624 SF
LOWER FLOOR:	1528 SF
TOTAL:	4570 SF



3 AREA CALCULATIONS
SCALE: 1" = 20'-0"



IMPERVIOUS SURFACE CALCULATIONS

EXISTING	SQUARE FEET
HOUSE FOOTPRINT:	1056
GARAGE:	452
DRIVEWAY/SIDEWALKS:	402
COVERED PORCH:	82
SHEDS:	275
PROPOSED	
HOUSE:	1731
GARAGE:	576
FRONT PORCH:	35
DRIVEWAY:	120
SIDEWALKS:	275
PATIO:	130
TOTAL EXISTING:	2761 SF
TOTAL PROPOSED:	2407 SF
TOTAL ADDED:	140 SF

A1

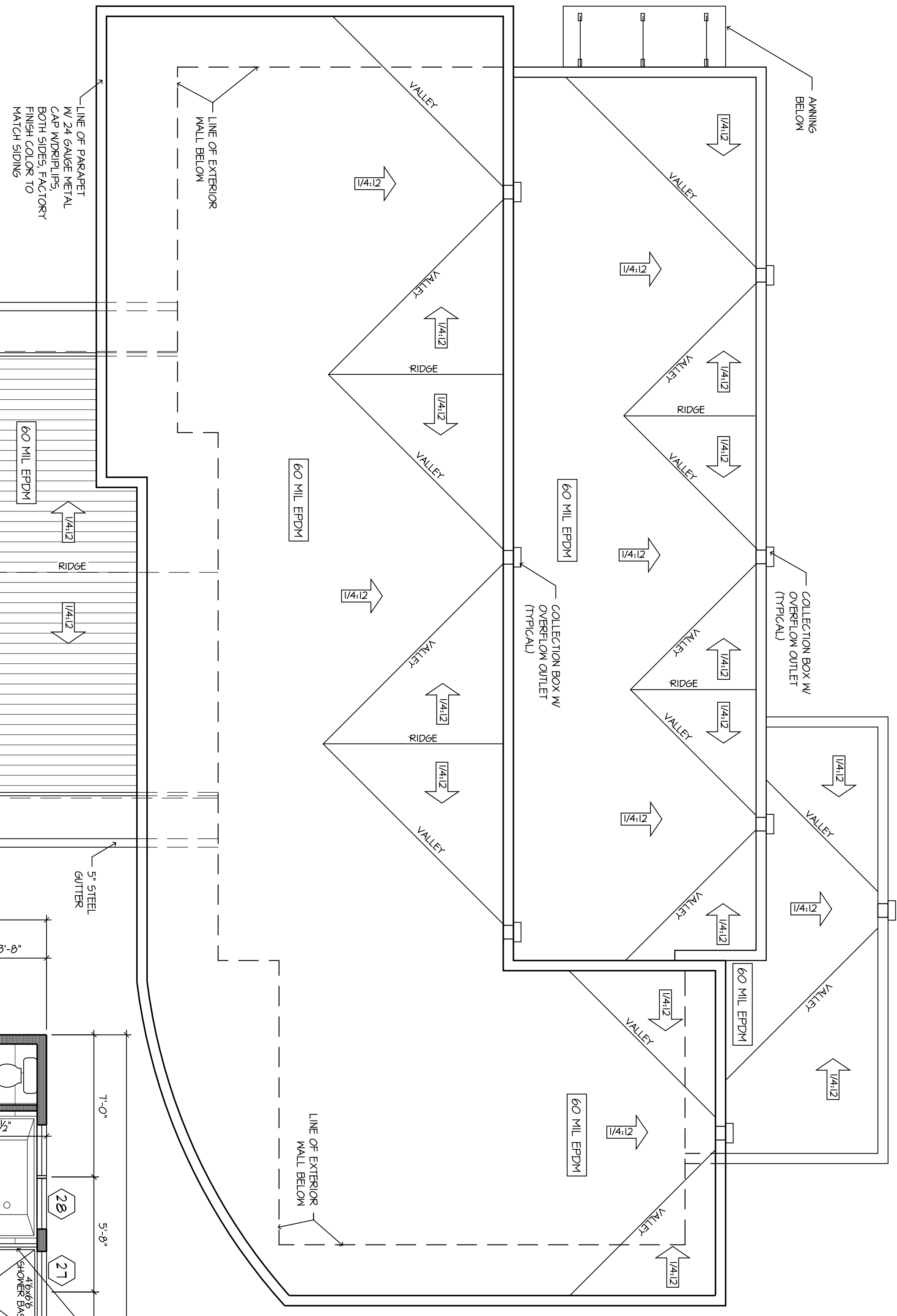
Project Name:	2815TH 10TH
Project #:	1502
File Name:	2815 10TH
Designer:	jck
Date:	2/25/15
Revision Date:	3/10/15

LEFT HAND DESIGN GROUP LLC

1526 Spruce St. Ste.201
Boulder, Colorado 80302
303.447.2926/fax.442.0815

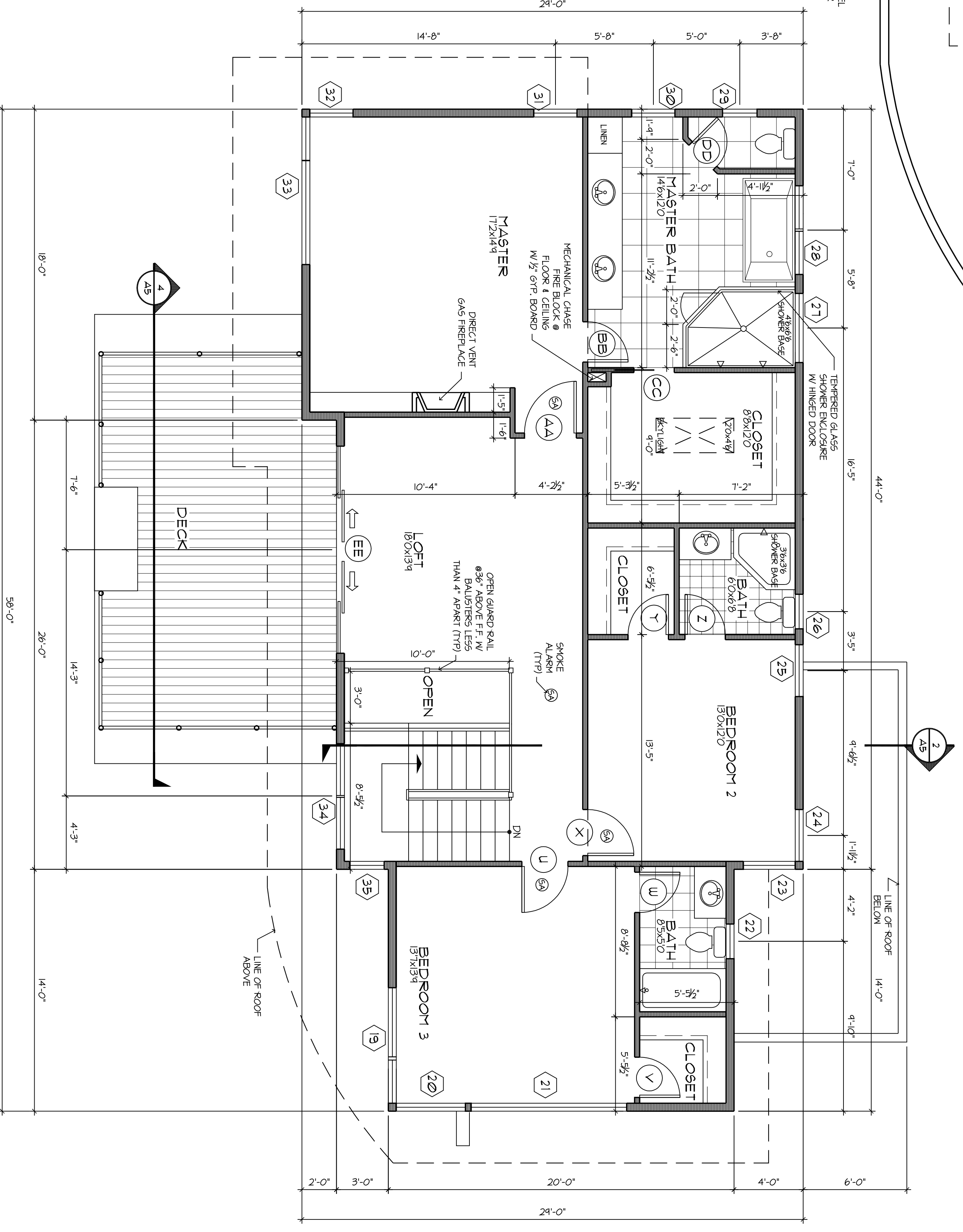
NEW SINGLE FAMILY
2815 10th St. Boulder, CO

AGR BUILDERS



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

#	LOCATION	TYPE	SIZE	NOTES
DOOR SCHEDULE				
BASEMENT				
A	HALL	SINGLE	2'0" x 6'0"	
B	CLOSET	SINGLE	2'4" x 6" x 6"	
C	BEDROOM 4	SINGLE	2'6" x 6"	
D	BATH	SINGLE	2'4" x 6"	
E	BATH	SINGLE	2'4" x 6"	
F	BATH	SINGLE	2'4" x 6"	
G	CLOSET	SINGLE	2'4" x 6"	
H	BEDROOM 5	SINGLE	2'6" x 6"	
I	WORKOUT	DOUBLE	2'6" x 6"	
J	MECHANICAL	SINGLE	3'0" x 6"	
K	CLOSET	SINGLE	2'4" x 6"	
MAIN FLOOR				
L	ENTRY	SINGLE	3'6" x 8" x 0"	
L2	ENTRY CLOSET	BY-PASS	(2) 3'0" x 6"	EXTERIOR, INSULATED, THRESHOLD
M	STUDY	DOUBLE	(2) 2'0" x 6"	
N	POWDER	SINGLE	2'4" x 6"	
O	POWDER CLOSET	SINGLE	2'0" x 3" x 0"	
P	CLOSET	SINGLE	2'4" x 6"	
Q	LAUNDRY	POCKET	2'6" x 6"	
R	LAUNDRY EXT.	SINGLE	2'8" x 0"	
S	DINING	SLIDER	(4) 3'0" x 8" x 0"	EXTERIOR, INSULATED, HALF-LITE
T	LIVING	SLIDER	(4) 3'0" x 8" x 0"	
UPPER FLOOR				
U	BEDROOM 3	SINGLE	2'6" x 6"	
V	BEDRM 3 CLOSET	SINGLE	2'4" x 6"	
N	BEDRM 3 BATH	SINGLE	2'4" x 6"	
X	BEDROOM 2	SINGLE	2'6" x 6"	
Y	BEDRM 2 CLOSET	SINGLE	2'4" x 6"	
Z	BEDRM 2 BATH	SINGLE	2'6" x 6"	
AA	MASTER BATH	SINGLE	3'0" x 6"	
BB	MASTER BATH	SINGLE	2'4" x 6"	
CC	MASTER CLOSET	POCKET	2'4" x 6"	
DD	MASTER TOILET	SINGLE	2'0" x 6"	
EE	LOFT	SLIDER	(4) 3'0" x 6"	
GARAGE				
FF	GARAGE	OVERHEAD	16'0" x 30'0"	
GG	GARAGE	SINGLE	3'0" x 6"	



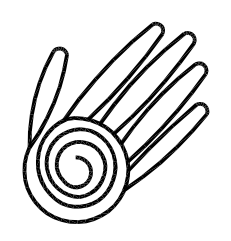
2 UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

NEW SINGLE FAMILY
2815 10th St. Boulder, CO

AGR BUILDERS

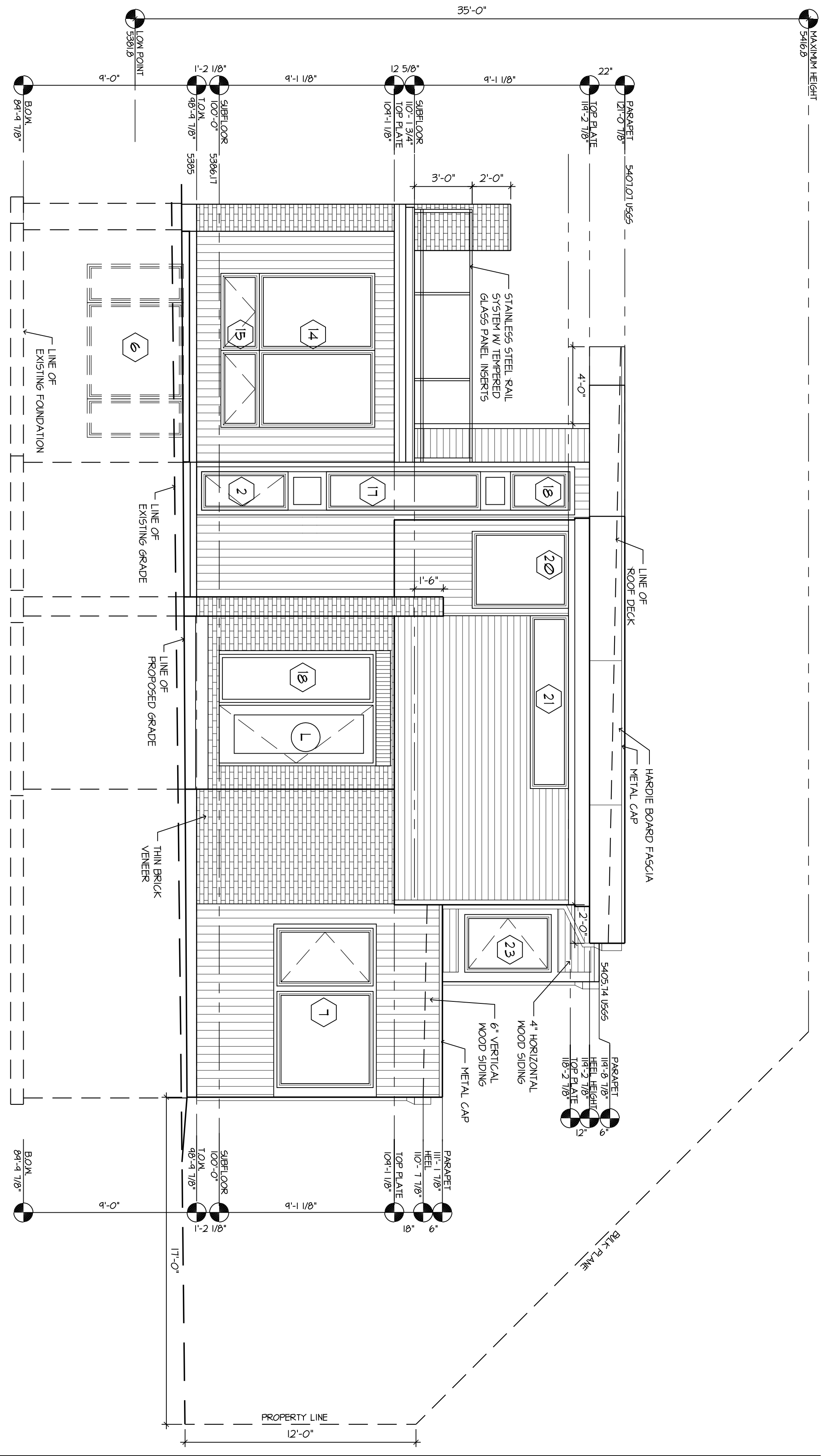
LEFT HAND DESIGN
GROUP LLC

1526 Spruce St. Ste.201
Boulder, Colorado 80302
303.447.2926/fax.442.0815

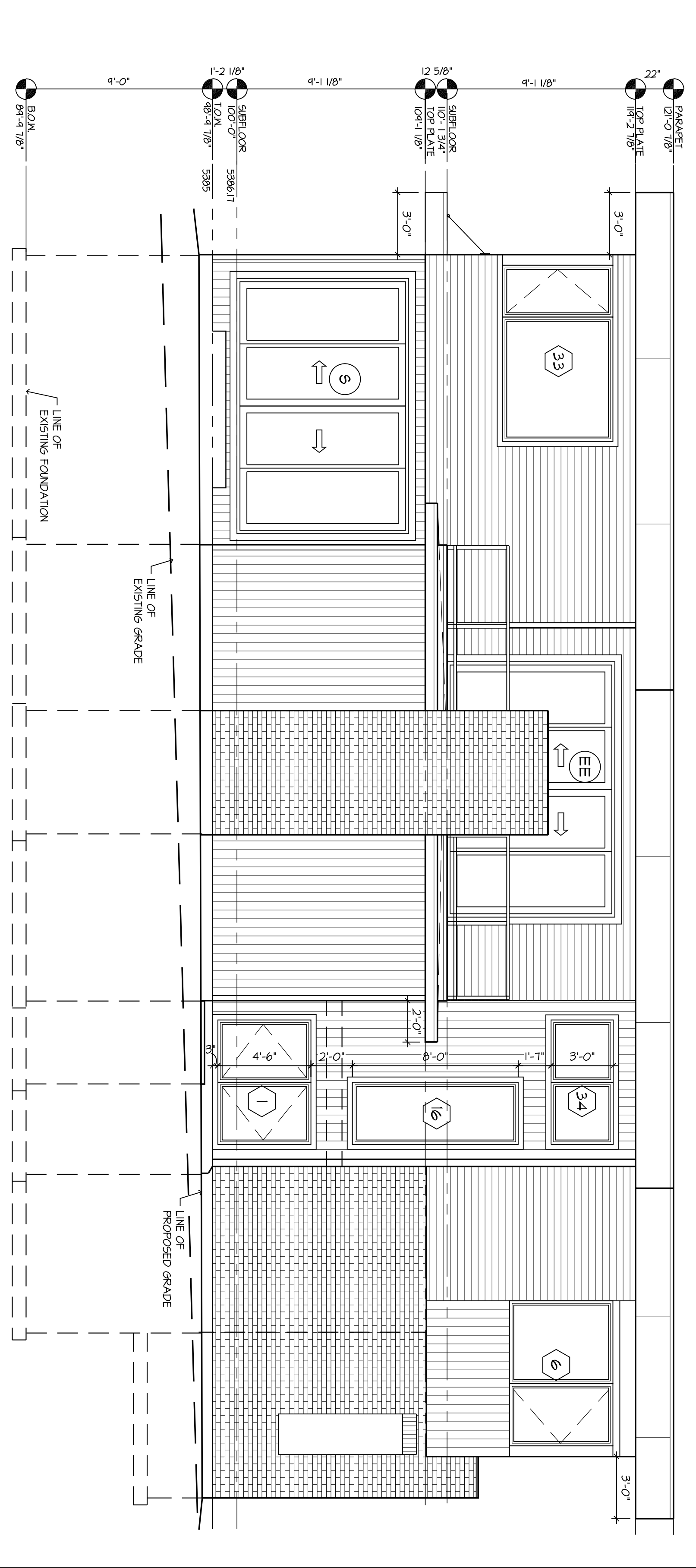


A3

Project Name:	2815TH 10TH
Project #:	1502
File Name:	2815 10TH
Designer:	jck
Date:	2/25/15
Revision Date:	3/10/15



1 EAST ELEVATION
 A4 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
 A4 SCALE: 1/4" = 1'-0"

A4

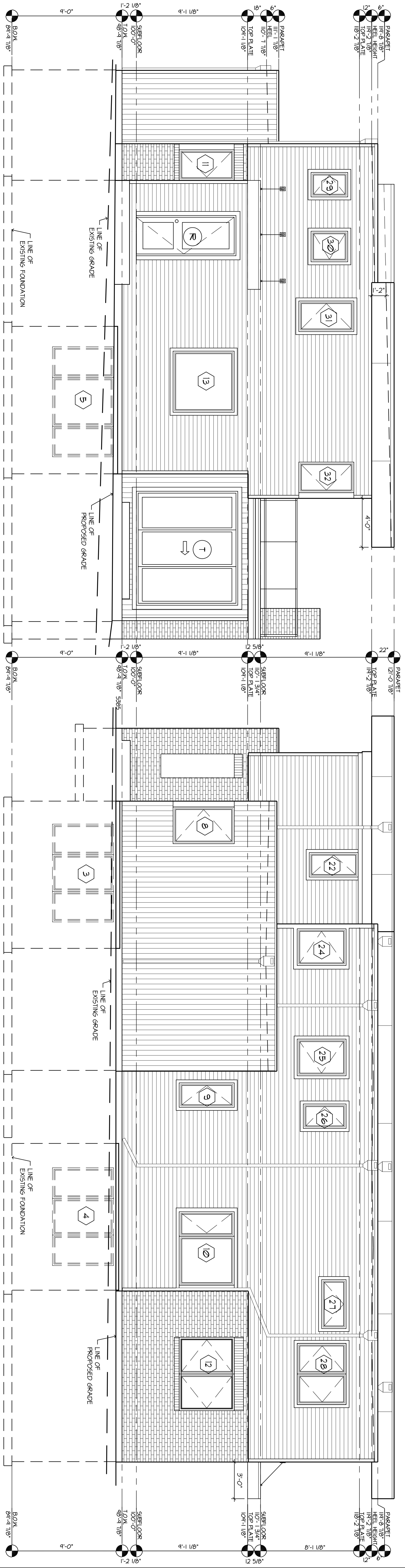
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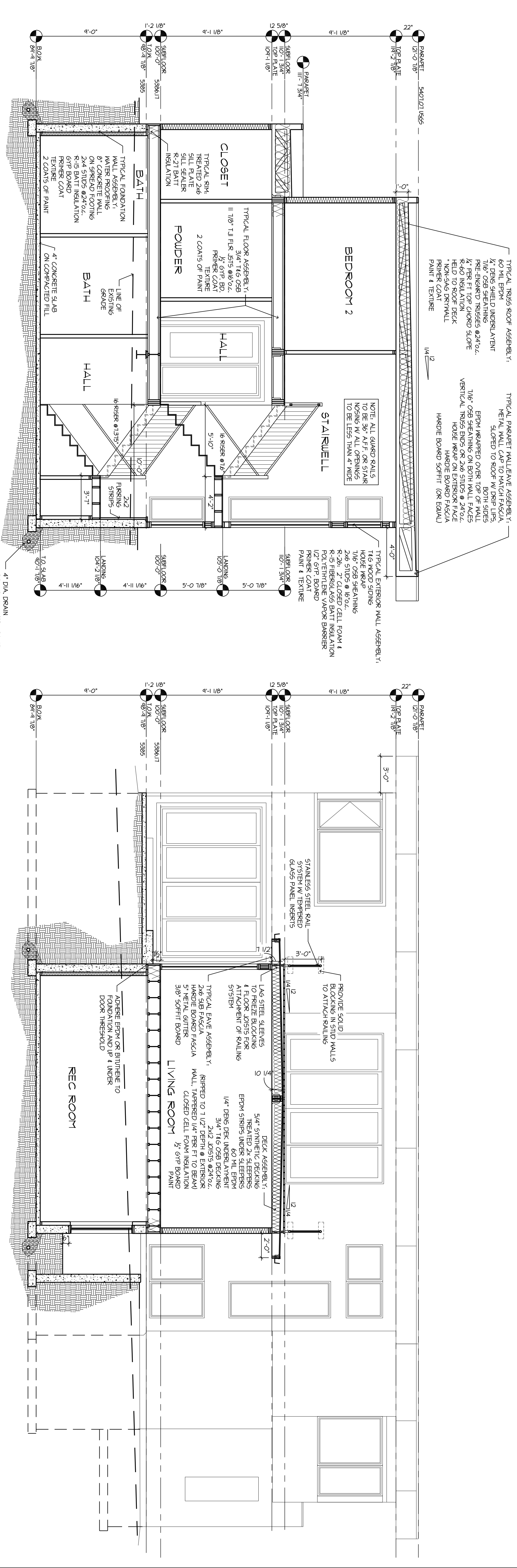
NEW SINGLE FAMILY
 2815 10th St. Boulder, CO

AGR BUILDERS



A5 WEST ELEVATION
SCALE: 1/4" = 1'-0"

A5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



A5 NORTH-SOUTH SECTION
SCALE: 1/4" = 1'-0"

A5 LIVING ROOM SECTION
SCALE: 1/4" = 1'-0"

Project Name:	2815TH 10TH
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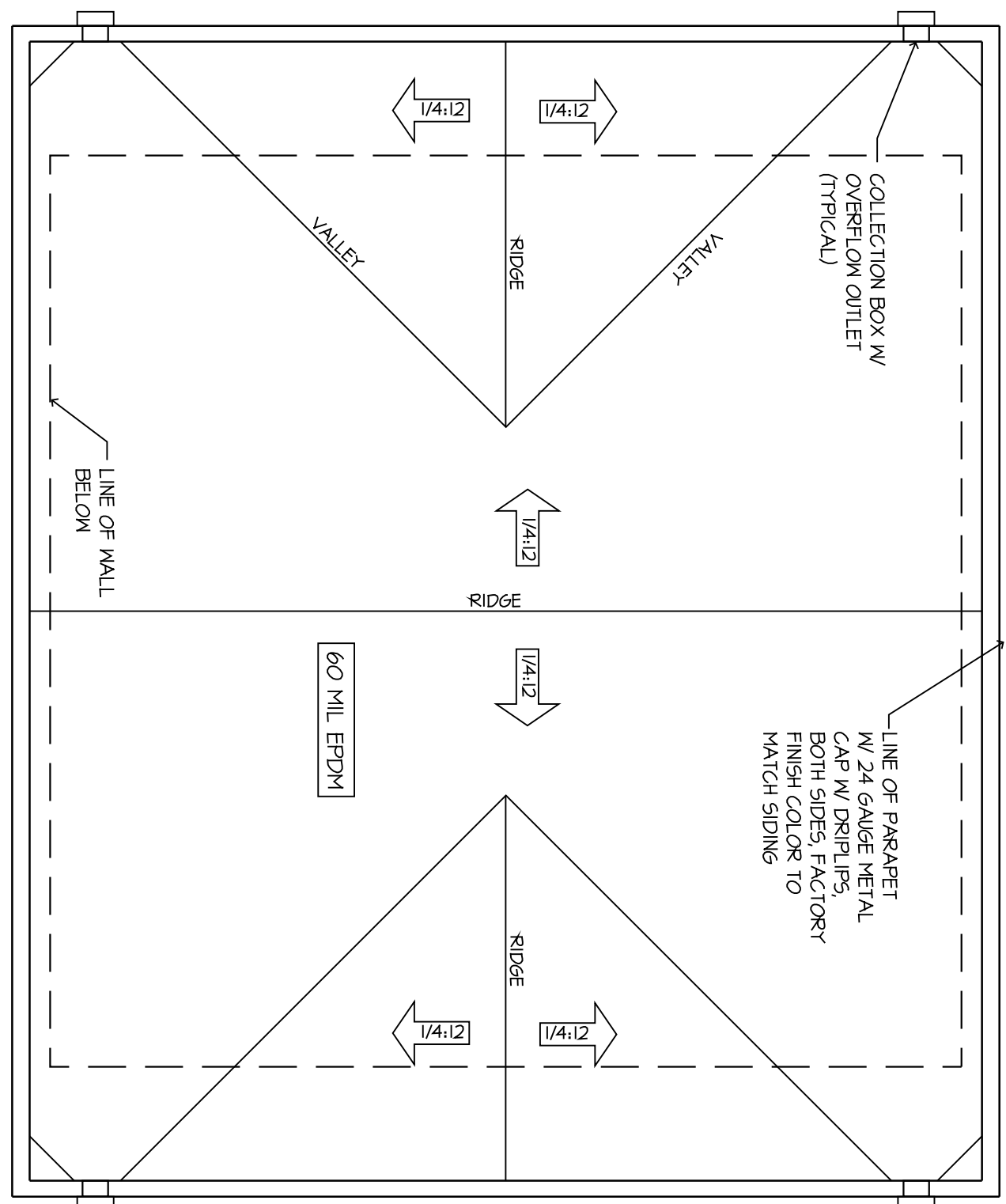
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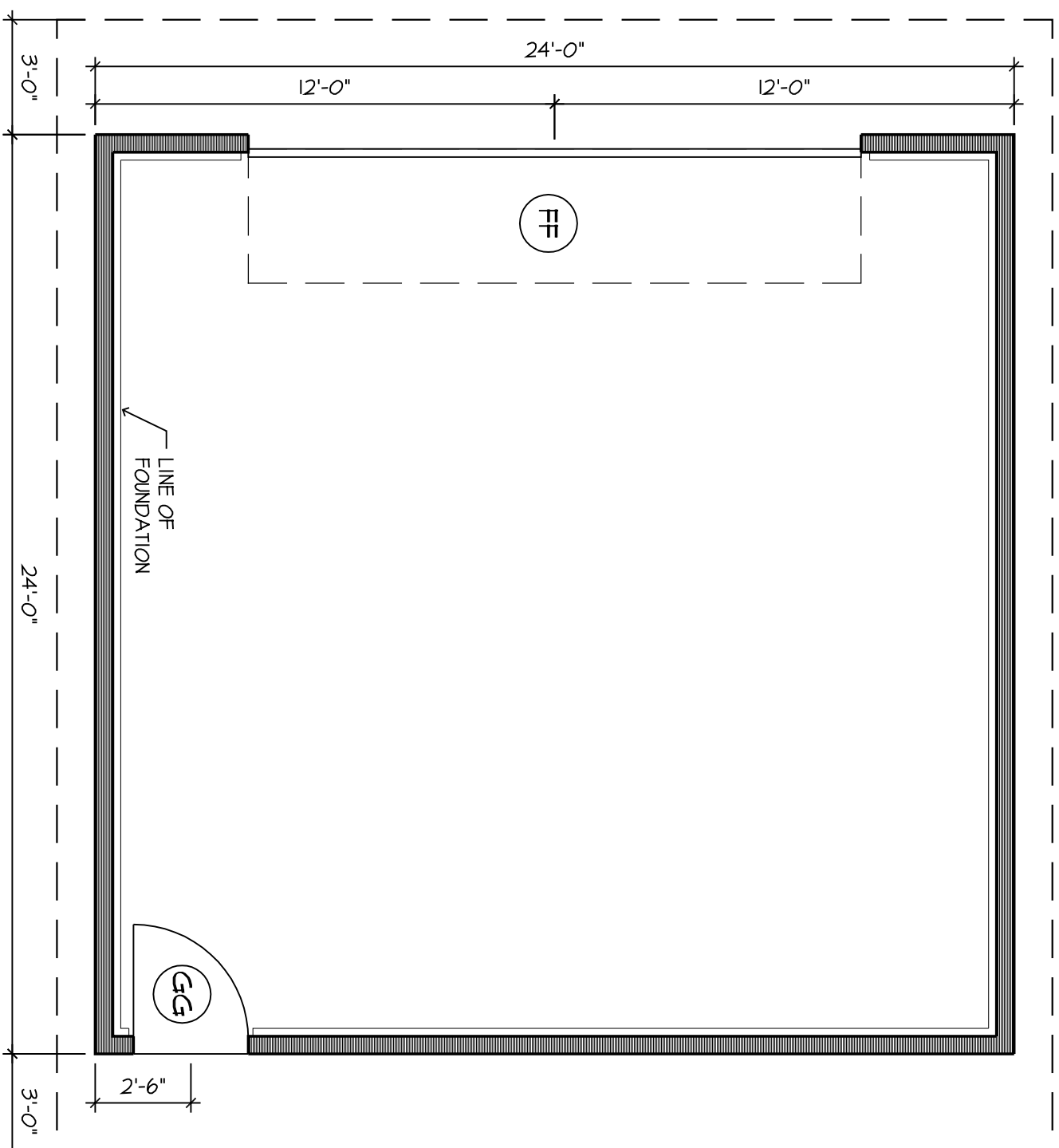
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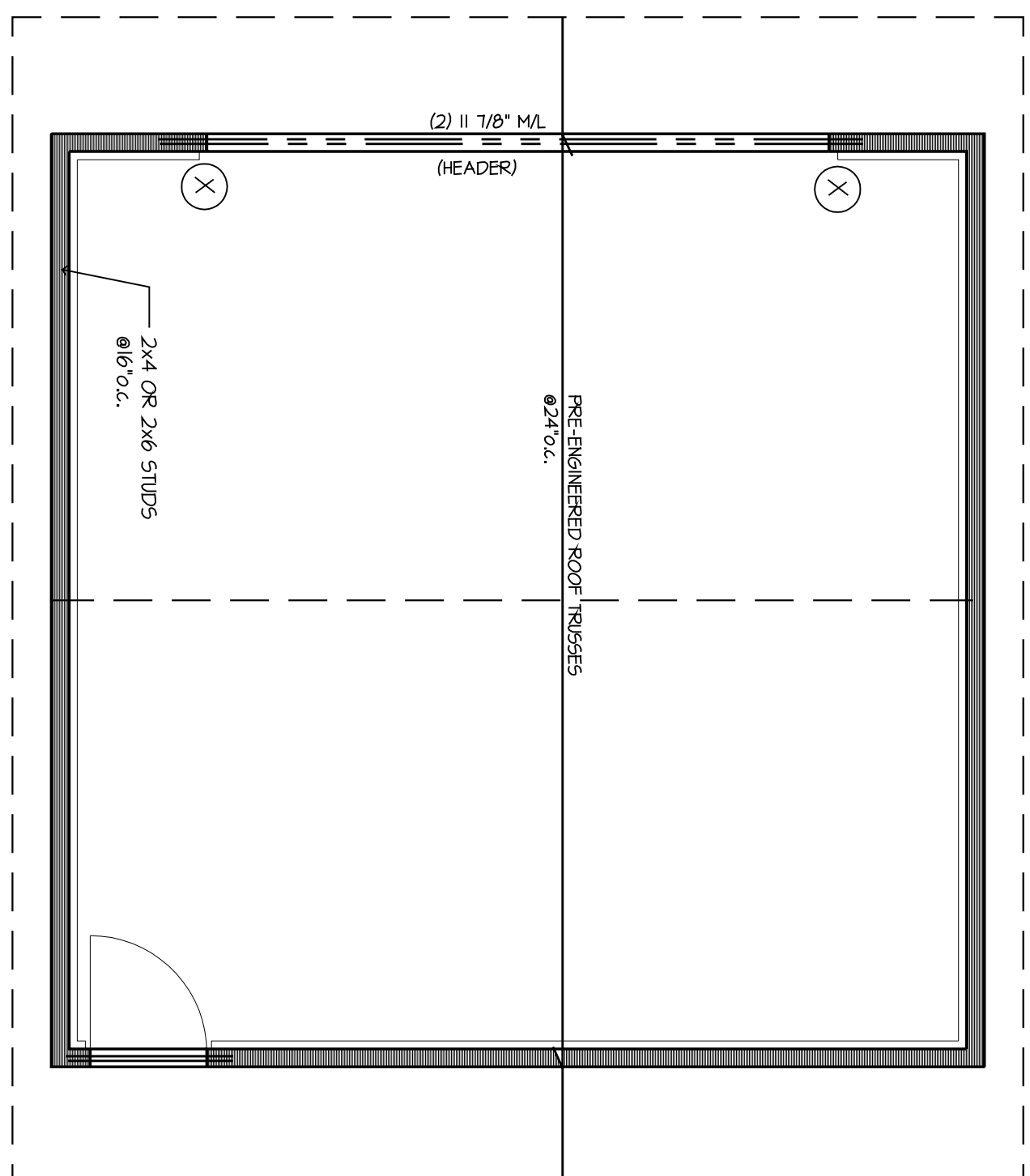
A5



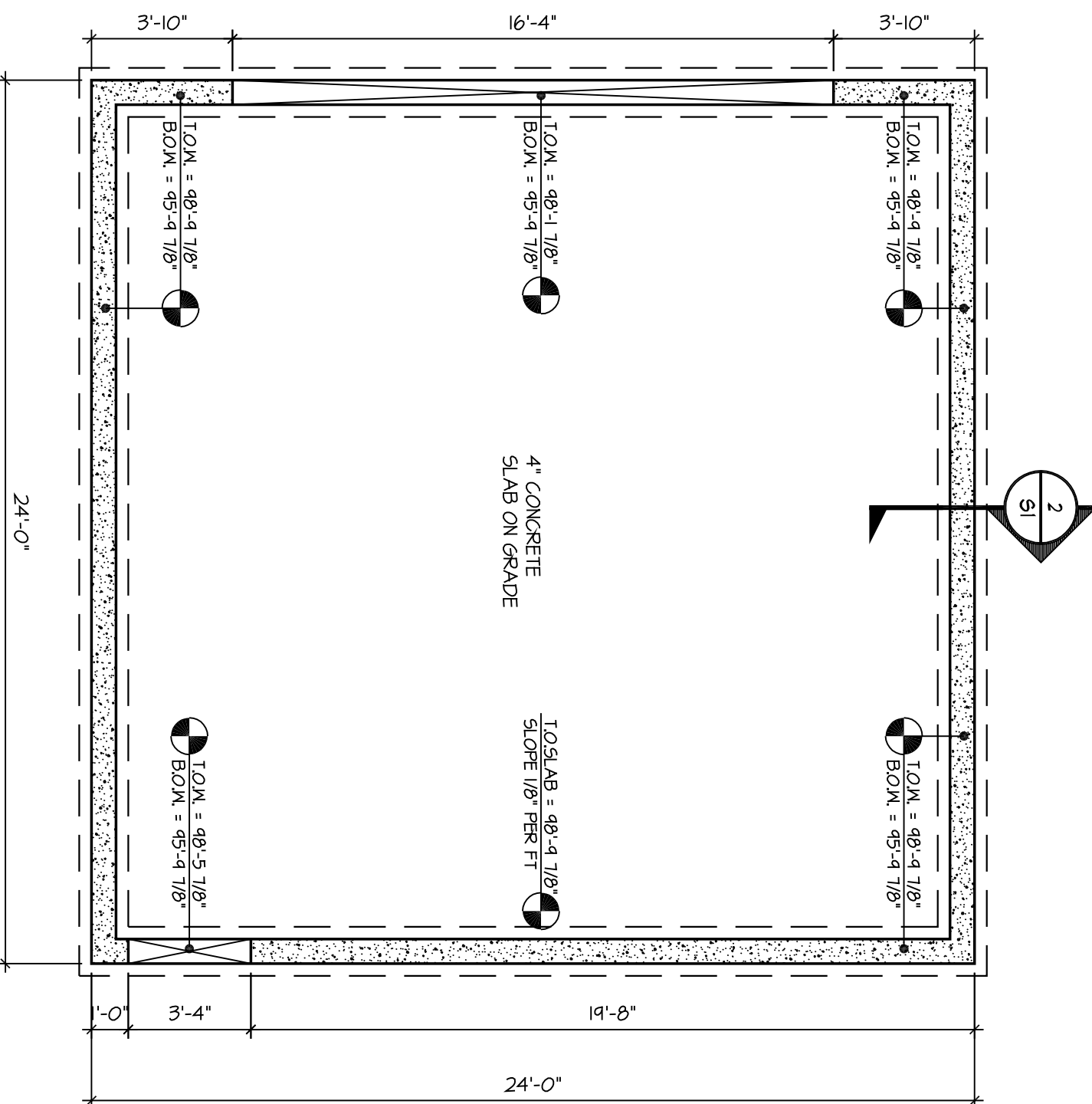
1 GARAGE ROOF PLAN
A6 SCALE: 1/4" = 1'-0"



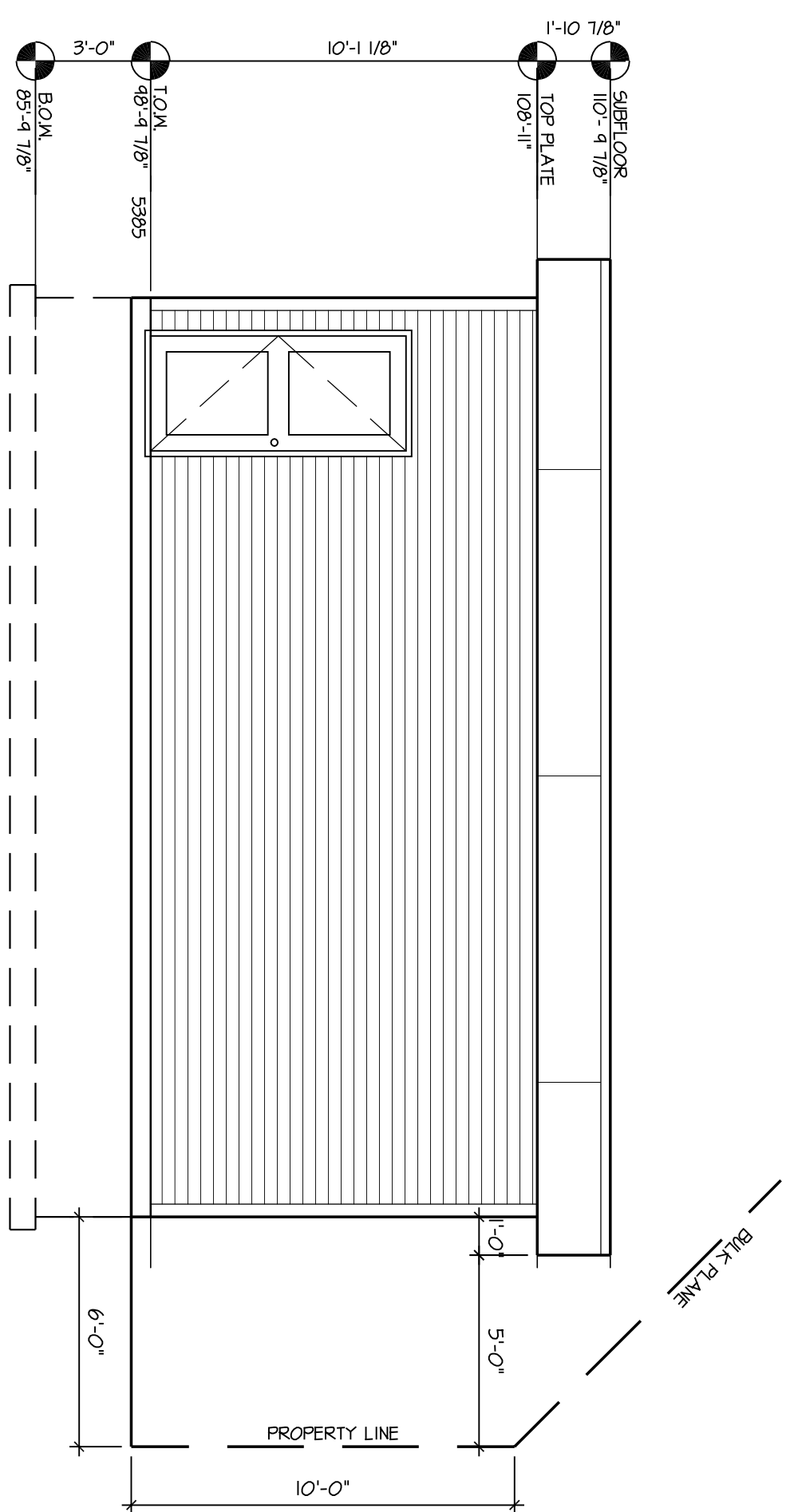
2 GARAGE FLOOR PLAN
A6 SCALE: 1/4" = 1'-0"



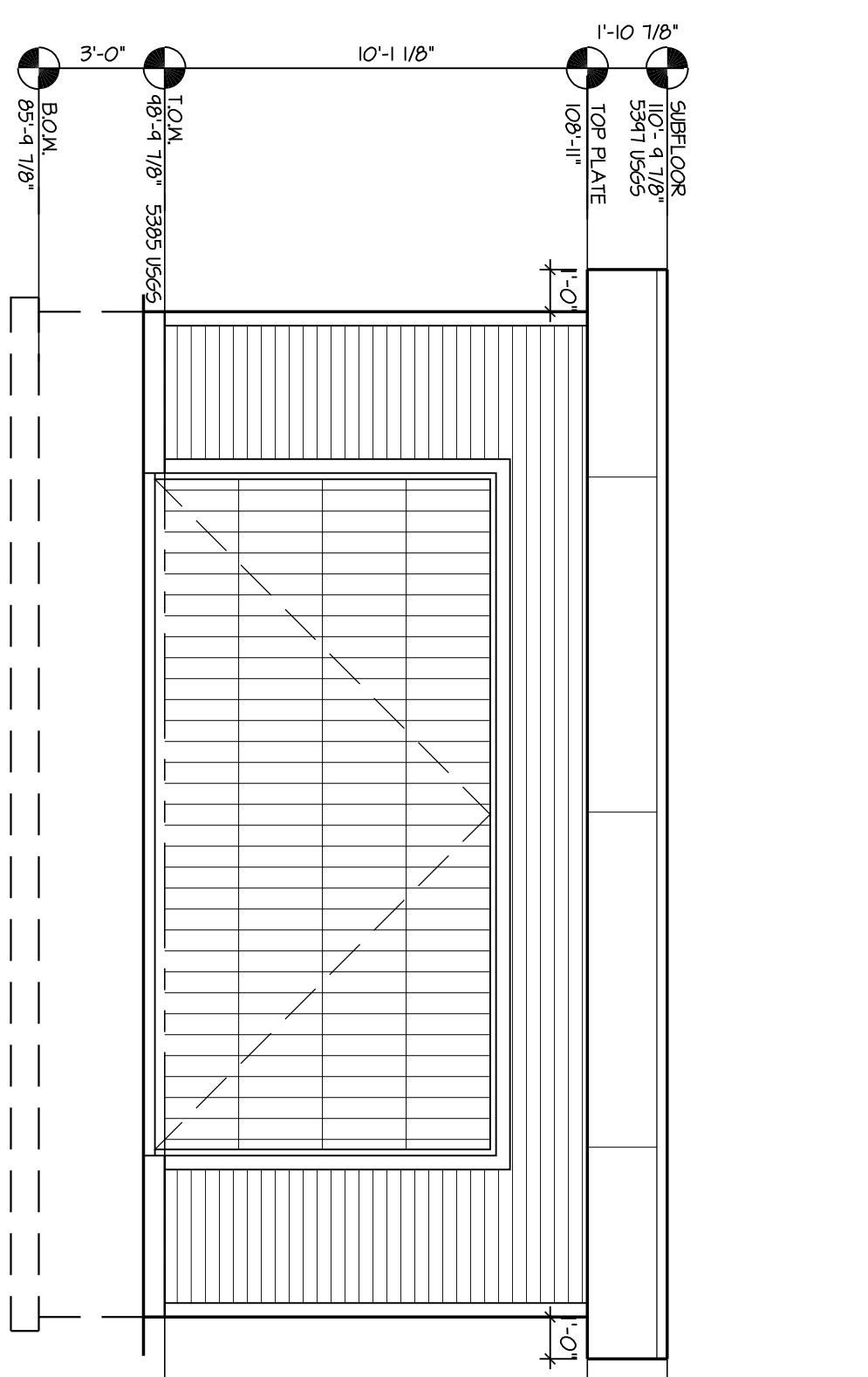
3 ROOF FRAMING PLAN
A6 USE AMERICAN BUD 8051 CLAMP, EQ445 OR EQ2 485 AT END OF BEAM ENDS UNIVERSAL RESISTANCE PER R301



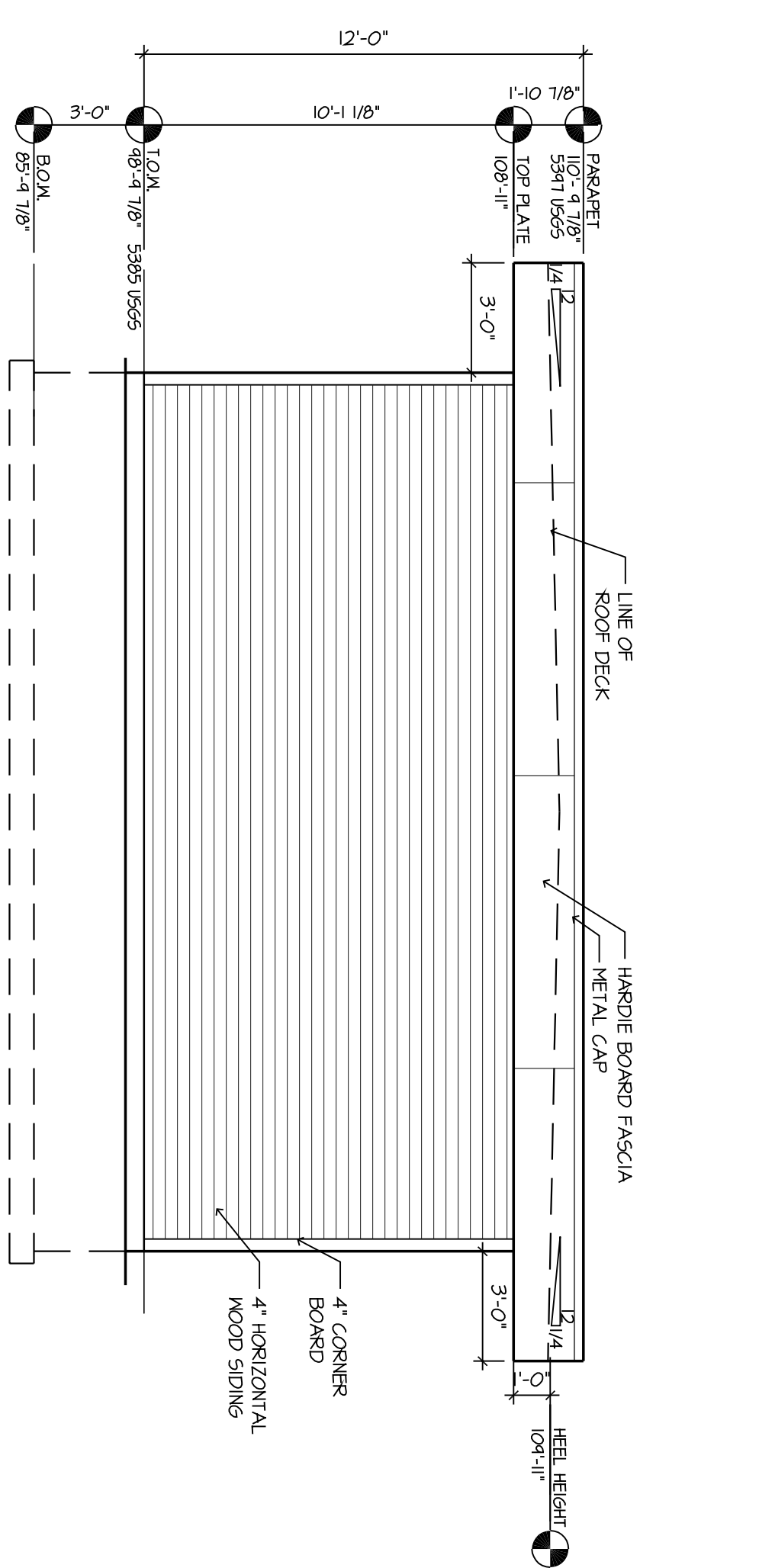
4 GARAGE FOUNDATION PLAN
A6 SCALE: 1/4" = 1'-0"



5 EAST ELEVATION
A6 SCALE: 1/4" = 1'-0"



6 WEST ELEVATION
A6 SCALE: 1/4" = 1'-0"



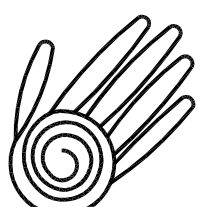
7 NORTH/SOUTH ELEVATION
A6 SCALE: 1/4" = 1'-0"

A6

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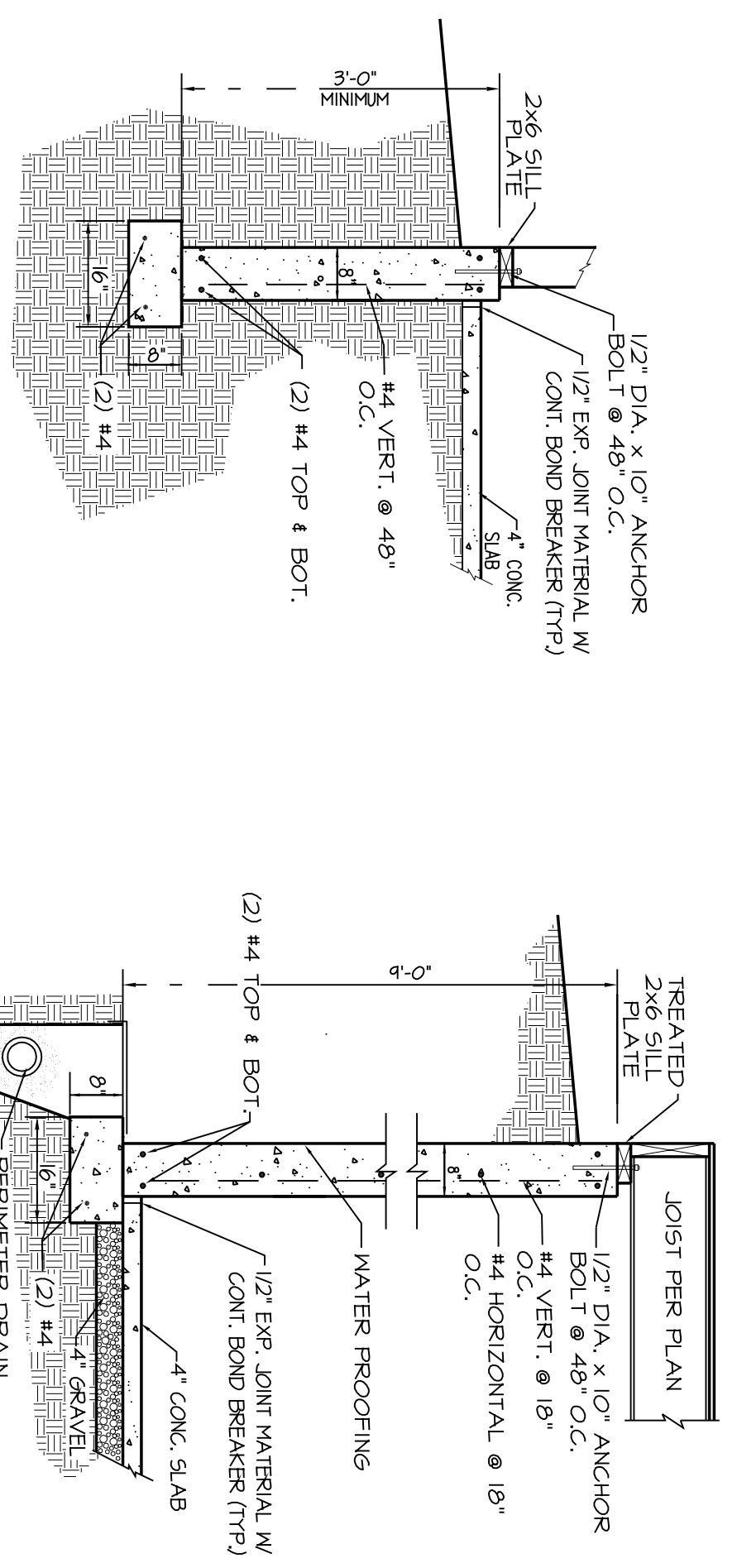
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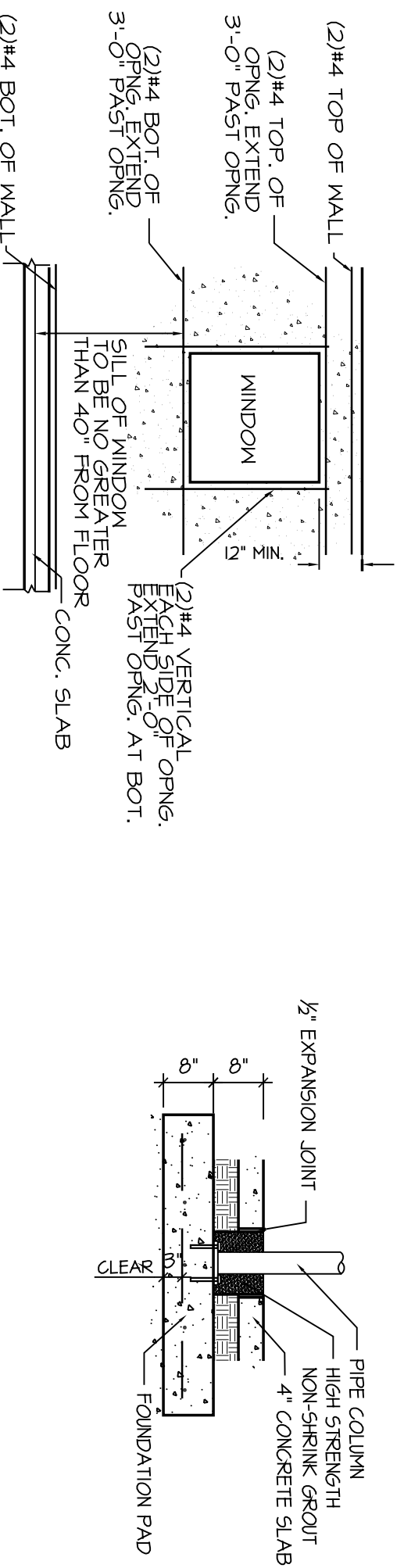
NEW SINGLE FAMILY
2815 10th St. Boulder, CO

AGR BUILDERS



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

3 FOUNDATION SECT
SCALE: 1/2" = 1'-0"



4 FOUNDATION OPENINGS
SCALE: 1/2" = 1'-0"

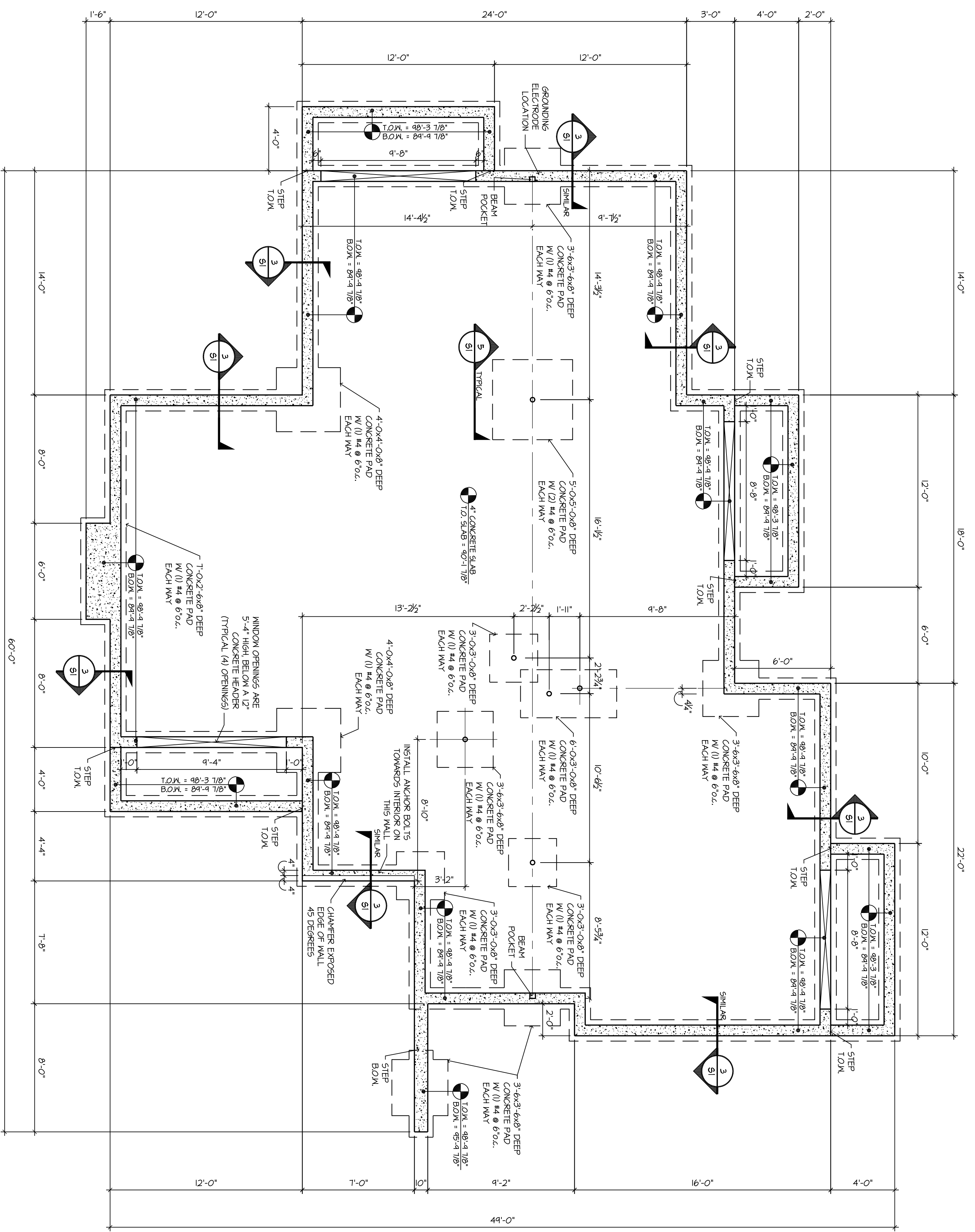
5 PAD SECTION
SCALE: 1/2" = 1'-0"

DESIGN REVIEW BASED ON 2012 IBC
DESIGN LOADING
A. LIVE LOAD
ROOF = 30 PSF
FLOOR = 40 PSF
EXT WALLS = 20 PSF
WIND = 130 MPH (3-SEC GUST) (EXPOSURE B)
SEISMIC ZONE A

BEAM/JOIST HANGERS

1 1/2" TJI/210:	115 2,06/11 B8
(2) 1 1/2" TJI/210:	M114,28/11
(1) 2x10:	LU5210
(2) 2x10:	LU5210-2
(1) 2x8:	LU526
(2) 2x8:	LU526-2
(3) 2x8:	LU526-3
(1) 9 1/2" ML:	HH19
(2) 9 1/2" ML:	HH1410
(3) 9 1/2" ML:	GLT 554
(2) 2x12:	LU5210-2
(3) 2x12:	LU5210-3
(1) 1 1/2" ML:	HH111
(2) 1 1/2" ML:	HH1414
(3) 1 1/2" ML:	GLT511
(1) 14" ML:	HH14
(2) 14" ML:	HH1416
(3) 14" ML:	H6LTS514
(2) 16" ML:	HHU 416

SPECIFICATIONS
ROOF/WALL SHEATHING: 1/2" OSB W/ 8d @6"o.c.
FLOOR SHEATHING: 3/4" T&G PLYWOOD (OSB) W/ 8s @6"o.c.
SILL PLATE ANCHOR BOLTS: 1/2" DIA. x 10" @48" o.c.
HURRICANE TIES: SIMPSON H25; ALL RAFTER TAILS; DOUBLE CLIP @ 4'-0" OVERHANGS & GIRDER TRUSSES
HEADERS: (2) 2x10 EXCEPT AS NOTED
LEDGERS: 2xLEDGERS W/ (2) 3/8" DIA. x 6" LAG BOLTS @16" o.c.
@ WOOD FRAMING: 2x TREATED WOOD LEDGERS W/ (2) 3/8" DIA. x 6" ANCHOR BOLTS @32" o.c.
TOP PLATES ON BEAMS: PL440 MASTIC & HILL TI RANSET CONNECTOR (YELLOW)
BLOCKING: PROVIDE SQUASH BLOCKS @ ALL BEARING POINTS
EXTERIOR WALL FRAMING: 2x6 STUDS @24" o.c.
KING STUDS: (1) MIN. @ EA. JAMB UNO.
TRIMMER STUDS: AS NOTED, (1) MIN W/ KING STUD



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

Project Name:	2815TH 10TH
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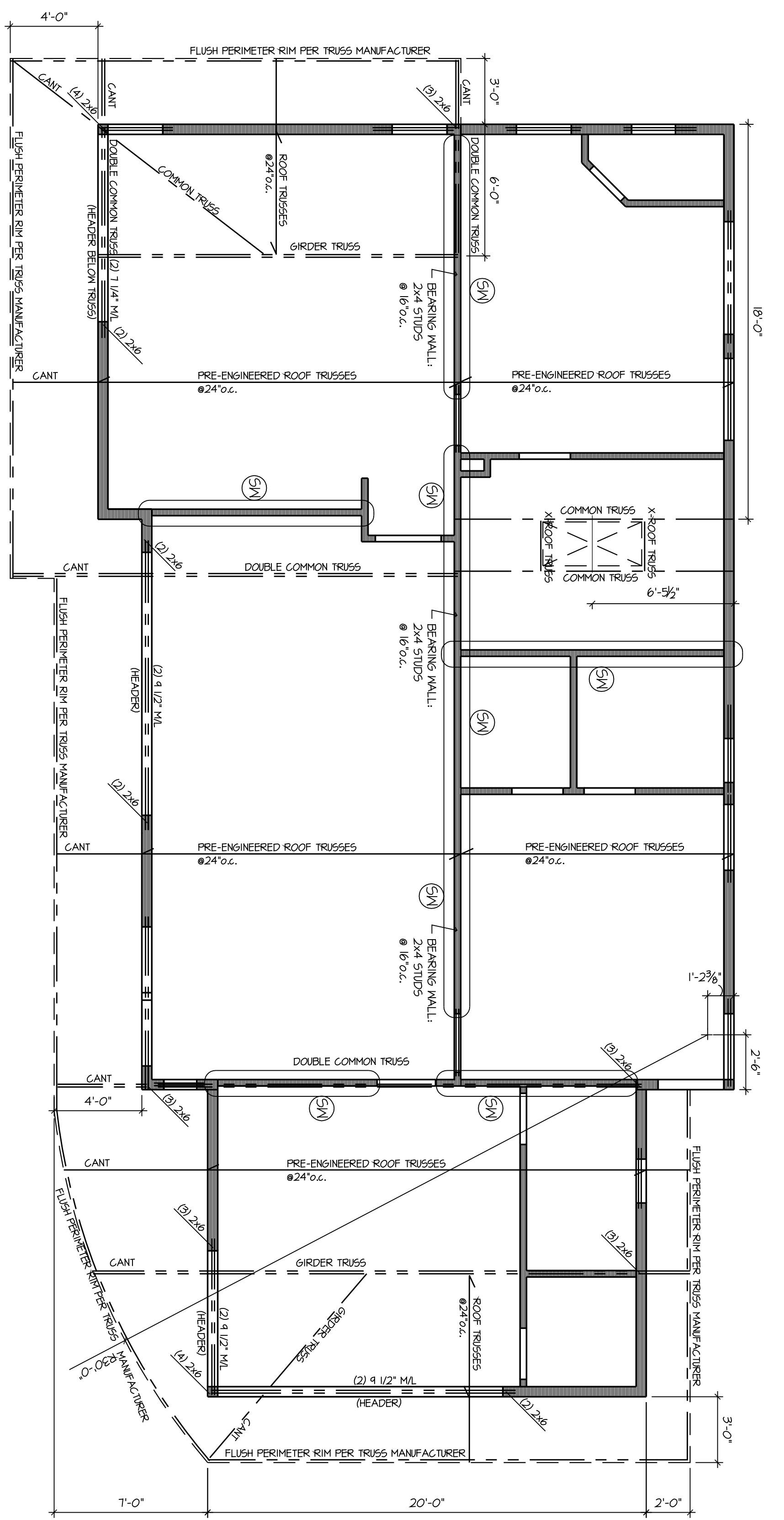
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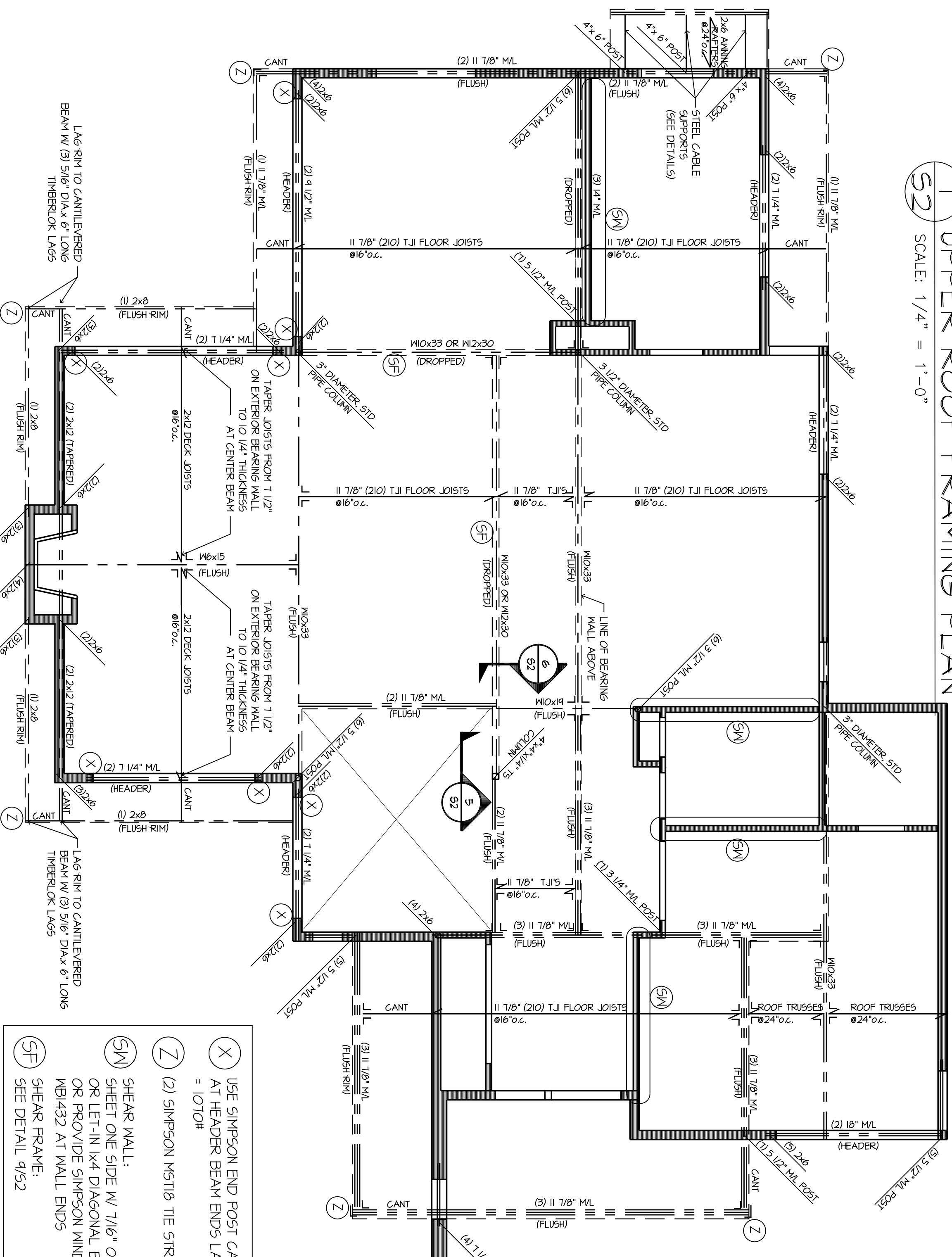
NEW SINGLE FAMILY
2815 10th St. Boulder, CO

AGR BUILDERS

S1

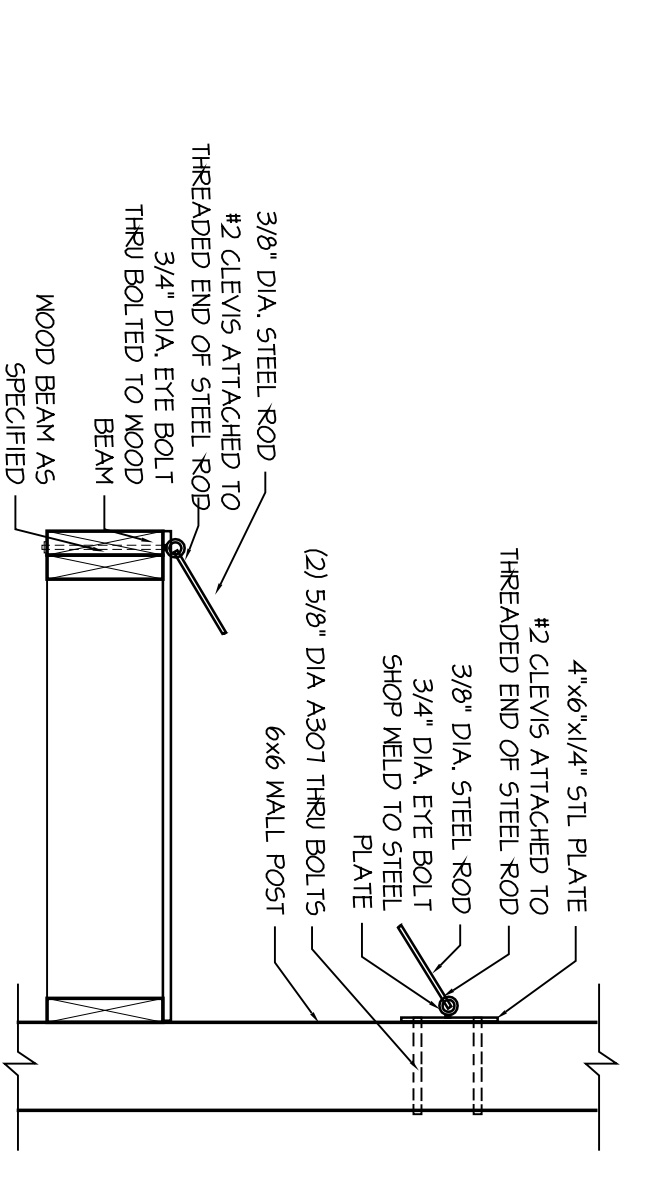


1 UPPER ROOF FRAMING PLAN
S2 SCALE: 1/4" = 1'-0"

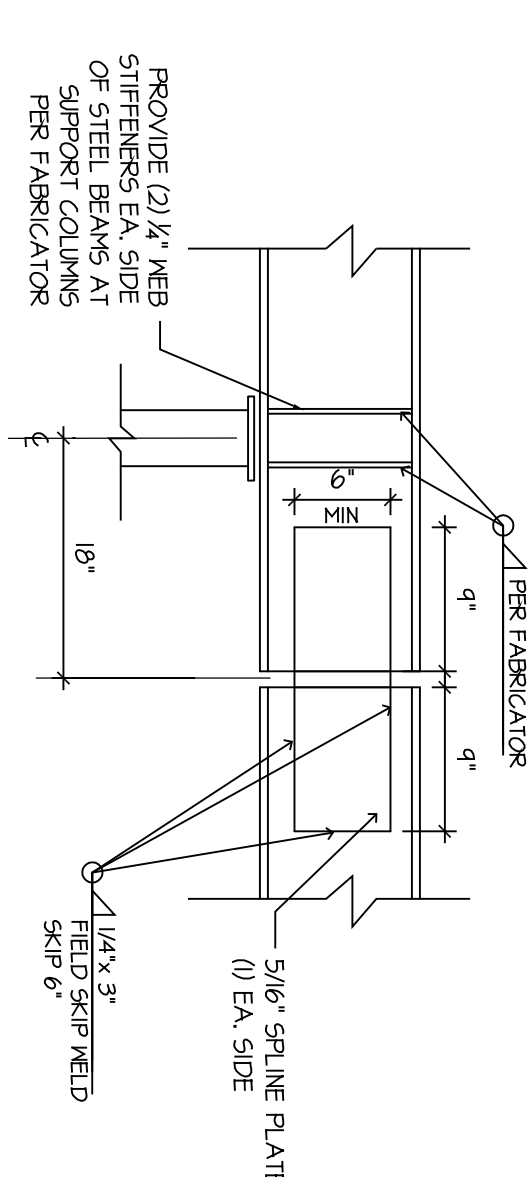


2 UPPER FLOOR & LOWER ROOF FRAMING PLAN
S2 SCALE: 1/4" = 1'-0"

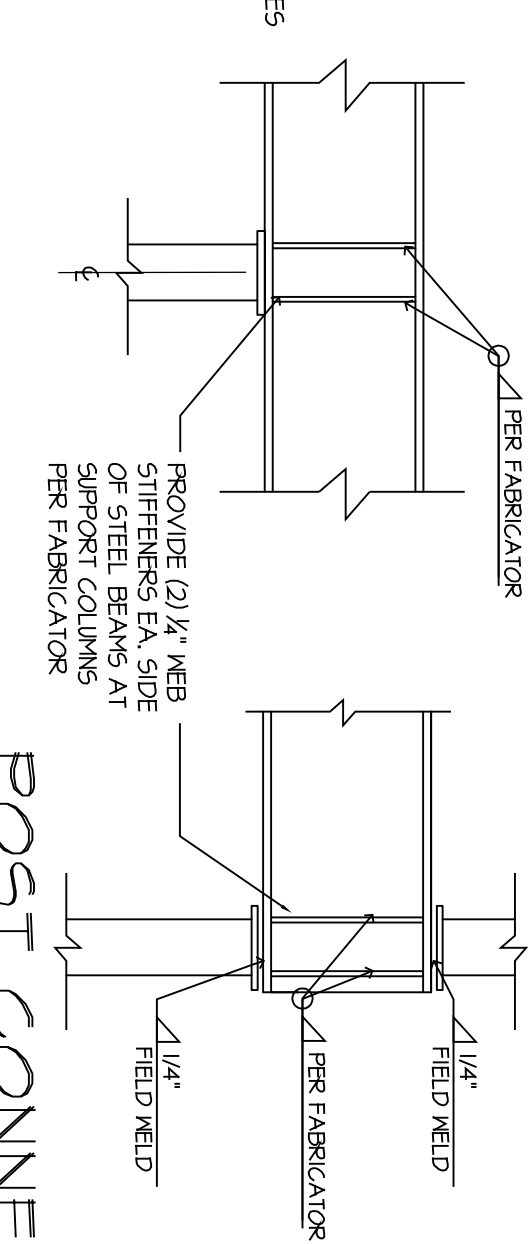
- (X) USE SIMPSON END POST CAPS, EPC 445 OR EPC 465 AT HEADER BEAM ENDS LATERAL RESISTANCE PER POST = 1070#
- (Z) SIMPSON M5118 TIE STRAPS AT RIM CORNERS
- (SN) SHEAR WALL: SHEET ONE SIDE IN 7/16" OSB IN 8d NAIL 5 @ 6" O.C. OR LET IN 1x4 DIAGONAL BRACING AT SHEAR WALL ENDS. OR PROVIDE SIMPSON KMB BRACING STRAPS M51432 AT WALL ENDS
- (SF) SHEAR FRAVE: SEE DETAIL 9/52



4 STEEL CABLE DETAILS
S2 SCALE: 1" = 1'-0"



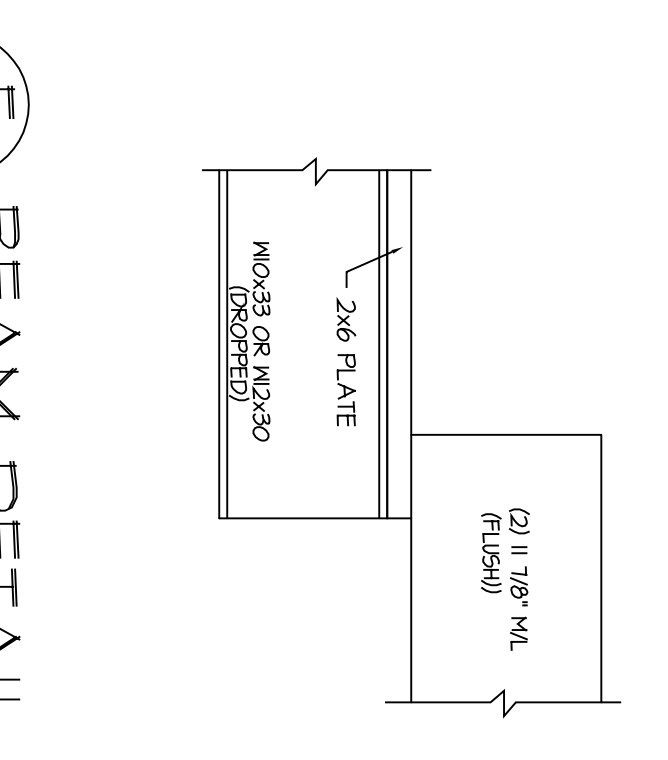
7 BEAM SPLICE
S2 SCALE: 1" = 1'-0"



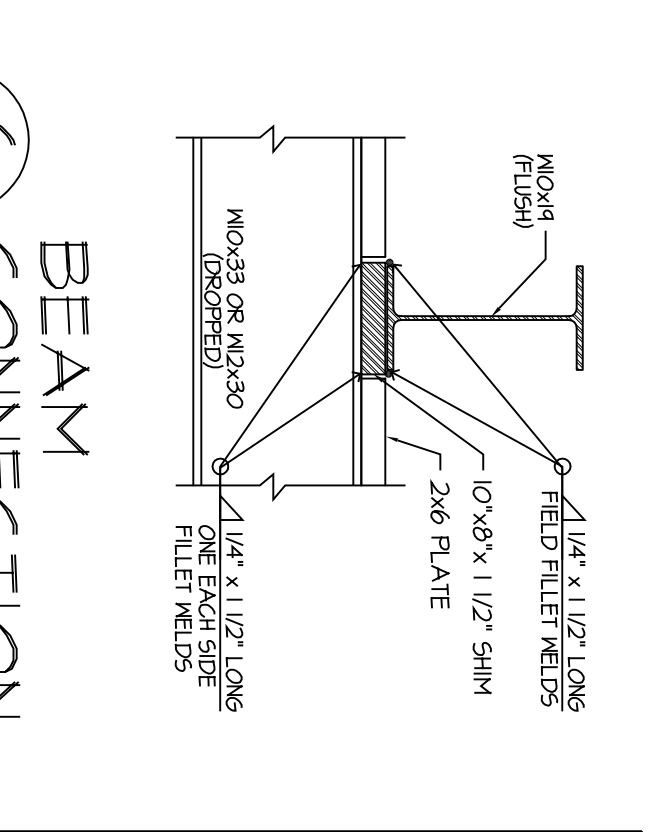
8 WEB STIFFENERS
S2 SCALE: 1" = 1'-0"



9 POST CONNECTION @ SHEAR FRAME POSTS
S2 SCALE: 1" = 1'-0"

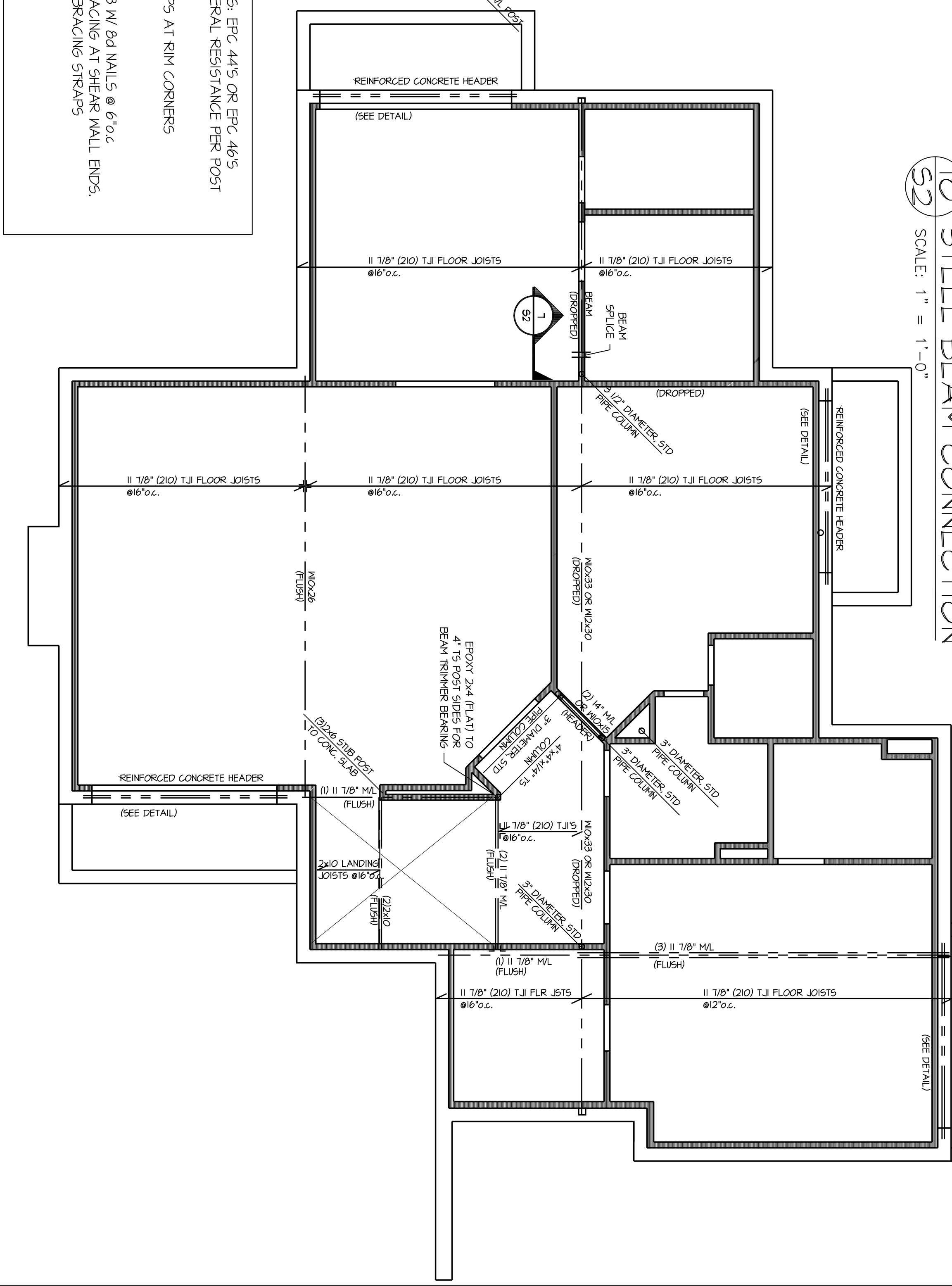


5 BEAM DETAIL
S2 SCALE: 1" = 1'-0"



6 BEAM CONNECTION
S2 SCALE: 1" = 1'-0"

10 STEEL BEAM CONNECTION
S2 SCALE: 1" = 1'-0"



3 MAIN FLOOR FRAMING PLAN
S2 SCALE: 1/4" = 1'-0"

S2

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