

# 6445 Salsbury Ct. Remodel and Addition

## BUILDING, CODE AND LOT DATA

ADDRESS: 6445 Salsbury Ct. Arvada, CO 80002  
 OWNER:  
 CONSTRUCTION TYPE: V-B  
 OCCUPANCY: IRC-Single Family Residence  
 REFERENCE CODE: IRC 2009, 2011

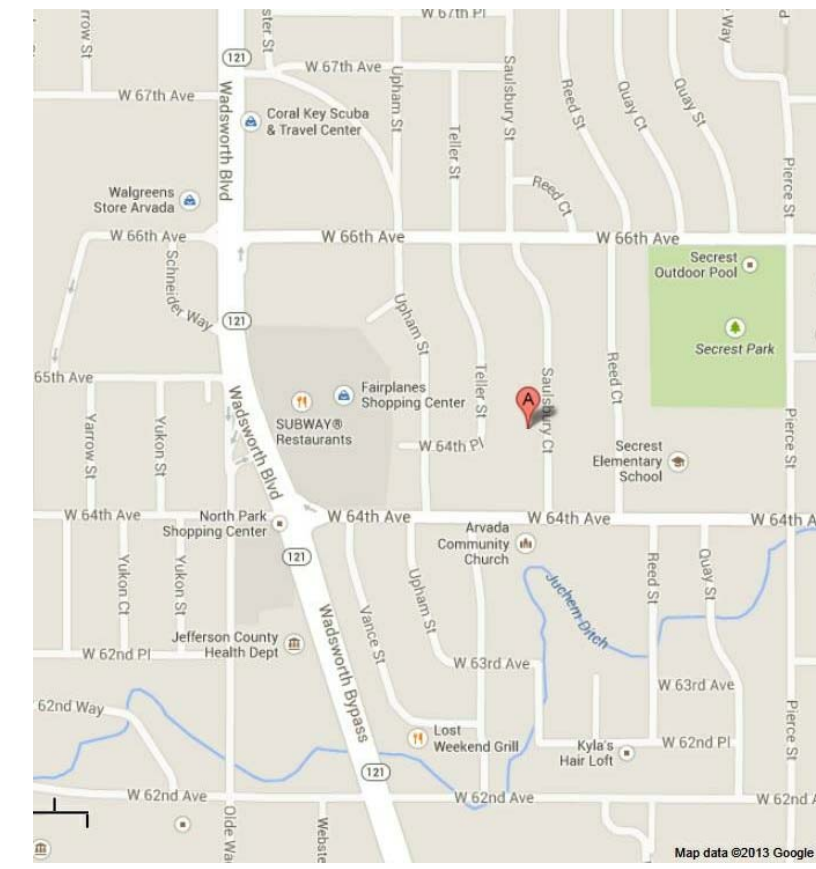
LOT AREA = XXXX SQ. FT.

BUILDING FOOTPRINT = xxxxx SQ. FT.

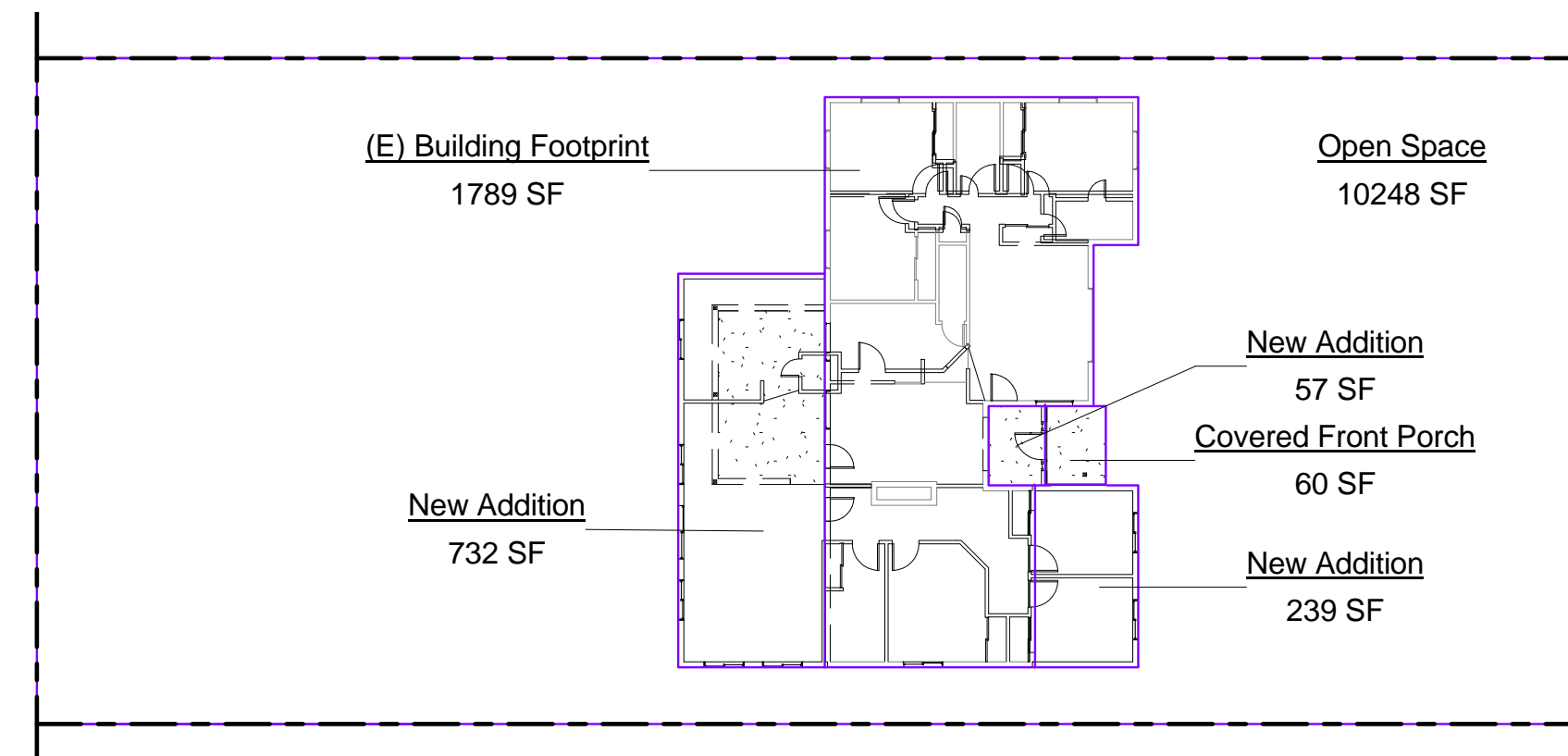
TOTAL OPEN SPACE = XXXX SQ.FT. XXX%  
 AREA (A) OPEN SPACE = XXX SQ.FT.  
 AREA (B) OPEN SPACE = XXX SQ.FT. 7XX%

WIND LOADS: 110 MPH EXP. B  
 SNOW LOAD: 35 PSF  
 LIVE FLOOR: 40 PSF  
 PARTITION: 10 PSF  
 EXTERIOR BALCONIES: 60 PSF  
 HANDRAILS: 200 PSF LATERAL

SMOKE ALARMS PER ELECT. PLAN AND SECT. R317



VICINITY MAP



② Area Analysis  
 1" = 20'-0"

Area Analysis	
Name	Area
(E) Building Footprint	1789 SF
(E) Building Footprint: 1	1789 SF
Covered Front Porch	60 SF
Covered Front Porch: 1	60 SF
New Addition	732 SF
New Addition	239 SF
New Addition	57 SF
New Addition: 3	1028 SF
Open Space	10248 SF
Open Space: 1	10248 SF
	13125 SF

## PROJECT INFORMATION

ZONING XX  
 BUILDING USE: SINGLE-FAMILY

TOTAL GROSS PROJECT SF = Level 1 1,029 SQ. FT. RESIDENTIAL  
 TOTAL GROSS PROJECT SF = GARAGE - 400 SQ. FT.

## LEGAL DESCRIPTION:

XXXXXX

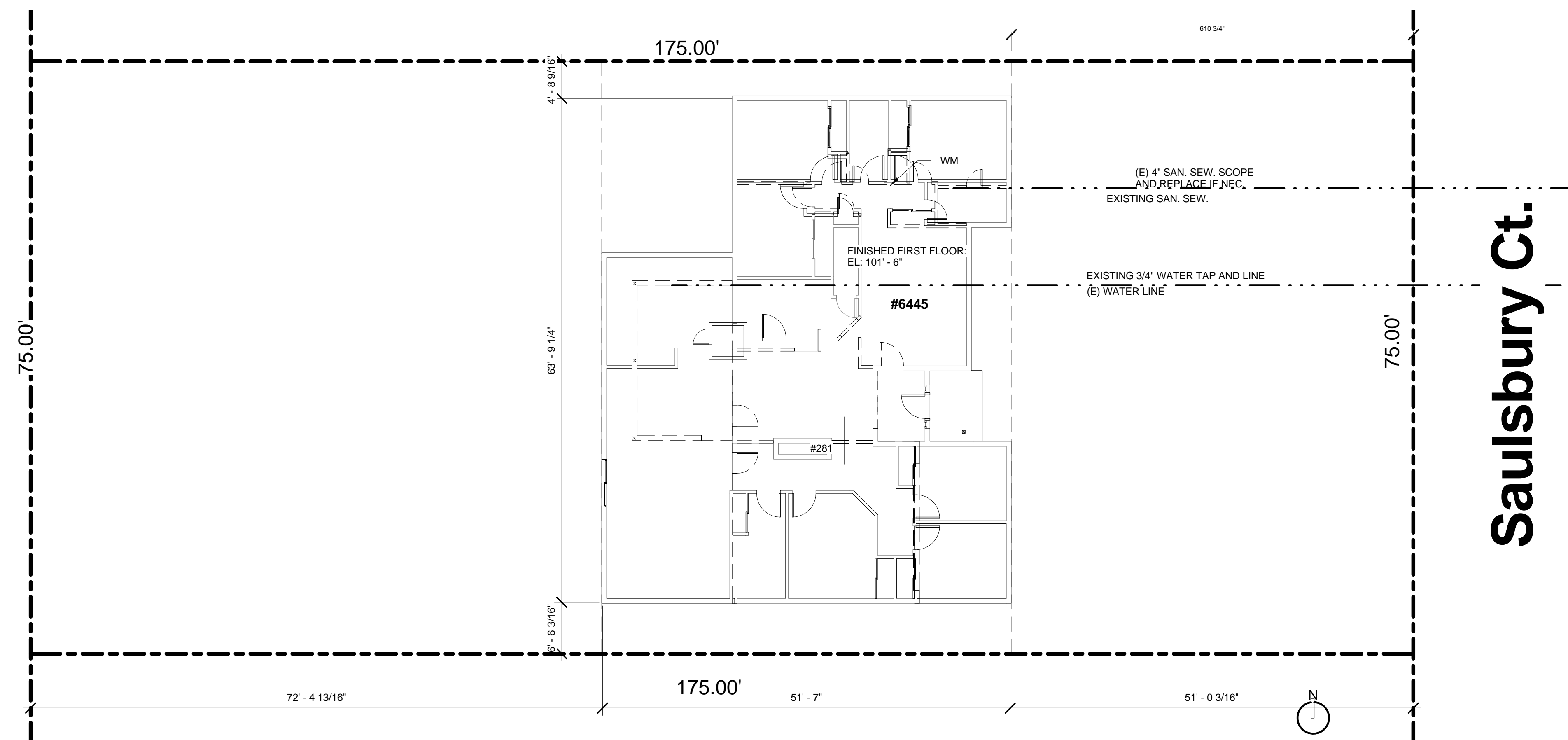
## GENERAL CONTACTOR

Zach Kessler - President  
 Kessler Design Group  
 kesslerz@kesslerdg.com  
 (303)960-9224  
 4652 E. 127th Pl  
 Thornton, CO 80241

## DESIGNER:

S-arch  
 E.D.ENCK, P.E.  
 MARK HARRIS  
 3734 OSAGE STREET  
 DENVER, COLORADO 80211  
 PH. 303-455-4117  
 FAX 303-455-8446

Drawing List	
Sheet Name	Sheet Number
Cover Page	A1.0
Floor Plan - Existing and Demo	A2.0
Floor Plan - New	A2.2
Elevations - Existing w/ Demo	A3.1
Elevations - New	A3.2
Roof Plan	A3.3



① Site Plan  
 1" = 10'-0"

Remodel and Addition

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 Denver, CO

No.	Description	Date

Cover Page

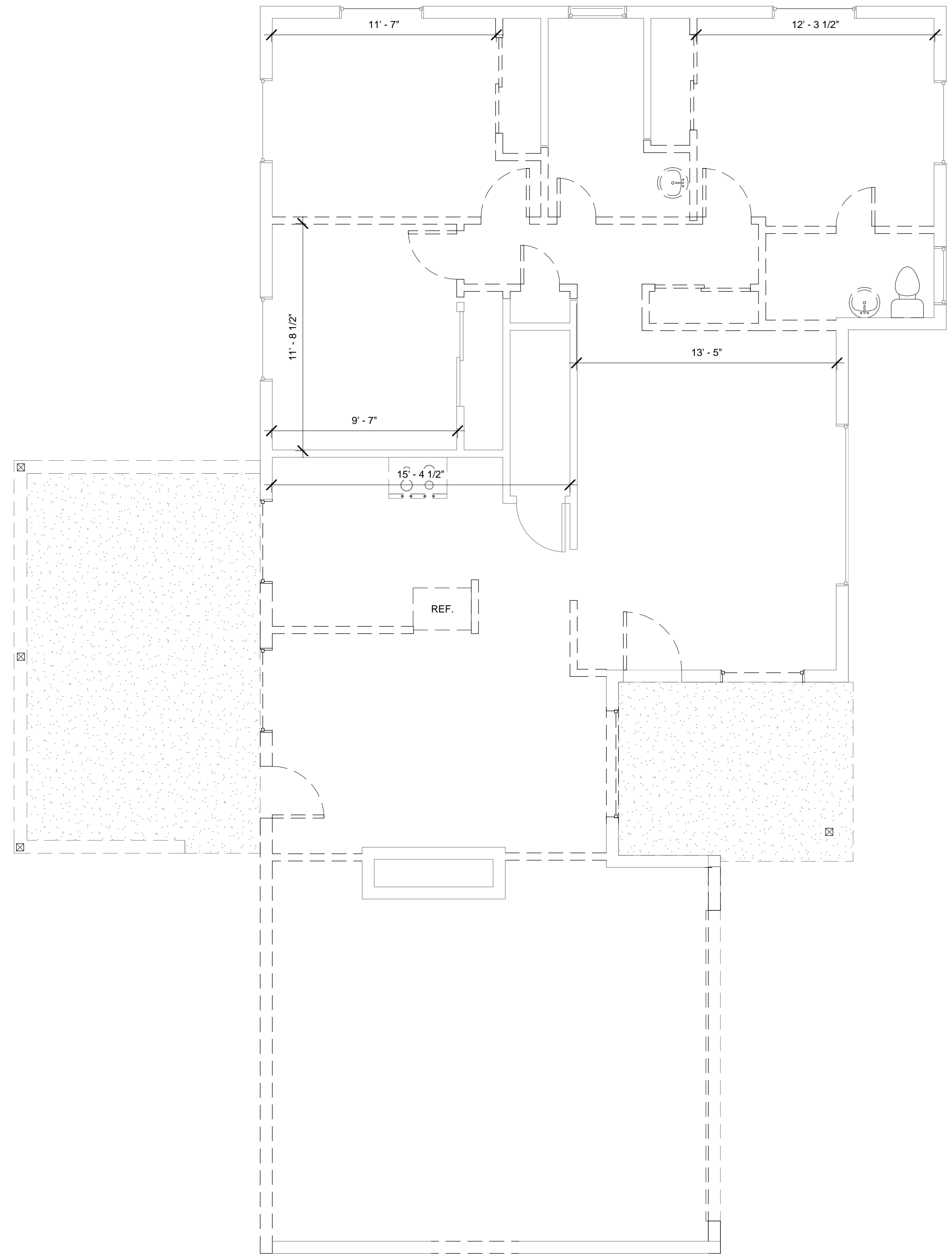
Project number 3159-13  
 Date 11/3/13  
 Drawn by NDE  
 Checked by EDE

**A1.0**

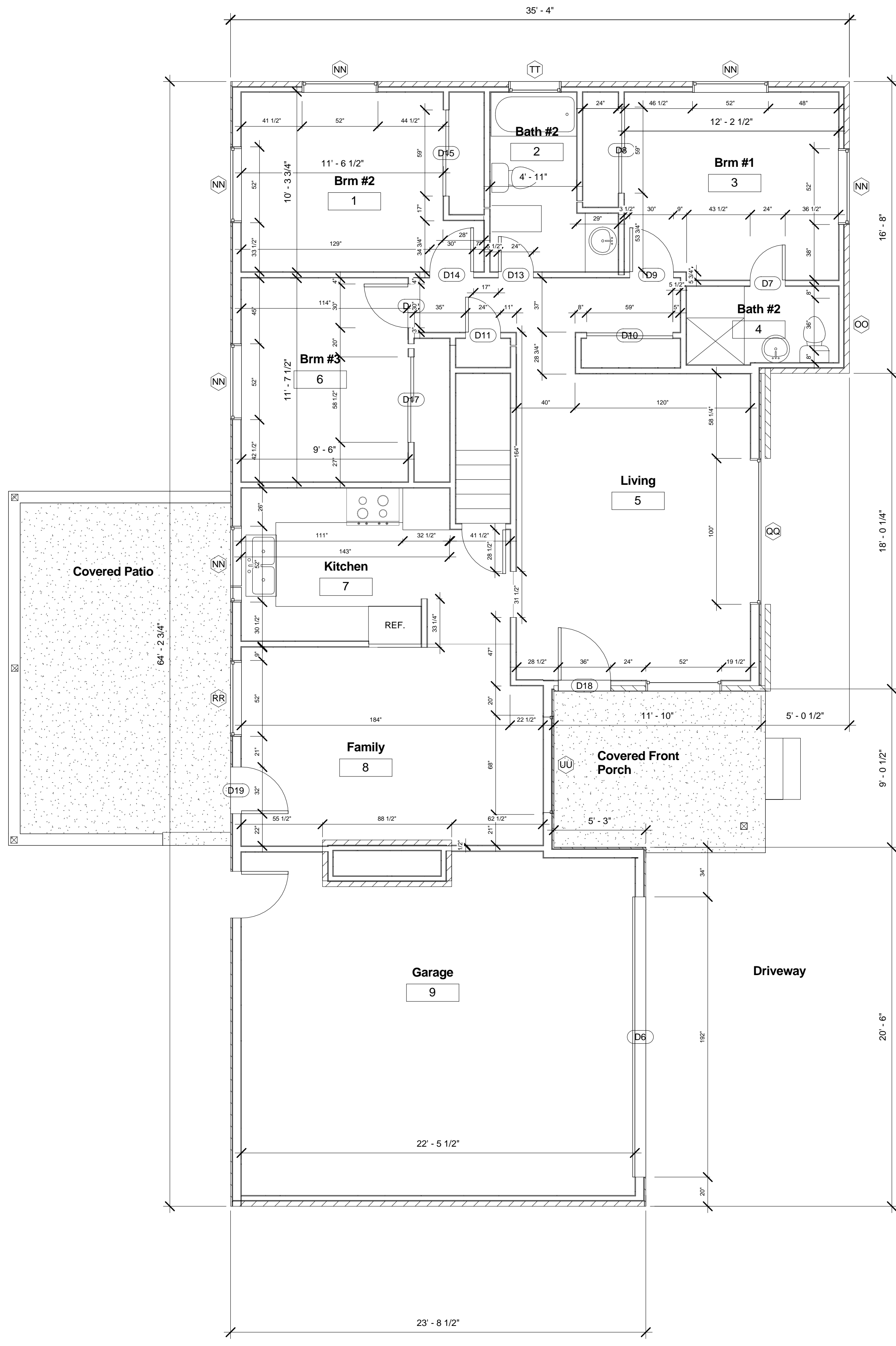
Scale As indicated

# Remodel and Addition

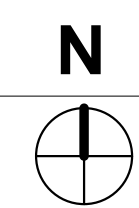
6445 Salsbury Ct.  
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② Level 1 - Demo  
1/4" = 1'-0"



① Level 1 - Existing  
1/4" = 1'-0"



No.	Description	Date

Floor Plan - Existing and Demo

Project number	3159-13
Date	11/3/13
Drawn by	NDE
Checked by	EDE

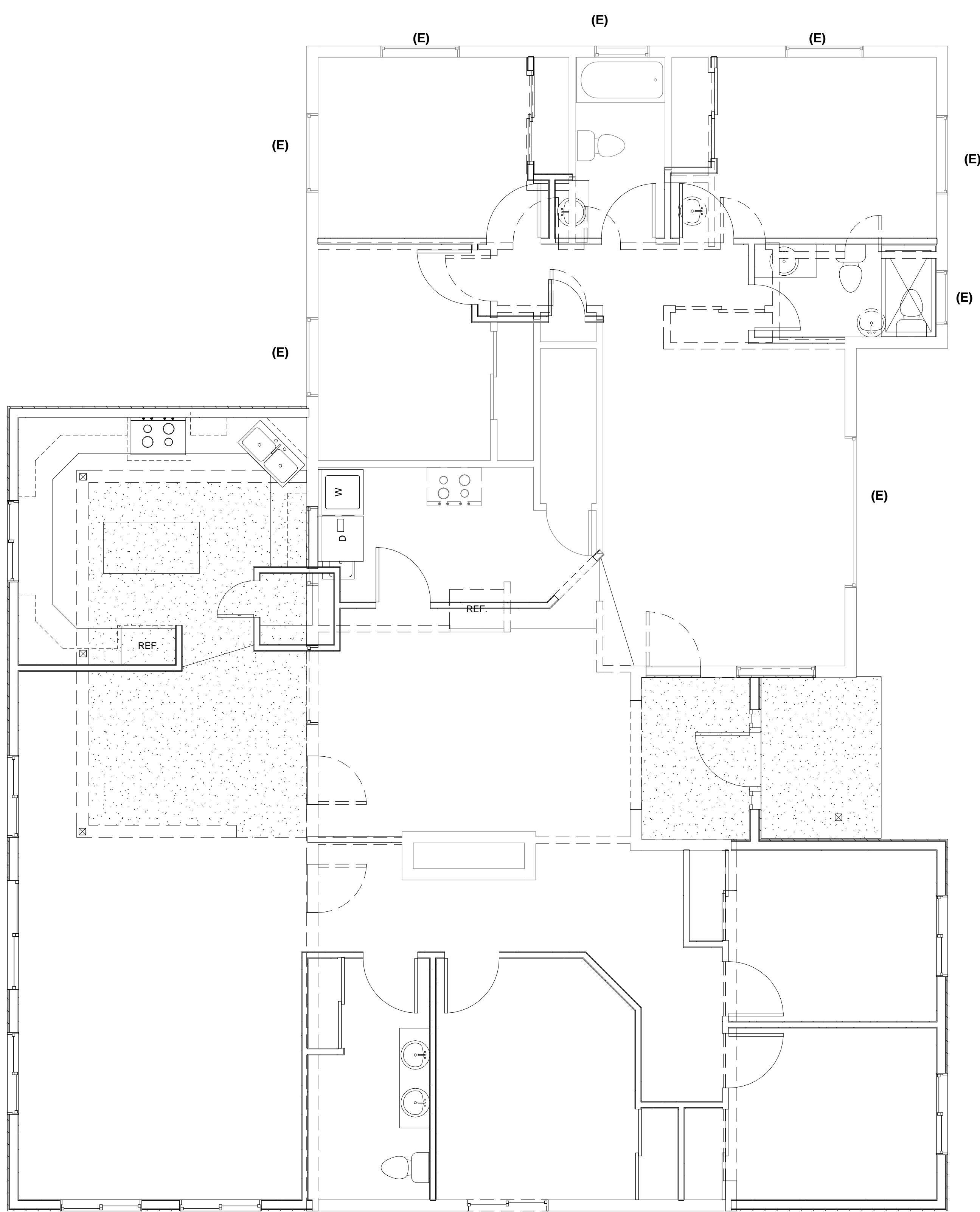
A2.0

Scale 1/4" = 1'-0"

# Remodel and Addition

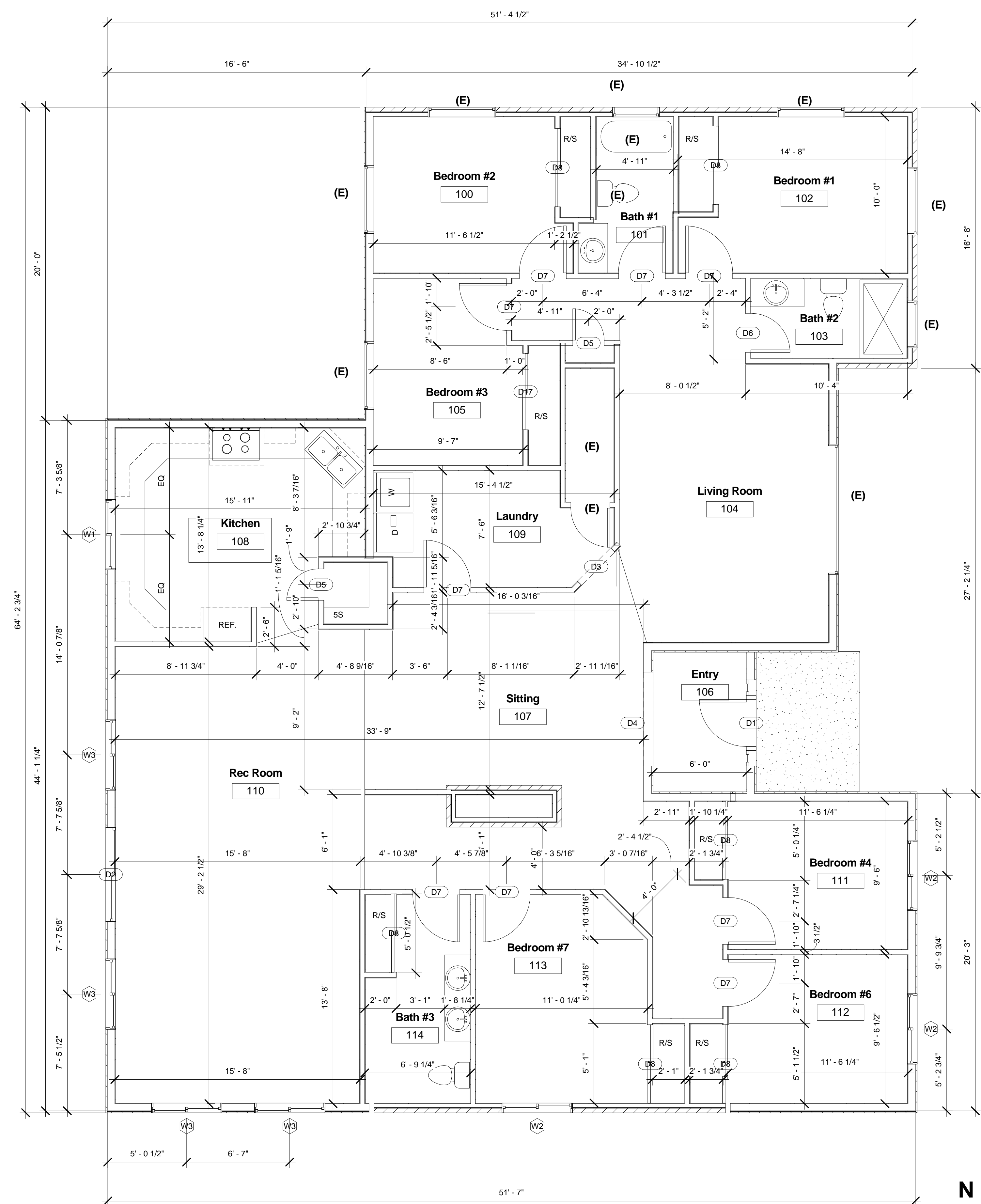
6445 Salsbury Ct.  
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2 Level 1 - New w/ Demo  
1/4" = 1'-0"



Window Schedule				
Number	Family	Width	Height	Count
W1	Slider with Trim	4' - 6"	3' - 0"	1
W2	Slider with Trim	4' - 6"	3' - 6"	3
W3	Slider with Trim	4' - 6"	4' - 6"	4

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



Door Schedule						
Number	Type	Width	Height	Comments	Description	Count
D1	Single-Raised Panel with Sidelights: 36" x 84"	3' - 0"	7' - 0"		Exterior	1
D2	Sliding-2 panel: 72x80	6' - 0"	6' - 8"		Exterior	1
D3	Door-Opening: 36" x 84"	3' - 0"	7' - 0"		Interior	1
D4	Door-Opening: 60" x 84" 2	5' - 0"	7' - 0"	Drywall Wrapped	Interior	1
D5	Single-Flush: 24x80	2' - 0"	6' - 8"		Interior	2
D6	Single-Flush: 30" x 80"	2' - 6"	6' - 8"		Interior	1
D7	Single-Flush: 36" x 80" 2	3' - 0"	6' - 8"		Interior	9
D8	Sliding-Closet: 60" x 80"	5' - 0"	6' - 8"		Interior	6

No.	Description	Date

Floor Plan - New

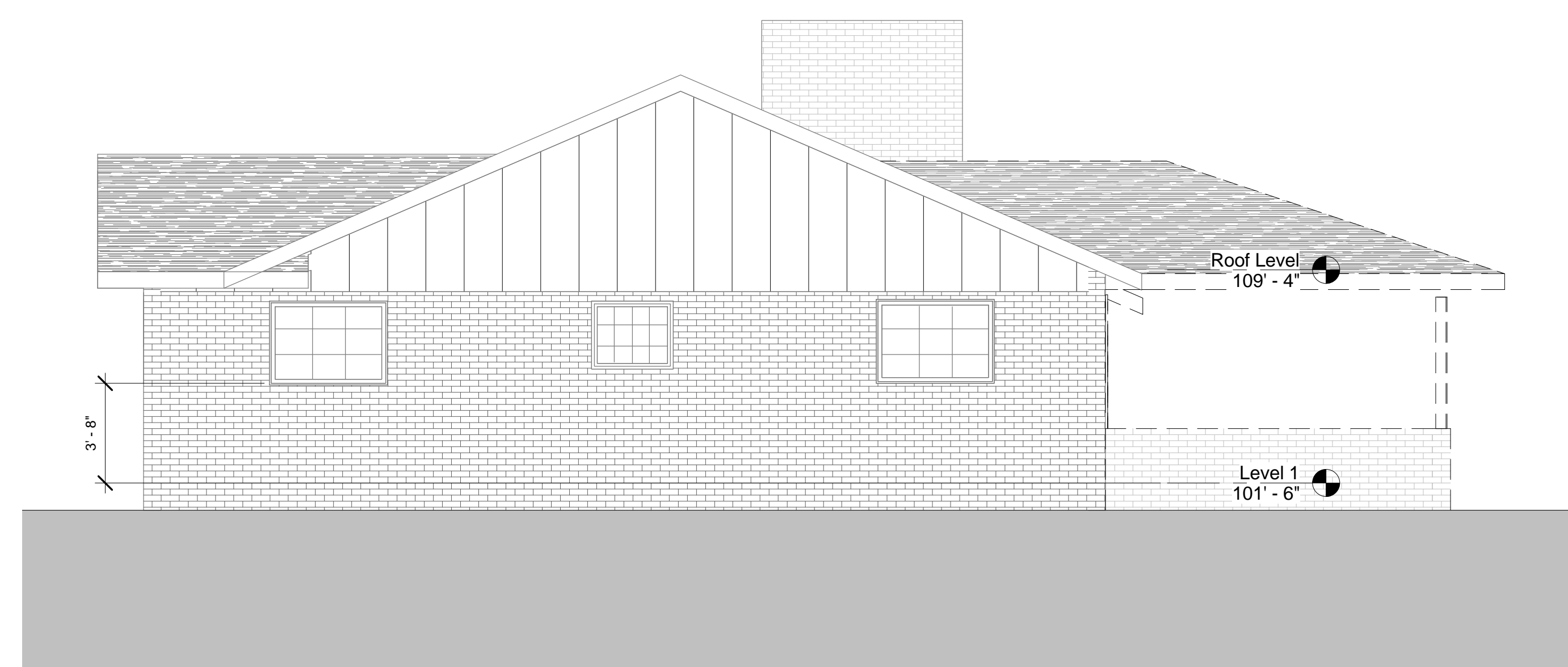
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Date	11/3/13
Drawn by	Author
Checked by	Checker

A2.2

Scale 1/4" = 1'-0"



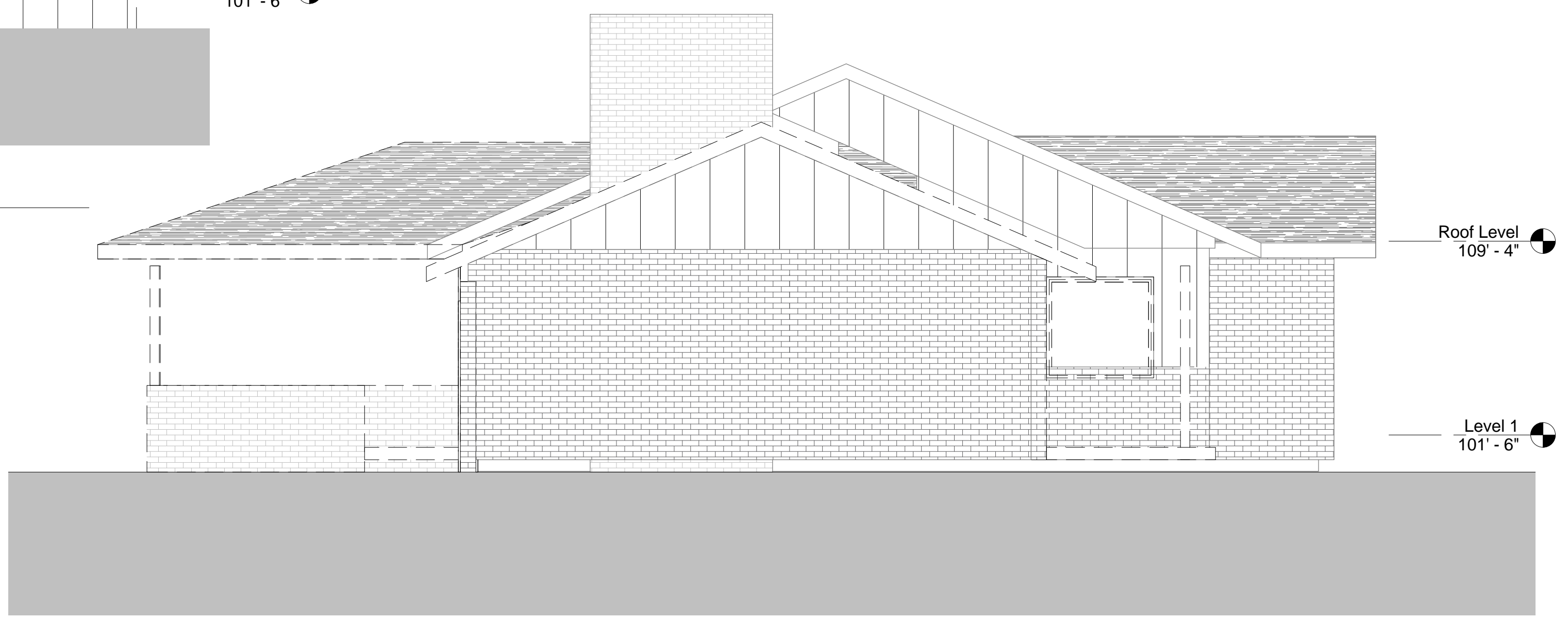
2 Front (East) Elevation - Existing  
1/4" = 1'-0"



3 Side (North) Elevation - Existing  
1/4" = 1'-0"



4 Rear (West) Elevation - Existing  
1/4" = 1'-0"



1 Side (South) Elevation - Existing  
1/4" = 1'-0"

Remodel and Addition

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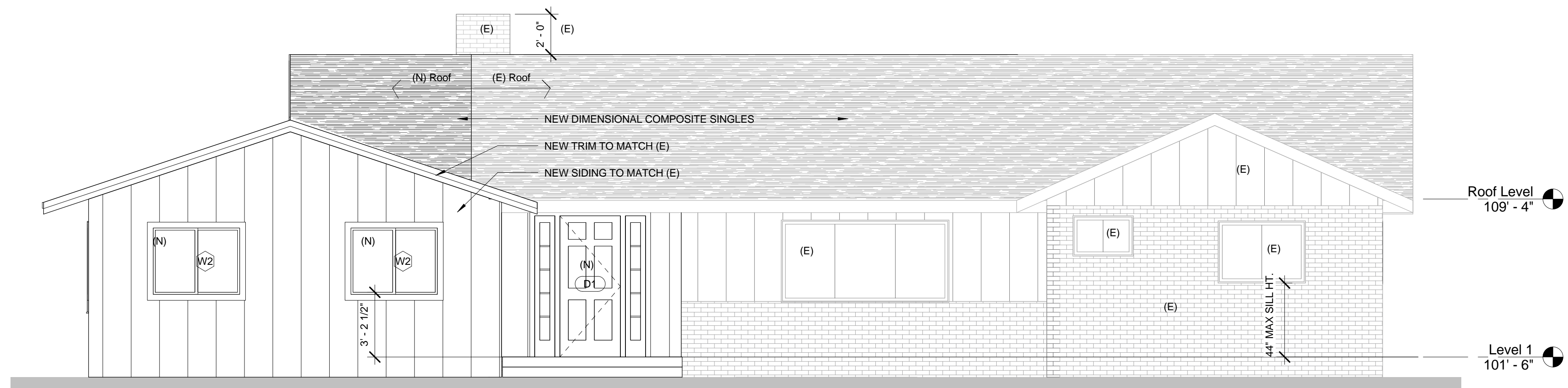
No.	Description	Date

Elevations - Existing w/ Demo

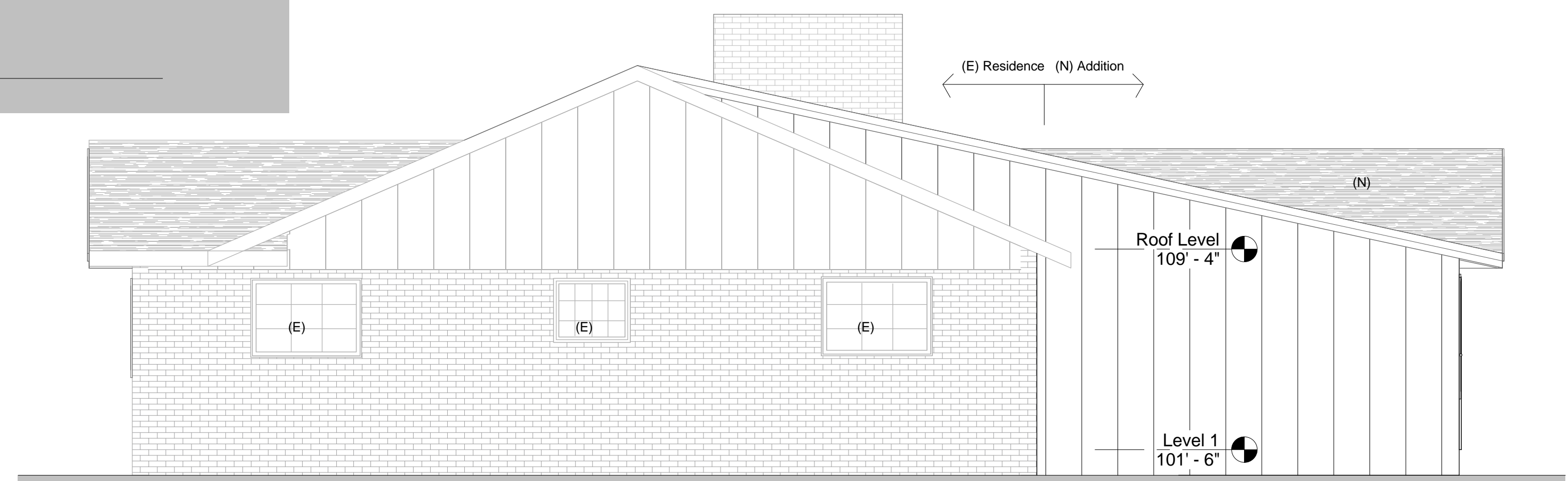
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Date	11/3/13
Drawn by	PBS
Checked by	EDE

A3.1

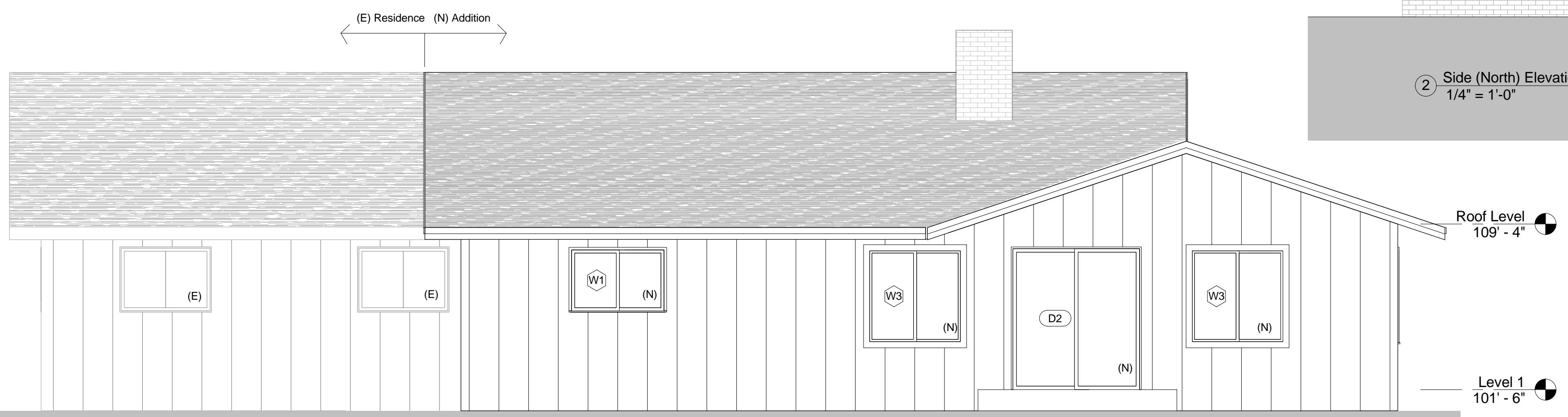
Scale 1/4" = 1'-0"



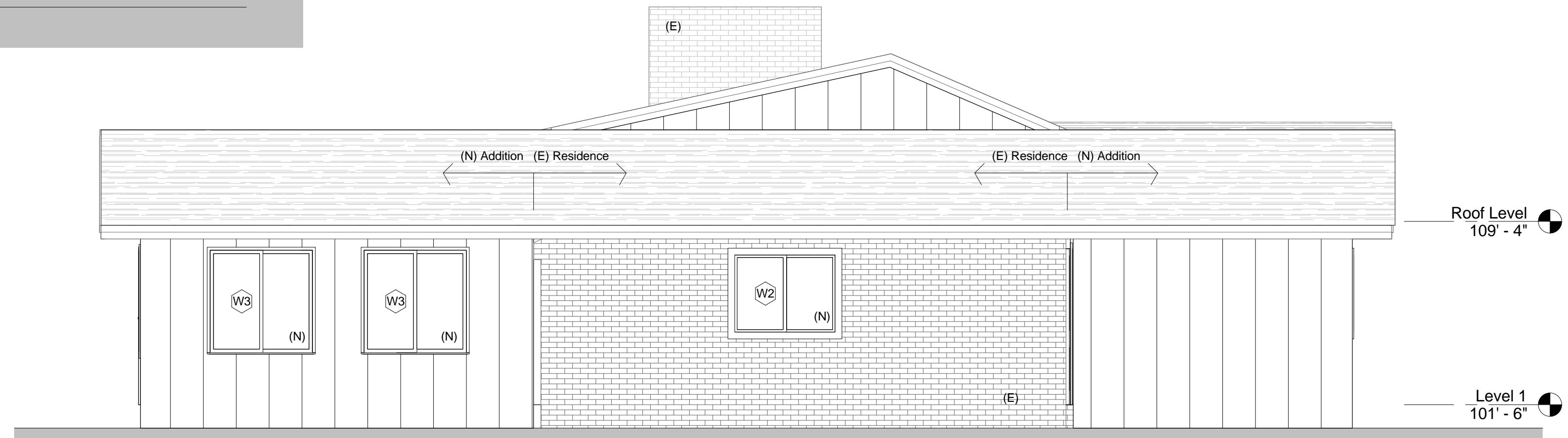
1 Front (East) Elevation - New  
1/4" = 1'-0"



2 Side (North) Elevation - New  
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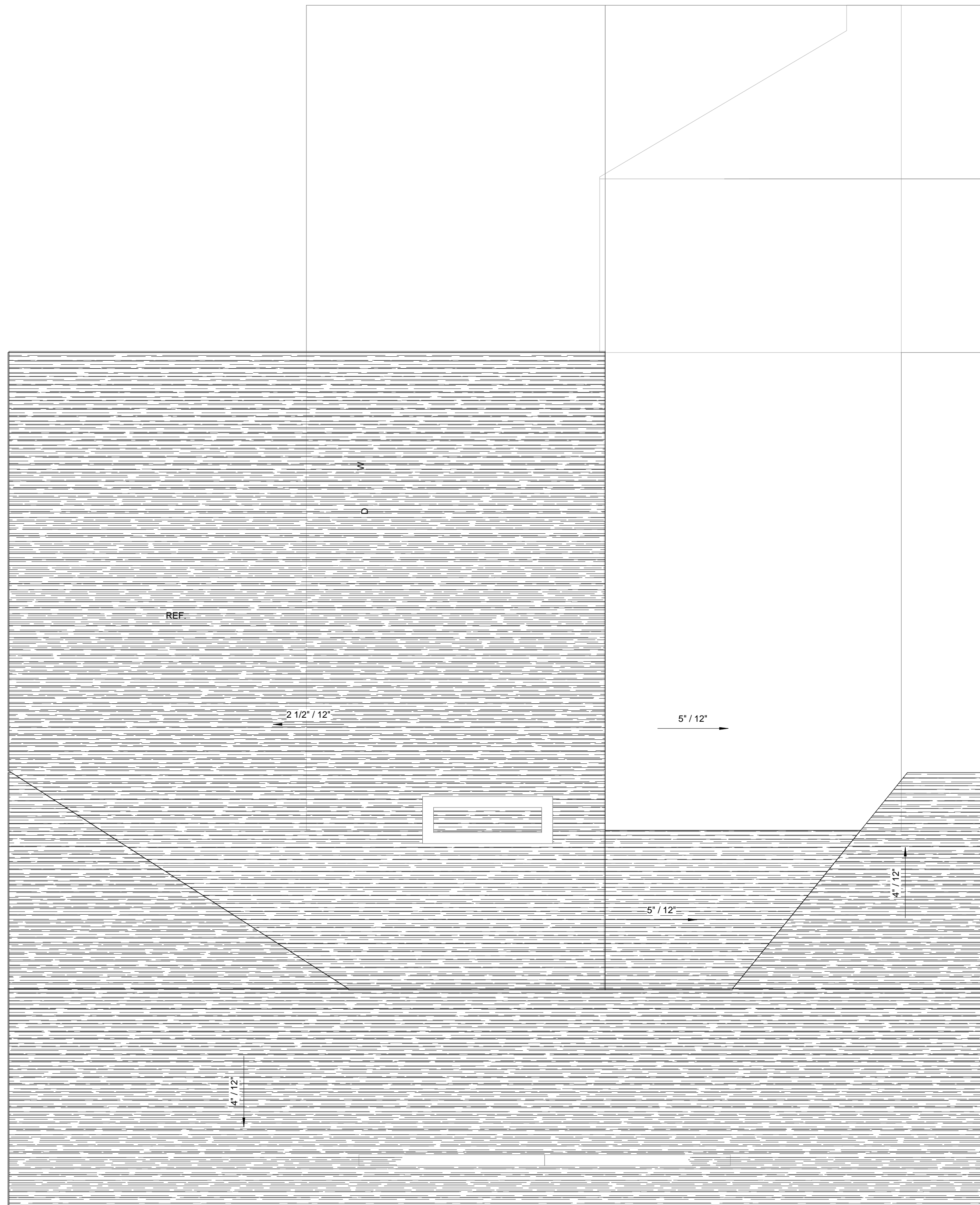
Elevations - New	
Project number	3159-13
Date	11/3/13
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A3.2

Scale 1/4" = 1'-0"

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Denver, CO



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

# Remodel and Addition

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No.	Description	Date

## Roof Plan

Project number	3159-13
Date	11/3/13
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Checked by	Checker

A3.3

Scale 1/4" = 1'-0"