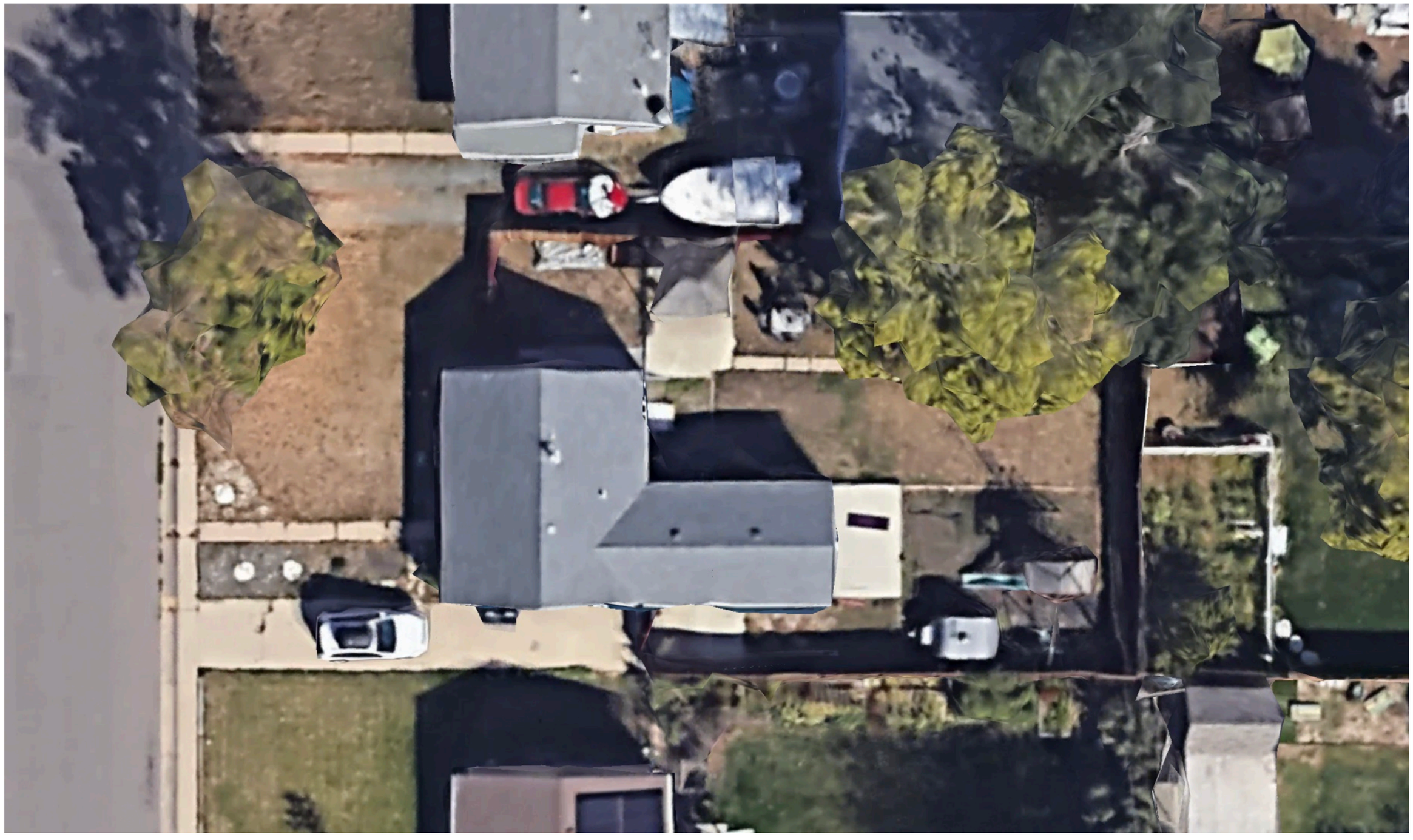
Concept Design

Example Project

26 June 2023

The Site



Project Goals

- Create new primary bedroom suite with add ensuite bath and walk-in closet
- Add 2-car garage for car and teardrop camper
- Develop master plan for yard landscaping that is compatible with additions

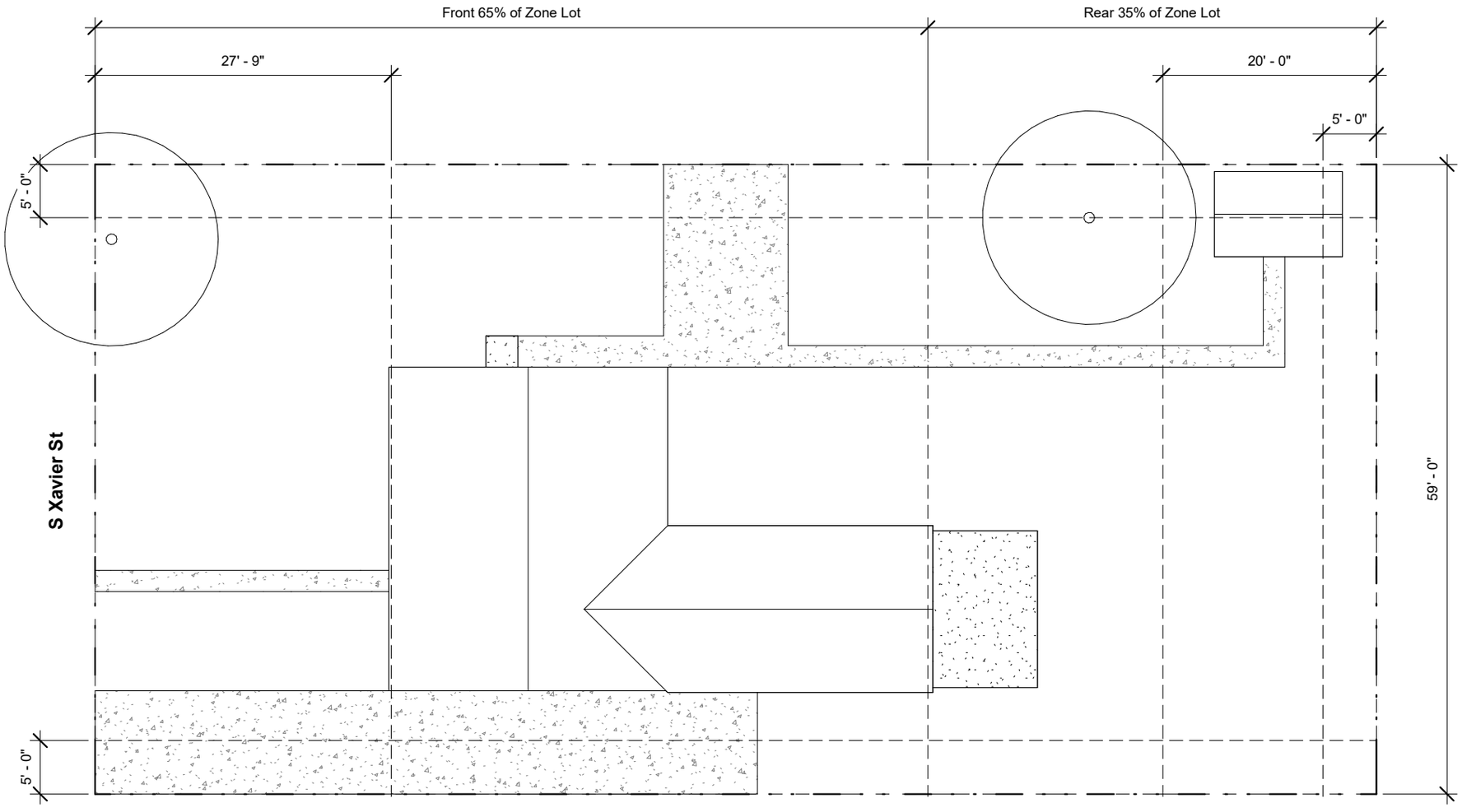
Site Conditions

- Existing driveway along south property line
- Would prefer to preserve mature trees
- Leave space for future outdoor entertainment area

Code Analysis

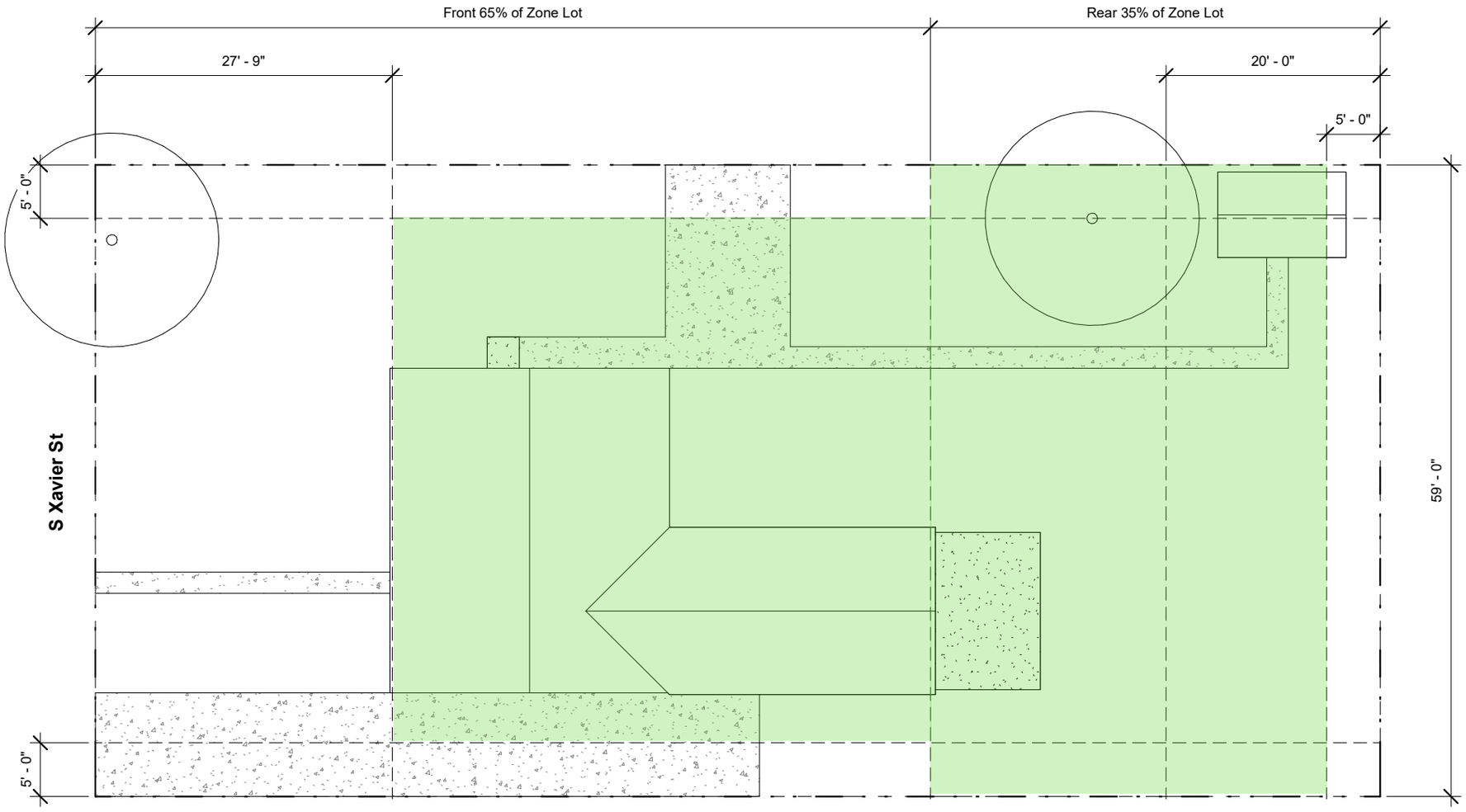
Applicable Codes:

- 2021 IRC
- 2021 IECC (Prescriptive Compliance)
- 2022 Building and Fire Code for the City and County of Denver, January 2023, 1st Printing
- 2020 NEC
- 2010 Denver Zoning Code



- Zoning District: S-SU-D
- Lot Size: 7080sf
- Max. Building Coverage: 3540sf / 50.0%
- Existing Building Coverage: 1247sf / 17.6%

Garage Buildable Space



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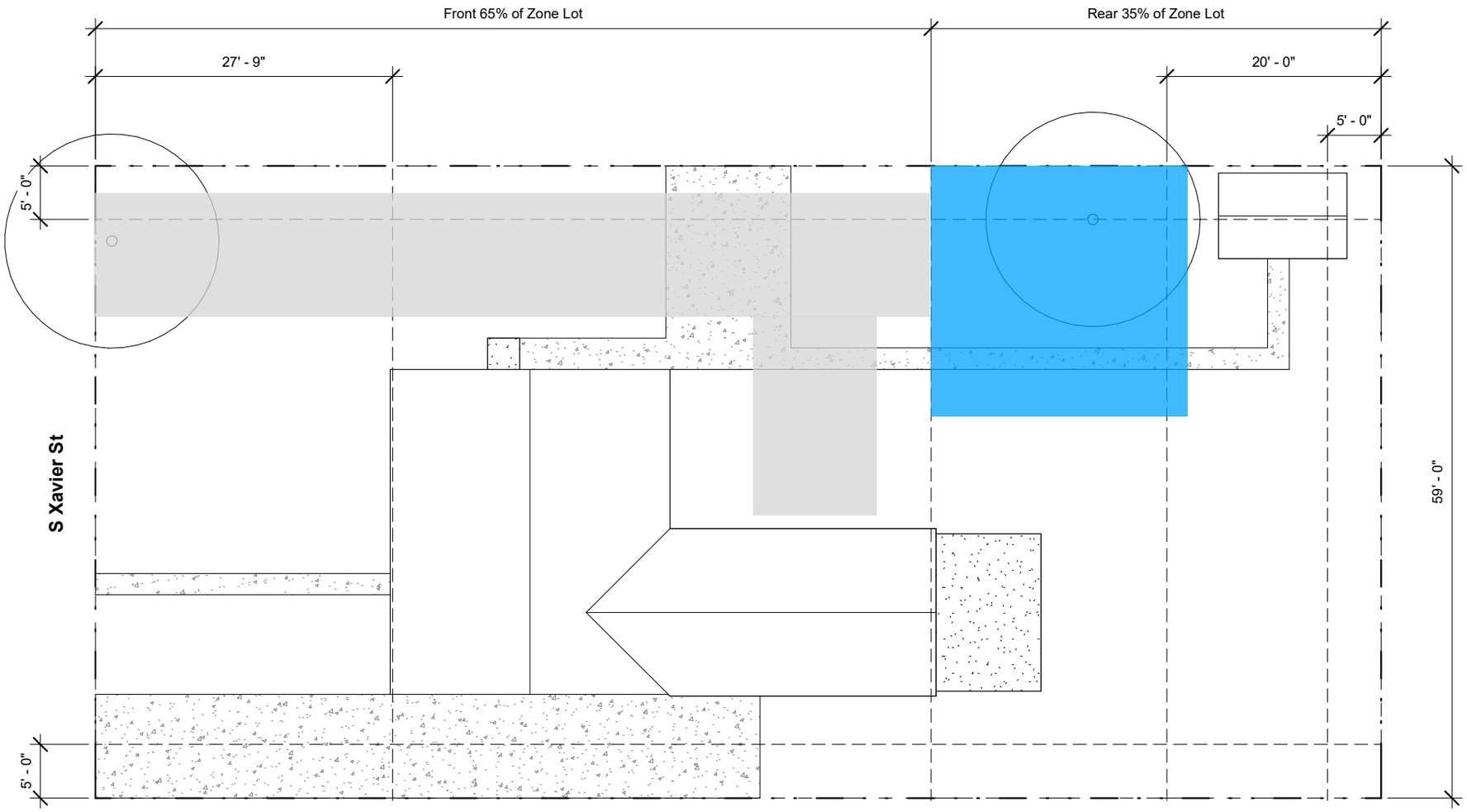
Garage Options - North



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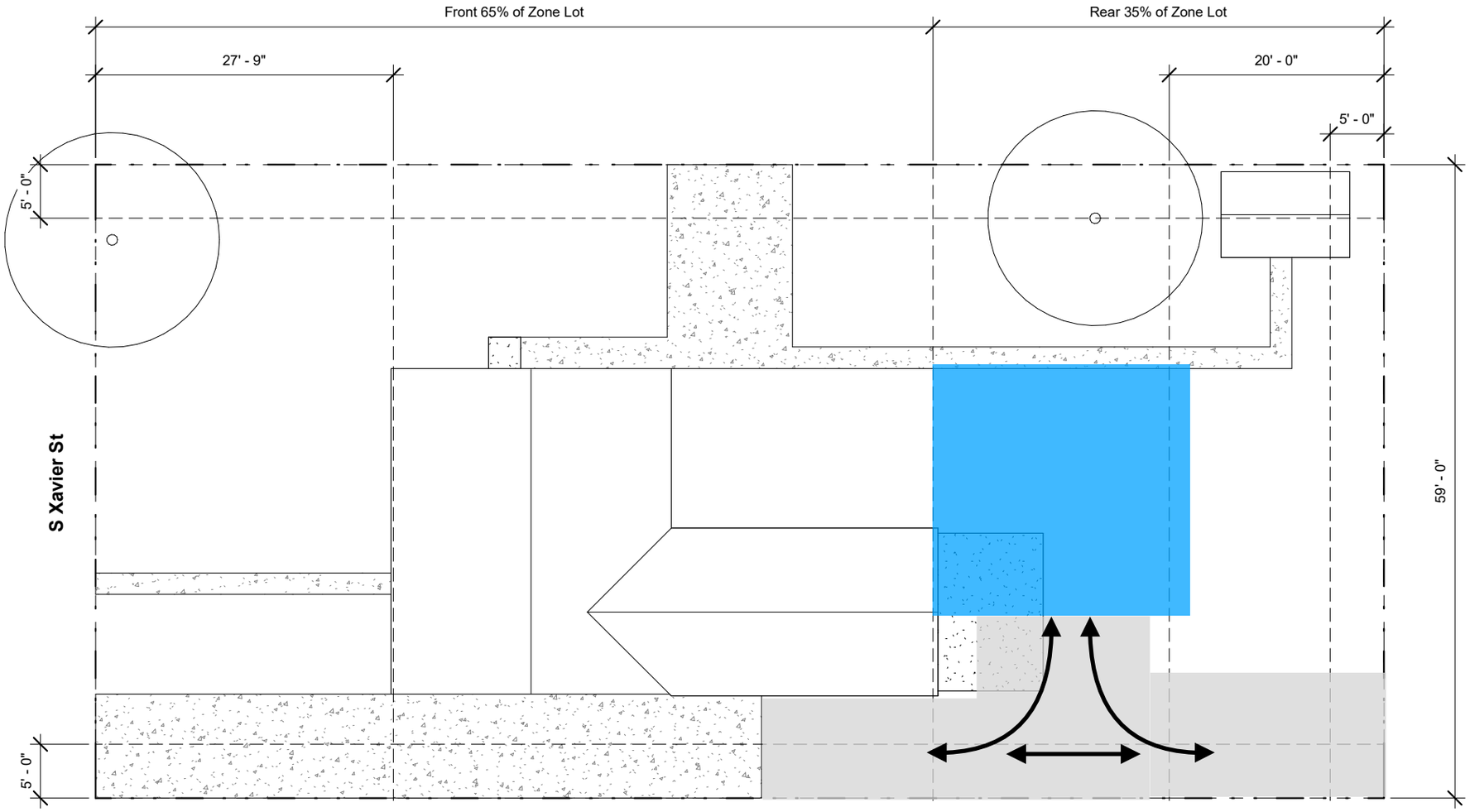
Garage Options - South A



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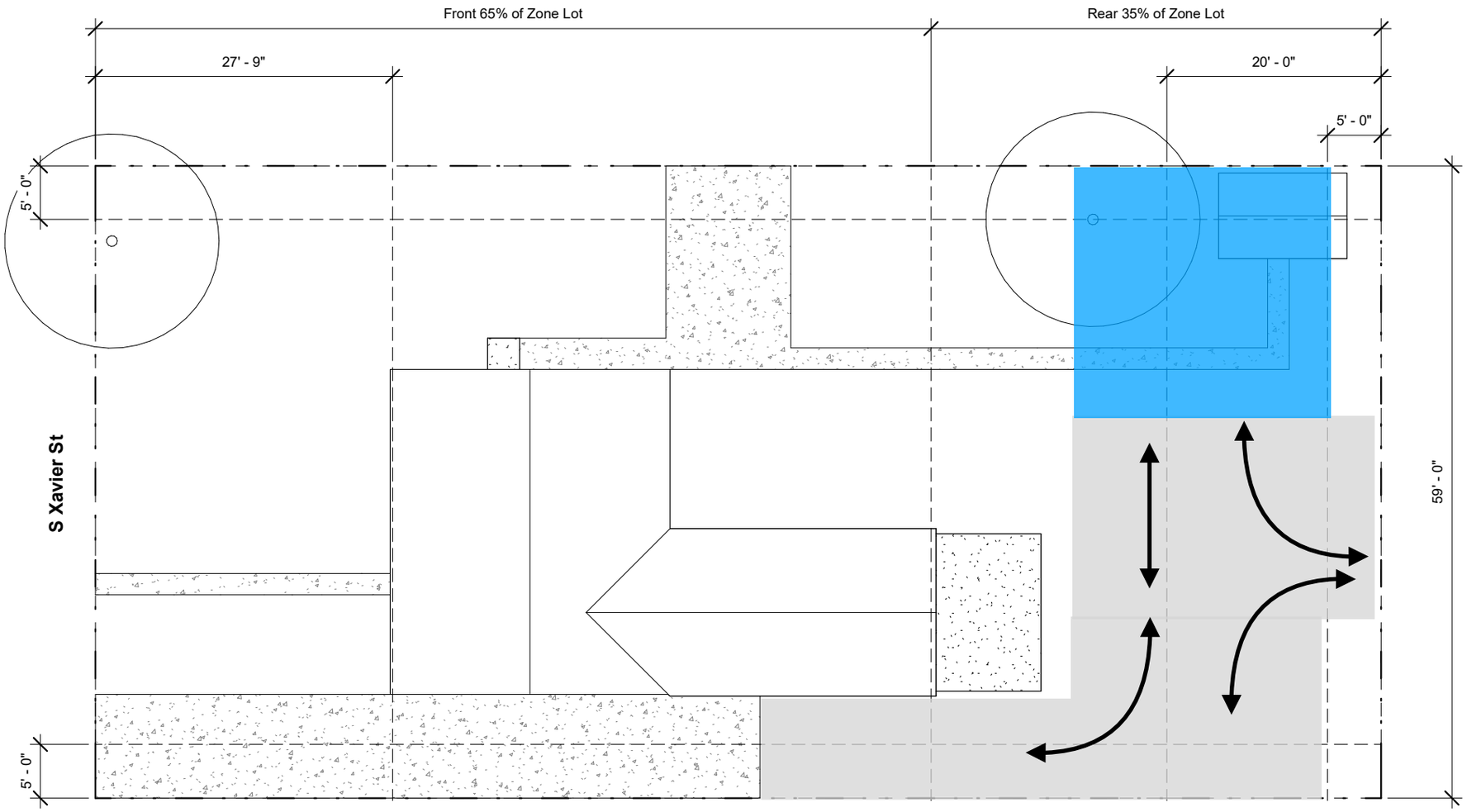
Garage Options - South B



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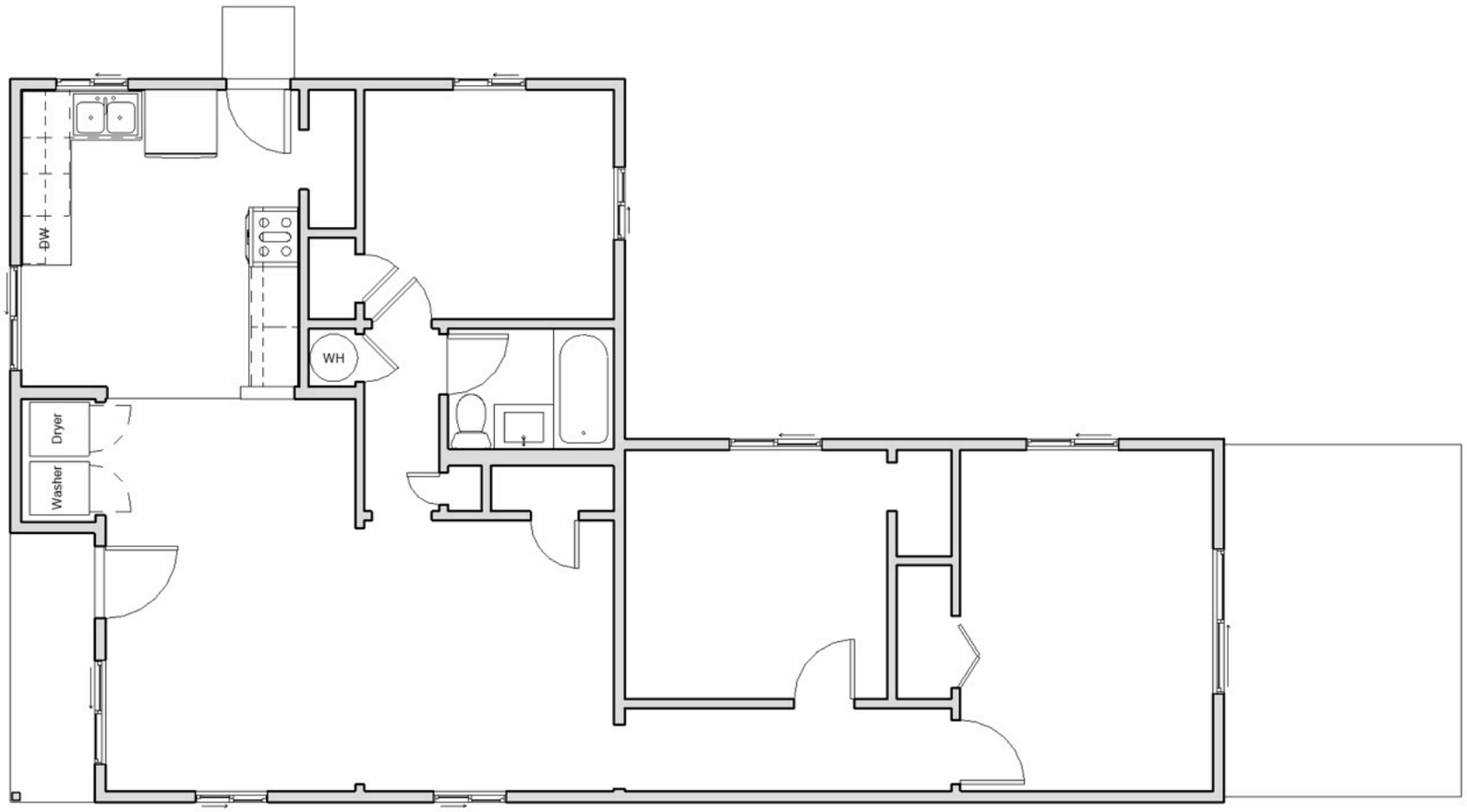
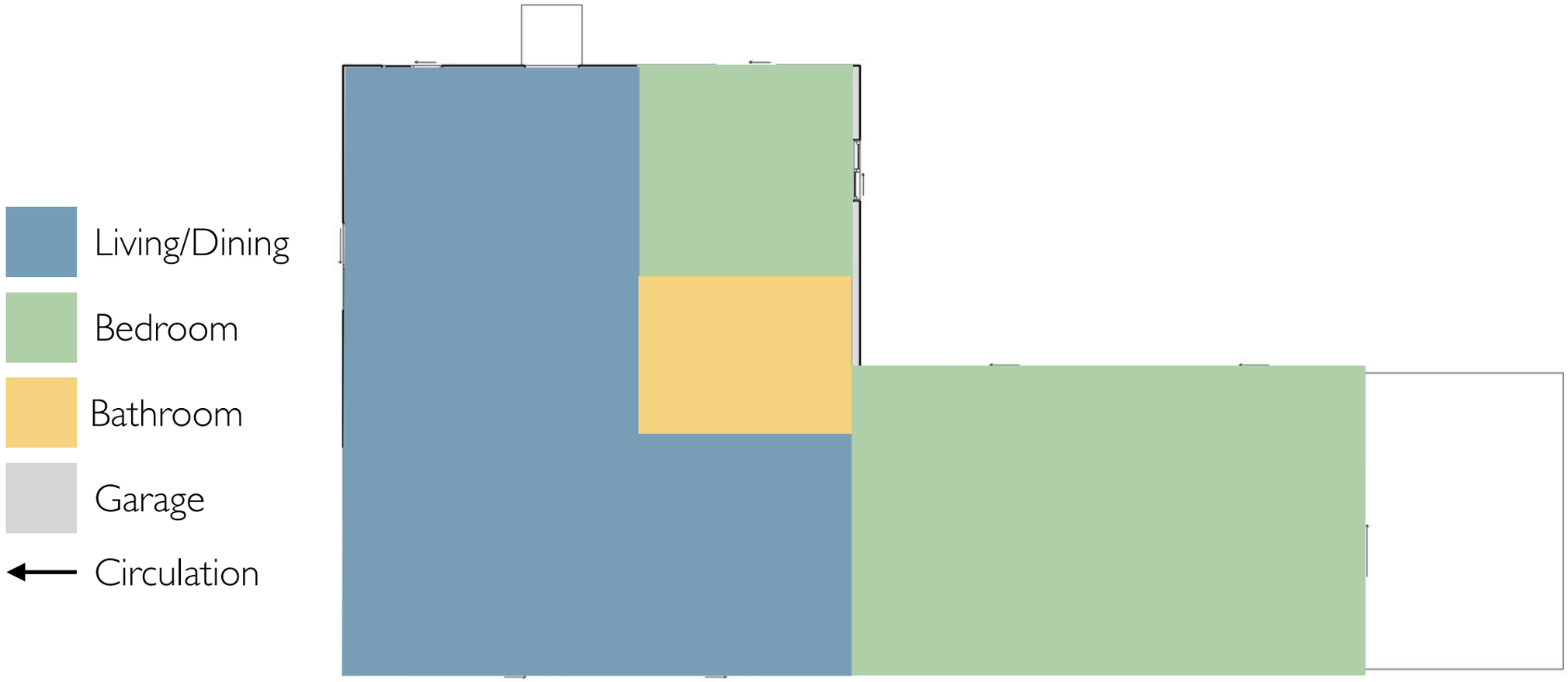
Interior



Interior - Spaces Diagram



Small Addition

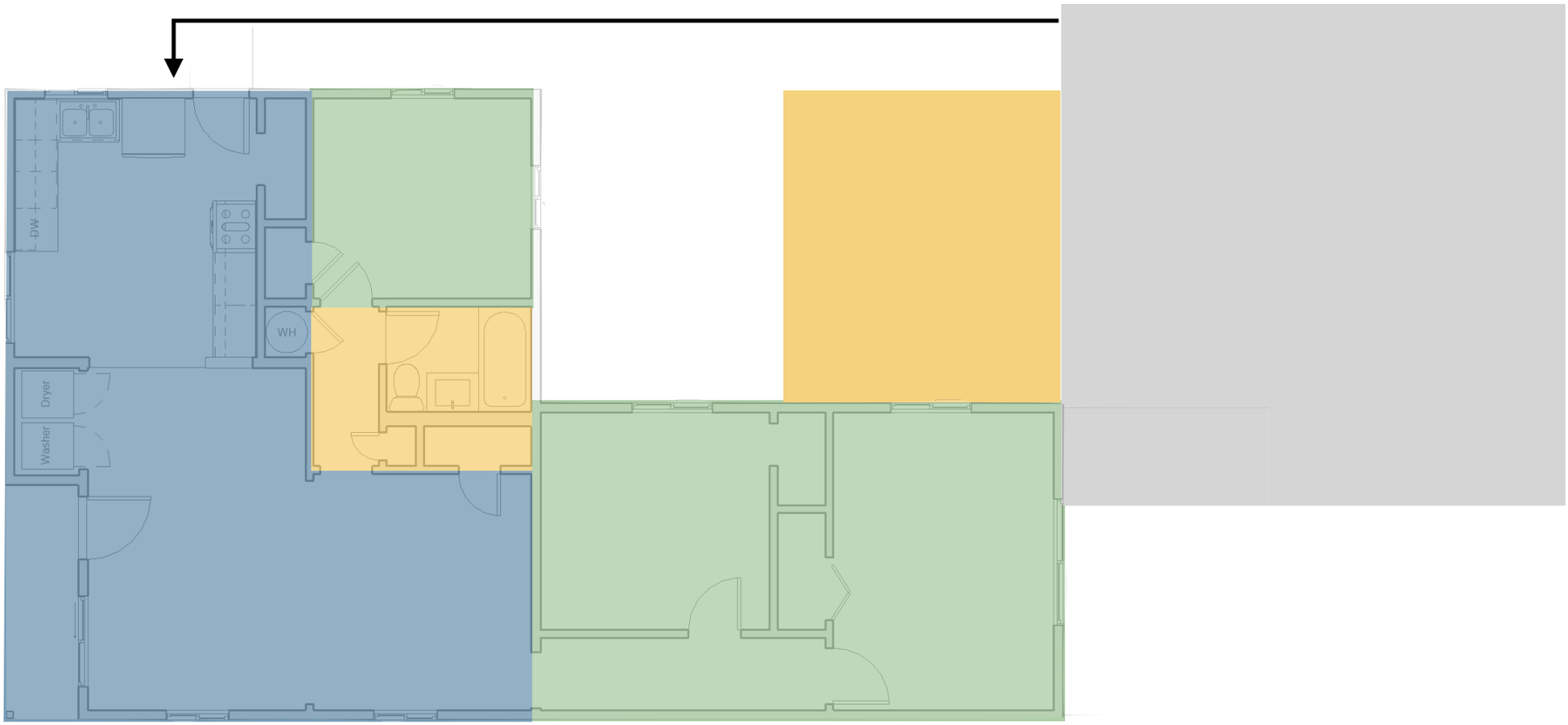
Living/Dining

Bedroom

Bathroom

Garage

Circulation



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Large Addition

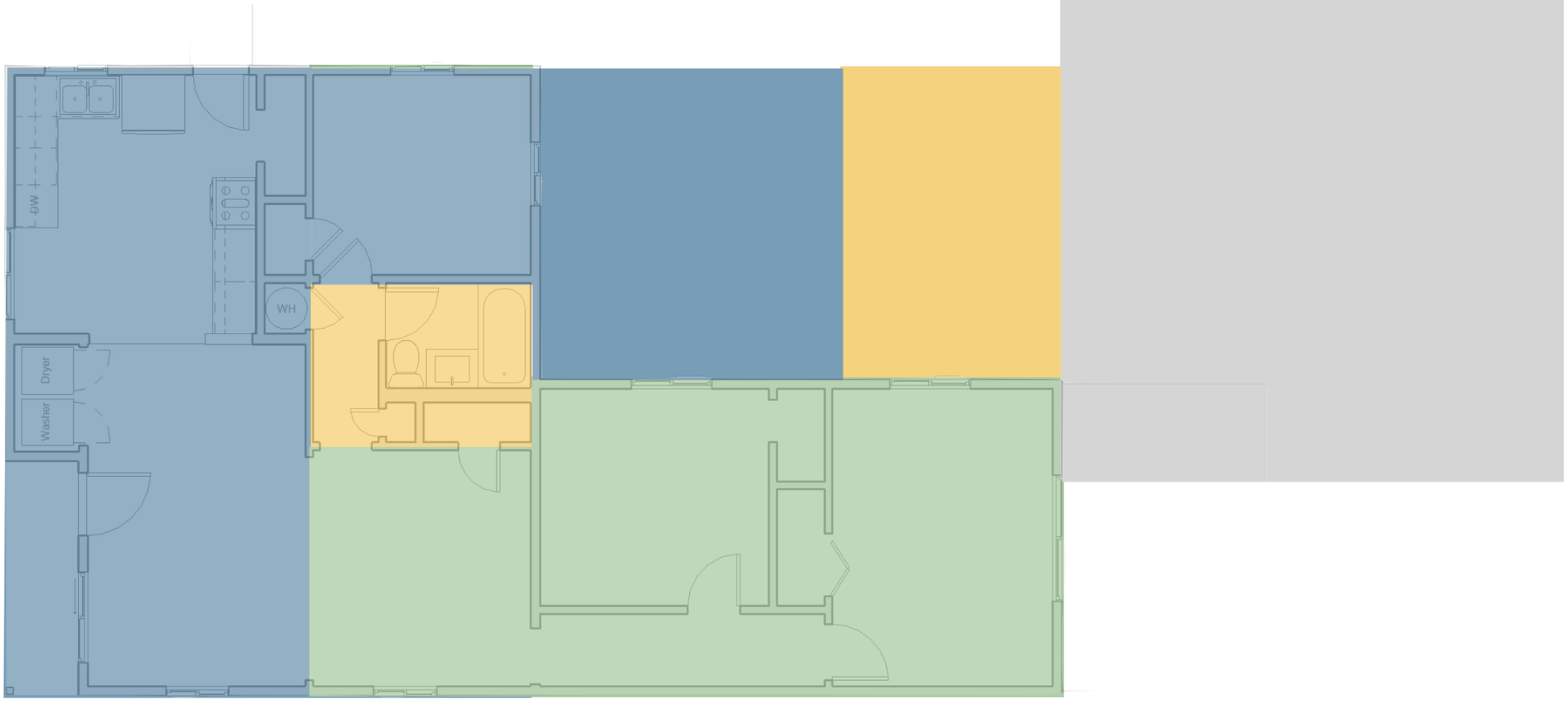
Living/Dining

Bedroom

Bathroom

Garage

Circulation



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Large Addition

Living/Dining

Bedroom

Bathroom

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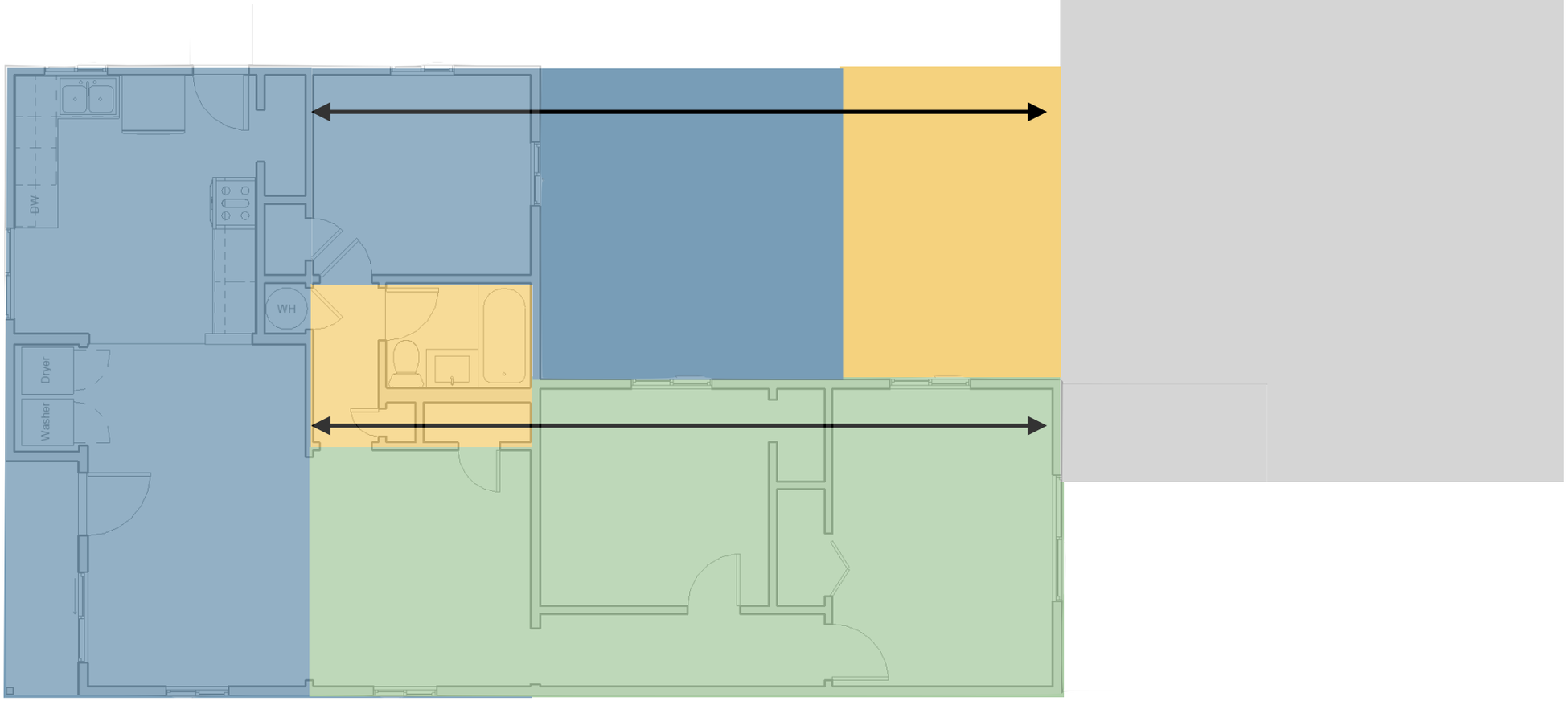

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By the Numbers

	Garage	Small Addition	Large Addition
Size	576sf + 800sf Driveway	180sf new + 170sf renovated	400sf new + 630sf renovated