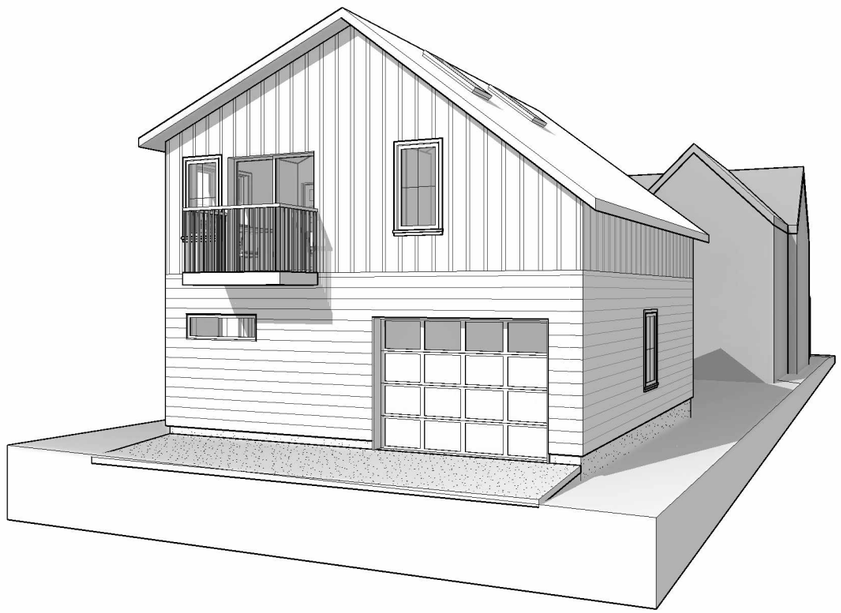

Example Project
Schematic Design

16 July 2024

Denver, CO 80205

Project Narrative and Scope

Please provide pricing for demolition of an existing detached garage and construction of a new detached Accessory Dwelling Unit.

WALL ASSEMBLIES
New exterior walls to be exterior finish over Huber Zip-System R-5 Insulated R-sheathing (or approved equal) over 2x6 wood studs 24" O.C. with R-20 batt insulation.

Provide pricing for the following exterior finish options:
- Fiber Cement Lap Siding on level 1
- Prefinished Metal Siding on Level 2

Interior walls to be 2x4 wood studs 16" O.C.

FLOOR-CEILING ASSEMBLY
Level 1 floor to be 4" reinforced concrete slab over 6 mil Class I vapor barrier over compacted gravel. Level 2 floor to be tongue-and-groove sheathing over 11 7/8" TJIs.

ROOF ASSEMBLIES
New roof to be shingles over Huber Zip-System sheathing (or approved equal) over wood rafters or trusses with R-60 closed cell spray foam insulation. Level 2 ceiling to be vaulted.

Provide pre-finished aluminum gutters and downspouts.

FOUNDATION
Foundation to be stem wall with footing. Provide min. R15 continuous insulation at exterior foundation walls under conditioned space. Excavation to be performed with shoring and no over-excavation.

WINDOWS AND EXTERIOR DOORS
New windows to be vinyl or fiberglass, dark finish. Glazing in windows and exterior doors to be max. U-0.30 and max. SHGC 0.40 per IECC 2021 Table N1102.1.2.

INTERIOR DOORS
Interior doors to be solid-core 5-panel doors, painted.

INTERIOR FINISHES
Walls and ceilings to be 1/2" gyp. bd., painted, with light knockdown texture.

Provide baseboards, painted wood, and gyp bd returns at windows.

Flooring to be LVP except in bathroom, where flooring is to be ceramic tile, and in the garage bay, where flooring to be exposed concrete.

HVAC STRATEGY
Conditioned spaces to be served by dual-zone mini-split heat pump system, with one zone serving the Workout room on Level 1 and the other zone serving Level 2. Provide electric baseboard backup heating.

Provide passive sub-slab Radon ventilation with electrical power available for future powered fan to be added if necessary per IRC 2021 Appendix AF.

Sheet Index

Sheet Number	Sheet Name
G-001	Cover Sheet
G-002	Site Plan
AD-101	Demolition Plan
A-101	Floor Plans
A-102	Foundation and Roof Plans
A-104	Exterior 3D Views
A-201	Exterior Elevations
A-301	Building Sections

Abbreviations

A/C	Air Conditioning	Galv	Galvanized	Plywd	Plywood
Adtl	Additional	GC	General Contractor	PR	Pair
Adj	Adjacent/Adjustable	GSF	Gross Square Feet	PVC	Polyvinyl Chloride
AFF	Above Finish Floor	GYP	Gypsum	Pvmt	Pavement
Alt	Alternate			Pwr	Power
Approx	Approximate	H	High		
Arch	Architect/Architectural	HDR	Header	Qty	Quantity
Assy	Assembly	HGT	Height		
Auto	Automatic	Horiz	Horizontal	R	Radius, Riser(s)
Aux	Auxiliary	HVAC	Heating, Ventilation,	RCP	Reflected Ceiling Plan
Avg	Average		and Air Conditioning	Re:	Refer to/Referenced
				REF	Refigerator
Bd	Board	IECC	International Energy	Rem	Remove
Bldg	Building		Conservation Code	Req	Required/Requirements
B.O.	Bottom Of	IRC	International Residential Code	Rev	Revision/Revise(d)
Bot	Bottom	IN	Inch	RH	Right Hand
B.O.W.	Bottom of Wall	Incl	Include(d)	RHR	Right Hand Reverse
Btwn	Between	Int	Interior	RO	Rough Opening
B/W	Between			ROW	Right of Way
		L	Low, Long		
CJ	Control Joint	Lav	Lavatory	S	South
CL	Center Line	LB	Pound	Sched	Schedule
Clg	Ceiling	Ldr	Leader	SF	Square Feet
Clr	Clear	LF	Linear Feet	Sim	Similar
Cont	Continuous	LH	Left Hand	SS	Stainless Steel
CPT	Carpet	LHR	Left Hand Reverse	Std	Standard
		Lvl	Level	Struct	Structure, Structural
DBL	Double				
Demo	Demolition/Demolish	Maint	Maintenance	T	Tread(s)
Diag	Diagonal	Max	Maximum	TBD	To Be Determined
Disp	Dispenser/Disposal	Mech	Mechanical	Temp	Temporary/Temperature
DN	Down	Med	Medium	T.O.	Top Of
DS	Downspout	MFR	Manufacturer, Manufactured	T.O.W.	Top of Wall
DW	Dishwasher	Min	Minimum, Minute	Typ	Typical
DWG	Drawing	Misc	Miscellaneous		
		Mtd	Mounted	UNO	Unless Noted Otherwise
E	East	Mtl	Metal	UON	Unless Otherwise Noted
(E)	Existing	Mult	Multiple	Util	Utility/Utilities
Ea.	Each				
Elec	Electrical	N	North	Vert	Vertical
EQ	Equal	N/A	Not Applicable	VIF	Verify in Field
Est	Estimate(d)	N.I.C.	Not in Contract		
Ext	Exterior	N.I.S.	Not in Scope	W	West, Wide
		No.	Number	WC	Water Closet
FBO	Finished by Others	Nom	Nominal	W/D	Washer/Dryer Combo
FF	Finish Floor	NSF	Net Square Feet	WH	Water Heater
FFE	Finish Floor Elevation	NTS	Not to Scale	W/	With
Fixt	Fixture			W/O	Without
Flr	Floor	OC	On Center	Wd	Wood
F.O.	Face of	OH	Overhead, Overhang		
F.O.C.	Face of Concrete	Opp	Opposite	Yd	Yard
F.O.F.	Face of Finish	Orig	Original	Yr	Year
F.O.M.	Face of Masonry				
F.O.S.	Face of Stud/Structure	Perp	Perpendicular		
FT	Foot/Feet	PL	Property Line, Plate		

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For Reference Only
Not For Construction

No.	Description	Date

General Notes

Existing conditions and dimensions are documented based on the Architect's observations. Contractor is to field verify all existing conditions and dimensions of the building/project prior to the commencement of any work.

Any conflicts determined in the field or unknown pre-existing conditions discovered during the course of construction are to be brought to the immediate attention of the Architect for review.

The use of the words “provide” and “provided” in connection with any item specified shall be intended to mean that the item shall be furnished, installed and connected where so required.

Do not scale drawings. Dimensions govern. Large scale details govern over small scale.

The drawings are supplied to illustrate the design intent and the general type of construction required. They are intended to imply the finest quality of construction, material and workmanship.

All work performed and material installed shall be, as a minimum standard, in strict conformance with the latest editions of all applicable codes, regulations and ordinances including the building code. The contractor shall give all notices and comply with all laws, ordinances, rules, regulations and lawful orders of any public authority having jurisdiction over the performance of the work.

Contractor is responsible for all work shown, noted, specified, or reasonably inferred from the drawings.

The General Contractor upon acceptance of the drawings assumes full responsibility for the construction, materials and workmanship of the work, and shall comply with the spirit as well as the letter of that which is contained therein.

The scope of work described by the drawings implies a completed project. Minor omissions from and discrepancies in the drawings shall not void such intention. The Contractor shall inform the Architect in writing of any conflicts, omissions and discrepancies prior to construction.

General Notes, continued

The Contractor shall supervise and direct the work using his best skill and attention and shall be solely responsible for all construction means, methods, techniques, sequences and procedures. The Contractor shall coordinate all portions of the work under the contract.

The Contractor shall perform high-quality professional work. Materials shall be joined to uniform, accurate fits so that they meet in neat, straight lines free of smears or overlaps. Exposed materials shall be installed appropriately level, plumb and at accurate right angles to or flush with adjacent materials. The work of each trade shall meet all national standards published by the trade, except where the requirements of the contact document are more stringent.

Dimensions are taken to finish face of surface unless noted otherwise.

All door rough openings to be located 6" from adjoining wall to hinge side, unless otherwise dimensioned.

All fixtures, door hardware, accessories, and other finish materials and colors to be confirmed with Owner prior to ordering, installation, or application.

Energy Conservation Notes

- Project is designed according to 2021 IECC (prescriptive compliance method).
- Air barriers and thermal barriers shall be installed per manufacturer's instructions.
- All installed wall, crawl space, and ceiling insulation shall be installed per manufacturer's instructions and labeled or the installed R-values provided. Blown insulation shall be marked every 300 ft².
- Blower door tests shall be performed prior to construction and at project completion. The number of air changes per hour measured by the second test shall be lower than those measured by the first test.
- IECC compliance certificate shall posted on site.
- Manufacturer manuals for mechanical and water heating systems shall be provided to owner.
- Heating and cooling equipment shall be sized per ACCA manual S based on loads calculated per ACCA manual J or other methods approved by the code official.
- Building cavities shall not be used as ducts or plenums.
- At perimeter walls of conditioned space - wall framing floor plates are to be caulked/sealed to the floor.
- At perimeter walls of conditioned space - all wall/floor connections are to be caulked/sealed prior to install of wall molding.
- At perimeter walls of conditioned space - all wall/ceiling connections are to be caulked/sealed.
- Electrical and Communication boxes installed in the building's thermal envelope shall be airtight boxes meeting the requirements of NEMA OS 4.

Applicable Codes:
- 2021 IRC
- 2021 IECC (Prescriptive Compliance)
- 2022 Building and Fire Code for the City and County of Denver, December 2023, 3rd Printing
- 2023 NEC
- 2010 Denver Zoning Code

ZONING DISTRICT CLASSIFICATION: U-SU-B1

Example Client

Example Project

Schematic Design

Cover Sheet

Project number	99-999
Date	2024-07-16
Drawn by	JDD
Checked by	JDD

G-001

Scale	12" = 1'-0"

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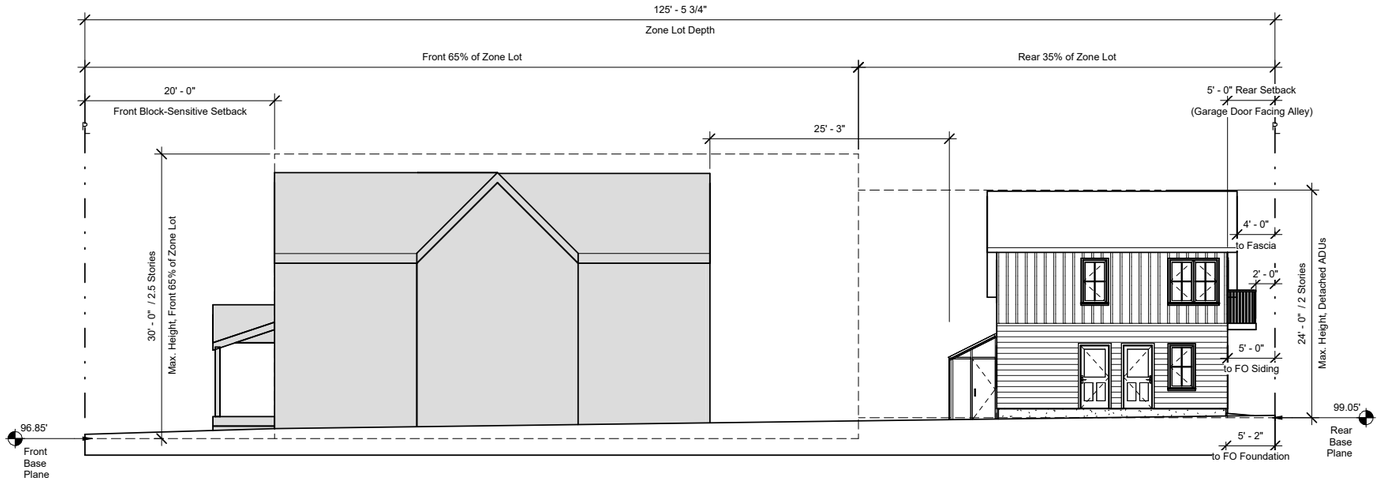
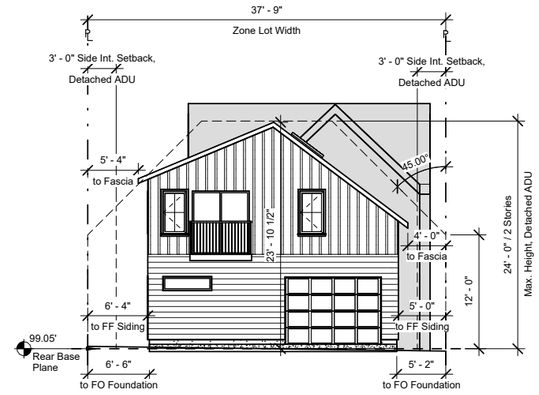
ZONING INFORMATION

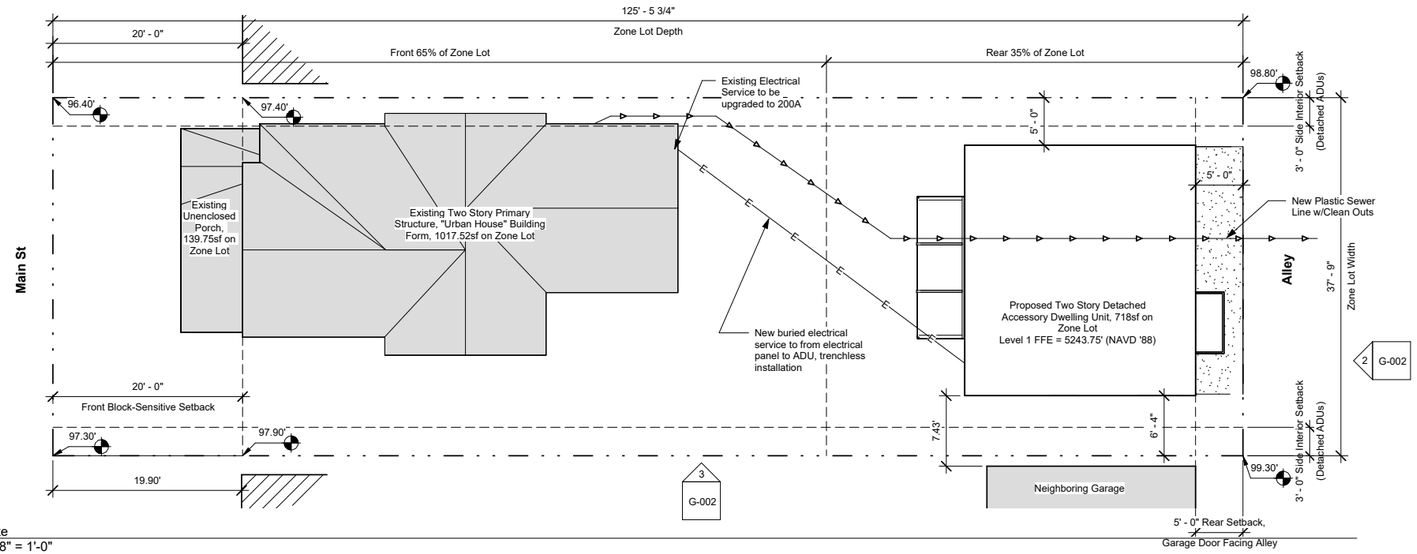
Zoning: U-SU-B1
Zone Lot Area: 4,690sf
Max. Structure Lot Coverage: 1758.75sf / 37.5%
Proposed Structure Lot Coverage:
2066.75sf - 359sf (50% of ADU) per Denver Zoning Code 5.3.7.5 C =
1707.75sf / 36.4%



3 South - Bulk Plane
1/8" = 1'-0"



2 East - Bulk Plane
1/8" = 1'-0"



1 Site
1/8" = 1'-0"

0' 4' 8' 16' 32'

Jeff Daigle, Architect
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For Reference Only
Not For Construction

No.	Description	Date

Example Client

Example Project

Schematic Design

Site Plan

Project number	99-999
Date	2024-07-16
Drawn by	JDD
Checked by	JDD

G-002

Scale As indicated

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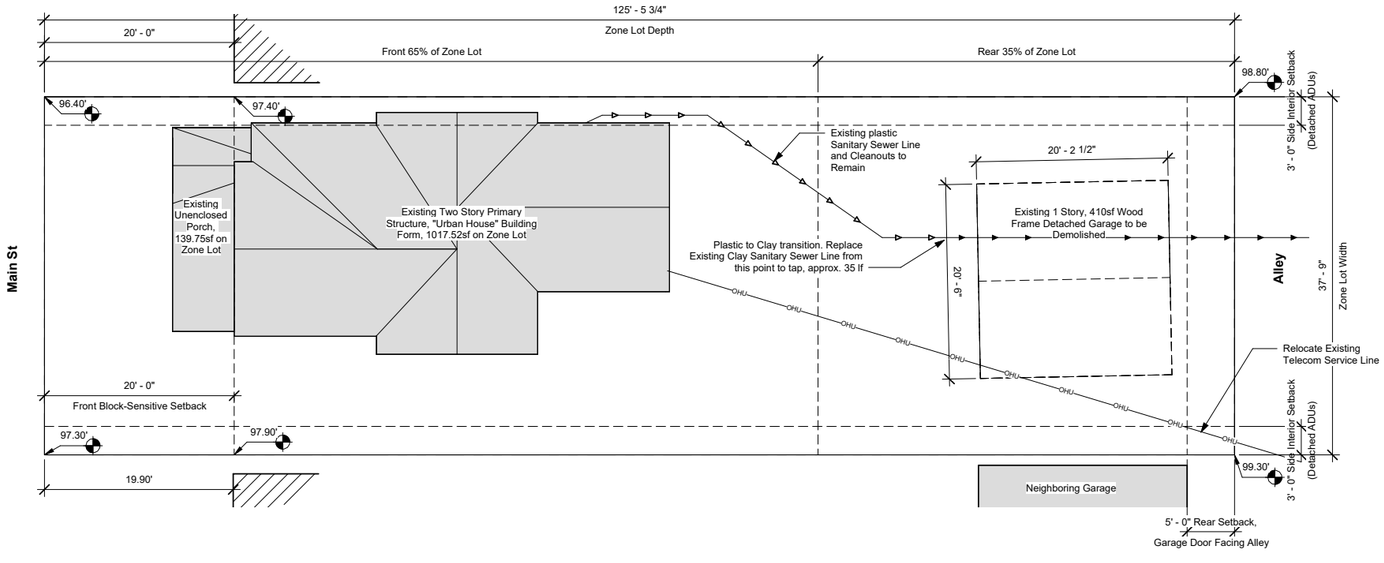
Plan and Section Legend

- Existing to Remain
- Demolished
- New Construction
- Not in Scope
- 1-Hr Fire Rated Wall



1 Site - Demolition Plan
1/8" = 1'-0"

Jeff Daigle, Architect
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For Reference Only
Not For Construction

No.	Description	Date

Example Client

Example Project

Schematic Design

Demolition Plan

Project number	99-999
Date	2024-07-16
Drawn by	JDD
Checked by	JDD
Scale	As indicated

AD-101

0' 2' 4' 8' 16'

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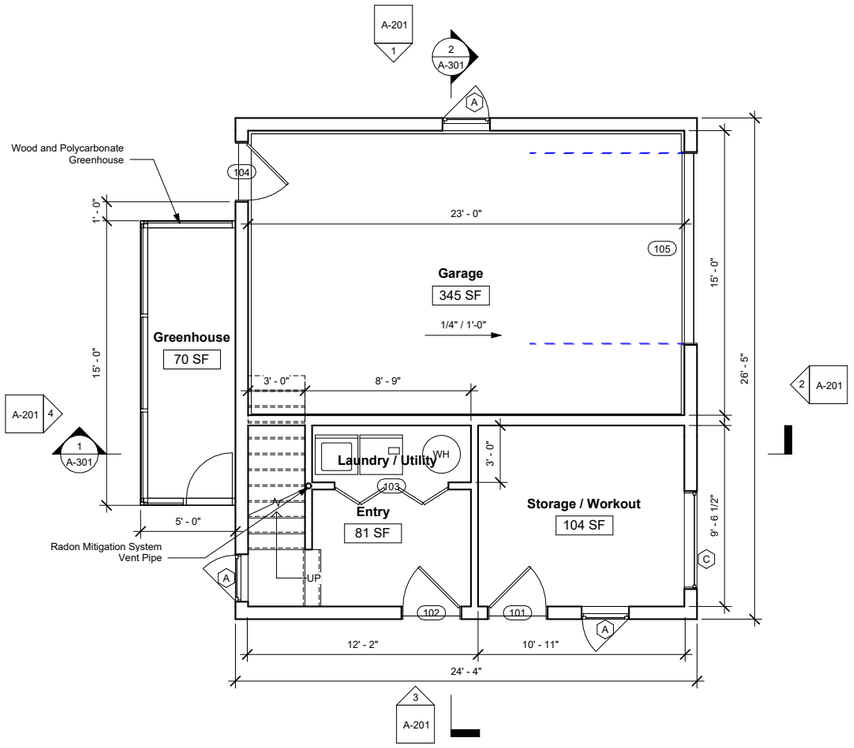
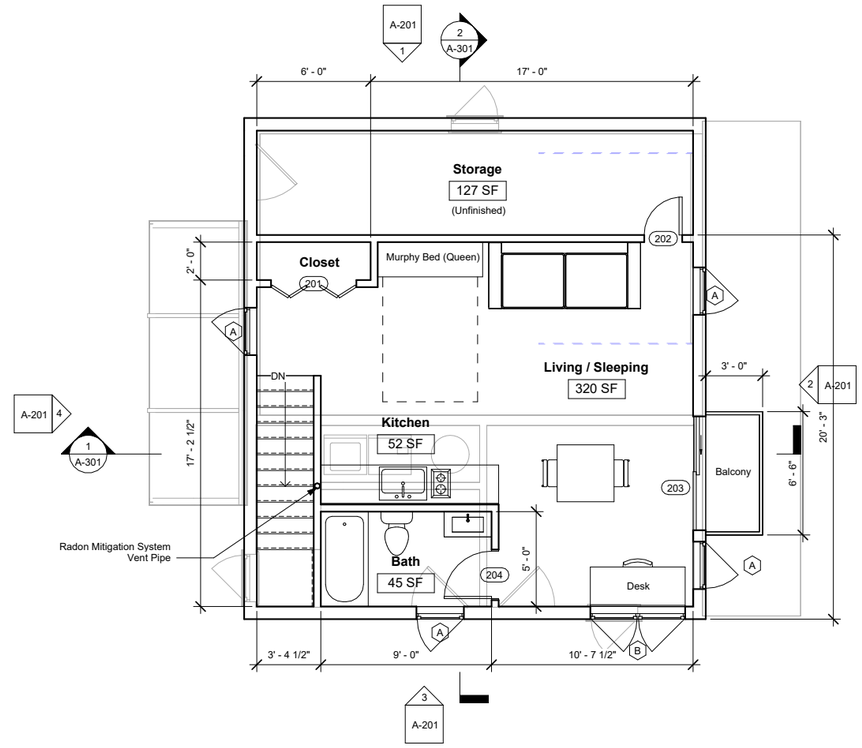
Door Schedule			
Mark	Width	Height	Construction Type
	2' - 5"	6' - 5"	Wood and Polycarbonate Greenhouse Door
101	3' - 0"	6' - 8"	Half-Light Insulated Exterior Door
102	3' - 0"	6' - 8"	Half-Light Insulated Exterior Door
103	6' - 0"	6' - 8"	Hollow Core Bifold Doors
104	3' - 0"	6' - 8"	Half-Light Insulated Exterior Door
105	10' - 0"	7' - 0"	Insulated Steel Sectional Garage Door with Top Panel Glazing
201	4' - 6"	6' - 8"	Hollow Core Bifold Doors
202	2' - 0"	5' - 4"	Solid Core 5-Panel Interior Door
203	6' - 0"	6' - 8"	Double Sliding Exterior Glass Doors, Provide Safety Glazing
204	2' - 6"	6' - 8"	Solid Core 5-Panel Interior Door

Window Schedule						
Type Mark	Count	Width	Height	Head Height	Sill Height	Construction Type
A	7	2' - 6"	4' - 6"	6' - 8"	2' - 2"	Single Casement Window
B	1	5' - 0"	4' - 6"	6' - 8"	2' - 2"	Double Casement Windows
C	1	5' - 2"	1' - 6"	6' - 8"	5' - 2"	Fixed Window
D	2	2' - 0"	4' - 0"			Skylight



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



2 Level 2 - Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

Plan and Section Legend

- Existing to Remain
- Demolished
- New Construction
- Not in Scope
- 1-Hr Fire Rated Wall

Jeff Daigle, Architect
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For Reference Only
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No.	Description	Date

Example Client

Example Project

Schematic Design

Floor Plans

Project number	99-999
Date	2024-07-16
Drawn by	JDD
Checked by	JDD

A-101

Scale	1/4" = 1'-0"

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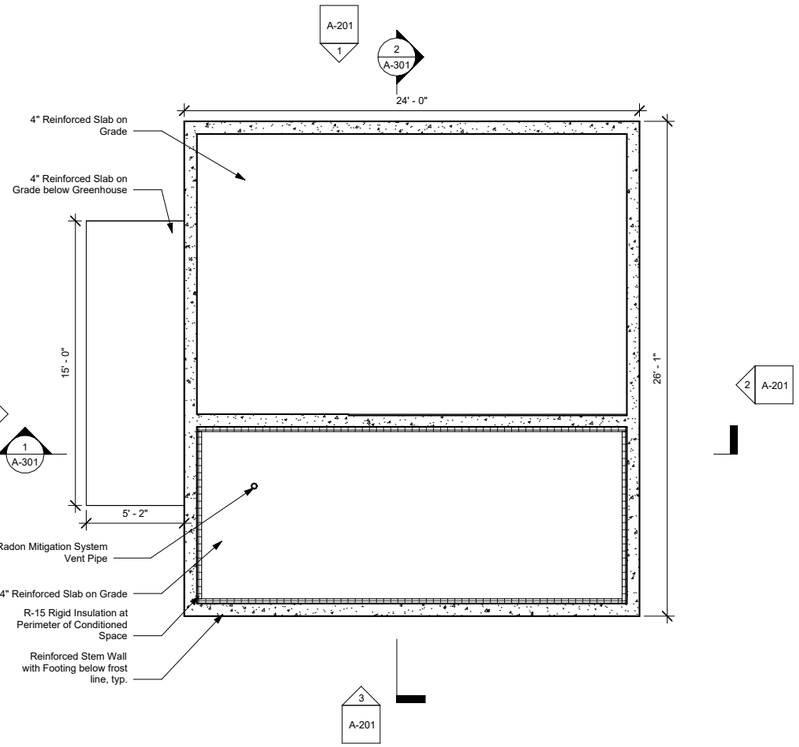
Plan and Section Legend

- Existing to Remain
- Demolished
- New Construction
- Not in Scope
- 1-Hr Fire Rated Wall



1 Foundation - Proposed
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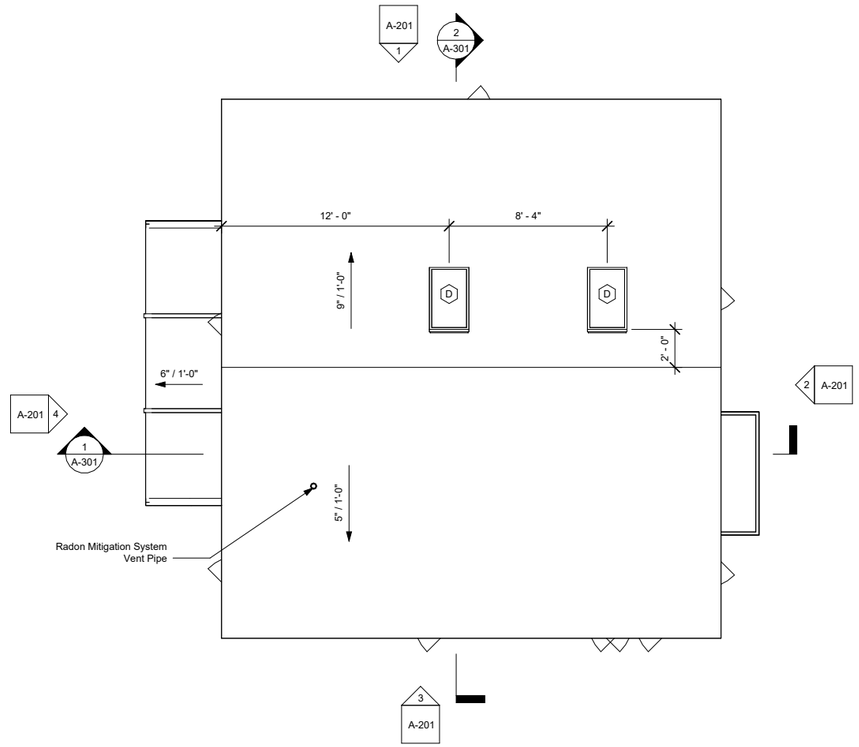

2 Roof - Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

Jeff Daigle, Architect
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For Reference Only
Not For Construction

No.	Description	Date

Example Client

Example Project

Schematic Design

Foundation and Roof Plans

Project number	99-999
Date	2024-07-16
Drawn by	JDD
Checked by	JDD

A-102

Scale	1/4" = 1'-0"

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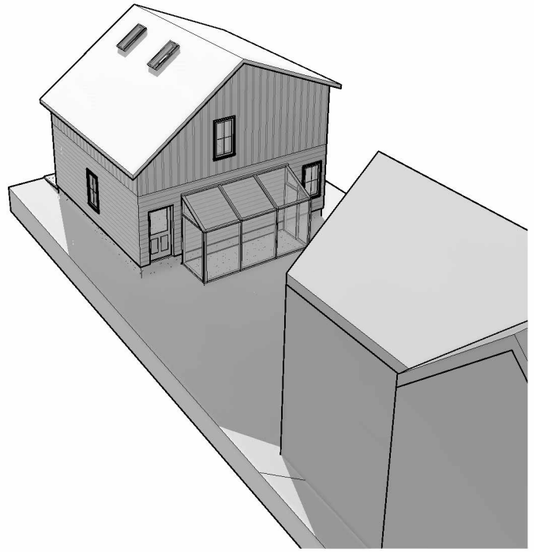
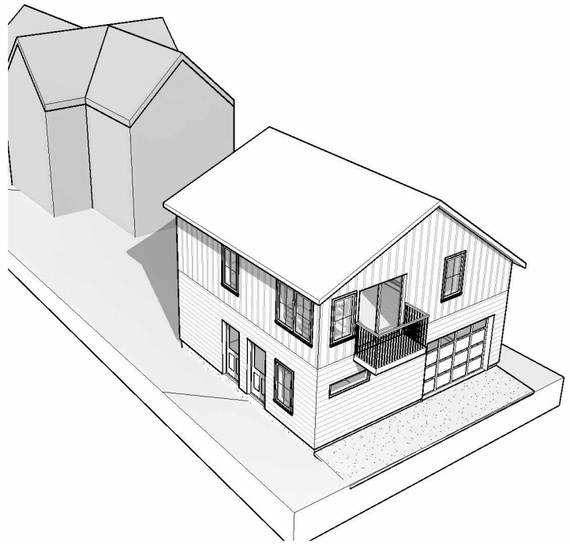
NOT TO SCALE - FOR REFERENCE ONLY

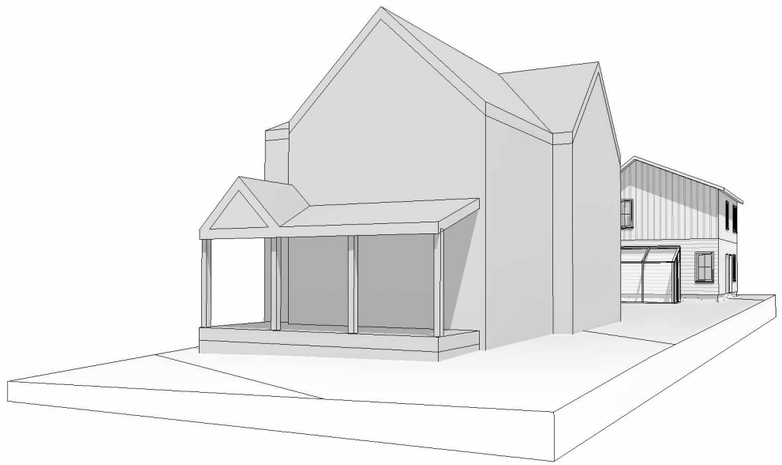


1 Aerial from NW



2 Aerial from SE

3 Perspective from Alley



4 Perspective from Street

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For Reference Only
Not For Construction

No.	Description	Date

Example Client

Example Project

Schematic Design

Exterior 3D Views

Project number	99-999
Date	2024-07-16
Drawn by	JDD
Checked by	JDD

A-104

Scale

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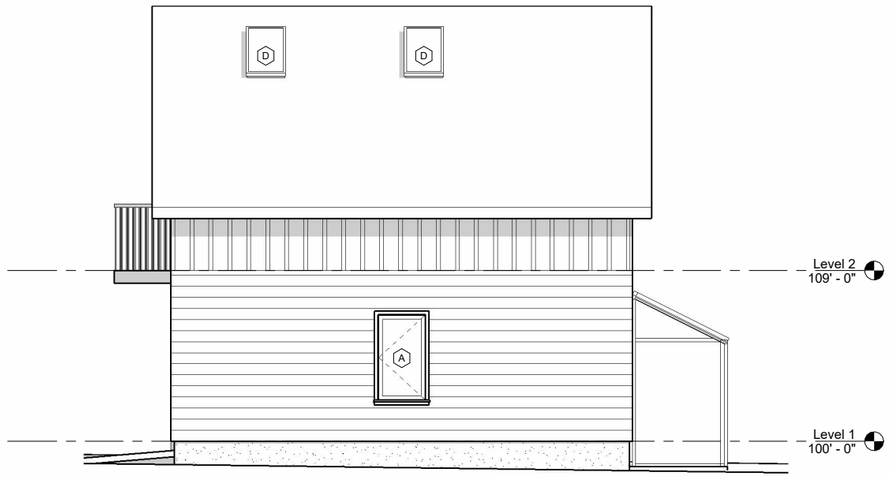

1 North
1/4" = 1'-0"

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

3 South
1/4" = 1'-0"

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

0' 2' 4' 8' 16'

Jeff Daigle, Architect
303-630-9617 | jddaigle@mac.com

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Not For Construction

No.	Description	Date

Example Client

Example Project

Schematic Design

Exterior Elevations

Project number	99-999
Date	2024-07-16
Drawn by	JDD
Checked by	JDD

A-201

Scale	1/4" = 1'-0"

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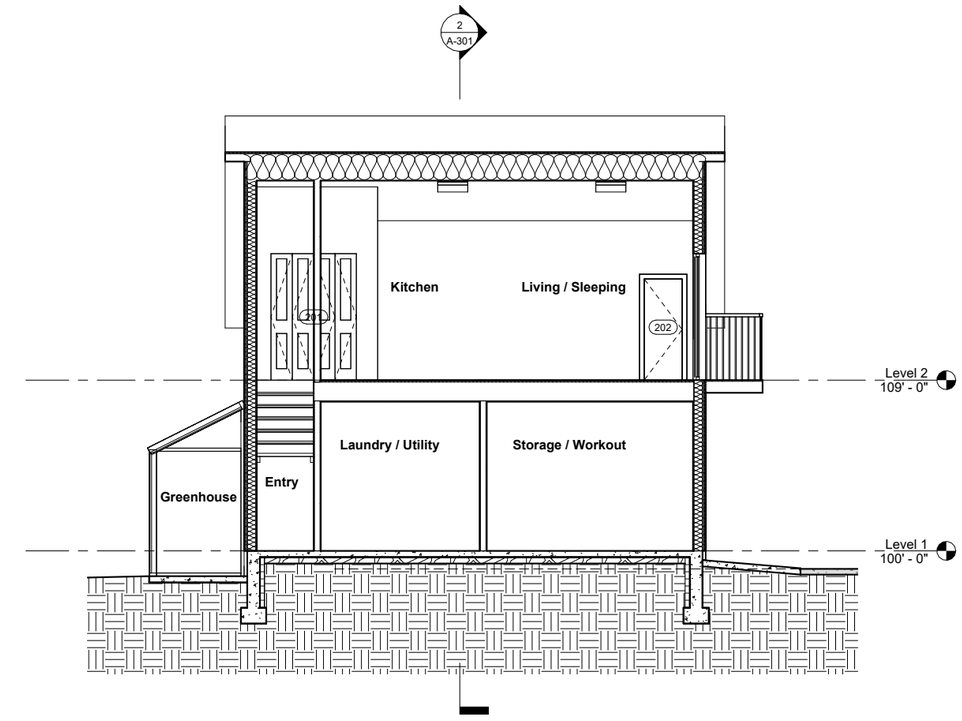
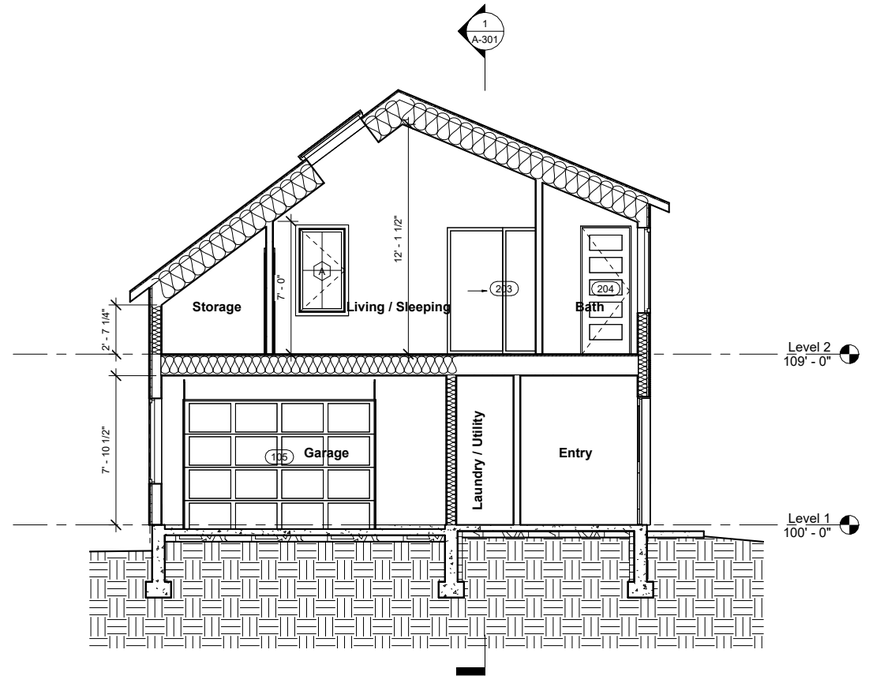


1 East-West Section
1/4" = 1'-0"



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

Plan and Section Legend	
	Existing to Remain
	Demolished
	New Construction
	Not in Scope
	1-Hr Fire Rated Wall

0' 2' 4' 8' 16'

Jeff Daigle, Architect
303-630-9617 | jddaigle@mac.com

For Reference Only
Not For Construction

No.	Description	Date

Example Client

Example Project

Schematic Design

Building Sections

Project number	99-999
Date	2024-07-16
Drawn by	JDD
Checked by	JDD

A-301

Scale 1/4" = 1'-0"

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