

# Henderson Residence

301 Pine Street, Louisville, CO 80027

Dodd — Studio

Architecture +  
Community Design

303.827.5186  
buffy@dodd-studio.com

Henderson  
Residence

301 Pine Street  
Louisville, CO 80027

Project Number: 1907

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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## PROJECT TEAM

**ARCHITECT:**  
Dodd Studio  
1301 Walnut St. 101  
Boulder, CO 80302  
p. 303.827.5186  
Buffy Andrews

**OWNER/GENERAL CONTRACTOR:**  
Eugene Henderson  
301 Pine Street  
Louisville, CO 80027  
p. 303-885-0660

**STRUCTURAL:**  
Glenn Frank Engineering, Inc.  
2400 Central Ave. A-1 South  
Boulder, CO 80301  
p. 303.554.9591  
Jesse@gfrankeng.com  
Jesse

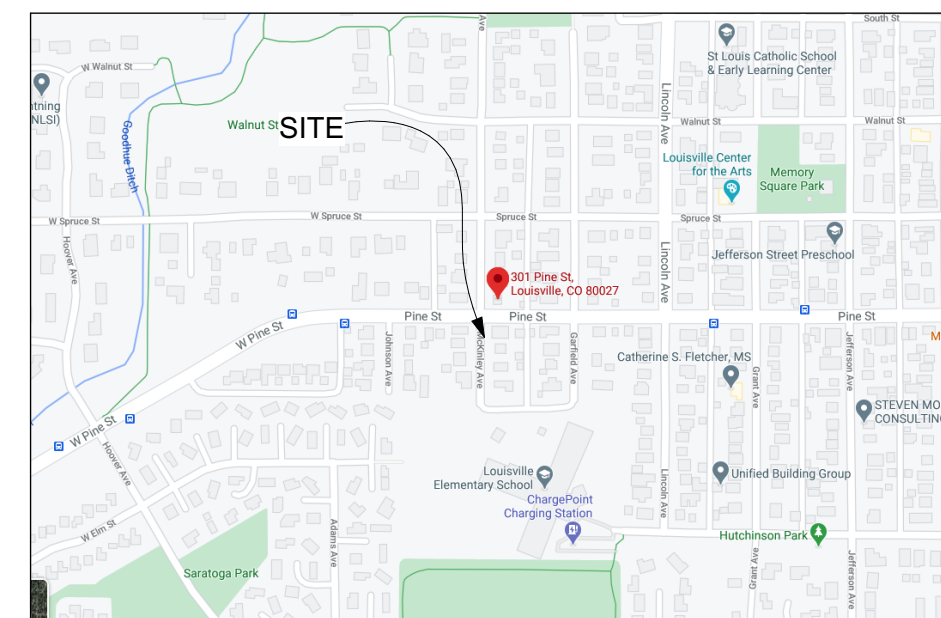
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## GENERAL NOTES

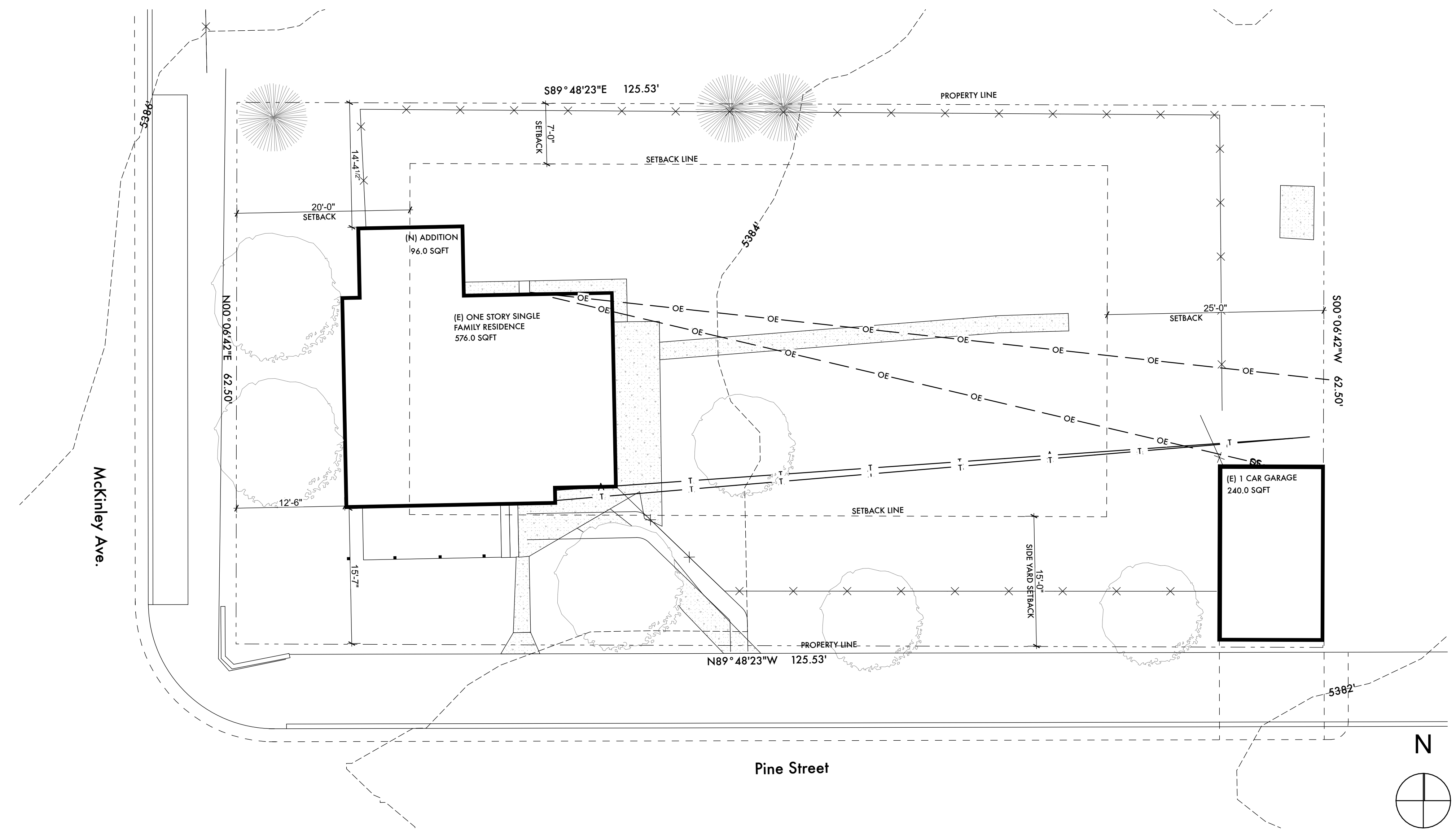
- Contractor and subcontractors shall perform a site inspection to become familiar with existing conditions prior to submitting a bid for the Work.
- Contractor shall be responsible for issuing complete sets of Contract Documents to all subcontractors invited to bid on the project. Subcontractors shall be responsible for reviewing & complying with all information contained in the Contract Documents. Additional costs resulting from deviating from the aforementioned policy shall not be approved.
- Contractor shall review the Contract Documents and the existing conditions and shall notify the Owner and Architect of any discrepancies and/or conflicts in information contained in the Contract Documents, or between the Contract Documents and existing conditions, as well as any other conflicts which would impact performing the Work identified in the Contract Documents, and shall request clarification from the Architect prior to proceeding with the Work. Neither the Architect nor the Owner shall be responsible for additional costs or for correction of Work in place due to the contractor deviating from the aforementioned policy.
- Contractor shall be responsible for requesting interpretations of the Contract Documents from the Architect prior to proceeding with the Work. The Architect shall render interpretations of the Contract Documents necessary for the proper execution or progress of the work. Interpretations and decisions by the Architect will be consistent with and reasonably inferable from the Contract Documents. Neither the Architect nor the Owner shall be responsible for additional costs or correction of work rejected as a result of the contractor deviating from the aforementioned policy.
- Do not scale drawings to determine dimensions. Written dimensions govern: large scale details govern over small scale details. Discrepancies in dimensions shown on the various Contract Documents shall be brought to the Architect's attention for clarification prior to proceeding with the work.
- Contractor shall be responsible for executing work in conformance with all applicable building codes and regulatory agency requirements. Contractor shall schedule all inspections required by local regulatory agencies and provide Owner with written documentation that all required inspections have been successfully completed.
- Contractor shall verify that all materials, finishes, equipment, etc., are approved for installation as shown on the drawings by local regulatory agencies prior to purchasing.
- Contractor shall verify that all materials, equipment, fixtures etc. will fit through existing or new doorways, stairs, corridors, elevators, etc., prior to purchasing or fabricating. Provide protective coverings and padding as required to protect existing materials and finishes during periods of material / equipment deliveries.
- Contractor shall perform high quality professional work. All materials shall be joined to uniform, straight lines, free of seams, gaps, or overlaps. All work shall be installed appropriately plumb, level, and at right angles to or flush with adjoining work. The work of each trade shall meet or exceed all quality standards recognized by that trade.
- Contractor shall be responsible for protecting newly installed and existing finishes, and shall contain dust, dirt, and debris within the area under construction. Provide barricades and/or dust barriers as appropriate and/or as shown on the drawings.
- Contractor shall be responsible for maintaining building security and protecting the existing structures and contents at all times during the course of construction.
- It is to be understood by the Contractor that in accordance with industry practice, it is probable that all specific field conditions are not detailed in the Contract Documents. In the event of these occurrences, the Contractor shall submit his proposal for details in accordance with recognized industry standards and governing codes, and consistent with the design intent of the Contract Documents, for review by the Architect and his Consultants. The Architect and his Consultants shall not be responsible for additional costs associated with the aforementioned policy.
- It is to be understood by the Contractor that exact locations of all items of Work (i.e., receptacles, J-boxes, etc.) may not be shown specifically on the drawings. The Contractor shall diligently review the documents prior to construction and shall bring to the Architect's attention for clarification all oversight and discrepancies.
- Any widening of studs or furring required to enclose concealed work shall be done at no additional expense to the Owner.
- Any cutting and patching required for execution of the work identified in the Contract Documents shall be done at no additional expense to the Owner.
- Neither the Architect nor the Owner shall be responsible for, or have control or charge of construction means, methods, techniques, sequences, procedures, or for safety precautions in connection with the Work.
- The intent of these Contract Documents is to include all necessary items required for the proper execution of the Work by the Contractor. The Contractor shall provide a complete project with complete working systems unless specifically noted otherwise in the documents. Should anything be omitted in these documents, the Contractor shall not avail himself of such manifestly unintentional error or omission but shall have same qualified or adjusted by the Architect prior to executing the Owner/Contractor Agreement for construction.

## VICINITY MAP

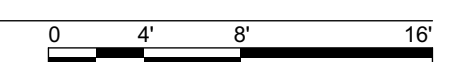


## LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**  
LOTS 12-13 & S1/2 LOT 14 BLK 8 LOUISVILLE HEIGHTS  
County of Boulder, State of Colorado



1  
A001 Site Plan - Proposed  
SCALE: 1/8" = 1'-0"



Building Permit

ISSUED:

Cover Sheet and Site  
Plan

**A001**

Printed: 12/21/21



**Henderson  
Residence**

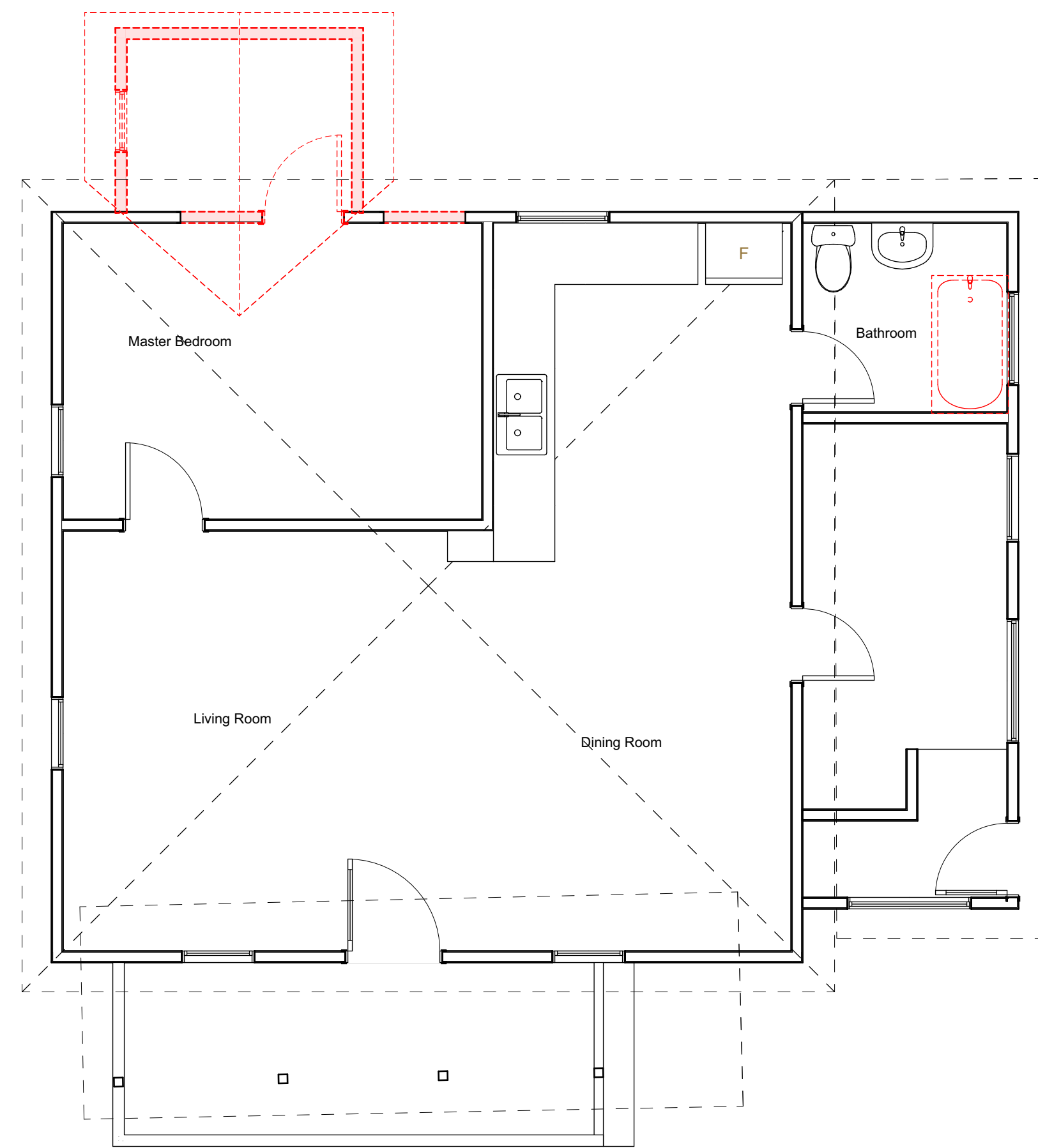
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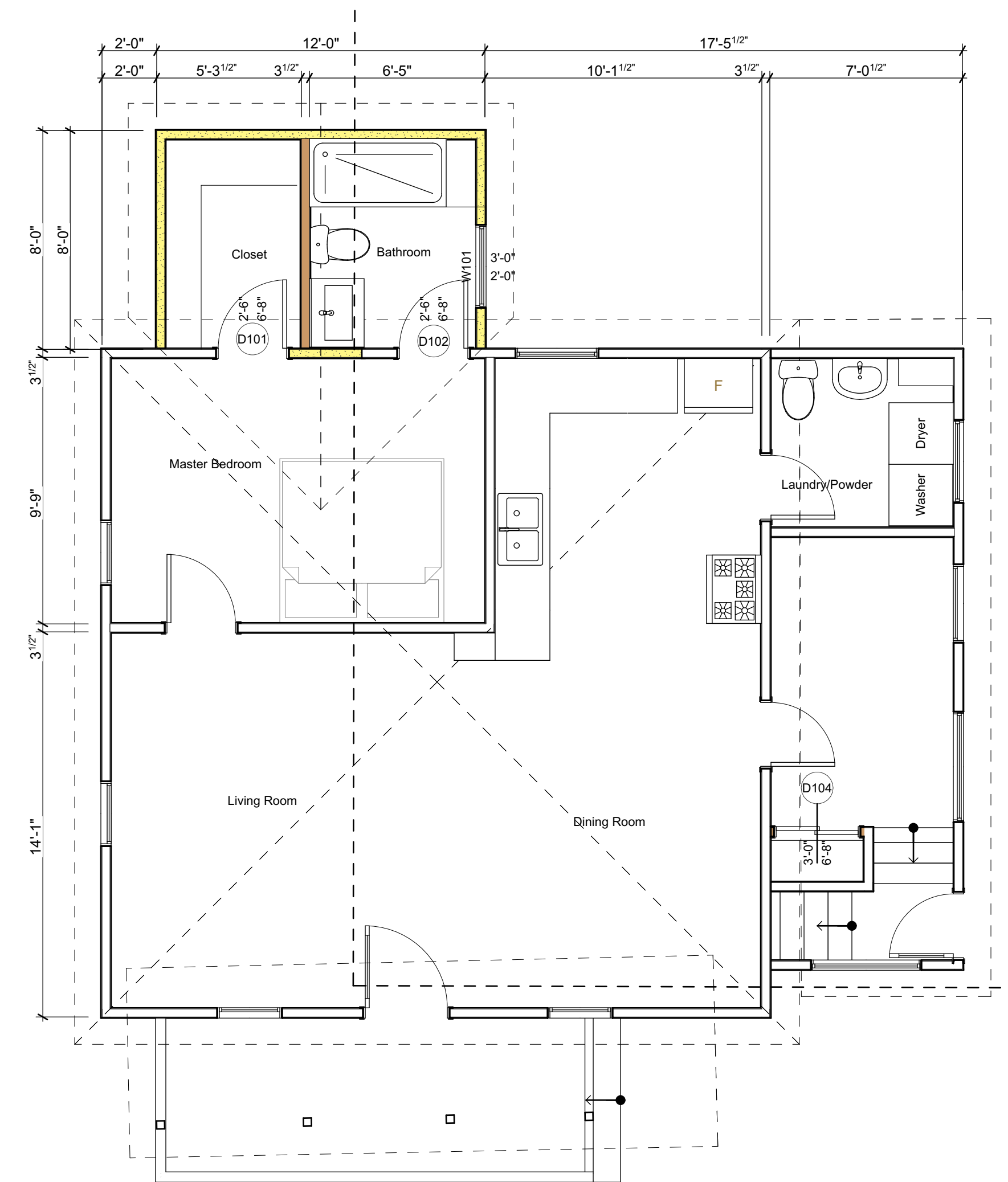
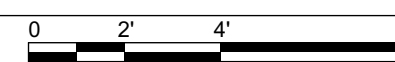
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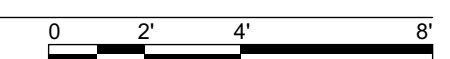
**1**  
Existing Main Level/Demo Plan

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



**2**  
Main Level-Proposed

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



**Building Permit**

ISSUED:


Main Level Plan-Existing  
and Proposed

**A101**

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**Building Permit**

ISSUED:

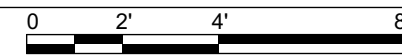

Elevations

**A201**



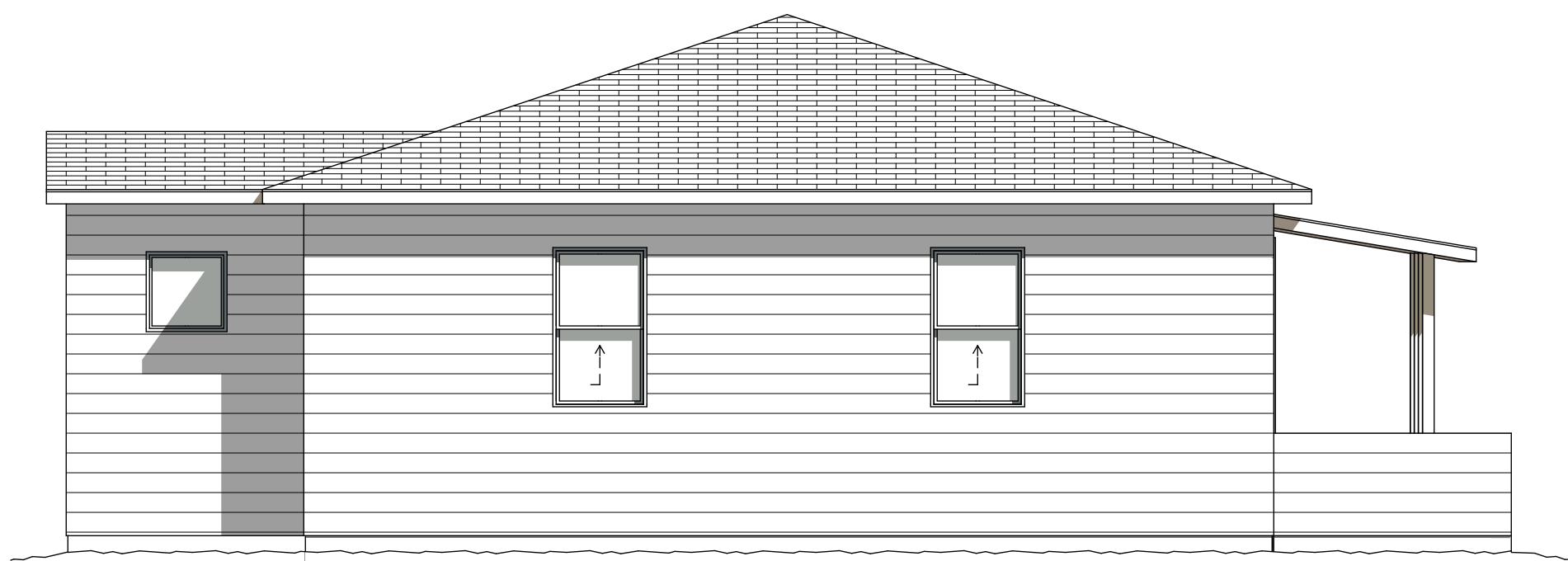
**1**  
A201 West Elevation - Proposed

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



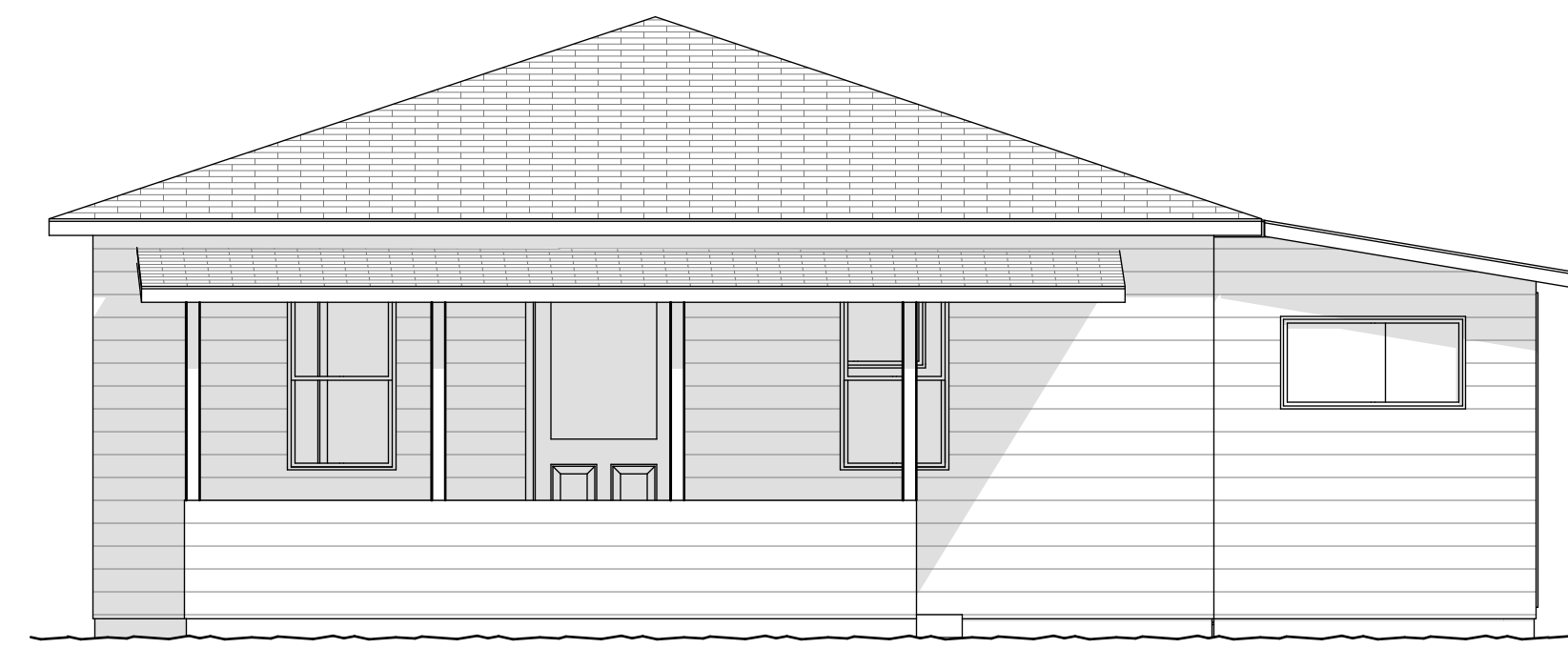
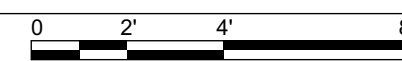
**4**  
A201 South Elevation - Proposed

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



**2**  
A201 West Elevation - Existing

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



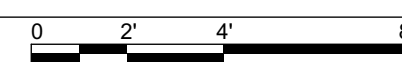
**5**  
A201 South Elevation - Existing

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



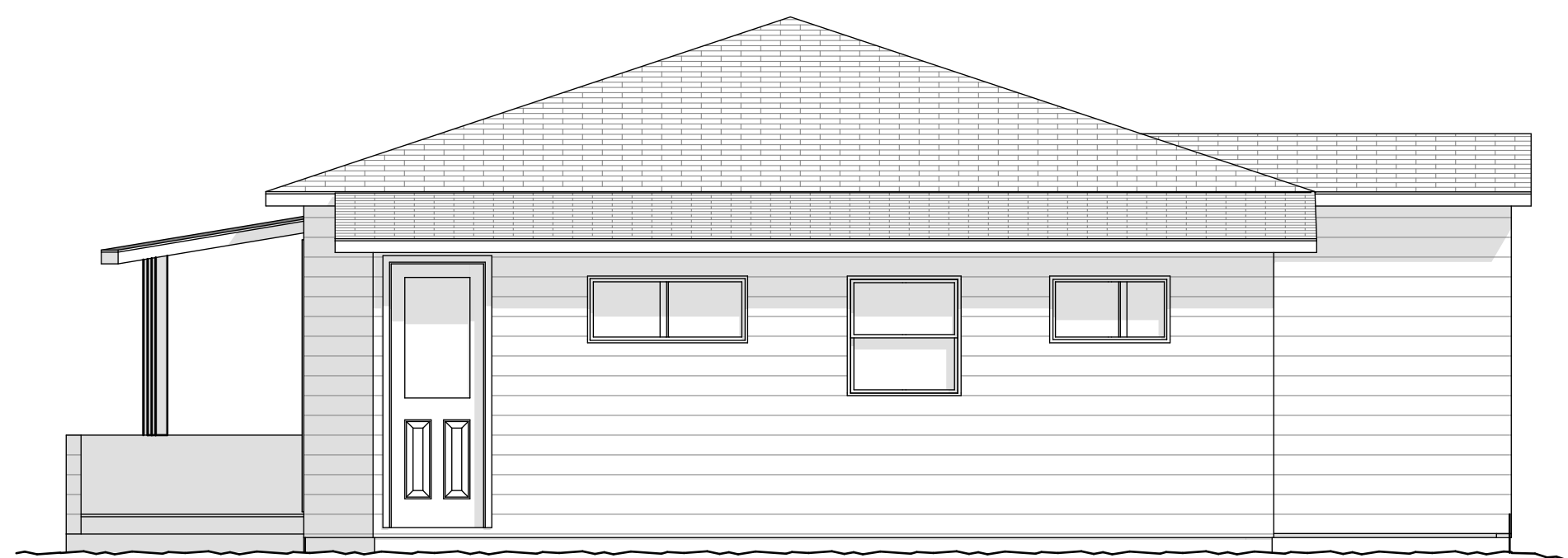
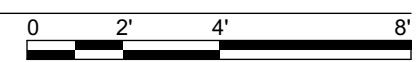
**6**  
A201 East Elevation - Proposed

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



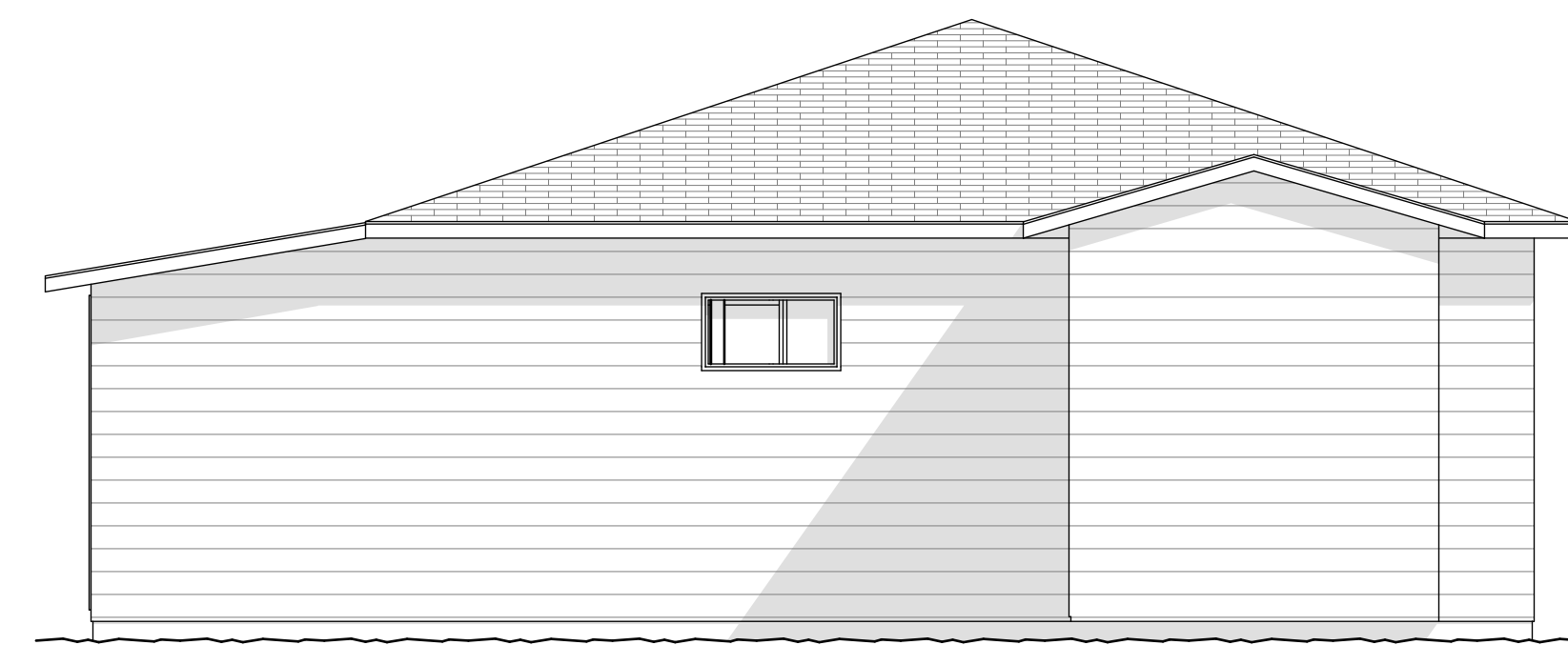
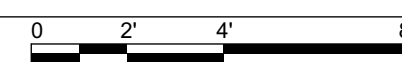
**8**  
A201 North Elevation - Proposed

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



**7**  
A201 East Elevation - Existing

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



**9**  
A201 North Elevation - Existing

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

