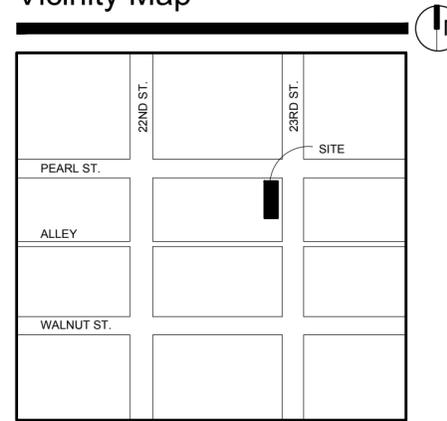


## Vicinity Map



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A1.2	PROPOSED FLOOR PLANS
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A2.3	SECTIONS

## General Notes

- A. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- B. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMAN OF THE APPROPRIATE TRADES.
- C. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- D. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT SAMPLES AND REQUESTS FOR REVIEW THROUGH THE GENERAL CONTRACTOR.
- E. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, AS DESCRIBED IN THE SPECIFICATIONS.
- F. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE U.B.C. OR BY ANY STATE OR LOCAL CODE OR ORDINANCE.
- G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.

## Project Description

THIS PROJECT CONSISTS OF A 58.00 S.F. ADDITION TO AN EXIST. VACANT 1911.00 S.F. STRUCTURE, LOCATED AT 2250 PEARL ST., BOULDER, CO. (SEE SHT. A1.0 FOR ADDITIONAL S.F. INFO.)

## Owner

PASHASNA LLC  
1300 E. 7TH AVENUE, DENVER, CO 80218

## Legal Description

LOT 1, BLK. 77, EAST BOULDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

JOE'S  
2250 PEARL ST.  
BOULDER, CO  
80302

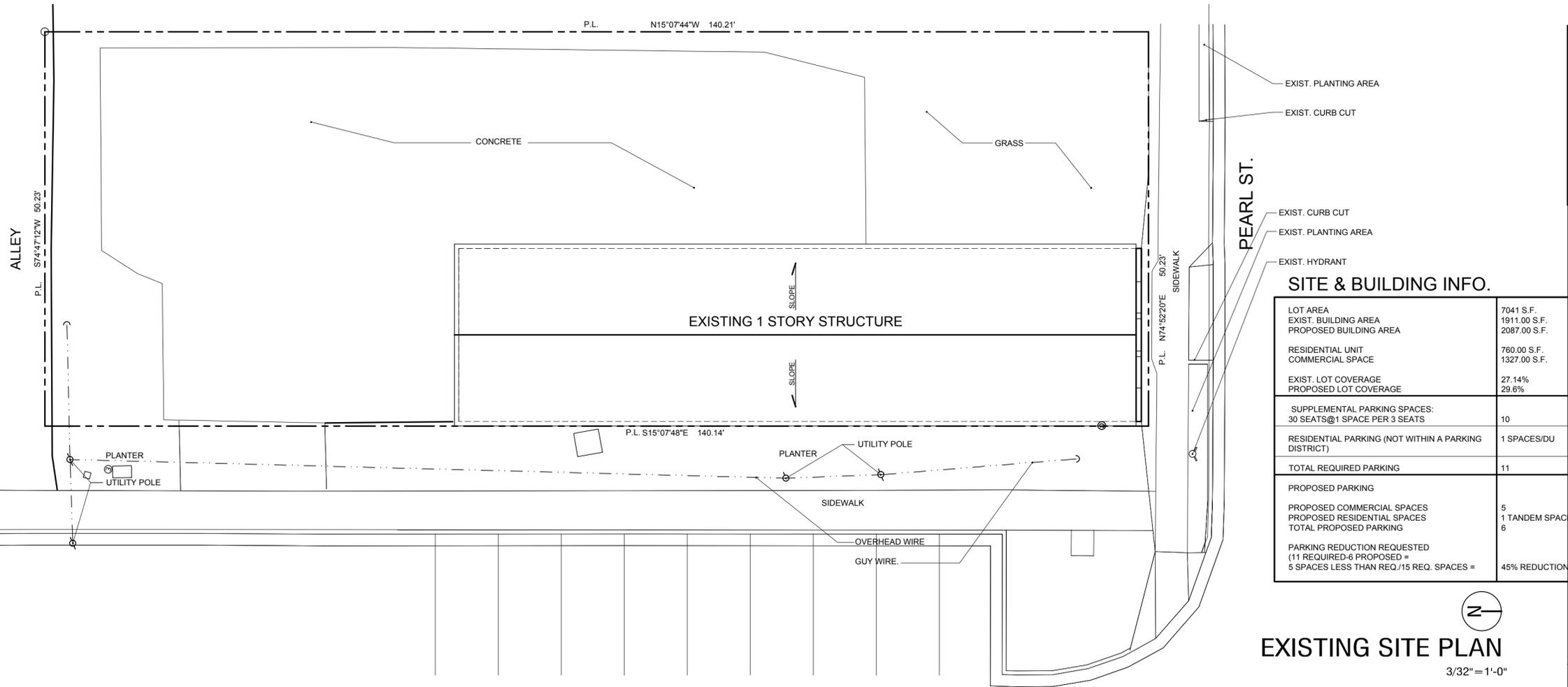
date	issue
12-23-14	MINOR MODIFICATION

project no:  
drawn by:

black shack office  
alena ryanport  
po box 1847 basalt, co 81621  
970 927 0635 t  
970 379 3698 f

T

**JOE'S**  
 2250 PEARL ST.  
 BOULDER, CO  
 80302



**SITE & BUILDING INFO.**

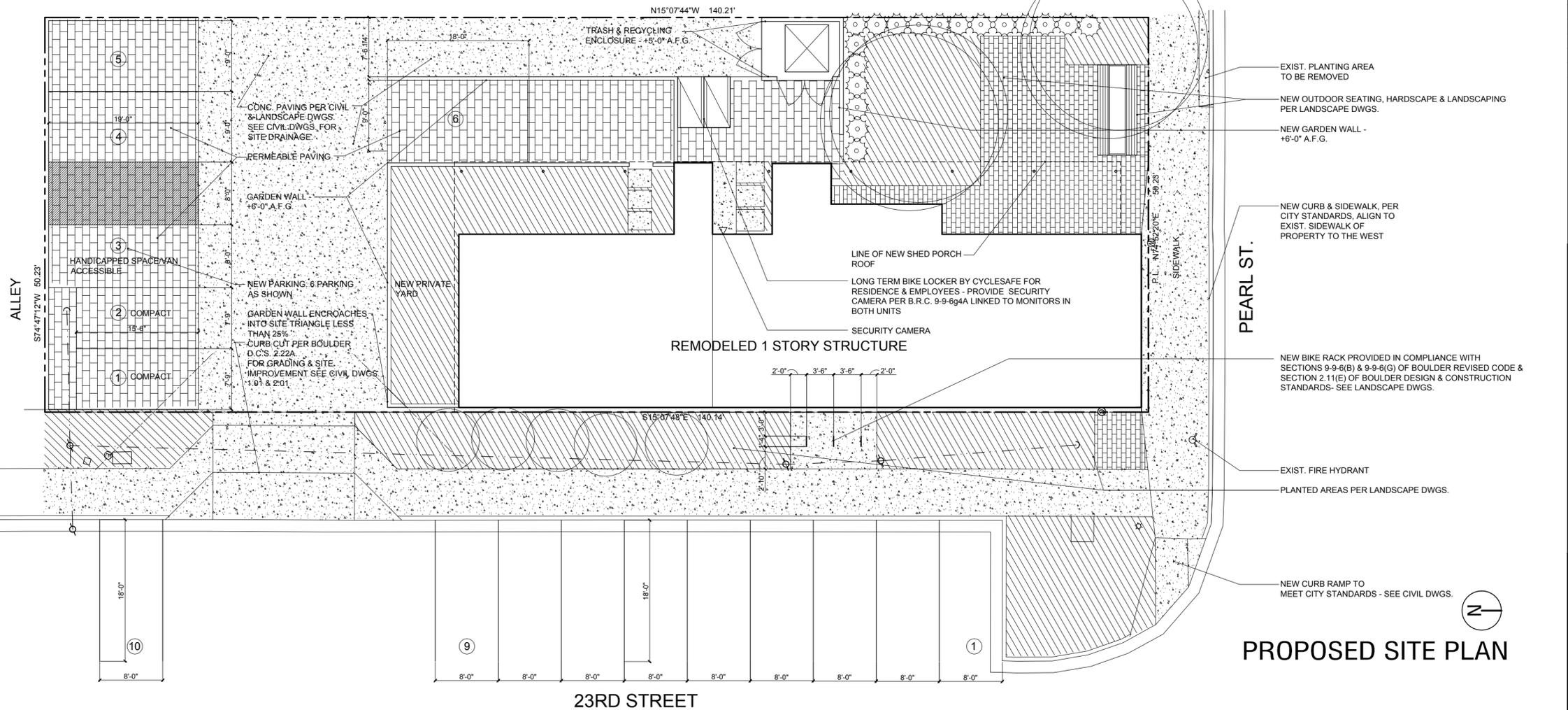
LOT AREA	7041 S.F.
EXIST. BUILDING AREA	1911.00 S.F.
PROPOSED BUILDING AREA	2087.00 S.F.
RESIDENTIAL UNIT	760.00 S.F.
COMMERCIAL SPACE	1327.00 S.F.
EXIST. LOT COVERAGE	27.14%
PROPOSED LOT COVERAGE	29.6%
SUPPLEMENTAL PARKING SPACES: 30 SEATS@1 SPACE PER 3 SEATS	10
RESIDENTIAL PARKING (NOT WITHIN A PARKING DISTRICT)	1 SPACES/DU
TOTAL REQUIRED PARKING	11
PROPOSED PARKING	
PROPOSED COMMERCIAL SPACES	5
PROPOSED RESIDENTIAL SPACES	1 TANDEM SPAC
TOTAL PROPOSED PARKING	6
PARKING REDUCTION REQUESTED (11 REQUIRED-6 PROPOSED) = 5 SPACES LESS THAN REQ./15 REQ. SPACES =	45% REDUCTION

**EXISTING SITE PLAN**  
 3/32" = 1'-0"

date	issue
12-23-14	MINOR MODIFICATION

project no:  
 drawn by:

**PROPOSED ELEVATIONS**



**PROPOSED SITE PLAN**  
 3/32" = 1'-0"

EXIST. CONDITIONS DEMAND THAT PARKING BE LOCATED AS SHOWN. THIS DOES NOT ALLOW FOR ALLEY TREES AS REQUIRED PER B.R.C. 1981 9-9-13(c). SEE LANDSCAPE DWGS. FOR ADDL. INFO.

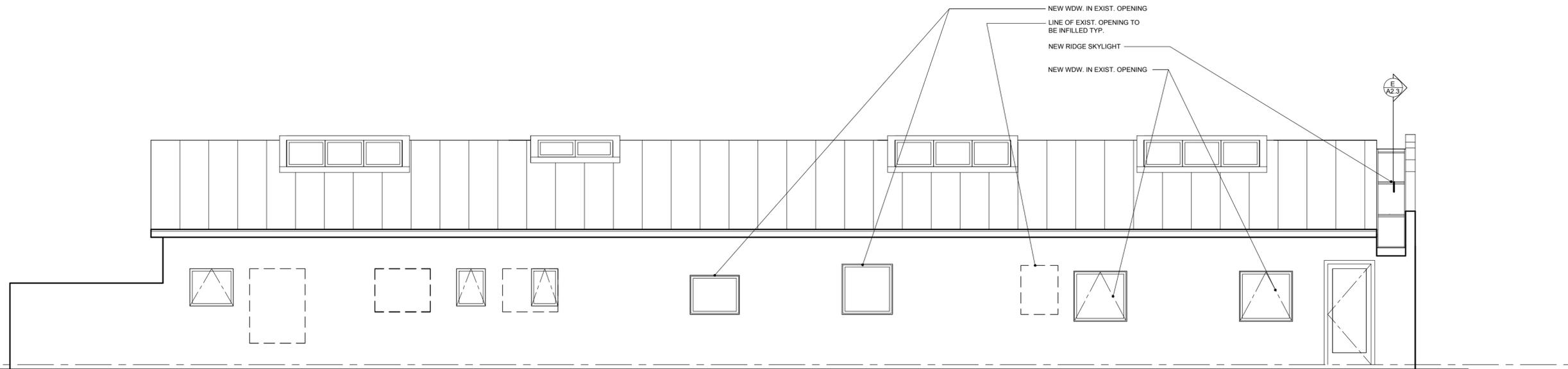
NOTE:  
 ADJACENT PROPERTY TO THE SOUTH ZONED RH-2 (RESIDENTIAL)

**black shack office**  
 olivia caporaso  
 po box 1847 basalt, co 81621  
 970 927 0635 t  
 970 379 3698 f

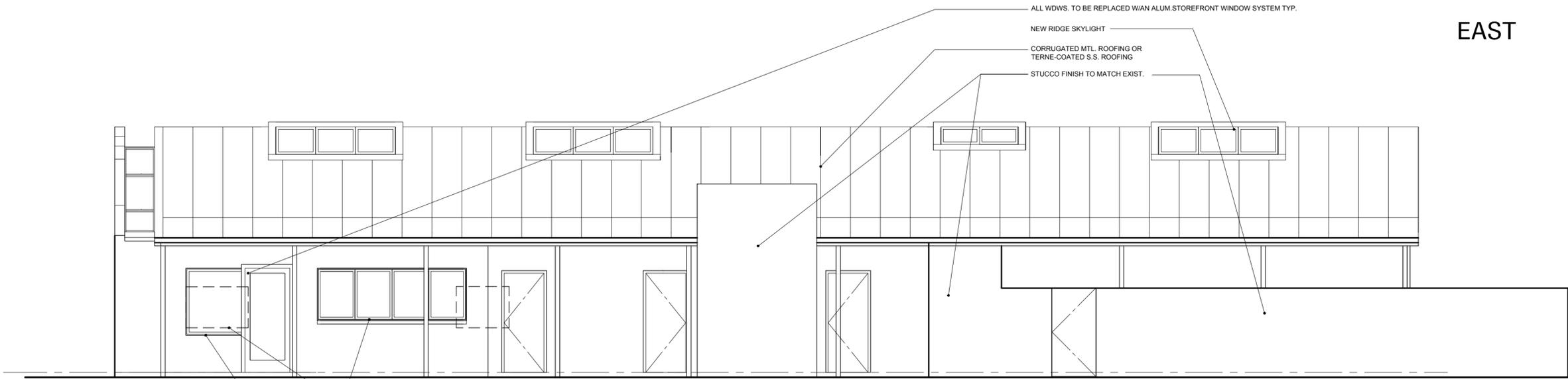
**A1.0**



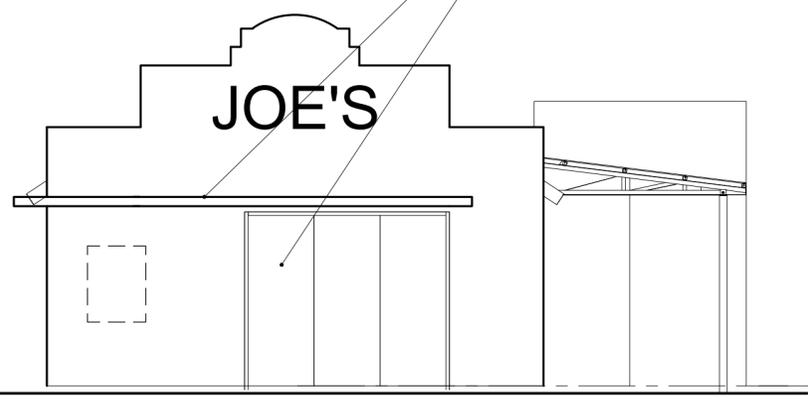
**JOE'S**  
 2250 PEARL ST.  
 BOULDER, CO  
 80302



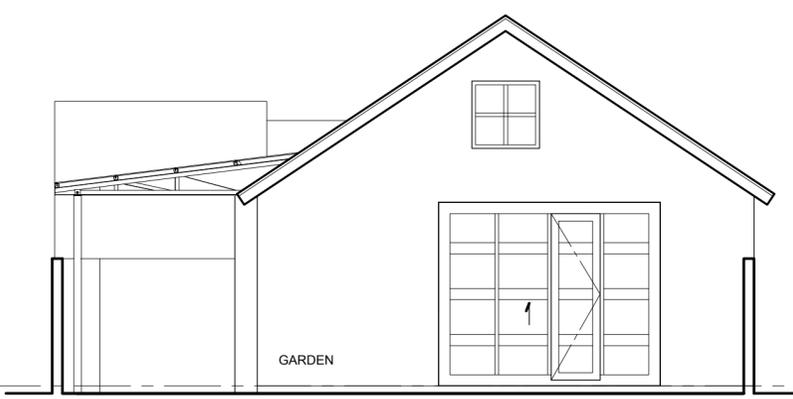
**EAST**



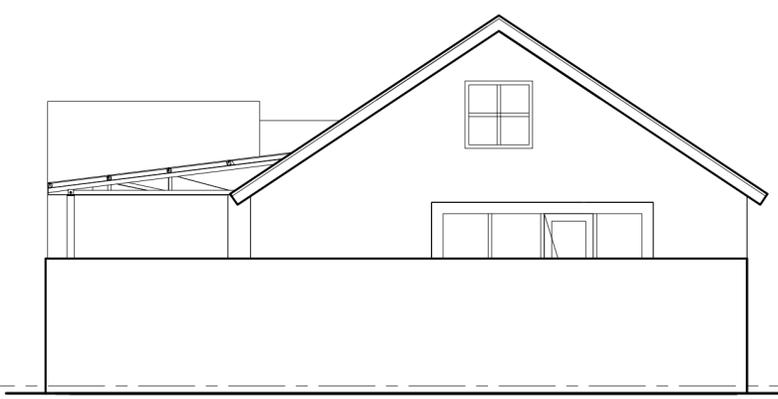
**WEST**



**NORTH**



**SOUTH**



**SOUTH**  
 3/16"=1'-0"

date	issue
12-23-14	MINOR MODIFICATION

project no:  
 drawn by:

PROPOSED ELEVATIONS

black shack office  
 olivia ruppel  
 po box 1847 basalt, co 81621  
 970 927 0635 f  
 970 379 3698 f

**A2.2**

