1. **LIVING ROOM**
   - 102

2. **DINING ROOM**
   - 104

3. **KITCHEN**
   - 110

4. **BEDROOM**
   - 105

5. **BATH**
   - 106

6. **HALL**

7. **ENTRY**
   - 102

**Murphy Residence**

2838 California St. Denver, CO 80205

**DEMO PLAN**

**DEMO ELEVATION**

- Coordinate relocation of electrical wall panel & spicket #1 carriage house construction.
- Remove windows & replace with media cabinet/wall-mounted TV in family room.
- Remove window & replace with pantry w/ transom above in kitchen.

**EXISTING PORCH AND HARDSCAPE TO BE DEMOLISHED**

**CONCRETE BLOCK GARAGE TO BE DEMOLISHED**

**GRADE**

- 0'-0" (0'"
- 2'-0" (2')
- 11'-5 3/8" (11 3/4')
- 19'-0" (19')
- 24'-0" (24')

**Sheet Title:** DEMO PLAN

**Sheet Number:** A101

**Project Number:** 2020.02

**Branch Architecture Studio, LLC**

4303 Brighton Blvd. Bldg. #3

Denver, CO 80216

Office: 303-621-5952

toby@brancharchitecturestudio.com

**No.**

<table>
<thead>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Landmark Preservation</td>
</tr>
<tr>
<td>2</td>
<td>Landmark Review</td>
</tr>
</tbody>
</table>

**LANDMARK DOCUMENTS**
# LIGHTING FIXTURE SCHEDULE

<table>
<thead>
<tr>
<th>Type</th>
<th>Mark</th>
<th>Manufacturer</th>
<th>Model</th>
<th>Count</th>
<th>Description</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>L-1</td>
<td></td>
<td>Hampton Bay</td>
<td>HSP1691A</td>
<td>3</td>
<td>1-Light Zinc Outdoor Wall Barn Light Sconce Lantern</td>
<td></td>
</tr>
<tr>
<td>L-2</td>
<td></td>
<td>Barn Light</td>
<td>BLE-G-AU</td>
<td>4</td>
<td>All Weather Gooseneck Farm Light Wall Mount</td>
<td></td>
</tr>
</tbody>
</table>
2838 - SOUTH ELEVATION

2838 - WEST ELEVATION

2838 - NORTH ELEVATION

2ND FLOOR
10’ - 9”

MAIN HOUSE F.F.
2’ - 0”

GRADE
0’ - 0”

Murphy Residence
2838 California St. Denver, CO 80205

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Branch Architecture Studio, LLC
4303 Brighton Blvd. Bldg. #3
Denver, CO 80216
Office: 303-621-5952
toby@brancharchitecturestudio.com

Sheet Title: PRIMARY STRUCTURE ELEVATIONS
Sheet Number: A120

LANDMARK DOCUMENTS
2838 NORTH ELEVATION

- 4" DOWNSPOUT
- ROOF SHINGLES PER MATERIAL NOTES
- LEVEL 2
- 9' - 0"

DORMER
- ROOF SHINGLES PER MATERIAL NOTES
- 1X8 FASCIA
- FIBER CEMENT LAP WITH A SMOOTH FINISH
- 4" DOWNSPOUT
- 1" X 12" TRIM BOARD WITH BEVELED 2X WD. CAP
- LEVEL 2
- 9' - 0"

FIBER CEMENT LAP WITH A SMOOTH FINISH WITH 2X6 DOOR TRIM

2838 SOUTH ELEVATION

- 4" DOWNSPOUT
- ROOF SHINGLES PER MATERIAL NOTES
- Level 2
- 9' - 0"

DORMER
- ROOF SHINGLES PER MATERIAL NOTES
- 1X8 FASCIA
- FIBER CEMENT LAP WITH A SMOOTH FINISH
- 4" DOWNSPOUT
- 1" X 12" TRIM BOARD WITH BEVELED 2X WD. CAP
- LEVEL 2
- 9' - 0"

FIBER CEMENT LAP WITH A SMOOTH FINISH WITH 2X6 DOOR TRIM

WEBSITE: Branch Architecture Studio LLC
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Denver, CO 80216
Office: 303-621-5952
toby@brancharchitecturestudio.com

Sheet Title: ELEVATIONS
Sheet Number: A121

Paint Selections:
1. BODY: BM 046-502 - GRASSLAND
2. TRIM BM 240 - DELAWARE PUTTY
3. DOOR (ACCENT) 2110-15 MINI

Material Notes:
1. DORMER & GABLE-END SIDING WITH HARDEE SHINGLE, SMOOTH FINISH, ALTERNATING HALF-ROUNDS AND OCTAGONS (7" EXPOSURE). TO BE INSTALLED TO MATCH FRONT ELEVATION.
2. HARDEE PLANK LAP SIDING, SMOOTH FINISH, 4" EXPOSURE.
3. HARDEE PLANK LAP SIDING, SMOOTH FINISH, 4' EXPOSURE.
### Window Schedule - 2838

<table>
<thead>
<tr>
<th>Type Mark</th>
<th>Count</th>
<th>Manufacturer</th>
<th>Rough Width</th>
<th>Rough Height</th>
<th>Sill Height</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>W4</td>
<td>6</td>
<td>Pella</td>
<td>2' - 0&quot;</td>
<td>4' - 2&quot;</td>
<td>INSET 2&quot; TYP.</td>
<td></td>
</tr>
<tr>
<td>W5</td>
<td>10</td>
<td>Pella</td>
<td>2' - 6&quot;</td>
<td>5' - 2&quot;</td>
<td>INSET 2&quot; TYP.</td>
<td></td>
</tr>
<tr>
<td>W6</td>
<td>3</td>
<td>Pella</td>
<td>2' - 0&quot;</td>
<td>4' - 6&quot;</td>
<td>1' - 4&quot;</td>
<td>INSET 2&quot; TYP.</td>
</tr>
</tbody>
</table>

### Door Schedule - 2838

<table>
<thead>
<tr>
<th>Mark</th>
<th>Level</th>
<th>Width</th>
<th>Height</th>
<th>Thickness</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>200</td>
<td>GRADE</td>
<td>16' - 0 5/8&quot;</td>
<td>7' - 0&quot;</td>
<td>0' - 1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>201</td>
<td>GRADE</td>
<td>2' - 6&quot;</td>
<td>6' - 8&quot;</td>
<td>0' - 1 3/8&quot;</td>
<td></td>
</tr>
<tr>
<td>202</td>
<td>GRADE</td>
<td>3' - 6&quot;</td>
<td>6' - 8&quot;</td>
<td>0' - 2&quot;</td>
<td></td>
</tr>
<tr>
<td>203</td>
<td>GRADE</td>
<td>2' - 6&quot;</td>
<td>6' - 8&quot;</td>
<td>0' - 2&quot;</td>
<td></td>
</tr>
<tr>
<td>204</td>
<td>GRADE</td>
<td>2' - 6&quot;</td>
<td>6' - 8&quot;</td>
<td>0' - 2&quot;</td>
<td></td>
</tr>
<tr>
<td>205</td>
<td>GRADE</td>
<td>3' - 0&quot;</td>
<td>6' - 8&quot;</td>
<td>0' - 1 3/8&quot;</td>
<td></td>
</tr>
<tr>
<td>206</td>
<td>MAIN HOUSE F.F.</td>
<td>3' - 0&quot;</td>
<td>6' - 8&quot;</td>
<td>0' - 1 3/8&quot;</td>
<td></td>
</tr>
<tr>
<td>207</td>
<td>LEVEL 2</td>
<td>2' - 6&quot;</td>
<td>6' - 8&quot;</td>
<td>0' - 2&quot;</td>
<td></td>
</tr>
<tr>
<td>208</td>
<td>LEVEL 2</td>
<td>3' - 6&quot;</td>
<td>6' - 8&quot;</td>
<td>0' - 2&quot;</td>
<td></td>
</tr>
<tr>
<td>209</td>
<td>LEVEL 2</td>
<td>2' - 6&quot;</td>
<td>6' - 8&quot;</td>
<td>0' - 2&quot;</td>
<td></td>
</tr>
</tbody>
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**Notes:**
- ALL WINDOWS ARE DOUBLE-HUNG
- All windows are double-hung

---

**Branch Architecture Studio, LLC**
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WD JAMB EXTENDER AS REQ'D, STAIN

WINDOWS RE: WINDOW SCHEDULE

METAL PAN W/ END DAMS, WINDOW CLADDING TO EXTEND TO REAR OF PAN

BACKER ROD & SEALANT, TYP.

1/2" CAULK JOINT W/ BACKER ROD & SEALANT, TYP.

FLEXI-FLASH R.O. WRAP OVER BUILDING WRAP

DRIP FLASHING OVER JAMB FLASHING & UNDER FLEXIBLE FLASHING & BUILDING WRAP

1/2" CAULK JOINT W/ BACKER ROD & SEALANT, TYP.

2X R.S. WOOD TRIM, STD.

1X4 R.S. WOOD TRIM, STD.

INSUL. MST. GARAGE DOOR

METAL HEAD FLASHING W/ DAMS, EXTEND 3/4" BEYOND JAMBS

FLEXI-FLASH R.O. WRAP OVER BUILDING WRAP

METAL HEAD FLASHING W/ DAMS, EXTEND 3/4" BEYOND JAMBS

FLEXI-FLASH R.O. WRAP OVER BUILDING WRAP

FLEXI-FLASH R.O. WRAP OVER BUILDING WRAP

INTERIOR WOOD TRIM, PROVIDE WD JAMB EXTENDER AS REQ'D, STAIN

1/2" CAULK JOINT W/ BACKER ROD & SEALANT, TYP.

2X R.S. WOOD TRIM, STD.

1X4 R.S. WOOD TRIM, STD.

INSUL. MST. GARAGE DOOR

GARAGE DOOR TRACK.

WINDOW SILL

WINDOW JAMB

WINDOW HEAD

GARAGE HEAD

Sheet Title: DETAILS

LANDMARK DOCUMENTS
Murphy Residence
2838 California St, Denver, CO 80205

Sheet Title: CONTEXT PHOTOS
Sheet Number: A170

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2838 California St. Denver, CO 80205

1  2824 CALIFORNIA ST. NEIGHBOR
2  2828 CALIFORNIA ST.
3  2840 CALIFORNIA ST. NEIGHBOR
4  2838 CALIFORNIA ST. PRIMARY RESIDENCE
2838 CALIFORNIA ST. PRIMARY RESIDENCE

NON-CONTRIBUTING EXISTING CONCRETE BLOCK GARAGE TO BE DEMOLISHED FOR NEW 2838 CALIFORNIA ST. ADU STRUCTURE

MATCH EXISTING ROOF SHINGLE COLOR/PATTERN AND SOFFIT OVERHANG

MATCH EXISTING SHINGLE PATTERN AT ADU DORMER AND GABLE ENDS

NON-CONTRIBUTING EXISTING CONCRETE BLOCK GARAGE TO BE DEMOLISHED FOR NEW 2838 CALIFORNIA ST. ADU STRUCTURE

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No.
1

Murphy Residence
2838 California St. Denver, CO 80205

Sheet Title:
CONTEXT PHOTOS

Sheet Number:
A171

LANDMARK DOCUMENTS
**Existing Brick & Stucco**

2838 - Front Porch

2838 - Back Porch

Electrical panel & meter to be relocated

**Landmark Documents**

**Context Photos**

**Murphy Residence**

2838 California St, Denver, CO 80205

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</table>
Barn Light L-2 Light Fixture

SHADE SIZE ▼

Choose an option

11" SHADE

13" SHADE
+$9.00

15" SHADE
+$17.00

17" SHADE