



VICINITY MAP
NTS



stewart
ARCHITECTURE
1132 JEFFERSON AVE.
LOUISVILLE, CO 80027
303.665.6668

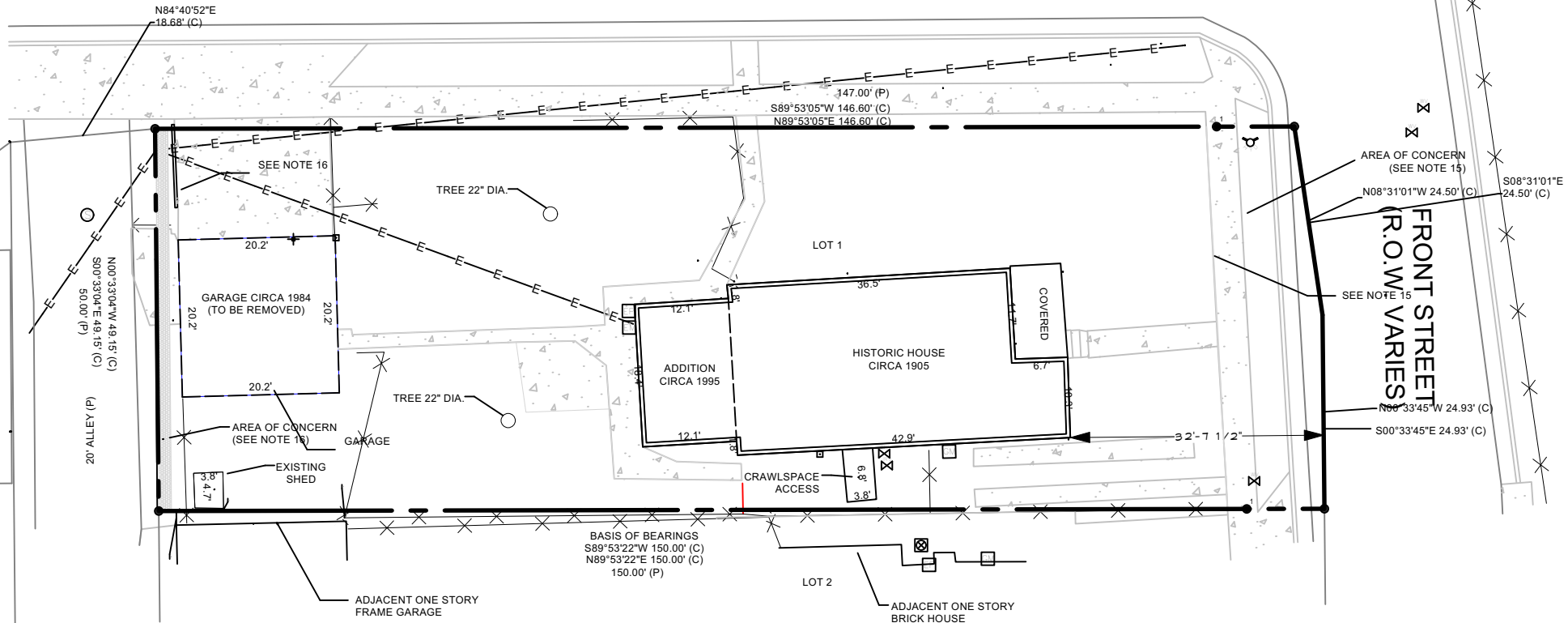
1045 Front Street
Louisville CO 80027

Landmark & Alteration Certificate Application

Existing-1

Date:
09/25/2023

SHORT STREET
(60' R.O.W.)



SITE PLAN-EXISTING CONDITIONS

1"=20'-0"



SITE PLAN PER IMPROVEMENT SURVEY
PLAT PREPARED BY FLATIRONS
SURVEYING DATED: 05/05/23

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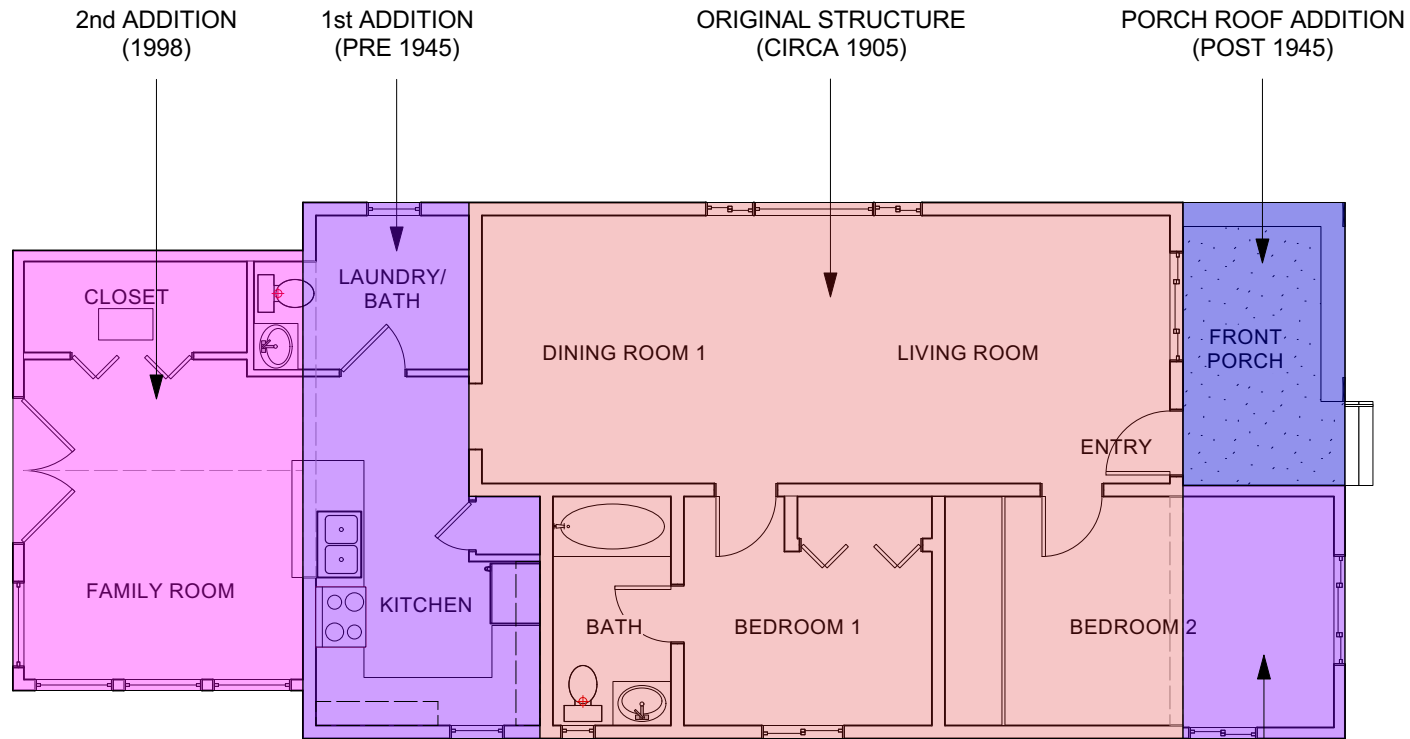
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1045 Front Street
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Landmark & Alteration Certificate Application

Existing-2

Date:
09/25/2023



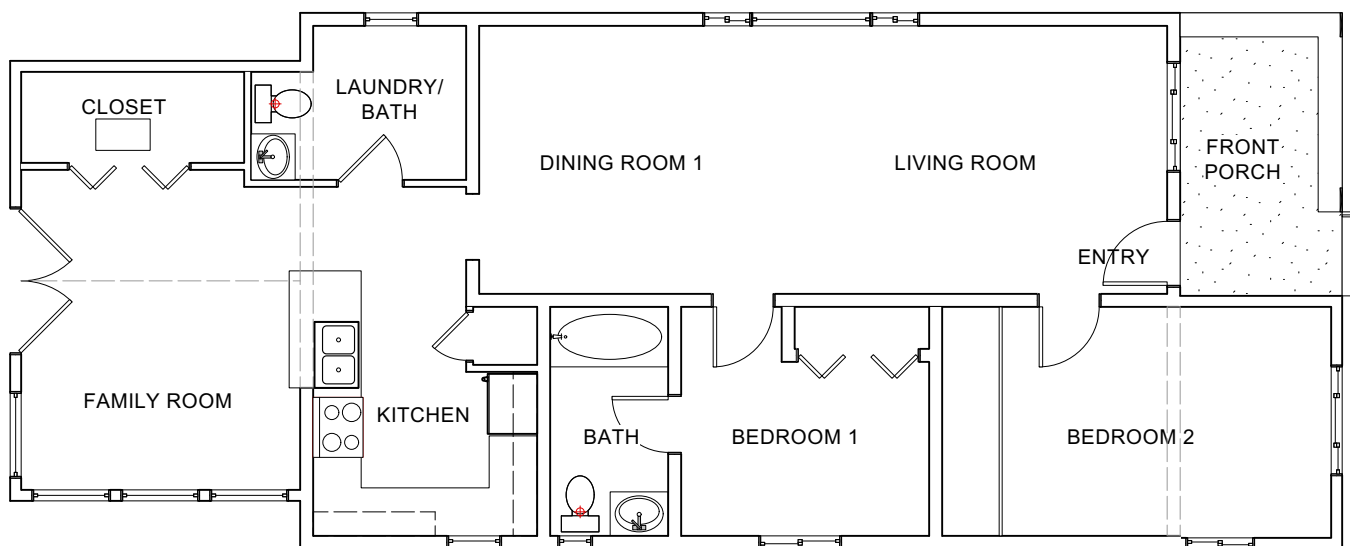
LEGEND

- ORIGINAL STRUCTURE (CIRCA 1905)
- 1st ADDITION (PRE 1945)
- PORCH ROOF ADDITION (POST 1945)
- 2nd ADDITION (1998)

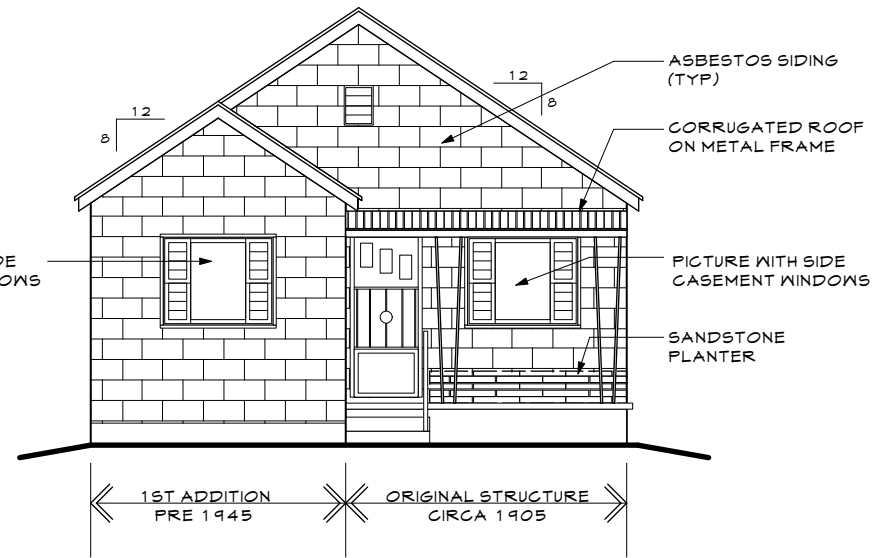
CONSTRUCTION HISTORY EXHIBIT

1/8" = 1'-0"



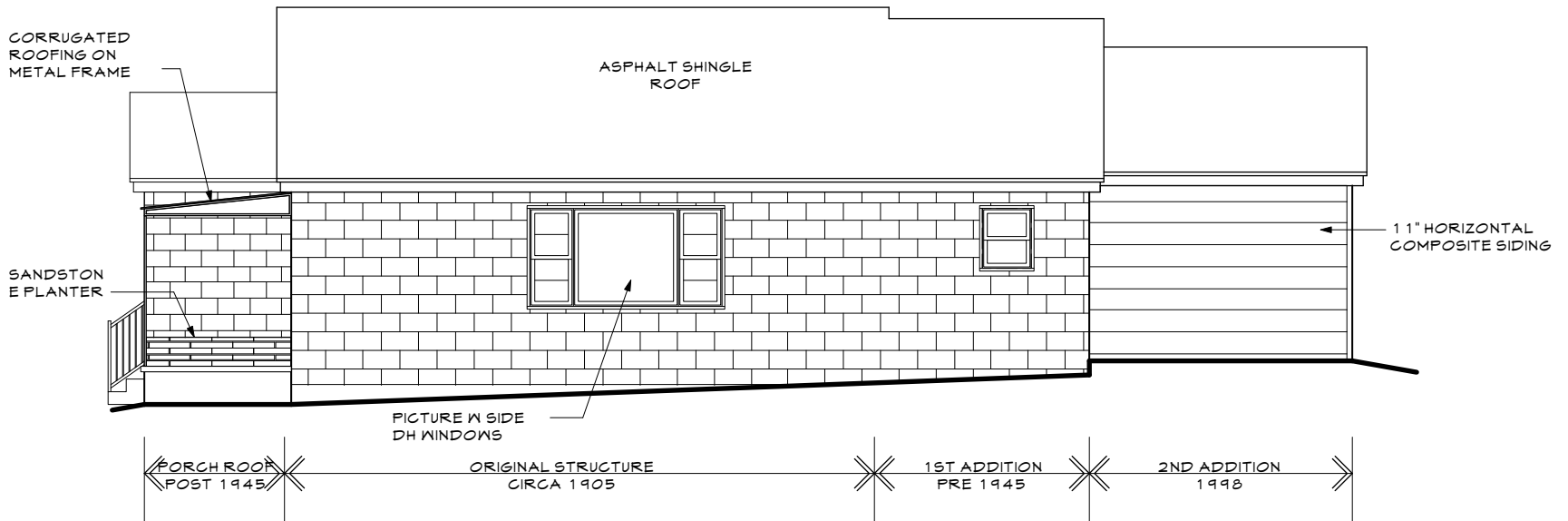


EXISTING MAIN FLOOR PLAN 
 1/8" = 1'-0"



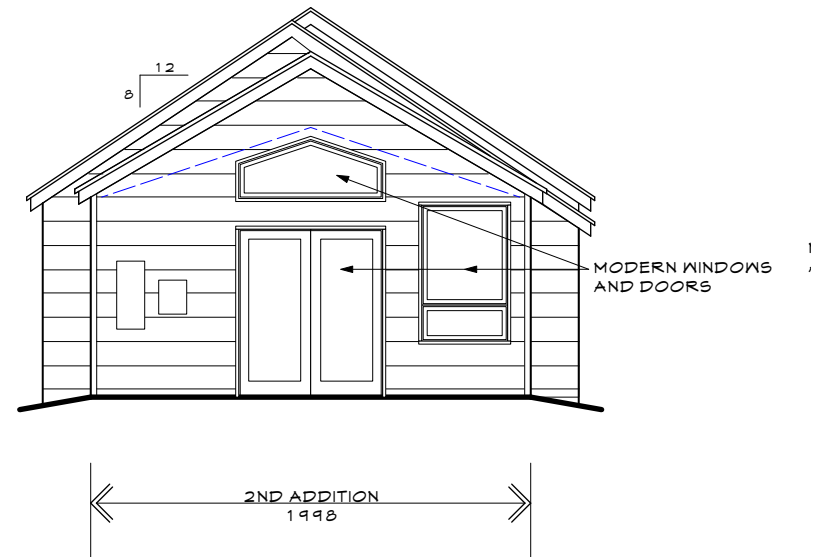
EXISTING EAST ELEVATION

1/8" = 1'-0"



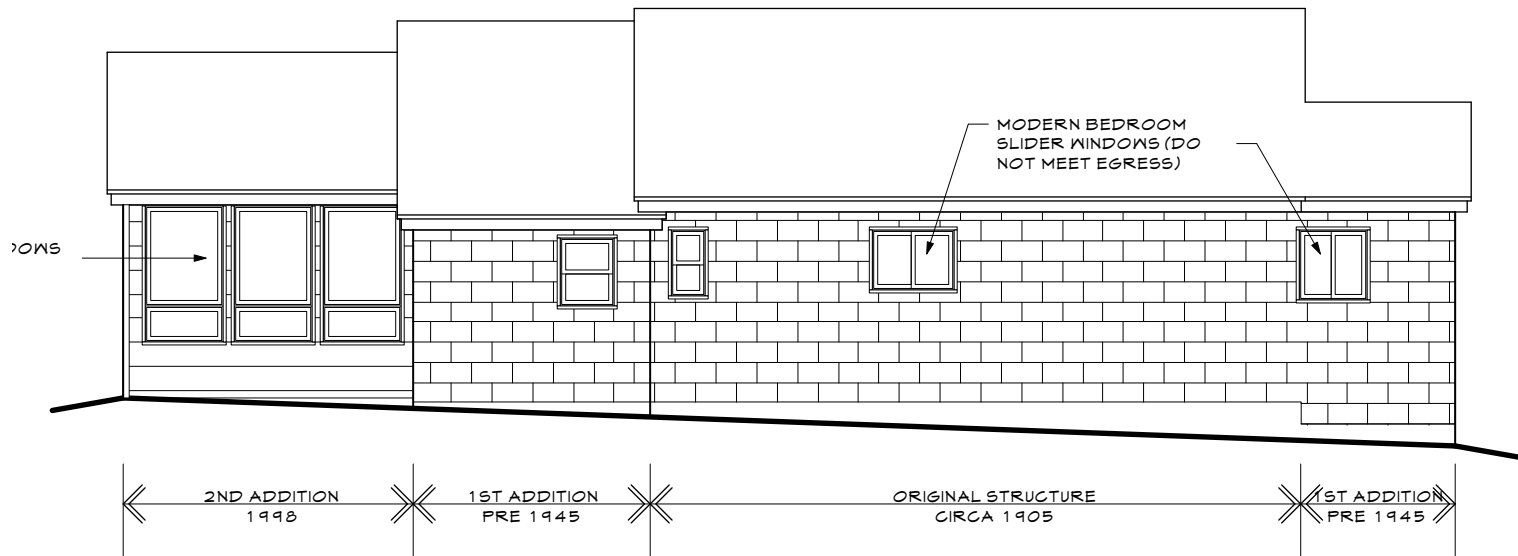
EXISTING NORTH ELEVATION

1/8" = 1'-0"



EXISTING WEST ELEVATION

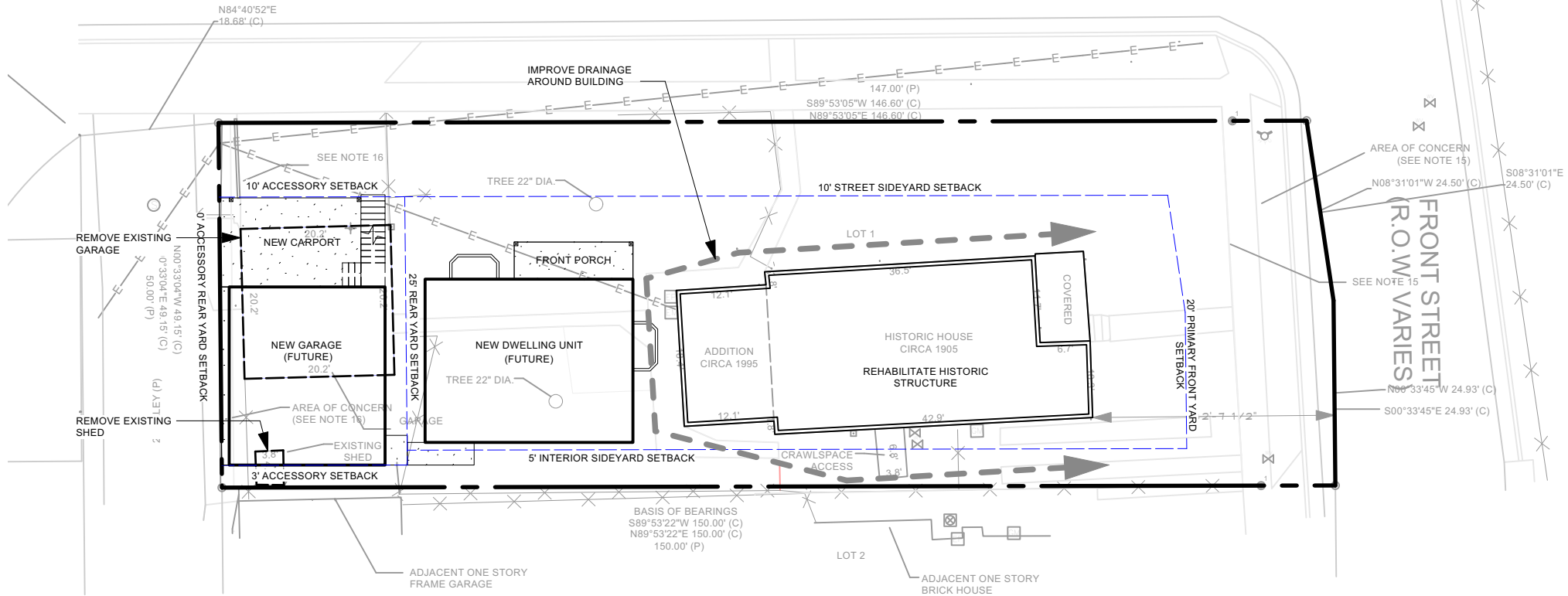
1/8" = 1'-0"



EXISTING SOUTH ELEVATION

1/8" = 1'-0"

SHORT STREET (60' R.O.W.)



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Proposed-1

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LOWER GRADE WITH DRAINAGE
SWALE. (CAN SUPPLEMENT WITH
PERF DRAINAGE PIPE)

EXISTING TO REMAIN
(GOOD CONDITION)

EXISTING JOISTS
(GOOD CONDITION)

RECONTOUR INTERIOR GRADE:
CUT AT NORTH, FILL AT WEST AND SOUTH
SEE CROSS SECTION

(2) 7.25" LVL (TYP)

EXISTING TO REMAIN

(2) 7.25" LVL (TYP)

(2) 7.25" LVL (TYP)

ADJ. PIPE COLUMN
(TYP)

F2.0 (TYP)

SUPPLEMENT JOISTS (AUGMENT
OR SISTER) MAX SPACING
AGGREGATE = 16"

REPLACEMENT
FOUNDATION HERE PENDING
CONDITION ASSESSMENT OF
CMU FOUNDATION AND
TREATMENT STRATEGY
FOR PORCH

FILL CRACKS, REPLACE SLAB,
OR REPLACE WITH DECK

REPLACEMENT
FOUNDATION POTENTIALLY
NOT NEEDED HERE

REPLACEMENT
FOUNDATION HERE PENDING
CONDITION ASSESSMENT OF
CMU FOUNDATION AND
FLOOR CONSTRUCTION

REPLACE PERIMETER FOUNDATION WITH
REINFORCED CONCRETE STEM AND
FOOTING AT FROST DEPTH

CAN BUILD OVER STAIR ENCLOSURE
WALLS WITH SHED W/ DOOR

RECONSTRUCT STAIR ENCLOSURE W/ R/C
WALLS OVER FOOTINGS

PROPOSED CRAWL SPACE PLAN

1/8" = 1'-0"



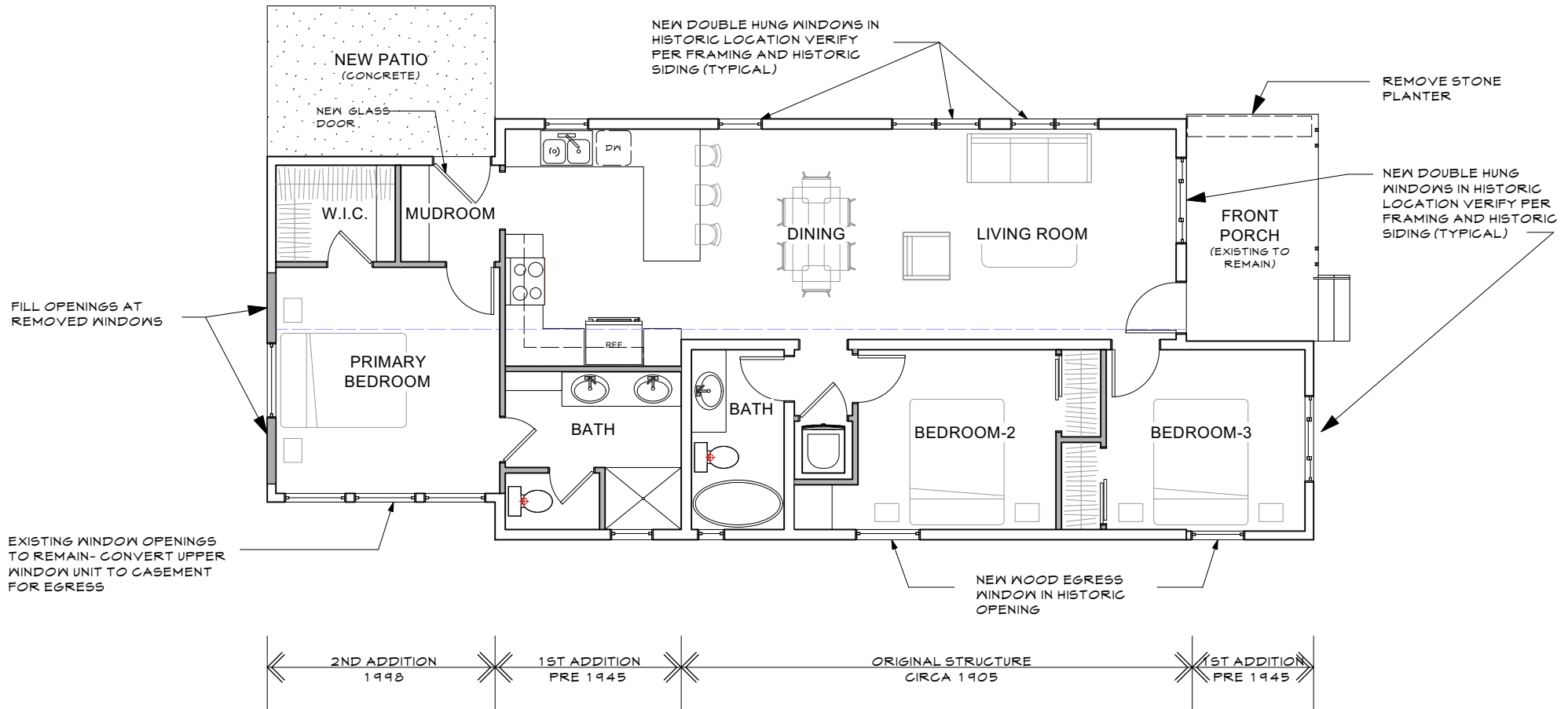
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Proposed-2

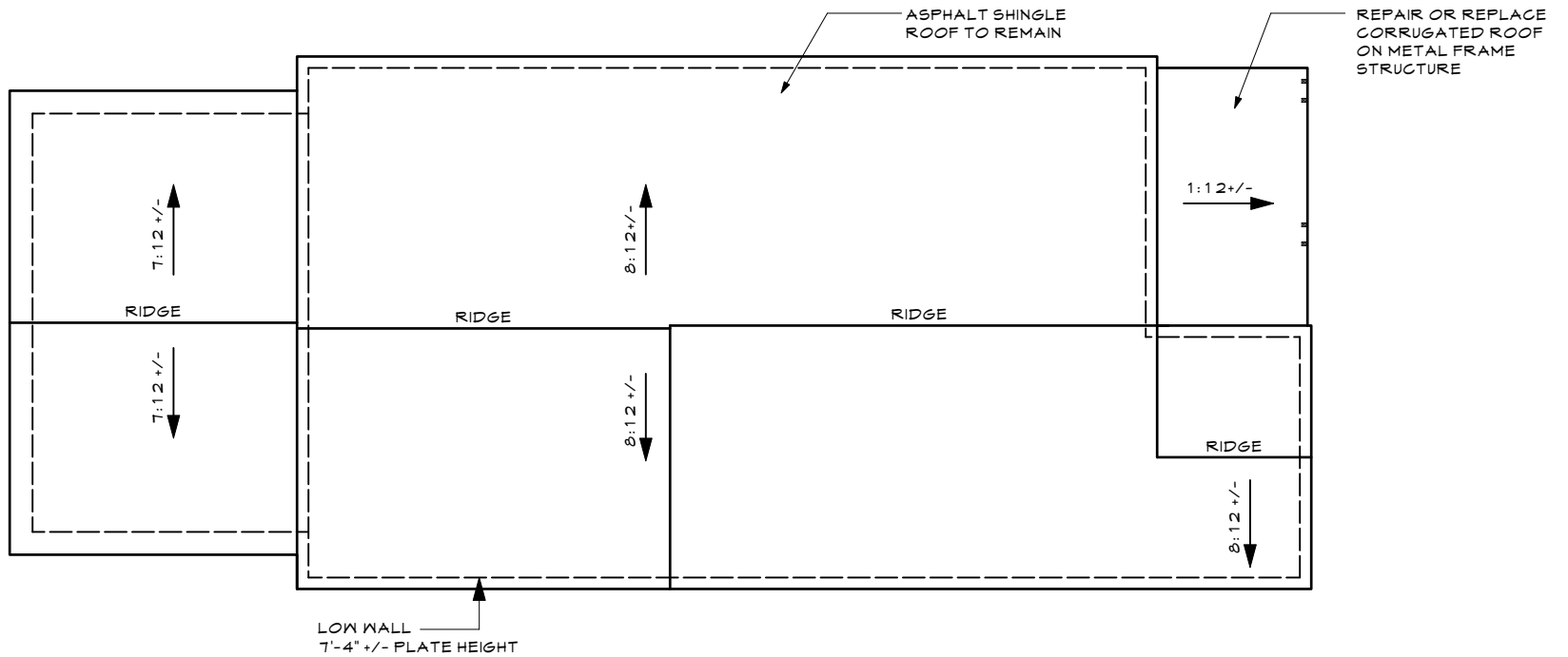
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PROPOSED MAIN FLOOR PLAN

1/8" = 1'-0"





EXISTING ROOF PLAN

1/8" = 1'-0"



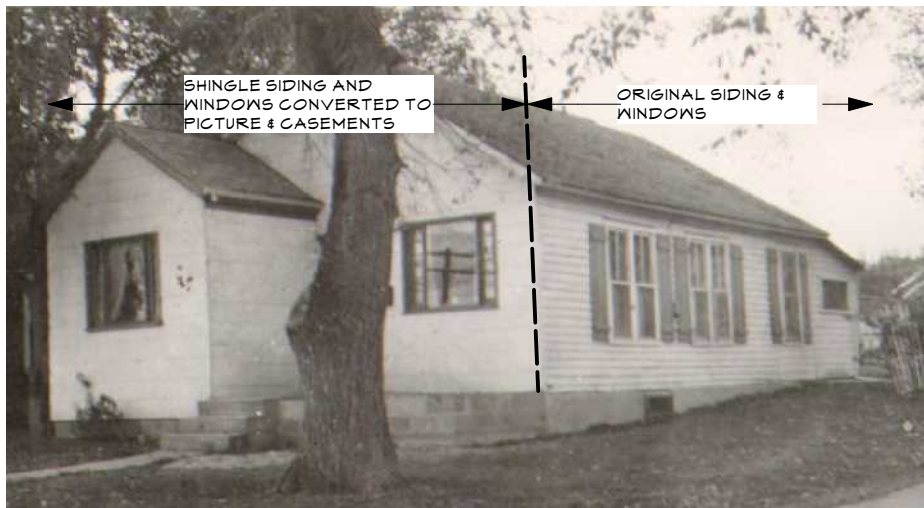
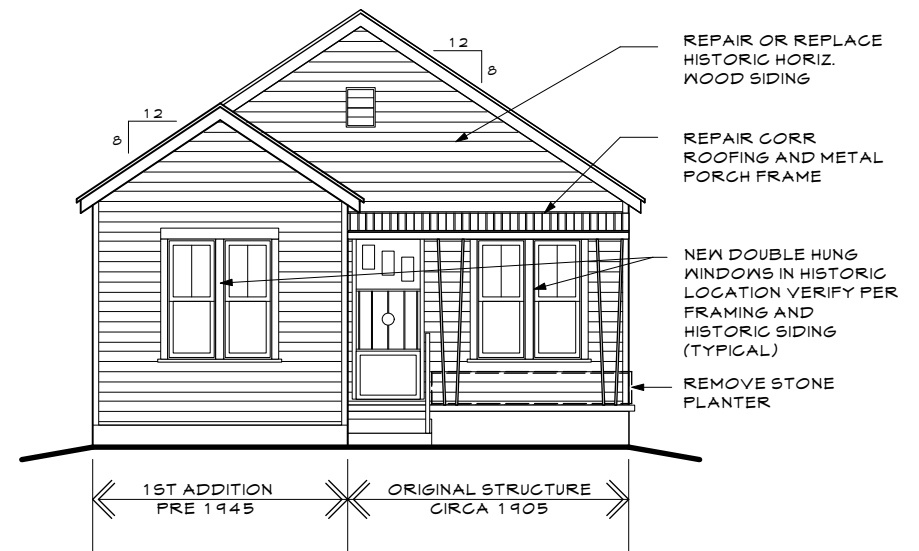
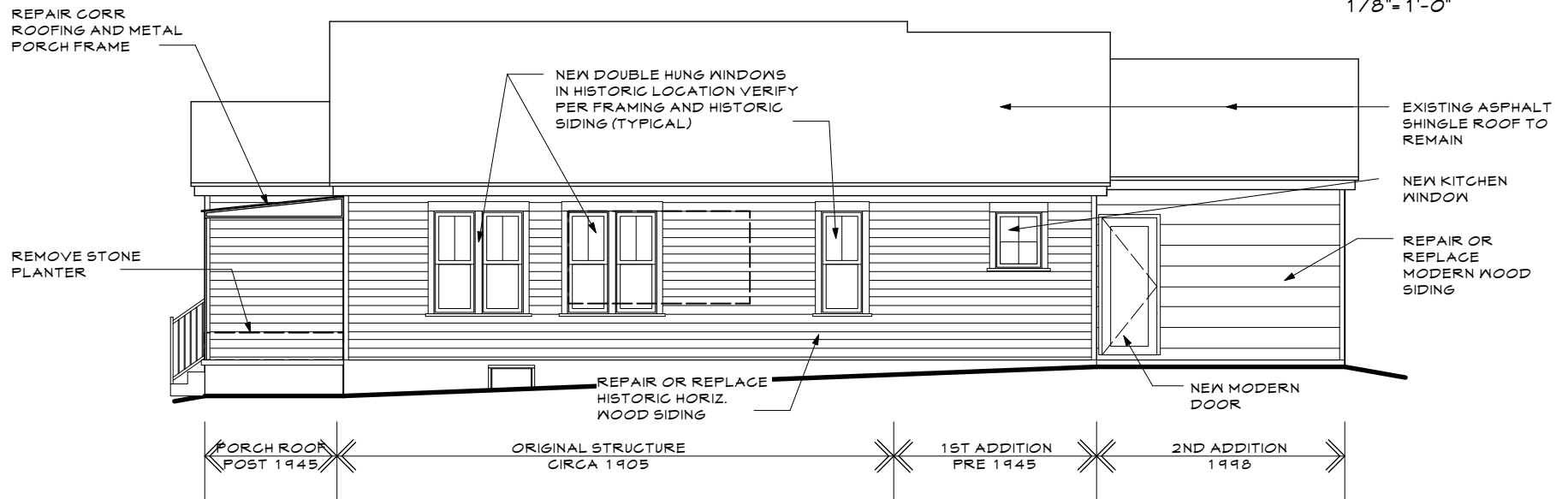


PHOTO CIRCA 1948



PROPOSED EAST ELEVATION

1/8" = 1'-0"



PROPOSED NORTH ELEVATION

1/8" = 1'-0"

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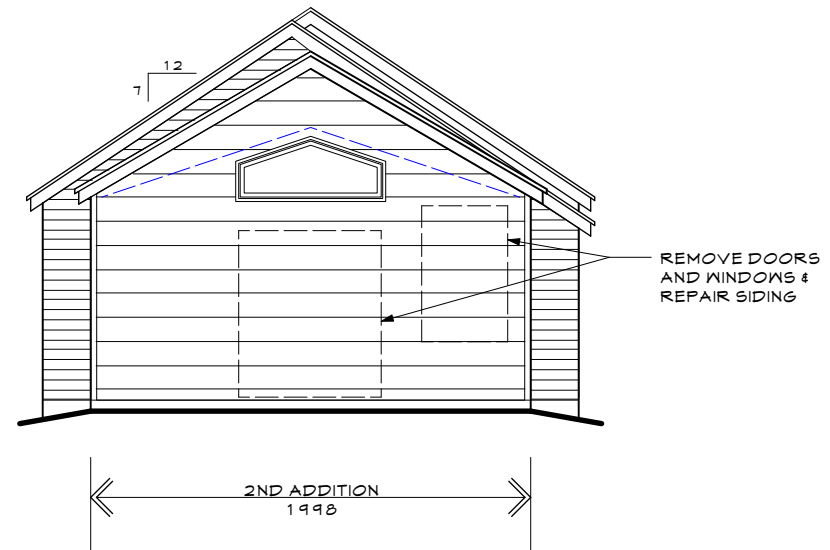
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Proposed-5

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PROPOSED WEST ELEVATION

1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

1/8" = 1'-0"