PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

T.O. DOUBLE TOP PLATE
ELEVATION = 5316.70

T.O. DECKING MAIN FLOOR
ELEVATION = 5307.70

T.O. DECKING SECOND FLOOR
ELEVATION = 5317.59

PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

T.O. DOUBLE TOP PLATE
ELEVATION = 5316.70

T.O. DECKING MAIN FLOOR
ELEVATION = 5307.70

T.O. DECKING SECOND FLOOR
ELEVATION = 5317.59

NOTE:
"THE OWNER OF THE SUBJECT PROPERTY ATTESTS AND UNDERSTANDS THE EXISTING STRUCTURE SHOWN ON THIS PLAN IS CATEGORIZED AS A COMPLIANT STRUCTURE PER DZC, DIVISION 12.6, AND/OR CATEGORIZED AS A NONCONFORMING STRUCTURE PER DZC, DIVISION 12.8, AND AS SUCH, DEMOLITION OF 40% OR MORE OF THE SQUARE FOOTAGE (AREA) OF THE STRUCTURE'S EXTERIOR WALLS AS A RESULT OF CONSTRUCTION ACTIVITIES WILL REQUIRE NEW OR REVISED ZONING/BUILDING PLANS DOCUMENTING FULL COMPLIANCE WITH ALL APPLICABLE ZONE DISTRICTS STANDARDS."
NAIL TO TJI's PER PLAN, TYP.
3/4" T & G DECKING, GLUE &
1/2" DIA. ANCHOR BOLTS @ 4'-0" 8" FOUNDATION WALL PER S 1.0
SOIL ENGINEER'S RECOMMENDATIONS
4" PERIMETER DRAIN PIPE PER FOOTING PER SHEET S-1.0
R-21 BATT INSULATION
2 X 6 SOLE PLATE
OSB RIM BOARD PER PLANS AND SPECS, TYP.
R-19 RIM INSULATION
1/2" OSB WALL SHEATHING
2 X 6 STUD GRADE @ 16" O.C. TYP.
1/2" GYPSUM WALLBOARD
DOUBLE 2 X 6 TOP PLATES, TYP.
R-49 BATT INSULATION
4" GUTTER, TYP.
1 X 10 PLOUGHED FACIA
OSB RATED ROOF SHEATHING
SILL PLATE W/ FIBERGLASS
2 X 6 PRESSURE TREATED
OR FOAM SILL SEALER, TYP.
O.C. PER 2015 I.R.C., TYP.
11-7/8" LVL, 2.0E RIPPED @ 24" O.C., TYP.
WALL SECTION & THERMAL ENV.
DIAGRAMS - 2020-LOG-0001497
02/04/2020
MAXWELL RESIDENCE
651 HUMBOLDT ST
DENVER, CO 80218
19003
GARAGE DOOR - DOORLINK SERIES 480 RECESSED PANEL

FIBER-CEMENT SHINGLE SIDING - JAMES HARDIE
HARDIESHINGLE STRAIGHT EDGE PANEL W/ 5" EXPOSURE

EXTERIOR WINDOW, DOOR & CORNER TRIM - FIBERCEMENT HARDIETRIM BOARDS

ROOFING - OWENS-CORNING OAKRIDGE
PATTERN SHINGLES: HIP PRODUCTS/DOOR

MATERIALS, WINDOWS & DOORS
DETAILS - 2020-LOG-0001497

02/04/2020
MAXWELL RESIDENCE
651 HUMBOLDT ST
DENVER, CO 80218

**ALL PROPOSED WINDOWS AND DOORS TO HAVE A PUTTY GLAZE
INT/EXT CUSTOM EQUALLY DIVIDED GRILLE DESIGN BY PROPOSED ELEVATIONS**
(REFER TO PAGES A2.0 & A2.1)

EQ.
D01
D02
EXISTING/Demo MAIN FLOOR
FINISHED FLOOR: 423 S.Q.FT.
WALL SURFACE TO REMAIN: 1,353 SQ.FT.
WALL SURFACE TO REMOVED: 308.99 SQ.FT. (22.38%)
TOTAL WALL SURFACE: 1,071.61 SQ.FT. (77.62%)

EXISTING/Demo BASEMENT PLAN
FINISHED FLOOR: 700 SQ.FT.
TOTAL WALL SURFACE: 1,380.6 SQ.FT.
WALL SURFACE TO REMAIN: 1,071.61 SQ.FT. (77.62%)
WALL SURFACE TO REMOVED: 308.99 SQ.FT. (22.38%)

1. Project #: 19003
2. Date: 02/04/2020
3. Location: 651 Humboldt St, Denver, Colorado 80218
   Phone: 303-877-2620

Issued for Pricing
Not for Construction

Revisions:

02/04/2020

Issued for Permit
EXISTING/DEMO ROOF PLAN

EXISTING ROOF PLAN

2020-LOG-0001497

02/04/2020

MAXWELL RESIDENCE
651 HUMBOLDT ST
DENVER, CO 80218

19003

ROOF TO REMAIN
982.6 SQ.FT. (62.15%)

EXISTING ROOFING TO BE REPLACE W/ OWENS-CORNING ROOFING OAKRIDGE PATTERN DRIFTWOOD ON EXISTING ROOF SHEATHING

REVISIONS:

1.)

EXISTING EXTERIOR BRICK WALL

EXISTING 2X BLOCKING BETWEEN RAFTERS

EXISTING CEILING JOISTS TO BE CUTTED

EXISTING RAFTERS AND ROOF SHEATHING TO BE CUTTED

EXISTING EXTERIOR PLASTER

EXISTING PLASTER

EAVES CUT DETAIL

1/2" = 1'-0"

RAFTERS AND CEILING DETAIL

10.75 : 12

8 : 12

ROOF OVER PORCH TO REMAIN AS AN INTEGRAL PART OF THE ROOF STRUCTURE

ROOF TO REMAIN 982.6 SQ.FT. (62.15%)

ROOF TO BE REMOVED
598.4 SQ.FT. (37.85%)

ROOF AREA: 1,581.00 SQ.FT.

1/4" = 1'-0"

NORTH

DATE: 02/04/2020

PROJECT # 2020-LOG-0001497

ISSUED FOR PRICING

ISSUED FOR PERMIT

ISSUED FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PROJECT:

MAXWELL RESIDENCE
DENVER, CO 80218

SHEET: D1.1
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
"THE OWNER OF THE SUBJECT PROPERTY ATTESTS AND UNDERSTANDS THE EXISTING STRUCTURE SHOWN ON THIS PLAN IS CATEGORIZED AS A COMPLIANT STRUCTURE PER DZC, DIVISION 12.6, AND/OR CATEGORIZED AS A NONCONFORMING STRUCTURE PER DZC, DIVISION 12.8, AND AS SUCH, DEMOLITION OF 40% OR MORE OF THE SQUARE FOOTAGE (AREA) OF THE STRUCTURE'S EXTERIOR WALLS AS A RESULT OF CONSTRUCTION ACTIVITIES WILL REQUIRE NEW OR REVISED ZONING/BUILDING PLANS DOCUMENTING FULL COMPLIANCE WITH ALL APPLICABLE ZONE DISTRICTS STANDARDS."
6) SOIL COMPACTION

CONCRETE:

All concrete shall be placed in conformance with ASTM C 94, Practice for Using Concrete at Cold Weather Temperatures. Concrete shall be cured in accordance with ASTM C 1074, Practice for Curing Concrete in Cold Weather. The concrete surface shall be protected from freezing for a minimum of 28 days.

STRUCTURAL STEEL:

General Notes for Structural Drawings:

Design Codes:

3" Diameter-Schedule 40 Adjustable Pipe Columns shall be rated at 33.4 kips minimum. All structural steel rolled shapes shall conform to ASTM Specification A36, and code of standard practice, latest editions. Fabrication and erection shall be in accordance with the AISC specification.

Concrete Work shall conform to all requirements of ACI 301-89, specifications and codes of standard practice, latest editions. Fabrication and erection shall be in accordance with the AISC specification. Live loads used in design below (ground snow load to be 35 PSF.)

General Notes:

Note: Builder has been informed of the risk of slab-on-grade movement due to expansion/contraction forces, and active their work.

Foundations:

All footing keyway shall be 3" wide x 1" deep. In addition to standard wall reinforcing provide (2) #4 bars, one each face, or provide corner bars of equal size and spacing. Splices, where permitted, shall be a minimum of 36 bar diameters. Wire fabric shall be permitted except as detailed or authorized by the structural engineer. Lap no spllices of reinforcement shall be made and no welding to reinforcing shall be made. Vertical reinforcement shall be wired to vertical steel in wall to provide stirrups. Make all bars continuous around corners. All reinforcement bars shall be ASTM A615-Grade 60. Welded wire fabric shall conform to ASTM A185. (Unless otherwise noted)

Concrete protection for reinforcement (U.O.N.) conforms to ASTM A185. (Unless otherwise noted)

All rebar shall be ASTM A615-Grade 60. W/M 2'-0" projection on all side around opening in conc. (U.O.N.)

In addition to standard wall reinforcing provide (2) #4 bars, one each face, or provide corner bars of equal size and spacing. Splices, where permitted, shall be a minimum of 36 bar diameters. Wire fabric shall be permitted except as detailed or authorized by the structural engineer. Lap no spllices of reinforcement shall be made and no welding to reinforcing shall be made. Vertical reinforcement shall be wired to vertical steel in wall to provide stirrups. Make all bars continuous around corners. All reinforcement bars shall be ASTM A615-Grade 60. Welded wire fabric shall conform to ASTM A185. (Unless otherwise noted)

Structural steel:

All field connections shall be made with 1" diameter ASTM 6063. 3/4" braketed, flanged, or channel components shall be 4 1/2" x 7 1/4" minimum. Vertical reinforcement shall be provided in shear zones or shall be spaced not less than 10" minimum. B/E stirrups at and below floor levels on columns bearing on wall in floor. For walls over 8', keyway shall be 3" wide x 1" deep.

Design notes:

Verify locations of pads & piers if wall heights exceed 12 feet or if unforeseen conditions arise, contact Eng. Wall heights vary. Refer to arch. drawings & detail sheets. 36" below and 6" above finished grade. Bod fill shall be placed compacted back fill in lifts along entire length of wall. Floor joists and sub floor prior to backfilling.
FLOOR, WALL & ROOF FRAMING SPECIFICATIONS:

A. FLOOR SHEATHING SHALL BE 3/4" APA 48/24 EXPOSURE I RATED TONGUE AND GROOVE PLYWOOD SHEET. TYPICAL FRAMING HANGERS (ITC 2.06/11.88 WITH 4 - 10D NAILS):
   - FOR DECK JOIST SPANS UP TO 9', ATTACH 2X LEDGER AT EXTERIOR FRAME WALLS AND LAMINATED VENEER LUMBER (LVL) 1 3/4" WIDE PIECES AND MULTI-PLY MEMBERS SHALL BE CARRY ALL POINT LOADS CONTINUOUS TO FOUNDATION.
   - FOR DECK JOIST SPANS OVER 9', USE 2" X 6" X 1/4" STEEL ANGLES W/ HEADER BY 10" L
   - BRICK LINTELS: 3'-0" - 4'-0" USE L 3" X 3" X 1/2" WITH A MINIMUM OF 6" BEARING ON EACH END (LLV). MULTIPLE MEMBER ATTACHMENT: JOIN ALL PROPERLY ATTACHED TO THE CONSTRUCTION.
   - ALL SHEATHING AND SHEET EXPOSED TO THE ELEMENTS OR BY THE GLUE LAMINATED BEAMS.
   - ALL INTERIOR NON-BEARING WALLS TO BE FRAMED AT 16" O.C. WITH SINGLE TOP PLATE AND SINGLE BOTTOM PLATE.
   - ALL INTERIOR BEARING WALLS TO BE FRAMED AT 16" O.C. WITH DOUBLE TOP PLATE AND FULL EXPOSED FACEPLATE.
   - FOR REVIEWS AND BIOGRAPHIES, SEE PLAN FOR RECOMMENDATIONS OR KING POSTS, TRIMMERS AND HEADERS FOR LSL FOR (3) 2X10 HEADERS AT 2X6 STUD WALLS.

B. STUDS - HEM FIR OR DOUGLAS FIR STUD GRADE.
C. EXTERIOR WALL SHEETING SHALL BE BRACED WITH 7/16" STRUCTURAL EXTERIOR SHEATHING. ALL EXTERIOR SHEATHING TO BE 7/16" O.S.B. OR EQUIVALENT APPLIED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
D. DOUBLE LVL BEAM FACE: HHUS410, TOP: GLTV3.59
E. SINGLE LVL BEAM FACE: HU11, TOP: MIT11.88
F. FLOOR JOISTS ARE CONTINUOUS WHERE SHOWN IN PLAN.
G. FLOOR, WALL & ROOF FRAMING SPECIFICATIONS:
H. DOUBLE LVL BEAM FACE: HHUS410, TOP: GLTV3.511
I. LAMINATED VENEER LUMBER (LVL) 1 3/4" WIDE PIECES AND MULTI-PLY MEMBERS SHALL BE NAILED TOGETHER WITH A ROW OF 3, 16D NAILS VERTICAL AND 16" O.C. HORIZONTAL. ALL 4-PLY MEMBERS SHALL BE NAILED TOGETHER WITH A ROW OF 3, 16D NAILS VERTICAL AND 16" O.C. HORIZONTAL.
J. Fb= 2,900 PSI            E= 2,000 KSI           Fv= 285 PSI
K. Fb= 2,600 PSI                  E= 1,900 KSI                       Fv= 285 PSI
L. W14X26, DROPPED W/ 2X6 NAILER @ TOP
FLOOR, WALL & ROOF FRAMING SPECIFICATIONS:

- **1. DOUBLE I-JOIST FACE: MIU4.28/ 11 TOP MIT4.28/ 11.88**
- **2. SINGLE I-JOIST FACE: IUS2.06/ 9.5 TOP ITT2.1/ 9.5**
- **3. SINGLE LVL BEAM FACE: HU9 TOP: MIT9.5**
- **4. DOUBLE LVL BEAM FACE HHUS410, TOP: GLTV3.59**

- **5. 2X STUD POSTS FOR ALL 4-PLY 7" WIDE BOLTED LVL BEAMS. (4" MIN. BEARING LENGTH)**
- **6. 2X STUD POSTS FOR 3 1/2" WIDE 2-PLY LVL BEAMS. (2" MIN. BEARING LENGTH)**

- **7. 2X6 POST**
- **8. 2X6 RAFTERS @ 24" O.C.**
- **9. HEADER**

- **10. DECK JOISTS - DOUGLAS FIR #2 OR BETTER OR HEM FIR STUD GRADE MULTI-STUD POSTS.**
- **11. POSTS/COLUMNS - NO. 2 GRADE POST AND TIMBERS DOUGLAS FIR LARCH GLUE-LAMINATED BEAMS.**

- **12. PROVIDE (3) 2X4 MIN. STUD POSTS MINIMUM FOR ALL ROOF GIRDER TRUSSES EXCEPT AS NOTED IN PLAN.**
- **13. ATTACH 2X LEDGER AT EXTERIOR FRAME WALLS FOR DECK JOIST SPANS FROM 9' TO 16'.**
- **14. ATTACH 2X LEDGER AT EXTERIOR FRAME WALLS FOR DECK JOIST SPANS UP TO 9'.**

- **15. B. HEADER OPENINGS 5' OR LESS: (1) STUD POSTS EACH END.**
- **16. B. HEADER OPENINGS OVER 5' (2) STUD POSTS EACH END.**

- **17. A. ROOF SHEATHING SHALL BE 3/4" APA 48/24 EXPOSURE I RATED TONGUE AND GROOVE.**
- **18. B. FLOOR SHEATHING SHALL BE 3/4" APA 48/24 EXPOSURE I RATED TONGUE AND GROOVE.**
- **19. ALL EXTERIOR SHEATHING TO BE 7/16" O.S.B. OR EQUIVALENT APPLYED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.**

- **20. 7/16 HEAD DIAMOND POINT GALVANIZED NAILS 8" O.C. ALL STUDS, 4" O.C. ALONG PANEL EDGES, 4 FEET WIDE WALLBOARD ON STUDS SPACED 16" O.C.. NAIL W/ NO. 11 GAUGE 1 3/4" LONG, 3/16" DIAMETER, 2 1/2" O.C. ALL STUDS, 4" O.C. ALONG PANEL EDGES.**

- **21. F.  DOUBLE I-JOIST FACE: MIU4.28/ 9 TOP MIT4.28/ 9.5**

- **22. LAMINATED VENEER LUMBER (LVL) SOLID PIECES 3 1/2" AND WIDER AND TRUSS JOIST 2 X 10 (2X4 WALL) OR OTHERWISE.)**

- **23. 10.75 : 12**

- **24. C. FOR DECK JOIST SPANS FROM 9' TO 16', ATTACH 2X LEDGER AT EXTERIOR FRAME WALLS.**

- **25. 3-16d @ 16" O.C. ALONG CONTINUOUS RIM.**

- **26. 3-16d @ 16" O.C. ALONG OR BAND JOIST.**

- **27. H. DOUBLE LVL BEAM FACE HHUS410, TOP: GLTV3.59**

- **28. E. SINGLE I-JOIST FACE: IUS2.06/ 9.5 TOP ITT2.1/ 9.5**

- **29. 25. 23. 22. 21. 19. AS "PER ENGINEER". USE LARGER POSTS WHERE NOTED. INSTALL KING STUDS PER CODE.**

- **30. THIS SYMBOL (   ) INDICATES A MINIMUM OF (2) 2 X 4 TRIM STUDS UNLESS NOTED OTHERWISE.**

- **31. BRACED WALL CONNECTION WHEN PERPENDICULAR TO WALL FRAMING.**

- **32. PERPENDICULAR FRAMING**

- **33. CONTINUOUS RIM**

- **34. OR BAND JOIST**

- **35. BRACED WALL PANEL**

- **36. MEMBER DIRECTLY ABOVE**

- **37. LOAD BEARING WALLS OVER 10 FT. UNSUPPORTED HEIGHT TO BE FRAMED WITH 2 X 6 STUDS.**

- **38. FRAMER RESPONSIBLE FOR MISSING PLUMBING & HEATING RUNS AND SINGLE BOTTOM PLATE.**

- **39. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED AT 16" O.C. WITH SINGLE TOP PLATE AND SINGLE BOTTOM PLATE.**

- **40. ALL INTERIOR BEARING WALLS TO BE FRAMED AT 16" O.C. WITH DOUBLE TOP PLATE.**

- **41. ALL METAL CONNECTORS ARE TO BE SIMPSON "STRONG-TIE" OR EQUAL & SHALL BE ATTACHED TO THE FRAMES AND TO THE GIRDERS.**

- **42. BRICK LINTELS: 3'-0" - 4'-0" USE L 3-" X 3-" X 1" WITH A MINIMUM OF 6" BEARING ON EACH END (LLV). USE " LAG SCREWS ON HEADERS.**

- **43. BRICK LINTELS: 10'-1" - 16'-0" USE L 7" X 4" X 1" WITH A MINIMUM OF 6" BEARING ON EACH END (LLV). USE " LAG SCREWS ON HEADERS.**

- **44. THE FRAMING PLAN SHOWN IS TO BE REPLACED BY CONTRACTUAL CONSTRUCTION DRAWINGS.**

- **45. FLOOR/CEILING FRAMING**

- **46. INTERIOR PANELING**

- **47. DOOR JAMP BRACING DETAIL**

- **48. NO SCALE**

- **49. SHEET: S1.3**

- **50. PROJECT #: MAXWELL RESIDENCE**

- **51. DATE: 02/04/2020**

- **52. MAXWELL - RESIDENCE**

- **53. DENVER, CO 80250-2641 303-2620 2620**