BERKELEY ESTATES
27th STREET REMODEL
824 27th STREET
DENVER, CO

GENERAL NOTES

1. BUILDING DEPARTMENT: CITY OF DENVER
3. Design Criteria: Ground Snow Load: 35psf; Wind Speed: 125mph V-ULT; Exposure C; Seismic Design Category: B; Frost Line Depth: 36"
4. Building Review Findings: 3 Stories; 31' Base Building Height; Basement N
6. Type of Construction: INTERIOR REMODEL
7. Minimum Insulation R values are as follows: Roof: R-49 at attic, trusses or enclosed rafters; Exterior Wood Framed Walls: R-20 or R-13 cavity + R5 continuous; Floors: R-30 in floors exposed to unconditioned spaces, R-15 continuous INT. or EXT. or R-19 cavity; Basement walls: R-13 cavity + R5 continuous INT. or EXT. or R-15 continuous INT. or EXT. or R-19 cavity; Crawlspace Walls: R-15 continuous INT. or EXT. or R-19 cavity; Concrete Slab: R-10 under slabs 24" down.
8. Door and Window sizes are generic and read as Foot/Inch, i.e. 3068 = 3'-0" x 6'-8". Windows shall be Tempered if within 24" of door swings, less than 18" off the floor or within shower or bath tub walls. Egress windows shall have a minimum opening height of 24", a minimum opening width of 20", a maximum 7.71 sq. ft. (542 sq. in.) net clear opening and a maximum 44" tall sill height. Rough openings are the responsibility of and shall be provided by the Homeowner or Contractor. Exterior Doors to garage from living space to be 1hr fire rated self closing. All new interior Doors and Windows shall have a maximum .35 U-Factor.
9. Dimensions are to edge of framed walls, and to center of windows and doors, U.N.O., Use printed dimensions.
10. Electrical is to be built per code and Electrical plans is to be by others. Owner is responsible for noting custom Electrical component locations.
NOTE: ALL DIMENSIONS ARE APPROXIMATE. SOME ALSO IN PROCESS OF VERIFICATION.

NEW SECOND LEVEL FLOOR PLAN

NEW THIRD LEVEL FLOOR PLAN

SCALE: 1/4" = 1'
FOUNDATION PLAN

FOUNDATION SYSTEM DESIGN, FABRICATION, AND INSTALLATION

1. PLACE FOOTINGS ON UNDISTURBED SOIL BELOW LOCALLY MANDATED FROST DEPTH; IN CASE SOIL IS DISTURBED, RECOMPACT IT

2. PLACE 2 - #5 GRADE 40 OR 2 - #4 GRADE 60 BARS (1 EACH FACE) WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN THE

3. WIDE SHALL HAVE ENGINEERED HEADERS. IF 3 OR MORE STUDS ARE INDICATED AS A COLUMN, THE STUDS SHALL BE BUNDLED AND

4. BEARING ON DOUBLE TRIMMER STUDS (UNLESS NOTED OTHERWISE) FOR OPENINGS 4 FEET TO 6 FEET WIDE; ALL OPENINGS OVER 6 FEET

5. IN GRADE BEAMS, BOTTOM SPLICES SHALL BE AT THE DRILLED PIERS AND TOP SPLICES SHALL BE AT MIDSPAN.

6. EMBEDDED PLATE ANCHORS, WHICH SHALL BE GRADE 40. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE IN ACCORDANCE

7. UNLESS OTHERWISE NOTED. WHERE THE TERM "DOUG-FIR" APPEARS ON THE DRAWINGS, THIS DENOTES NO. 2 GRADE DOUGLAS FIR OR

8. MATERIALS SHALL BEAR "FDN" GRADE MARKS OF A RECOGNIZED GRADING AUTHORITY, AND SHALL BE INSTALLED IN ACCORDANCE

9. SACRETE MAY

10. FLOOR, LIVE = 40

11. "E-VALUE" OF 1,300,000 PSI (800,000 PSI FOR RIM JOIST USE ONLY), AND A MINIMUM HORIZONTAL SHEAR STRESS OF 285 PSI SHALL BE

12. PROVIDE DRAINAGE CONDUITS AND COLLECTION AS NEEDED FOR ROOF RUNOFF. LANDSCAPING ADJACENT

13. "MICRO-LAMS" OR "PARALLAMS"

14. "INNERSEAL" MANUFACTURED BY LOUISIANA-PACIFIC. THE PLANS WILL

15. "VERSA-LAMS" MANUFACTURED BY

16. MANUFACTURED BY ROSEBURG FOREST PRODUCTS, AND "INNERSEAL" MANUFACTURED BY LOUISIANA-PACIFIC. THE PLANS WILL

17. MANUFACTURED BY ROSEBURG FOREST PRODUCTS, "RIGIDLAMS" MANUFACTURED BY ROSEBURG FOREST PRODUCTS, "GANG-LAMS"

18. MANUFACTURED BY LOUISIANA-PACIFIC, "TEC-LAMS" MANUFACTURED BY TECTON LAMINATES, OR "VERSA-LAMS" MANUFACTURED BY

19. MANUFACTURED BY TRUS JOIST-MACMILLAN, "RIGIDLAMS" MANUFACTURED BY ROSEBURG FOREST PRODUCTS, "GANG-LAMS"

20. MANUFACTURED BY LOUISIANA-PACIFIC, "TEC-LAMS" MANUFACTURED BY TECTON LAMINATES, OR "VERSA-LAMS" MANUFACTURED BY

21. SPECIFIED SHALL BE PROVIDED BY SIMPSON STRONG-TIE COMPANY. FOR ANY

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### WINDOW SCHEDULE

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65% / 35% ZONE LOT DEPTH LINE

TOP OF BULK PLANE

REAR BASE PLANE
ELEV = ± 23.76'

HGT. = 23.8'

HGT. = 23.73'

NOTE: EXISTING GARAGE TO BE REMOVED.

65% / 35% ZONE LOT DEPTH LINE

HGT. = 23.8'

SOUTH EAST ELEVATION NEW GARAGE

NORTH EAST ELEVATION NEW GARAGE

SOUTH WEST ELEVATION NEW GARAGE

NORTH WEST ELEVATION NEW GARAGE