



4543 MEADE ST.

Denver Colorado, 80211

LEGAL DESCRIPTION:

LOTS 35 AND 36, BLOCK 15
FIRST ADDITION TO BERKELEY
CITY AND COUNTY OF DENVER
STATE OF COLORADO

ZONING:

U-SU-C1

BUILDING CODES:

2009 I-CODE SERIES
2011 NATIONAL ELECTRIC CODE
NFPA CODE T2

PROJECT DESCRIPTION:

A KITCHEN REMODEL AND NEW SECOND STORY ADDITION TO EXISTING SINGLE FAMILY HOME. MAIN FLOOR REMODEL INCLUDES (N) 1/2 BATH RM, REMODEL TO (E) KITCHEN, (N) STAIR TO BASEMENT STORAGE AREA. (N) SECOND FLOOR ADDITION INCLUDES THREE BEDROOMS, TWO 3/4 BATH ROOMS, & (N) REAR BALCONY.

SQUARE FOOTAGE CALCS:

LOT SIZE: 6,250 sf

(E) FRONT PORCH: 88 sf
(E) MAIN FLOOR EXISTING: 636 sf
(E) UNFINISHED BASEMENT: 331 sf
(E) DETACHED GARAGE: 212 sf

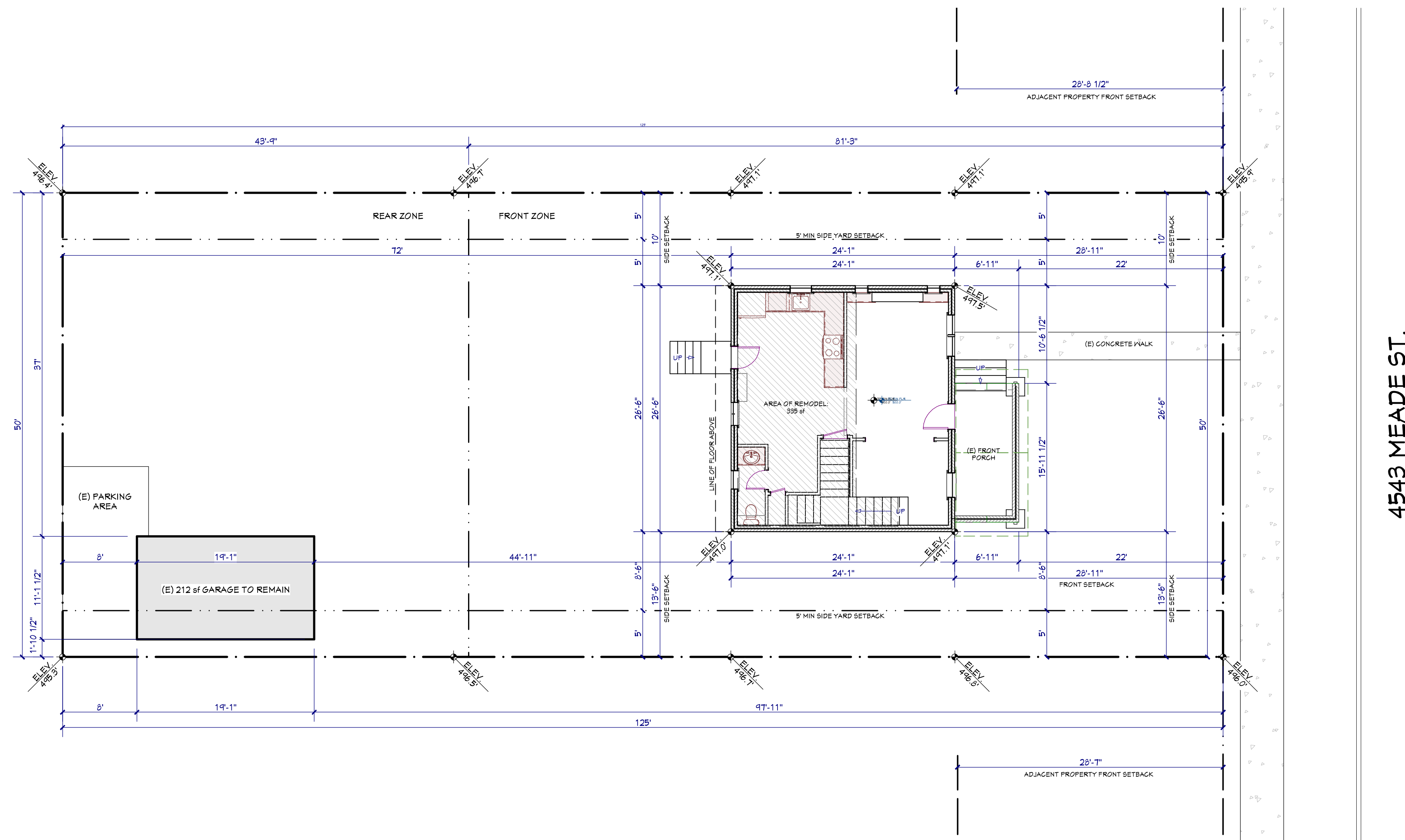
AREA OF REMODEL: 335 sf
AREA OF 2nd STORY ADDITION: 683 sf

GENERAL NOTES:

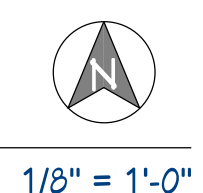
ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL CURRENT BUILDING CODES AS AMENDED AND ADOPTED BY THE CITY AND COUNTY OF DENVER.

CHECK & VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO UNDERTAKING THE WORK DESCRIBED IN THESE PLANS. NOTIFY OWNER IMMEDIATELY UPON THE DISCOVERY OF CONDITIONS THAT DIFFER FROM THESE PLANS.

SMOKE DETECTORS & ALARMS AS PER CURRENT CODE



4 SITE PLAN



REVISION NUMBER	DATE
pricing	4/14/14

4/23/14

SCHEMATIC DESIGN

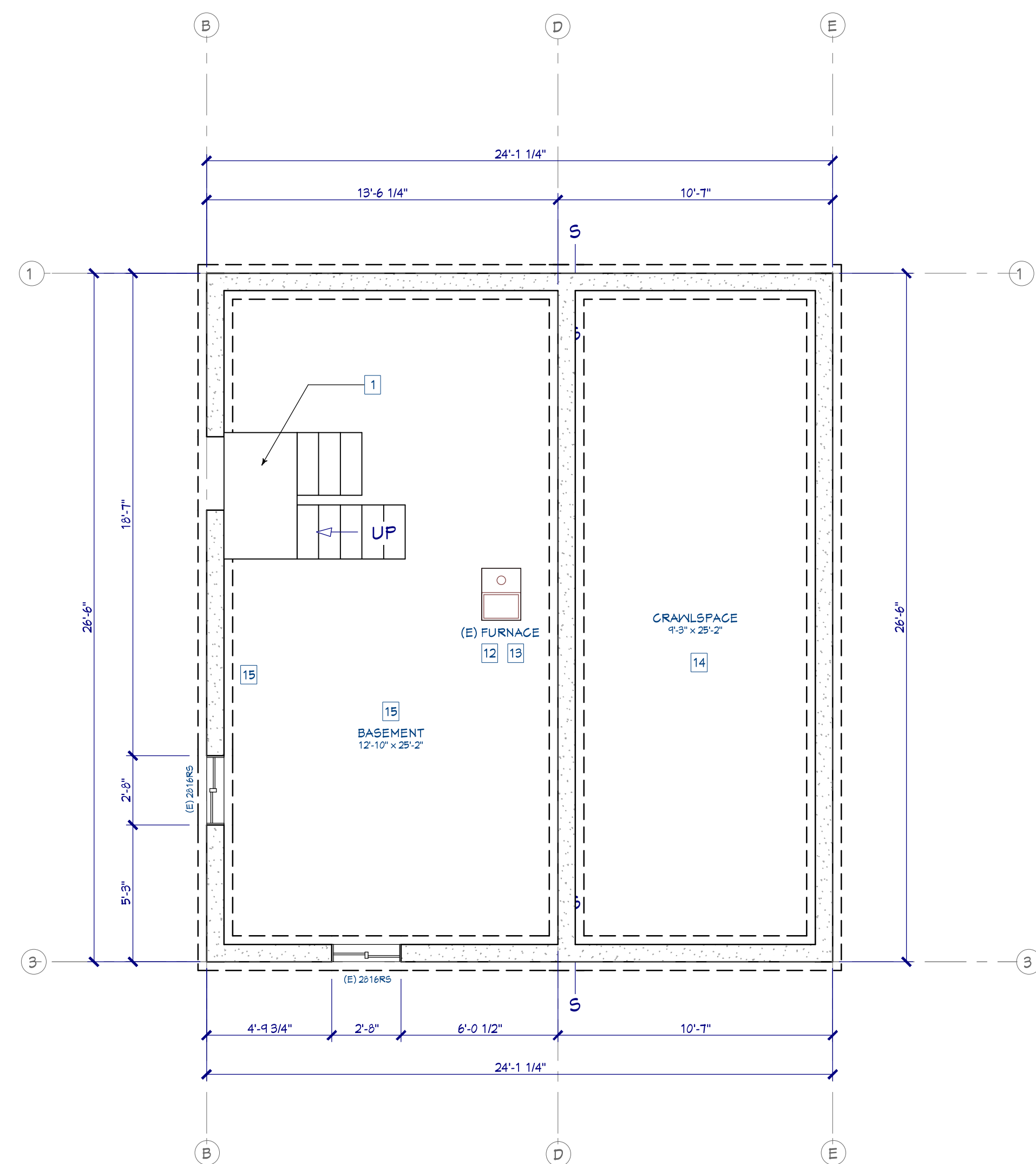
A1

REVISION NUMBER	DATE
pricing	4/14/14

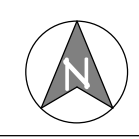
4/23/14

SCHEMATIC DESIGN

A2



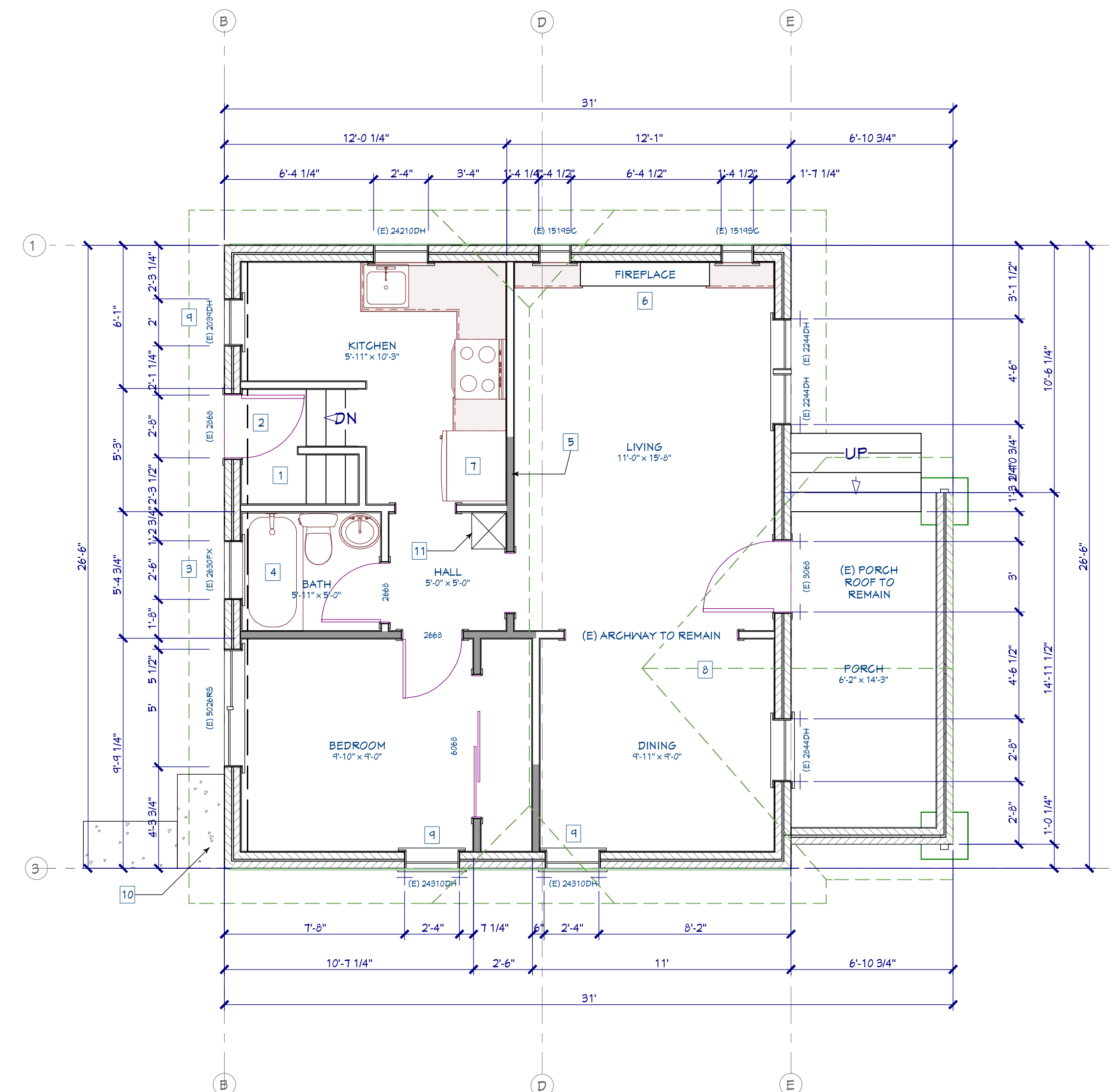
1 AS-BUILT & DEMOLITION PLAN: FOUNDATION



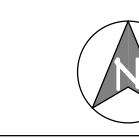
1/4" = 1'-0"

GENERAL NOTE:

CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO DEMOLITION
PROVIDE TEMPORARY SHORING AS REQUIRED



2 AS-BUILT & DEMOLITION PLAN: MAIN FLOOR



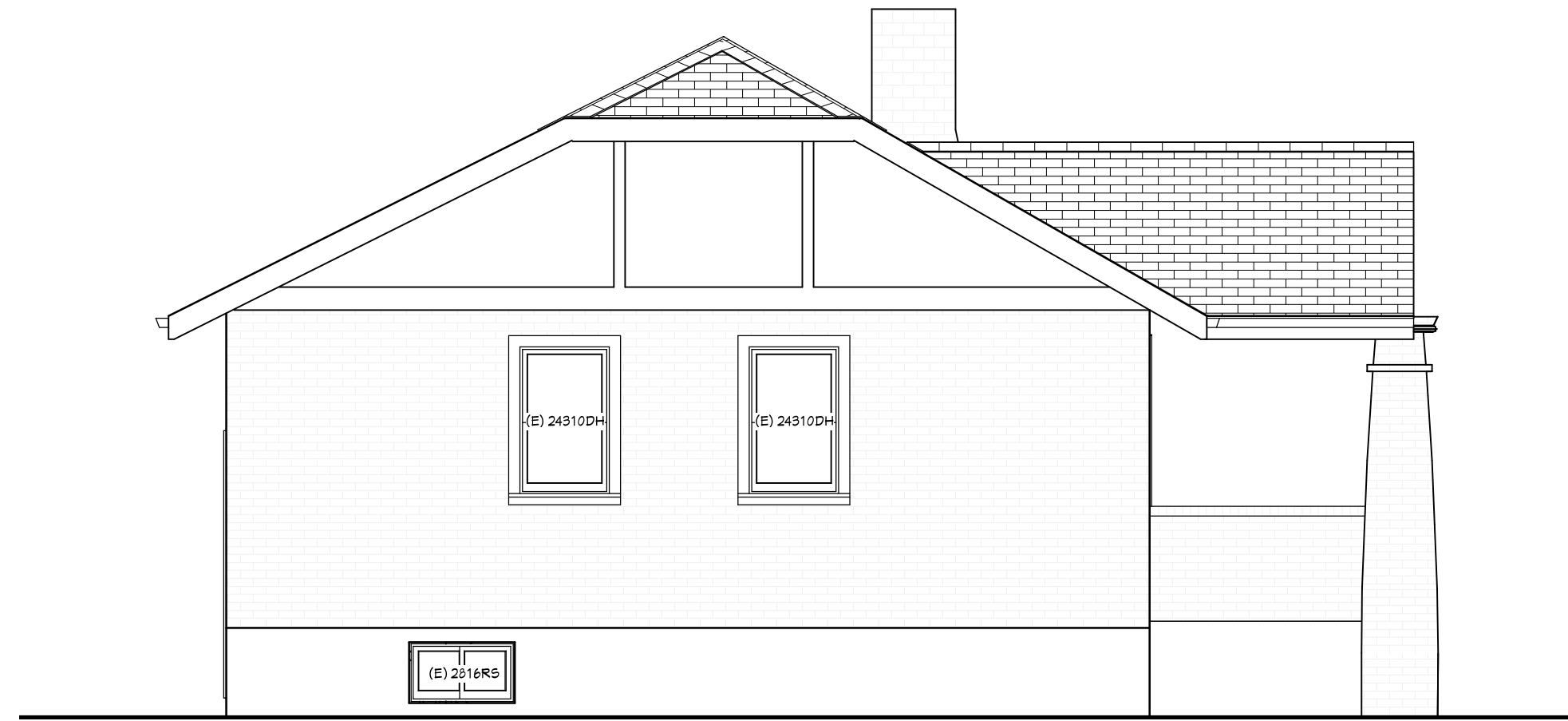
1/4" = 1'-0"

DEMOLITION NOTES:

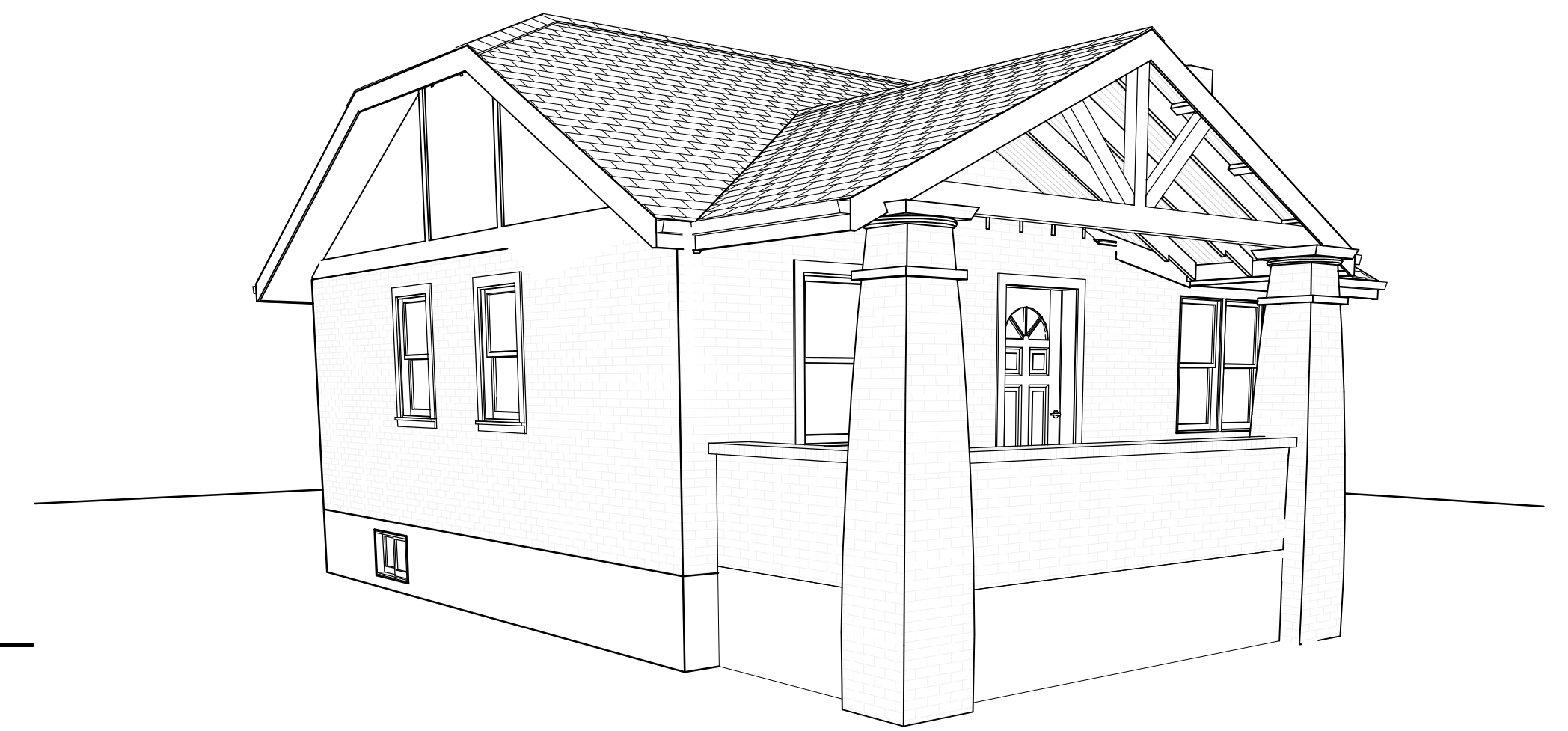
1. DEMO (E) STAIR IN BASEMENT. INFILL FLOOR AREA ABOVE AS PER STRUCT. ENGR. TO MATCH (E) FIN. FLR HT
2. REMOVE & RE-USE (E) DOOR. RE-INSTALL AT (N) FLR. HT.
3. REMOVE (E) GLASS BLOCK WINDOW IN (E) SHOWER. REPLACE W/ (N) WINDOW AS SHOWN IN PROPOSED PLANS
4. DEMO (E) BATH RM. REMOVE (E) FIXTURES & REUSE & RELOCATE IN (N) PROPOSED POWDER RM
5. TYPICAL AT HATCHED (E) INTERIOR WALLS; DEMO (E) INTERIOR WALLS. PROVIDE TEMP SHORING AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE (E) CEILING OR AS PER STRUCT ENGR
6. (E) FIREPLACE & SURROUND TO REMAIN. PROVIDE PROTECTION AS REQUIRED. SEAL (E) FIREPLACE FLUE, REMOVE BRICK CHIMNEY ABOVE FIRST FLOOR CEILING. FRAME CHIMNEY EXTENSION ABOVE FIRST FLOOR CEILING.
7. REMOVE AND/OR RELOCATE (E) KITCHEN FIXTURES AS SHOWN IN PROPOSED PLANS. ASSOCIATED PLUMBING & ELECTRICAL
8. DEMO (E) ROOF STRUCTURE OVER MAIN HOUSE. MAINTAIN (E) 2x6 CEILING RAFTERS
9. REMOVE (E) WINDOWS & INFILL WALL
10. DEMO & REMOVE (E) CONCRETE FLATWORK. REPLACE W/ CRUSHED STONE (60 sf)
11. REMOVE (E) BRICK CHIMNEY FROM BASEMENT FLOOR TO ABOVE FINISHED ROOF
12. RELOCATE (E) FURNACE AND HOT WATER HEATER IN BASEMENT
13. ADD FLUE CHASE FROM BASEMENT THROUGH FIRST AND SECOND FLOOR TO ROOF
14. ADD VAPOR BARRIER TO EXPOSED EARTH IN CRAWLSPACE
15. PAINT BASEMENT WALLS & FLOOR
16. LIMB SPRUCE TREE IN BACKYARD AS REQUIRED TO ALLOW FOR (N) SECOND FLOOR & (N) ROOF FRAMING
17. RELOCATE (E) WASHER & DRYER HOOK UPS



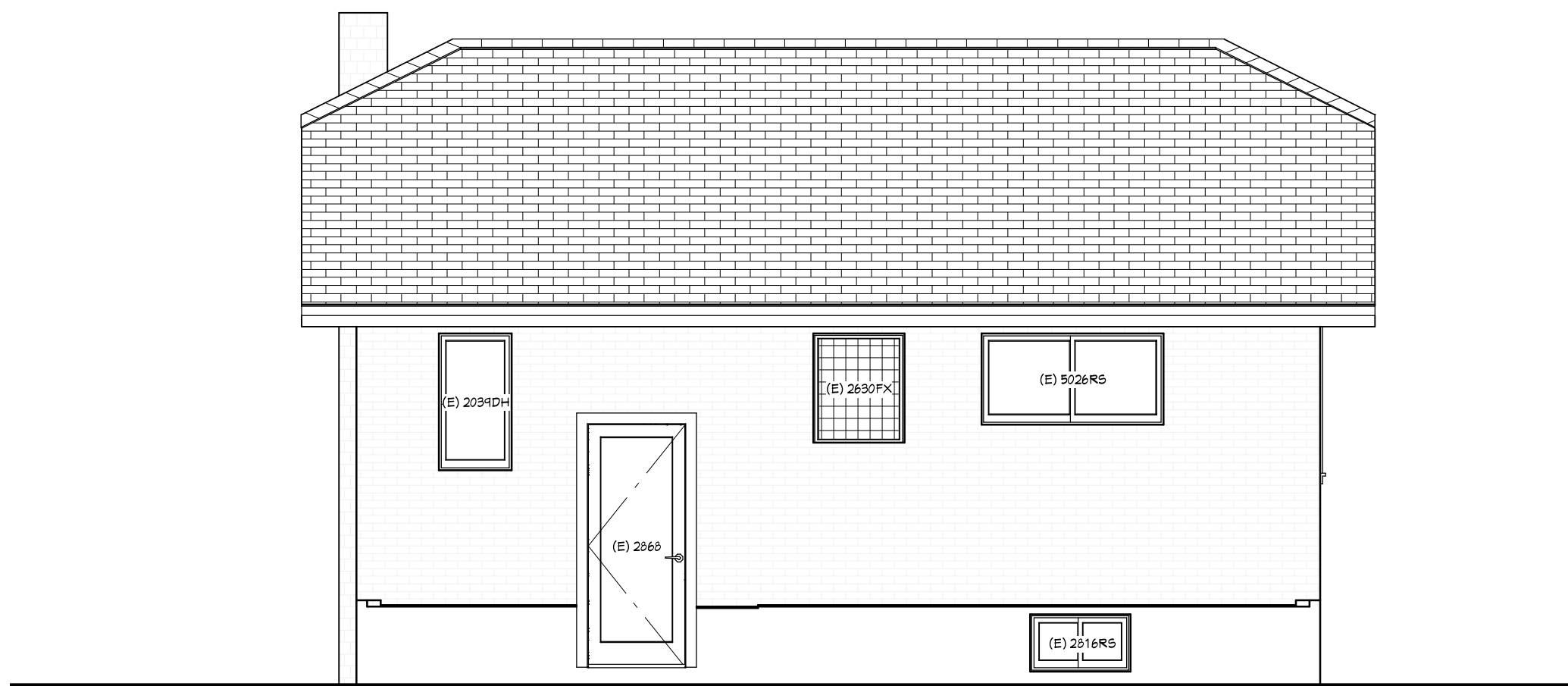
1 AS-BUILT EAST ELEVATION
A3 1/4" = 1'-0"



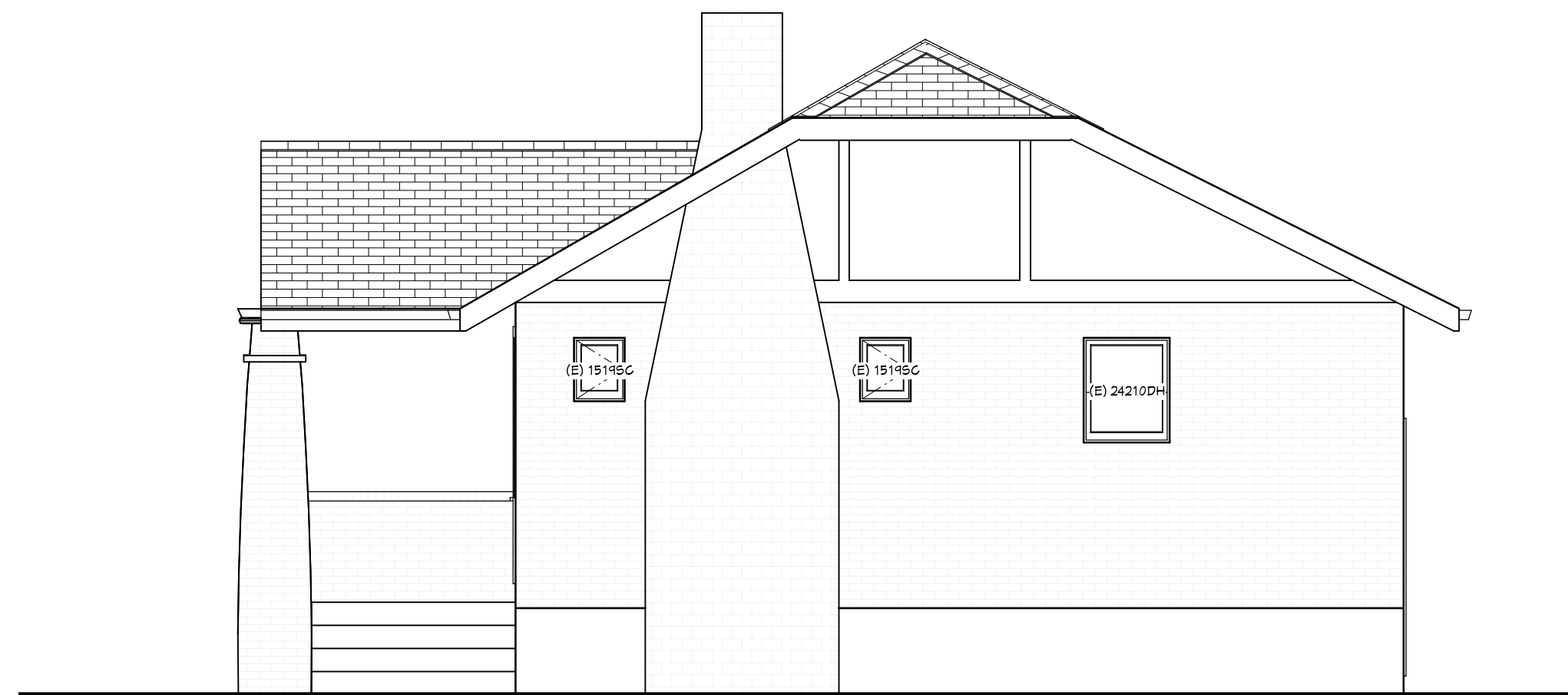
2 AS-BUILT SOUTH ELEVATION
A3 1/4" = 1'-0"



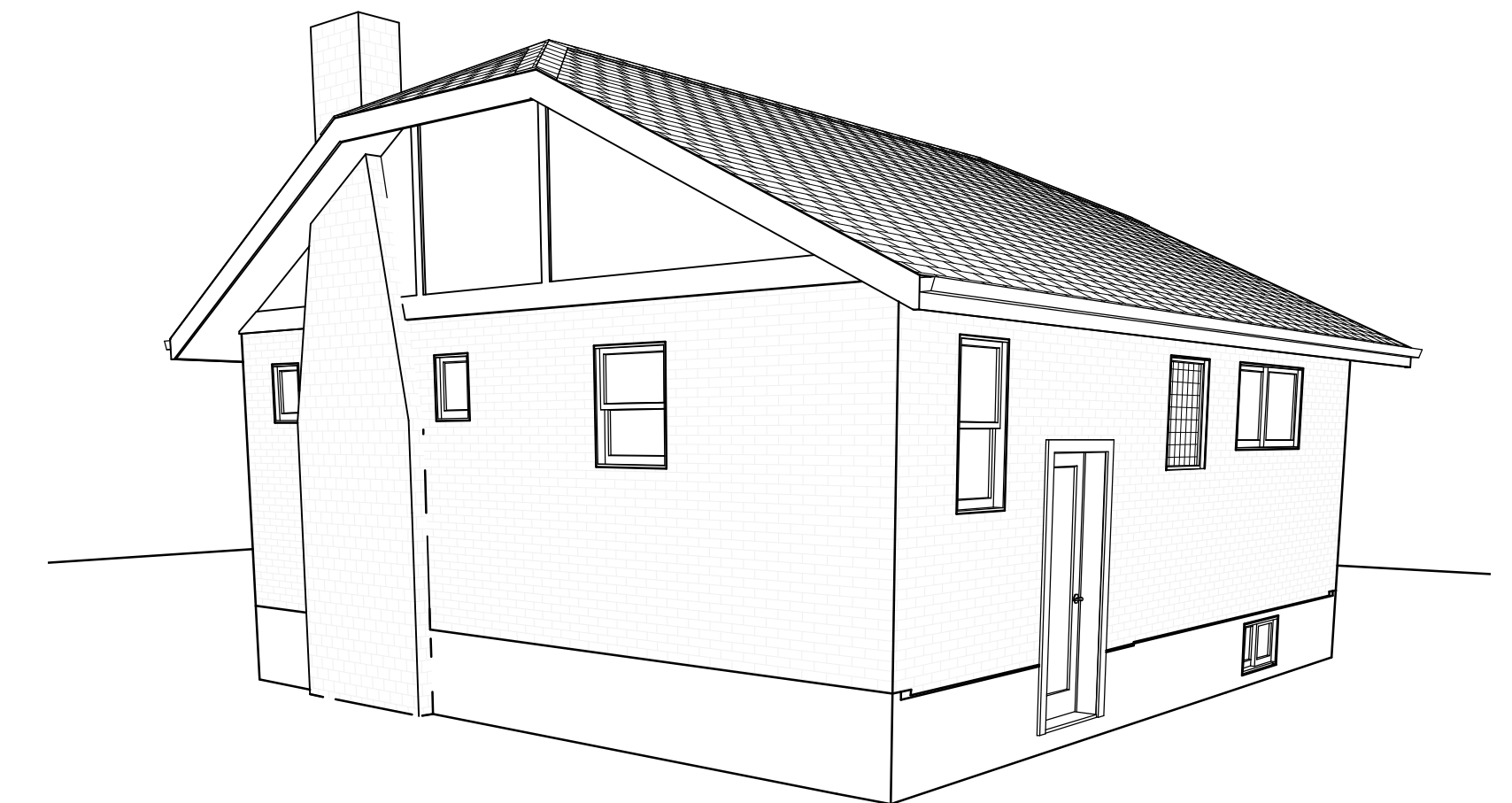
PERSPECTIVE
AS-BUILT NOT TO SCALE



3 AS-BUILT WEST ELEVATION
A3 1/4" = 1'-0"



4 AS-BUILT NORTH ELEVATION
A3 1/4" = 1'-0"



PERSPECTIVE
AS-BUILT NOT TO SCALE

REVISION TABLE	
NUMBER	DATE
pricing	4/14/14

4/23/14

SCHEMATIC
DESIGN

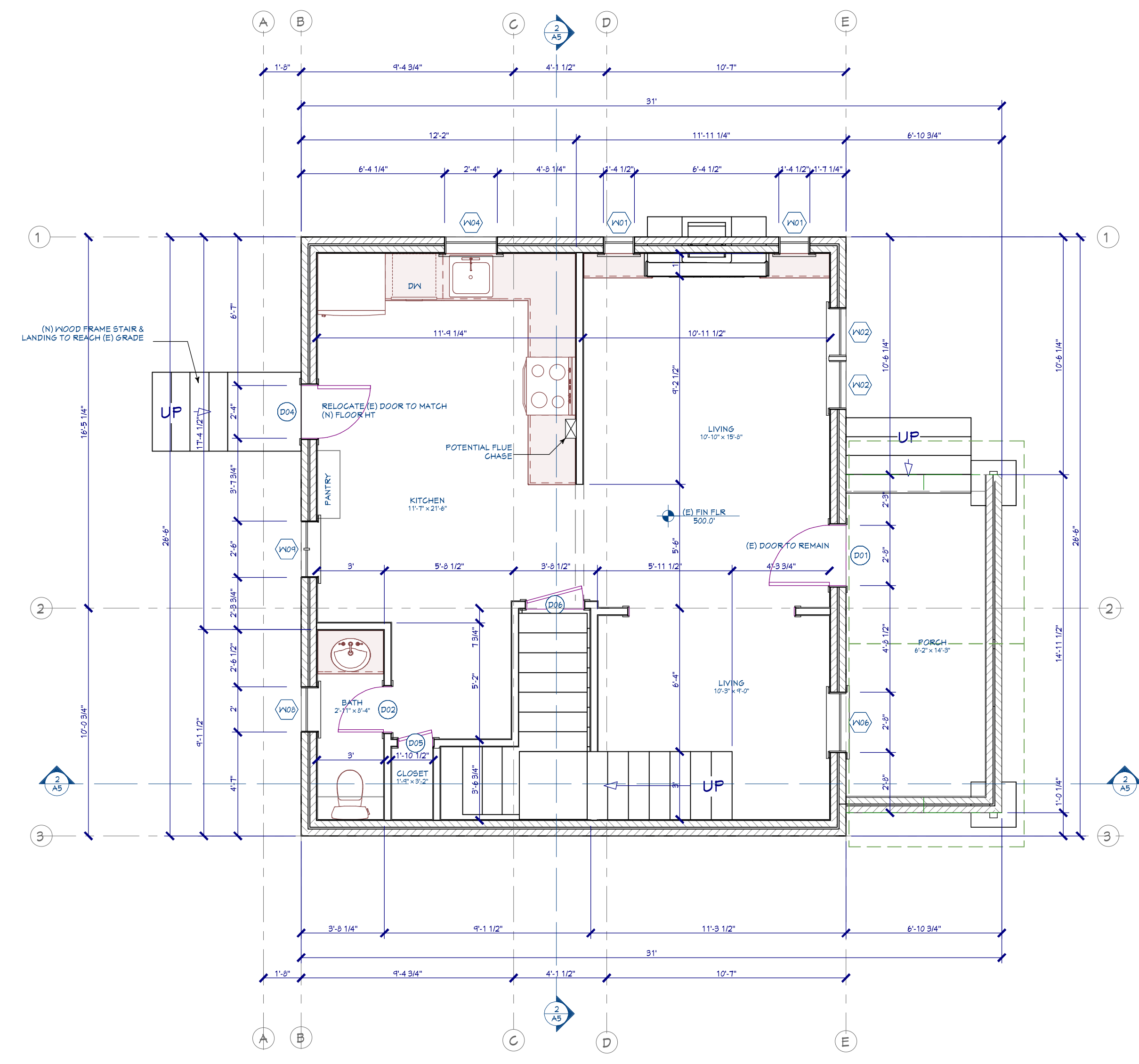
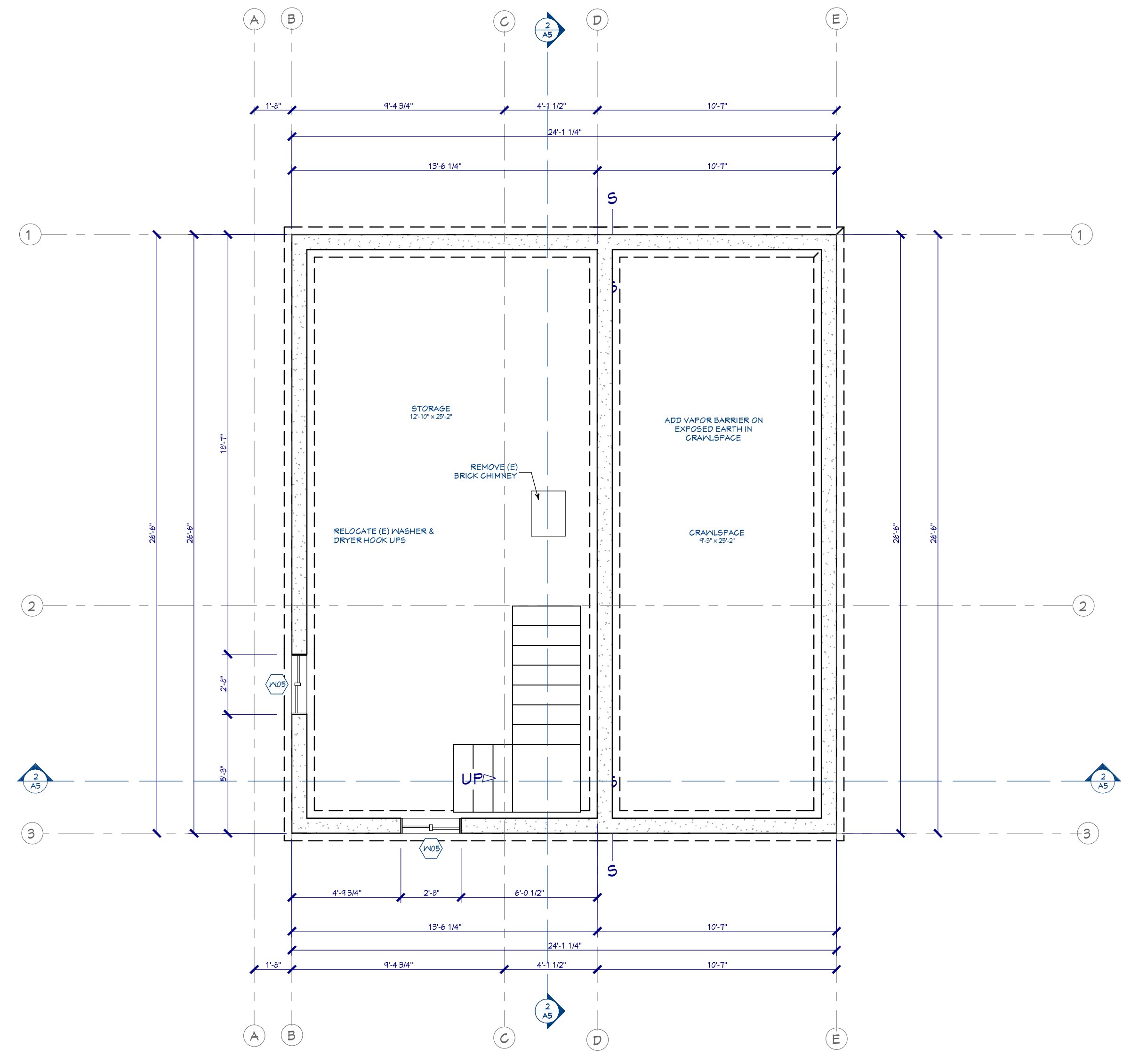
A3

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4/23/14

SCHEMATIC DESIGN

A4



1
A4
FOUNDATION PLAN

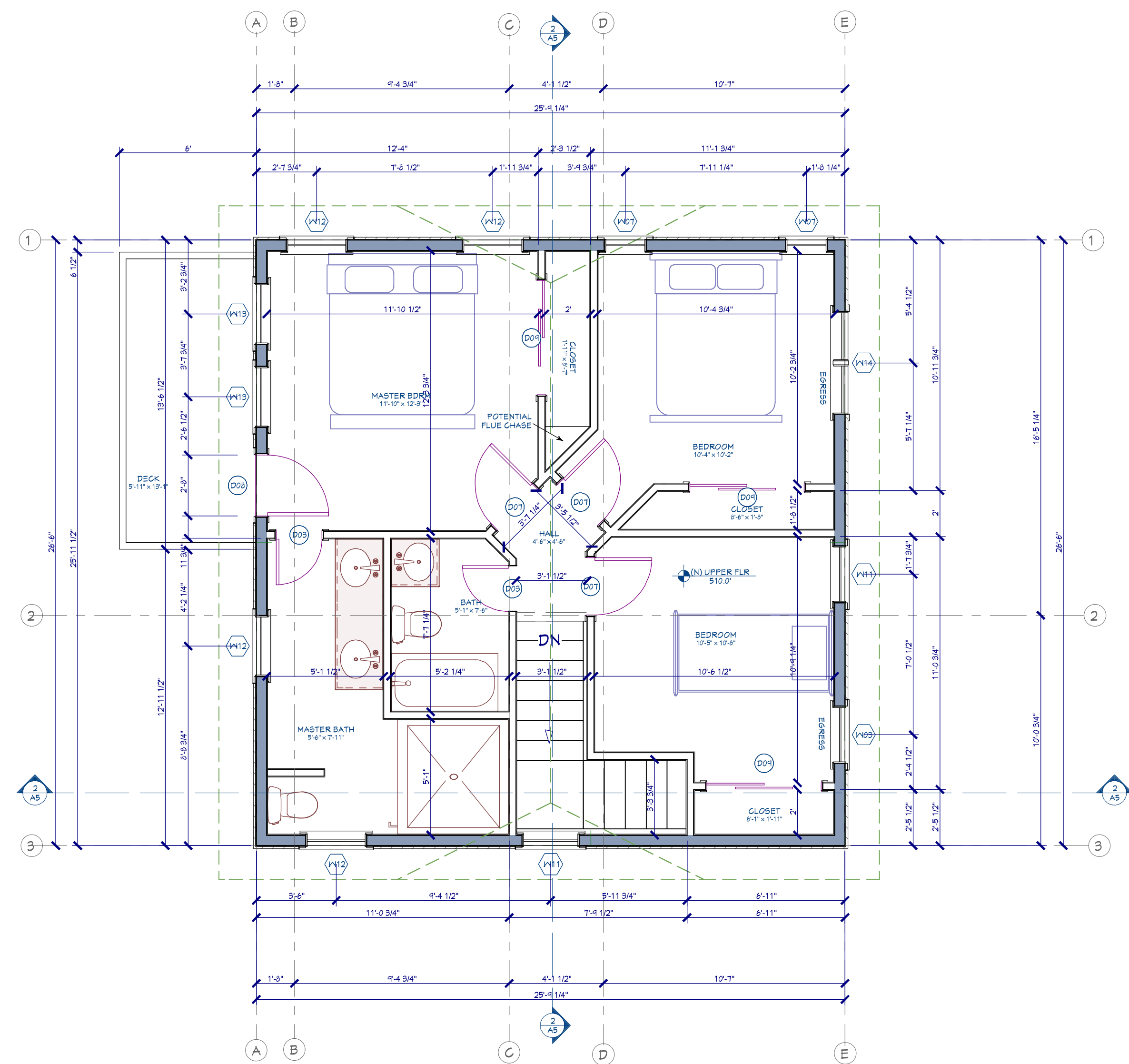
1/4" = 1'-0"

2
A4
MAIN FLOOR PLAN

1/4" = 1'-0"

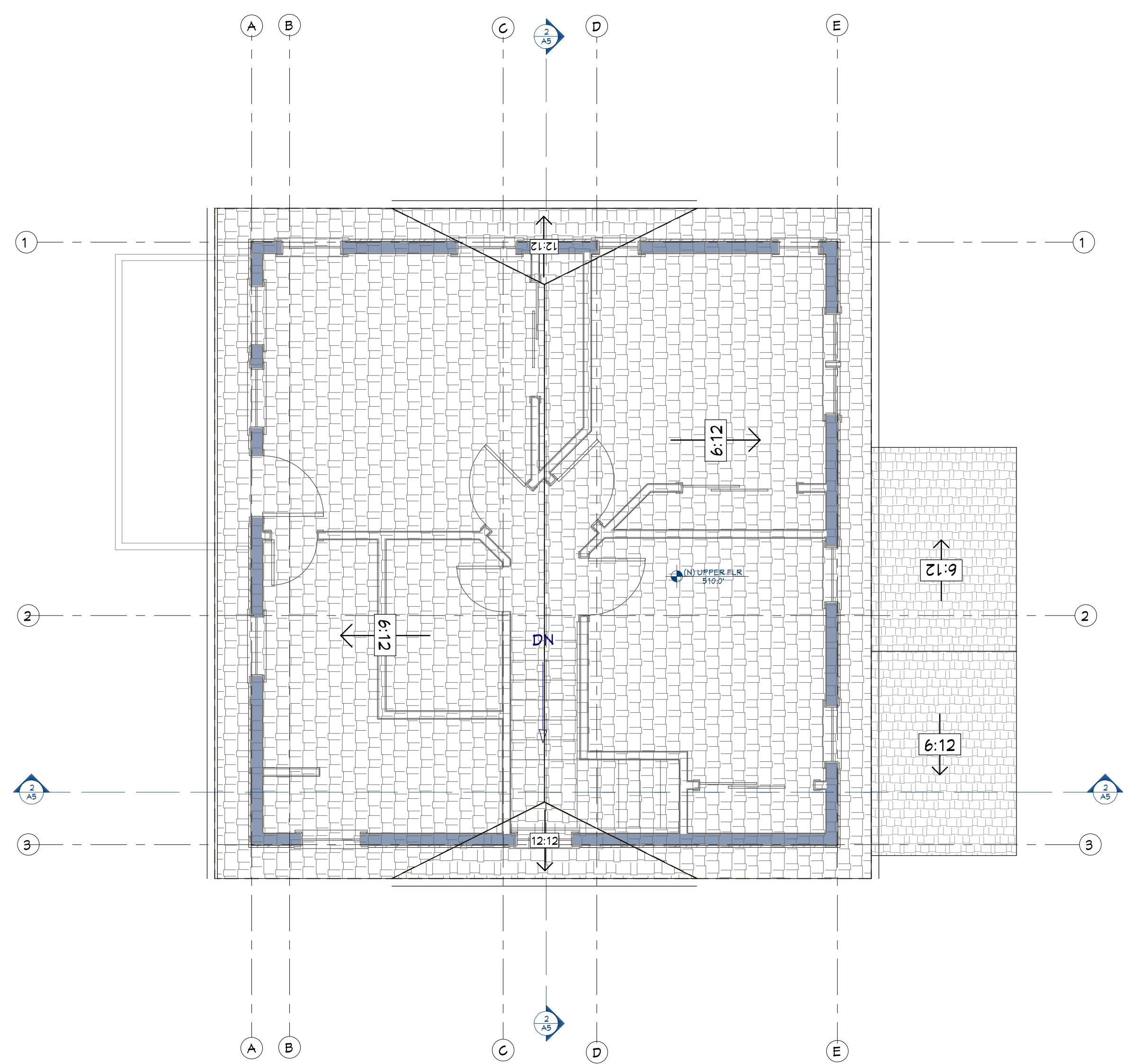
NUMBER	LABEL	QTY	TR	WORK	FOUR	PERIODS	ISSUES	COMMENTS
F201	1613535	2	11	16	14	20	1/2"	
F202	1613535	2	11	16	14	20	1/2"	
F203	261255	1	2	30	48			YES
F204	1613535	1	2	30	48			YES
F205	1613535	2	0	32	15			
F206	1613535	2	0	32	15			
F207	11511222K1	2	2	32	32			
F208	261255	1	1	30	38			
F209	261255	1	1	30	38			
F210	261124X	4	2	32	32			
F211	261124X	4	2	32	32			
F212	261255	2	2	32	48			YES

NUMBER	LABEL	QTY	TR	WORK	FOUR	PERIODS	ISSUES	COMMENTS
D01	1613535	1	1	32	10			
D02	261255	2	2	24	10			
D03	1613535	1	1	24	10			
D04	1613535	1	1	15	10			
D05	261255	1	1	32	10			
D06	261255	3	2	32	10			
D07	261255	3	2	32	10			



1
A5
UPPER FLOOR PLAN

1/4" = 1'-0"

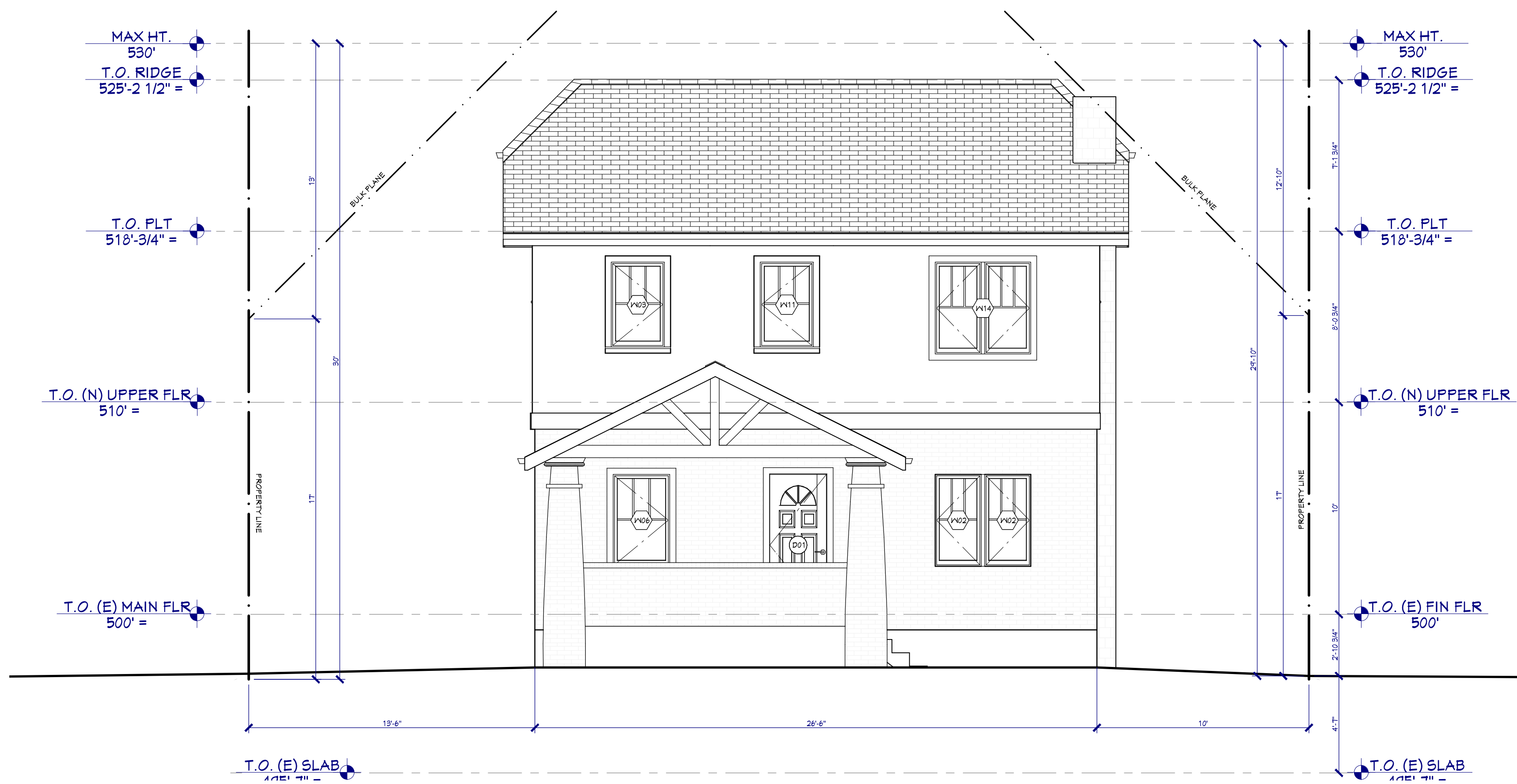


2
A5
ROOF PLAN

1/4" = 1'-0"

NUMBER	LABEL	QTY	W/DOOR	BOHULE	HEIGHT	EXCESS	COMMENTS
FX01	160155DEC	2	1	16'-10"	20'-10"		
FX02	161242DEC	2	1	16'-0"	19'-0"		
FX03	265255	1	2	30"	45"	YES	
FX04	1612421252	1	1	16'-0"	19'-0"		
FX05	1601211855	2	2	32"	15"		
FX06	1612421252	1	1	16'-0"	19'-0"		
FX07	11611012AK	2	2	22"	22"		
FX08	123252	1	1	24"	36"		
FX09	265252	1	1	30"	36"		
FX10	265252	2	2	32"	45"		
FX12	261102AK	2	2	32"	22"		
FX13	123252	2	2	24"	45"		
FX14	484440U	1	2	34"	32"	YES	

NUMBER	LABEL	QTY	FLOOR	DEPTH	HEIGHT	COMMENTS
DD1	161130R	1	1	24"	35"	
DD2	2652	1	1	24"	35"	
DD3	2652	2	2	24"	35"	
DD4	161130R	1	1	15"	35"	
DD5	2652	1	1	15"	35"	
DD6	2652	3	2	30"	35"	
DD7	5222	3	2	12"	13"	



1 EAST ELEVATION

A6

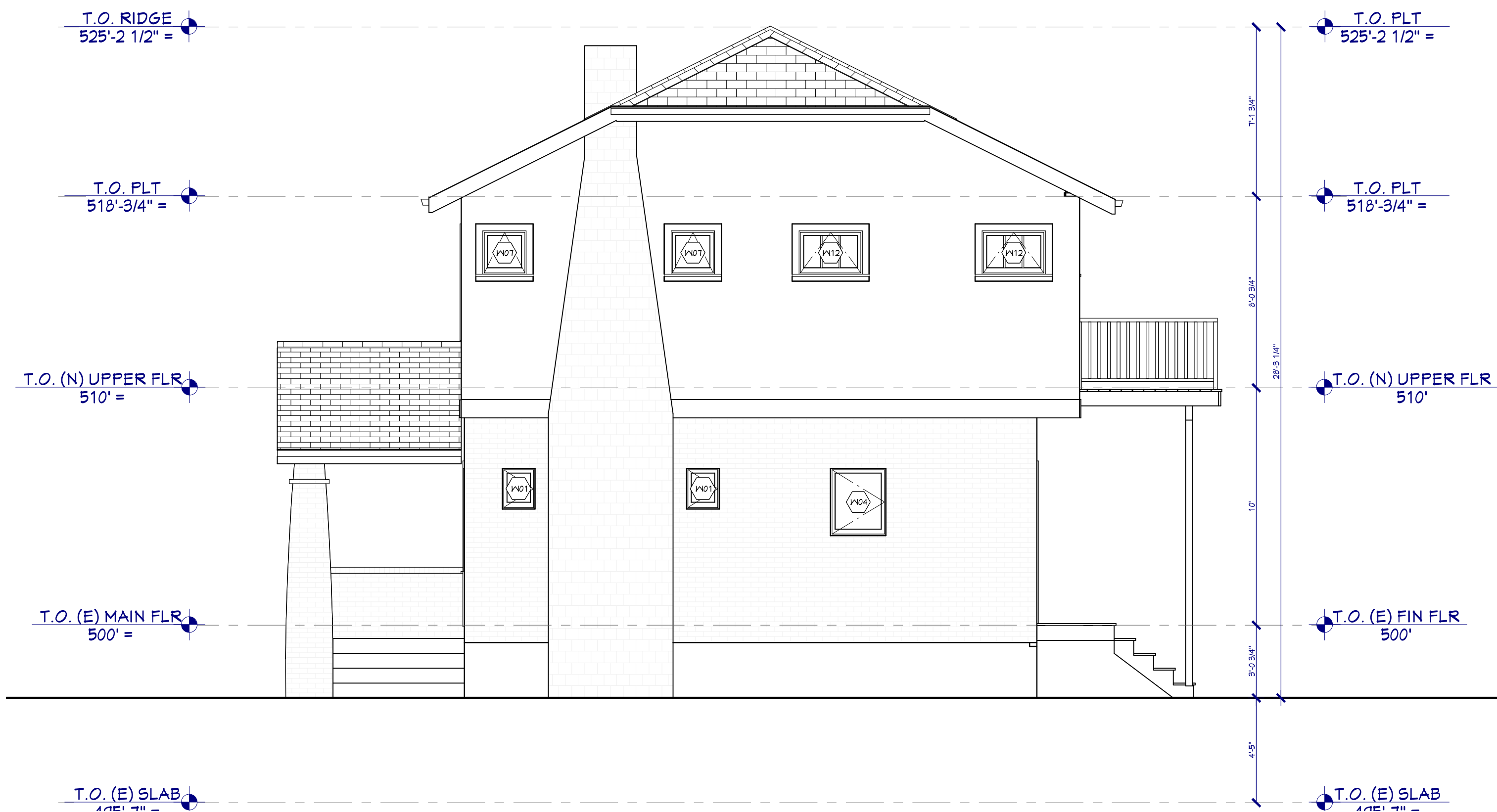
1/4" = 1'-0"



2 WEST ELEVATION

A6

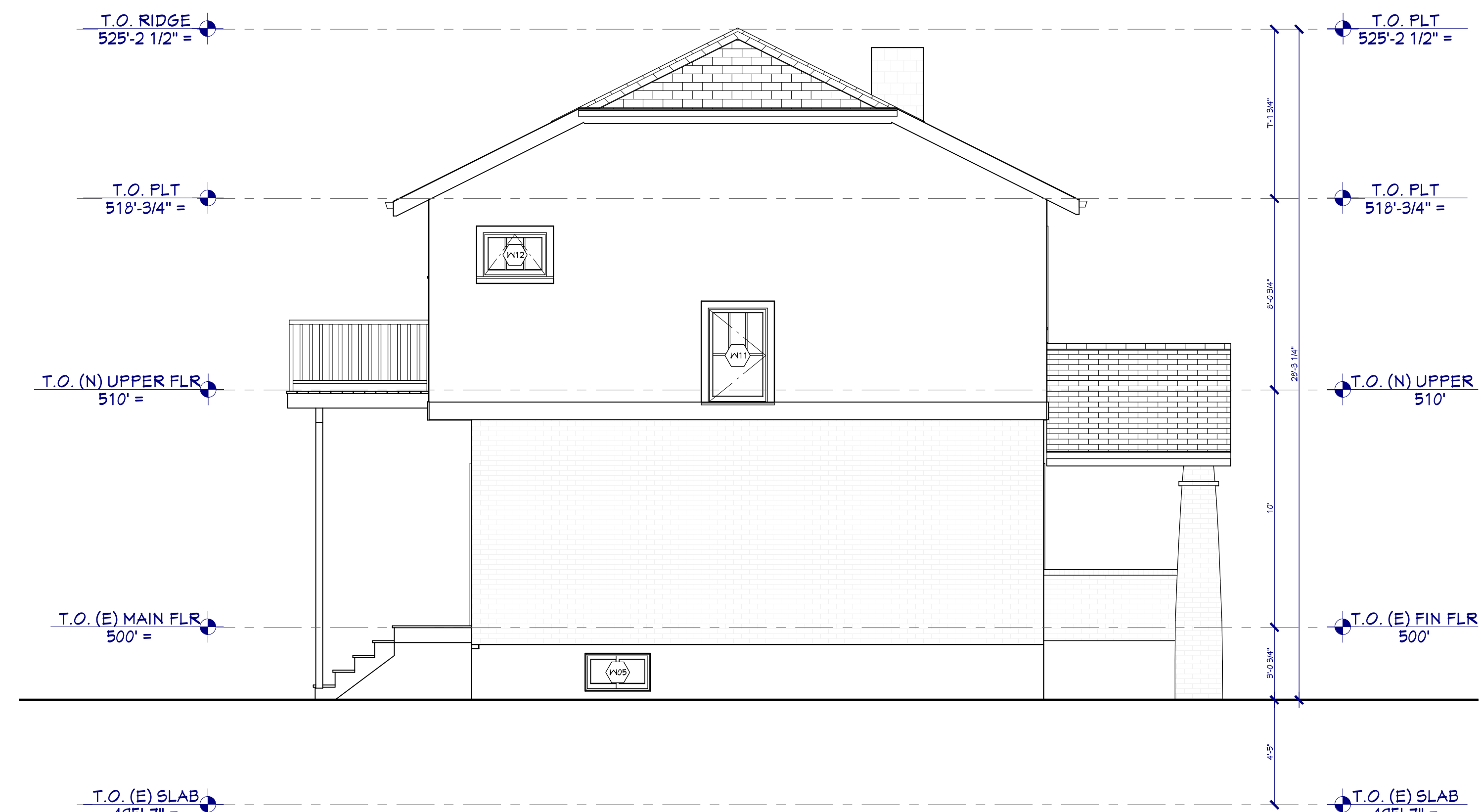
1/4" = 1'-0"



3 SOUTH ELEVATION

A6

1/4" = 1'-0"



4 NORTH ELEVATION

A6

1/4" = 1'-0"

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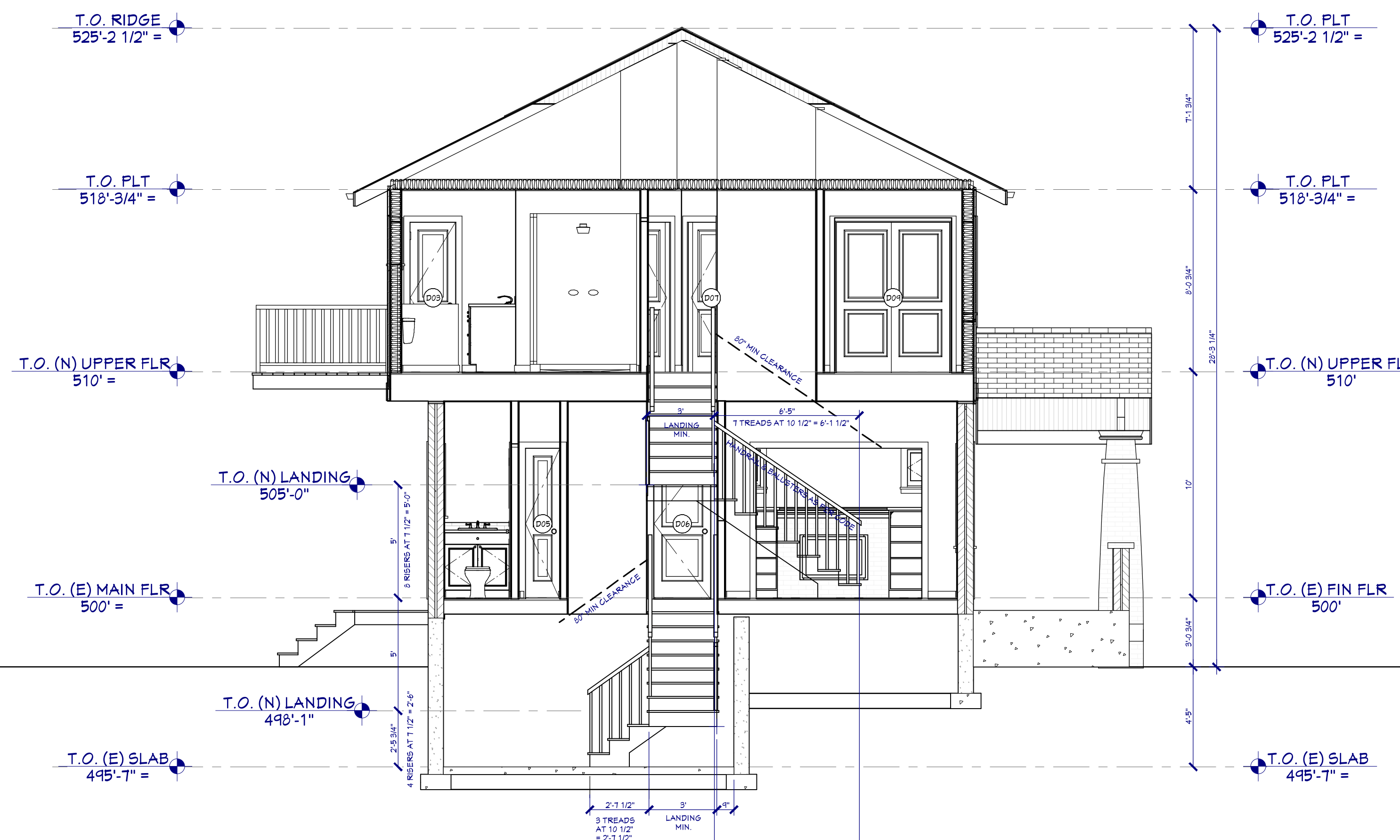
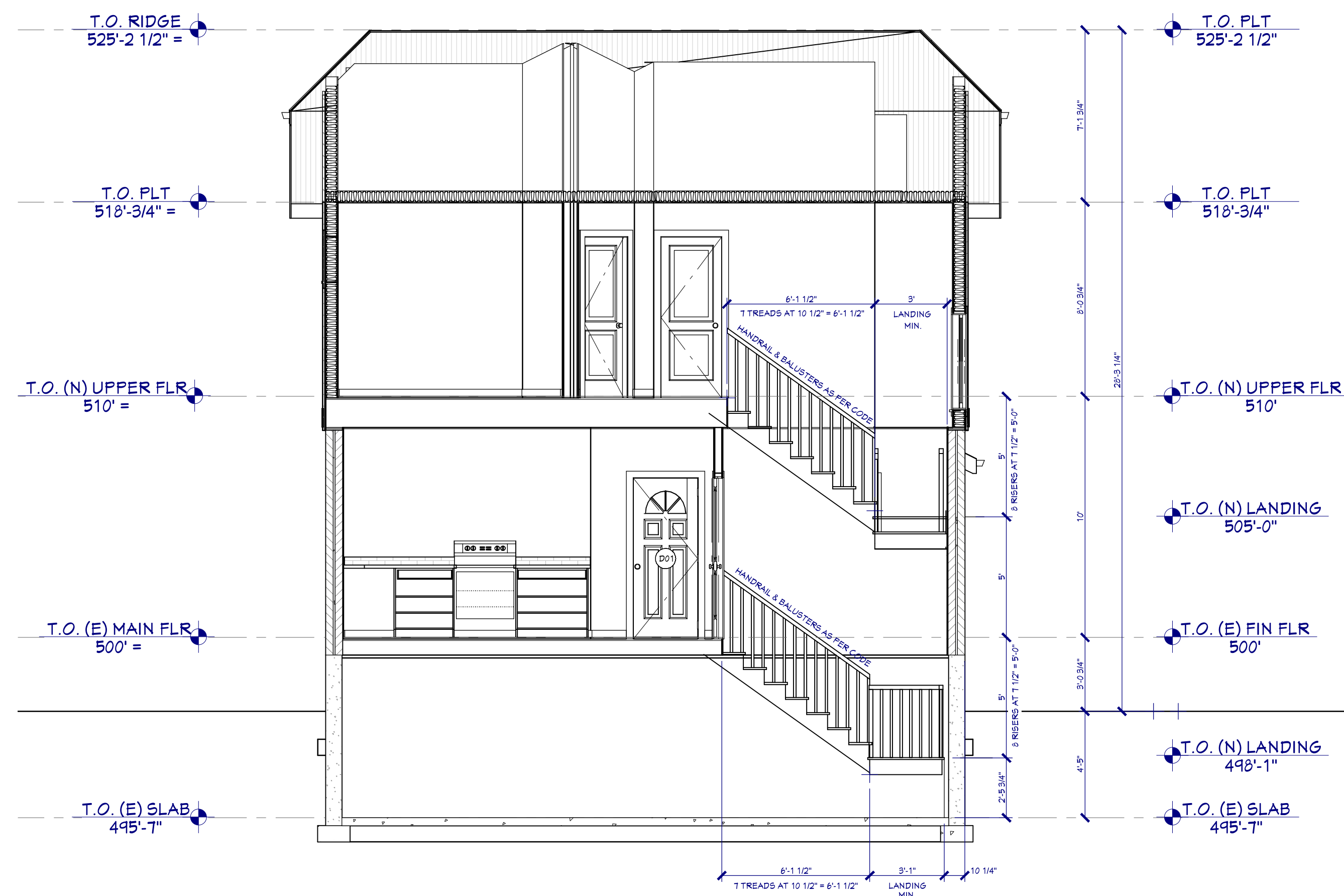
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A7

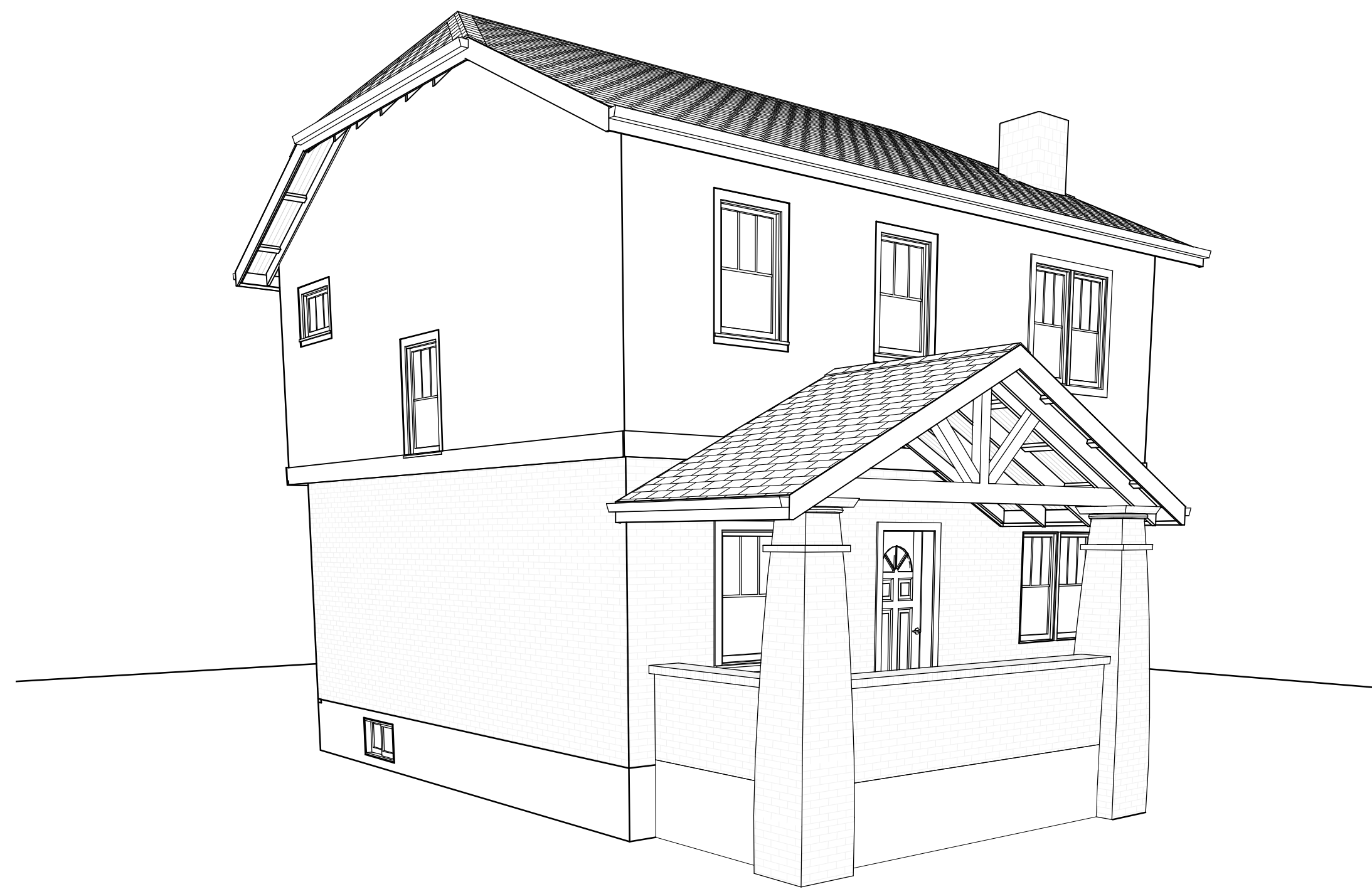


1 SECTION
A7

1/4" = 1'-0"

2 SECTION
A7

1/4" = 1'-0"



1
A8 PERSPECTIVE

NOT TO SCALE



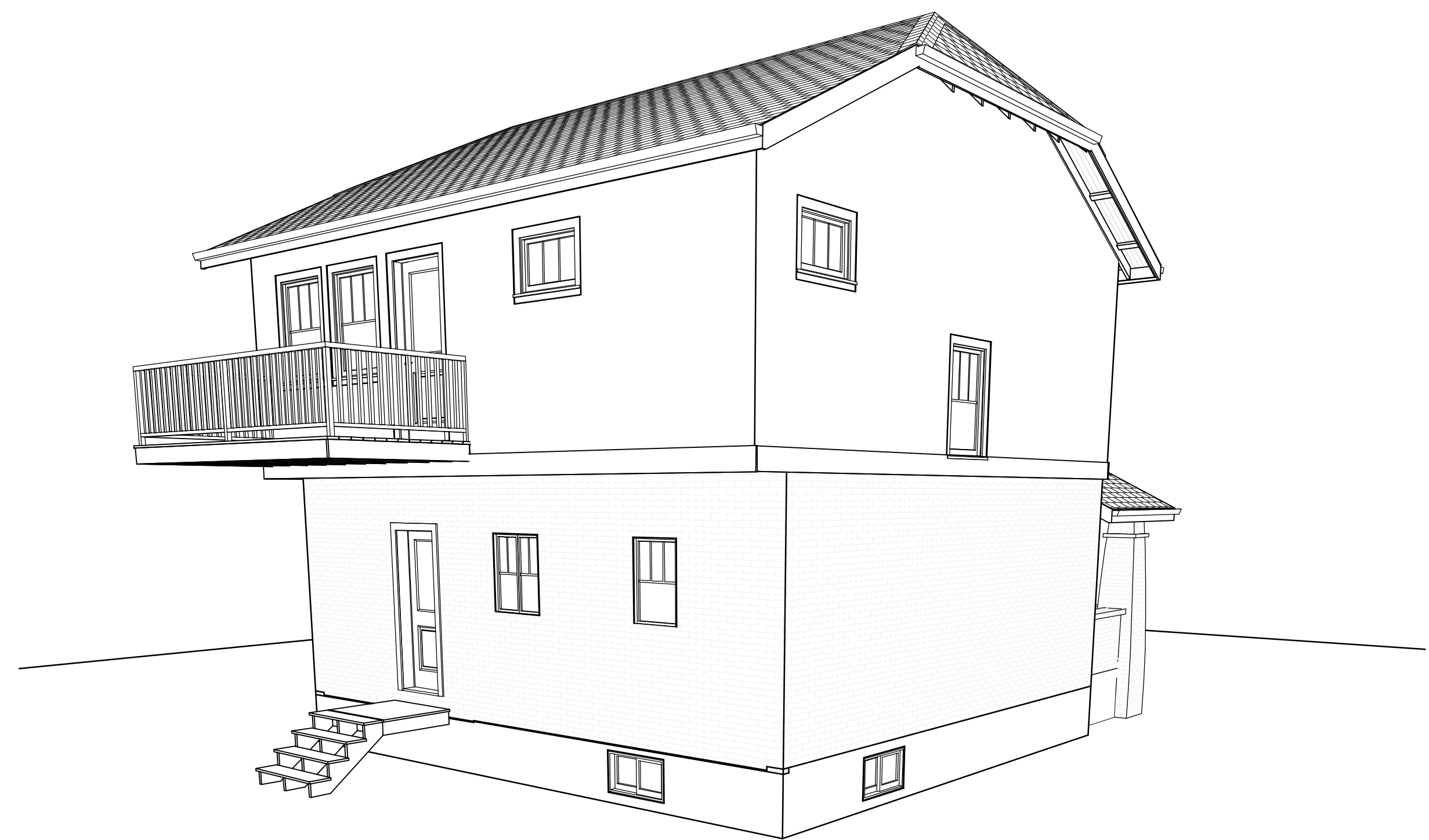
2
A8 PERSPECTIVE

NOT TO SCALE



3
A8 PERSPECTIVE

NOT TO SCALE



4
A8 PERSPECTIVE

NOT TO SCALE

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4/23/14

SCHEMATIC DESIGN