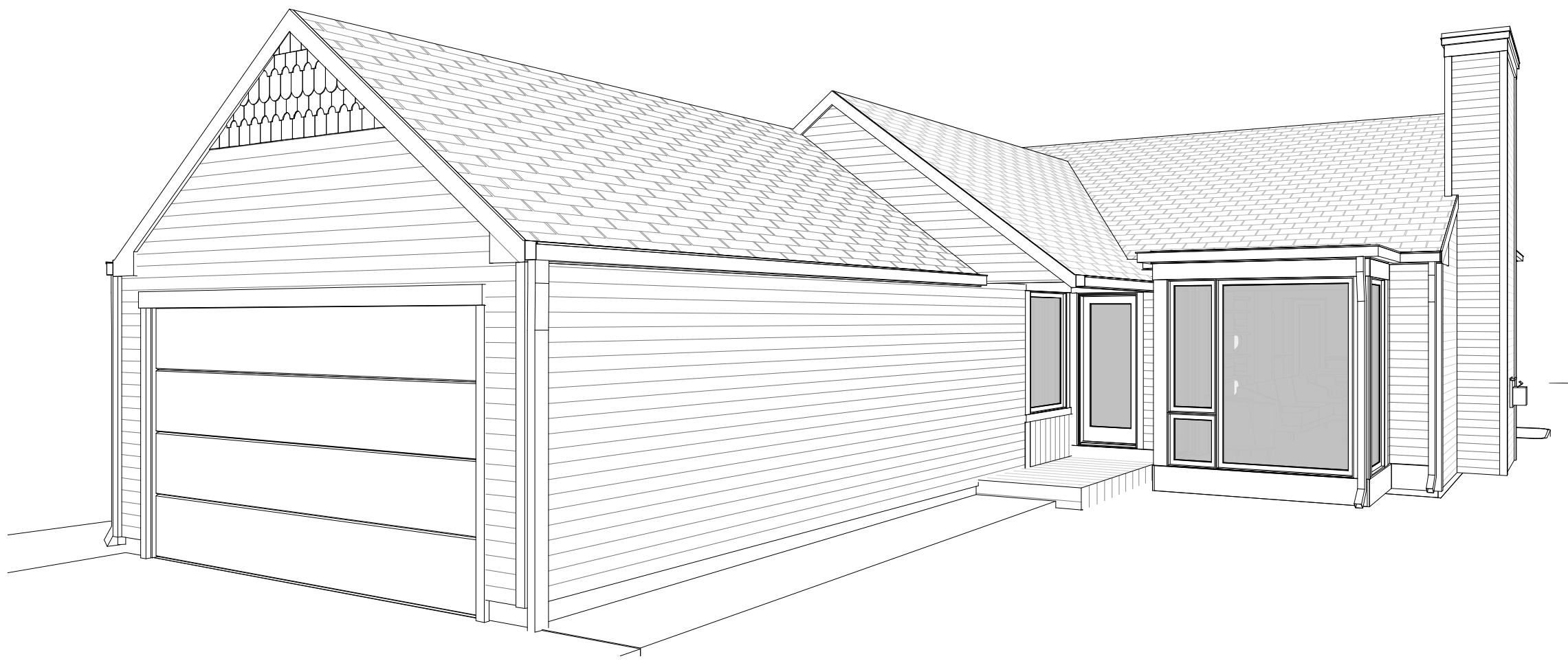
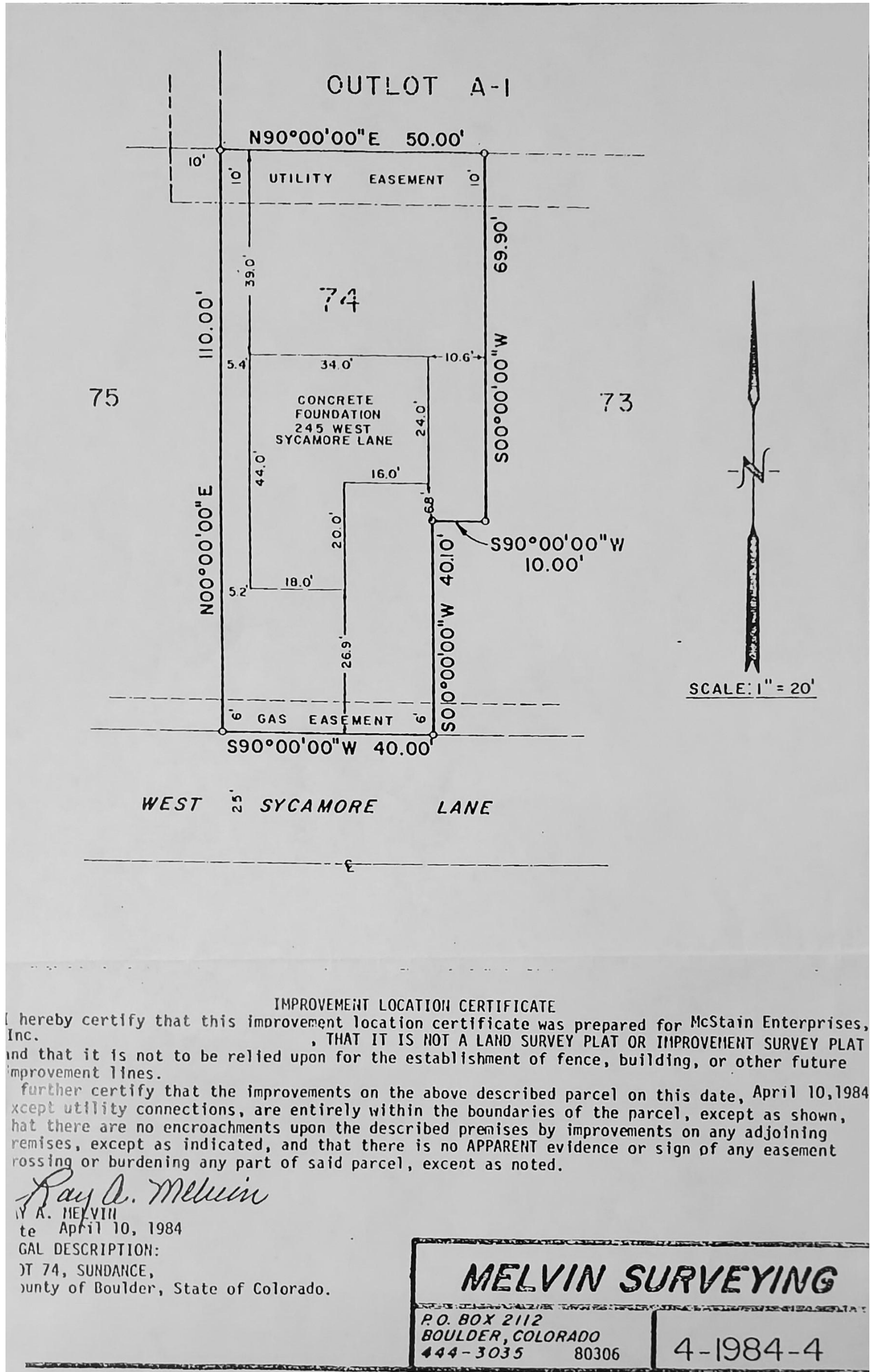
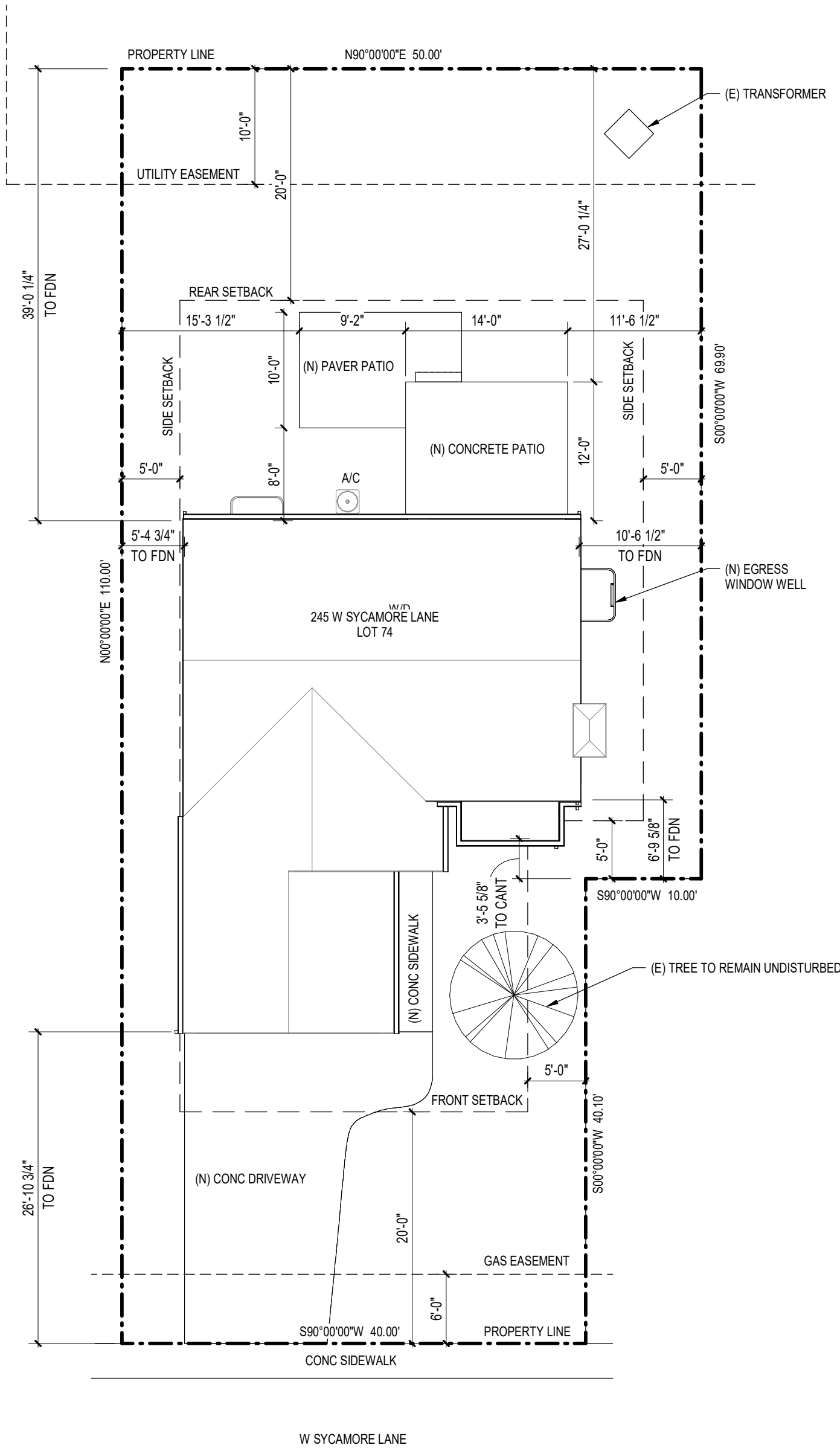


PERSPECTIVE		ZONING INFORMATION		PROJECT TEAM		PROJECT INFORMATION																																			
		LOT AREA: 5,170 SF ZONE: RE BUILDING COVERAGE: MAX ALLOWED = N/A PROPOSED = NO CHANGE BUILDING HEIGHT: MAX = 30' RESIDENTIAL 2021 IECC Prescriptive Energy Code - R-60 Ceilings - R-21 Exterior Walls - R-21 Basement, Crawlspace Walls - R-38 Floors over unheated areas - R-5 Hot water pipes - R-8 Air Ducts - R-10 Unheated slabs 4 ft. down - R-15 heated slab 4 ft. down and R-5 under slab - U- 0.30 Glazing in windows/doors - U-0.50 Skylights		OWNER: ANNADALE & JOHN M SULLIVAN 245 W SYCAMORE LANE LOUISVILLE, CO 80027 571.228.7296 CONTACT: ANNADALE SULLIVAN EMAIL: sullivan.annadale@gmail.com ARCHITECT DAJ DESIGN 922A MAIN ST LOUISVILLE, CO 80027 303.527.1100 CONTACT: ANDY JOHNSON EMAIL: andy@dajdesign.com CONTRACTOR HOME SERVICES LLC JIM STRAWBRIDGE 720.985.1204 CONTACT: JIM STRAWBRIDGE EMAIL: jstrawbridge23@aol.com STRUCTURAL ENGINEER: RMG - ROCKY MOUNTAIN GROUP 7292 GREENRIDGE ROAD, UNIT 108 WINDSOR, CO 80550 970.616.4364 CONTACT: MICHAEL MCGUIRE EMAIL: MMcGuire@rmg-engineers.com		PROJECT ADDRESS: 245 W SYCAMORE LANE LOUISVILLE, CO 80027 PROJECT DESCRIPTION: INTERIOR REMODEL & EXTERIOR UPDATES LEGAL DESCRIPTION: LOT 74 SUNDANCE APPLICABLE CODES: 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL FIRE CODE 2020 NATIONAL ELECTRICAL CODE LOUISVILLE MUNICIPAL CODE: CHAPTER 15 - BUILDINGS & CONSTRUCTION																																			
						VICINITY MAP																																			
																																									
		SHEET NOTES		SQUARE FOOTAGE		SHEET INDEX																																			
LICENSES & PERMITS ALL WORK SHALL BE PERFORMED UNDER PERMIT FROM ALL GOVERNING AUTHORITIES AND SHALL BE INSPECTED BY THEIR REPRESENTATIVES AND OBSERVED BY THE ARCHITECT. SAFETY GENERAL CONTRACTOR SHALL TAKE RESPONSIBILITY FOR SITE SAFETY. GENERAL CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF EMPLOYEES, SUBCONTRACTORS, OCCUPANTS AND THE PROPERTY ITSELF. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTIONS OF THE SAFETY MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME. SITE DEBRIS DURING DEMOLITION AND/OR CONSTRUCTION, THE GENERAL CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE OF DEBRIS. AT JOB COMPLETION, SITE SHALL BE CLEAN AND ALL BYPRODUCTS OF CONSTRUCTION SHALL BE REMOVED PROMPTLY. VERIFICATION OWNER AND/OR GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS, AND CONDITIONS ON THESE DRAWINGS PRIOR TO AND DURING CONSTRUCTION. ANY DISCREPANCIES, OMISSIONS OR ERRORS IN THE DRAWINGS, OR ANY DISCREPANCY WHATSOEVER BETWEEN DRAWINGS, SPECIFICATIONS AND/OR EXISTING CONDITIONS, OR ANY OBSTACLE TO WORK PERFORMANCE AS DESCRIBED IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION PRIOR TO COMMENCING WORK. FAILURE TO NOTIFY THE DESIGNER WITHIN TEN (10) DAYS OF THE DATE OF THE DRAWINGS SHALL CONSTITUTE FINAL ACCEPTANCE OF THE DRAWINGS. ANY CHANGES MADE AFTER ACCEPTANCE OF THE DRAWINGS SHALL RELEASE THE ARCHITECT FROM ANY FUTURE RESPONSIBILITY/LIABILITY. INSURANCE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY CONTRACTOR'S LIABILITY INSURANCE (PERSONAL AND PROPERTY) AND WORKMAN'S COMPENSATION MEETING MINIMUM COLORADO REQUIREMENTS, AND SHALL PROVIDE PROOF OF SAME UPON REQUEST. DIMENSIONS WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FRAMING FOR NEW WALLS FINISH TO EXISTING WALLS, U.N.O. DO NOT SCALE THESE DRAWINGS. CONSTRUCTION METHOD THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. COMPLIANCE ALL WORK BY THE CONTRACTOR SHALL COMPLY WITH AND BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND AGENCIES HAVING JURISDICTION, AS WELL AS SOILS TEST INFORMATION AND SOIL ENGINEER'S RECOMMENDATIONS. WORKMANSHIP IN ALL CASES, REPRESENTATIVES OF THE GENERAL CONTRACTOR EXPERIENCED AND SKILLED IN THEIR TRADE SHALL PERFORM THE WORK. THE OWNER HAS ESTABLISHED THE HIGHEST LEVEL OF QUALITY AND WORKMANSHIP AS A GOAL IN ALL AREAS OF THIS PROJECT AND RESERVES THE RIGHT TO REFUSE WORK NOT UP TO THESE STANDARDS OR MANUFACTURERS' INSTALLATION REQUIREMENTS. GENERAL CONTRACTOR SHALL COORDINATE, SUPERVISE AND TAKE RESPONSIBILITY FOR ALL WORK OF HIS REPRESENTATIVES. INSPECTIONS GENERAL CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AS WELL AS SCHEDULE FOR SAME. CHANGES & NOTICE OF CHANGE OR DISCREPANCY OWNER AND GENERAL CONTRACTOR SHALL NEGOTIATE ADDITIONS, DELETIONS, OR REVISIONS TO THE SCOPE OF THE WORK. A WRITTEN RECORD SHALL BE KEPT BY GENERAL CONTRACTOR FOR FINAL ACCOUNTING, AND THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL RECEIVE PROMPT WRITTEN NOTICE OF ALL PENDING CHANGES. RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG OWNER, GENERAL CONTRACTOR AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS/HER CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES. ARCHITECT'S ROLE THE ARCHITECT'S SOLE FUNCTION SHALL BE TO ACT AS THE OWNER'S AGENT IN MAKING PERIODIC SITE VISITS, AS REQUESTED BY THE OWNER TO OBSERVE WHETHER THE WORK IS PROCEEDING ACCORDING TO THE CONTRACT DRAWINGS AND SPECIFICATIONS. SUPPORT SERVICES PERFORMED BY THE ARCHITECT, IF ANY, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION SHALL BE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS. THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION. DESIGN COPYRIGHT 2022. DRAWINGS AND DESIGN CONCEPT ARE PROPERTY OF DAJ DESIGN, INC. AND ANY USE OF SAID DRAWINGS AND/OR CONTENT FOR ANY OTHER PROJECT, WITHOUT WRITTEN CONSENT FROM DAJ DESIGN, INC. IS STRICTLY FORBIDDEN BY LAW.		- THE SET DRAWINGS, WHEN COMPLETE, CONSISTS OF ALL DRAWINGS LISTED BY THE "SHEET INDEX". THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED BY THE WORK DESCRIBED ON DRAWINGS OF ANOTHER DISCIPLINE AND MAY REQUIRE REFERENCE TO DRAWINGS ELSEWHERE IN THE DRAWING SET. PARTIAL SETS OF DRAWINGS ARE INCOMPLETE. DO NOT DISTRIBUTE OR UTILIZE PARTIAL DRAWING SETS. - DETAILS & SPECIFICATIONS, IF BOUND SEPARATELY, ARE PART OF A COMPLETE AND COMPREHENSIVE CONTRACT DOCUMENT SET. - THE SEQUENCE OF DRAWINGS, ORGANIZED BY DISCIPLINE AND DRAWING TYPES, IS FOR THE CONVENIENCE OF THE USERS OF THESE DRAWINGS ONLY. THE SEQUENCE OF DRAWINGS IS NOT INTENDED TO SUGGEST OR REQUIRE THAT THE CONTRACTOR DIVIDE THE WORK AMONGST TRADES AND OR SUBCONTRACTORS IN A SIMILAR FASHION. - SHEETS ARE ARRANGED AND NUMBERED IN A HIERARCHICAL FASHION; BY DISCIPLINE, BY TYPE OF DRAWINGS AND, IF APPLICABLE SUBDIVIDED BY AREA OF BUILDING AND THEN BY SEQUENCE NUMBER WITHIN EACH GROUP OF SIMILAR DRAWINGS. SHEET NUMBERS MAY NOT BE CONSECUTIVE. GAPS BETWEEN GROUPS OF SHEET NUMBERS MAY OCCUR WHERE DRAWING TYPES ARE NOT APPLICABLE TO THE PROJECT. - THE ARCHITECTURAL DRAWINGS ESTABLISH AND COORDINATE THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL EXPOSED ELEMENTS OF THE WORK, INCLUDING THAT WORK WHICH IS ILLUSTRATED PRIMARILY ON DRAWINGS OF OTHER DISCIPLINES. LOCATIONS SHOWN ON CONSULTING ENGINEERS' DRAWINGS ARE SCHEMATIC, UNLESS OTHERWISE NOTED. THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE FOR THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL PARTS OF THE WORK. - THE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF THE WORK. - ALL SYMBOLS AND ABBREVIATIONS USED IN THE DRAWINGS ARE CONSIDER TO BE CONSTRUCTION STANDARD. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION. - FOR GENERAL NOTES, SYMBOLS AND DEFINITIONS APPLICABLE ONLY TO THE DRAWINGS OF ONE DISCIPLINE; REFER TO THE DRAWINGS OF EACH DISCIPLINE. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE. - DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT SITE PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING. - TYPICALLY, PROJECT DETAIL DRAWINGS TAKE PRECEDENCE OVER OTHER DRAWINGS IN THE DOCUMENT SET. REPORT AND DISCREPANCIES TO THE ARCHITECT IN WRITING FOR DIRECTION PRIOR TO PROCEEDING WITH WORK.		<table><tr><td>(E) LOWER LEVEL FINISHED</td><td>714 SF</td></tr><tr><td>(E) MAIN LEVEL FINISHED</td><td>805 SF</td></tr><tr><td>(E) REDUCED GARAGE</td><td>286 SF</td></tr><tr><td>(N) MAIN LEVEL FINISHED</td><td>58 SF</td></tr><tr><td>(N) PATIO</td><td>166 SF</td></tr></table>		(E) LOWER LEVEL FINISHED	714 SF	(E) MAIN LEVEL FINISHED	805 SF	(E) REDUCED GARAGE	286 SF	(N) MAIN LEVEL FINISHED	58 SF	(N) PATIO	166 SF	<table><tr><td>A0.1</td><td>COVER SHEET</td></tr><tr><td>A0.2</td><td>SITE PLAN</td></tr><tr><td>A1.0</td><td>DEMO PLANS</td></tr><tr><td>A1.1</td><td>LOWER LEVEL FLOOR PLAN</td></tr><tr><td>A1.2</td><td>MAIN LEVEL DIMENSION PLAN</td></tr><tr><td>A1.3</td><td>MAIN LEVEL FINISH PLAN</td></tr><tr><td>A1.4</td><td>REFLECTED CEILING PLANS</td></tr><tr><td>A1.5</td><td>ROOF PLAN</td></tr><tr><td>A2.1</td><td>ELEVATIONS</td></tr><tr><td>A3.1</td><td>BUILDING SECTIONS</td></tr></table> City of Louisville Building Department Approved <table><tr><td>Eleanor Maralit</td><td>01/03/2023</td></tr><tr><td>CBO or PLANS EXAMINER</td><td>DATE</td></tr></table> Validity of Permit: The issuance of a permit or approval of plans, specifications and computations shall not be a permit for, or an approval of any violation to any of the provisions of the Building Code, Fire Code or any of the City's Ordinances. Permits presuming to give authority to violate or cancel the provisions of these Codes and Ordinances of the City of Louisville, Colorado shall not be valid. All plans approved are subject to field inspection and interpretation of the field inspectors or the Building Official. The approval of plans and specifications does NOT permit the violation of the 2018 International Series of Codes or other City of Louisville ordinance of State Law. Current Codes enforced by the Louisville Building Safety Division are the 2018 International Series of Codes and 2020 NEC SUBJECT TO FIELD VERIFICATION BY ELECTRICAL INSPECTOR MUST COMPLY WITH THE 2020 NEC. SUBJECT TO FIELD VERIFICATION BY ELECTRICAL INSPECTOR Smoke alarms are required per the 2018 IRC R314 Carbon monoxide alarms are required per the 2018 IRC R315		A0.1	COVER SHEET	A0.2	SITE PLAN	A1.0	DEMO PLANS	A1.1	LOWER LEVEL FLOOR PLAN	A1.2	MAIN LEVEL DIMENSION PLAN	A1.3	MAIN LEVEL FINISH PLAN	A1.4	REFLECTED CEILING PLANS	A1.5	ROOF PLAN	A2.1	ELEVATIONS	A3.1	BUILDING SECTIONS	Eleanor Maralit	01/03/2023	CBO or PLANS EXAMINER	DATE
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						PROJECT ANNADALE & JOHN SULLIVAN 245 W SYCAMORE LANE LOUISVILLE, CO 80027 DRAWING TITLE COVER SHEET <table><tr><td>REVISION</td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> SET CONSTRUCTION DRAWINGS <table><tr><td>DATE</td><td>12.09.2022</td></tr></table> A0.1 SHEET		REVISION																									DATE	12.09.2022							
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Improvement Location Certificate

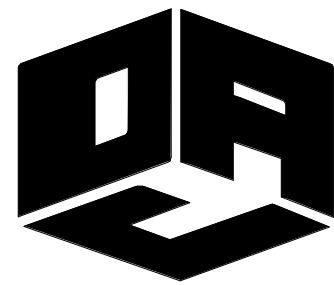
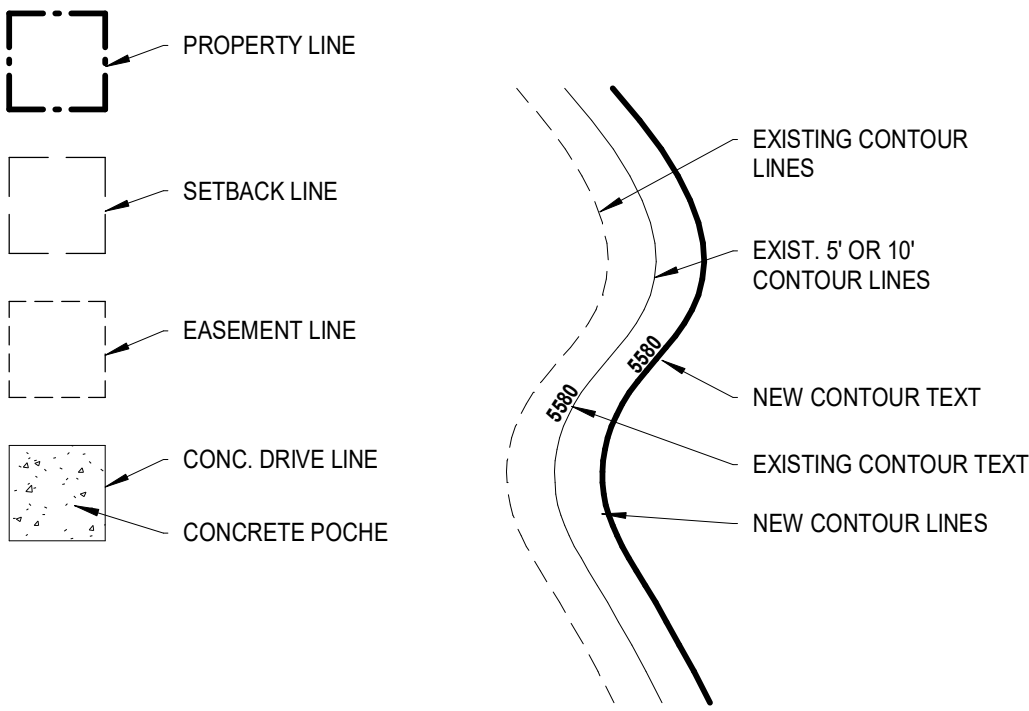
1" = 20'-0"



Site Plan

1" = 10'-0"

Site Plan Legend

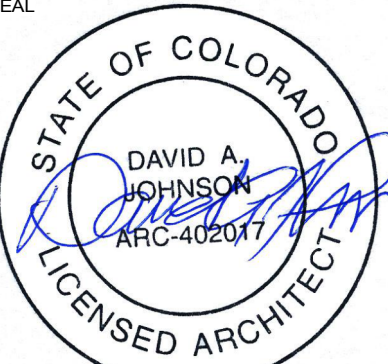


DAJDESIGN

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City of Louisville
Building Safety Division

SEAL



12/09/2022

SULLIVAN REMODEL

245 W Sycamore Lane
Louisville, CO 80027

Anna Dale & John Sullivan
245 W Sycamore Lane Louisville, CO 80027

PROJECT

DRAWING TITLE
SITE PLAN

REVISION

SET CONSTRUCTION DRAWINGS

DATE 12.09.2022

A0.2

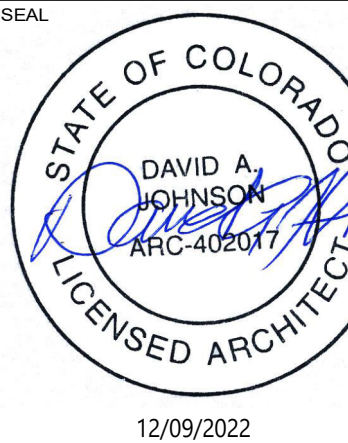
SHEET



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PROJECT

DRAWING TITLE
DEMO PLANS

REVISION

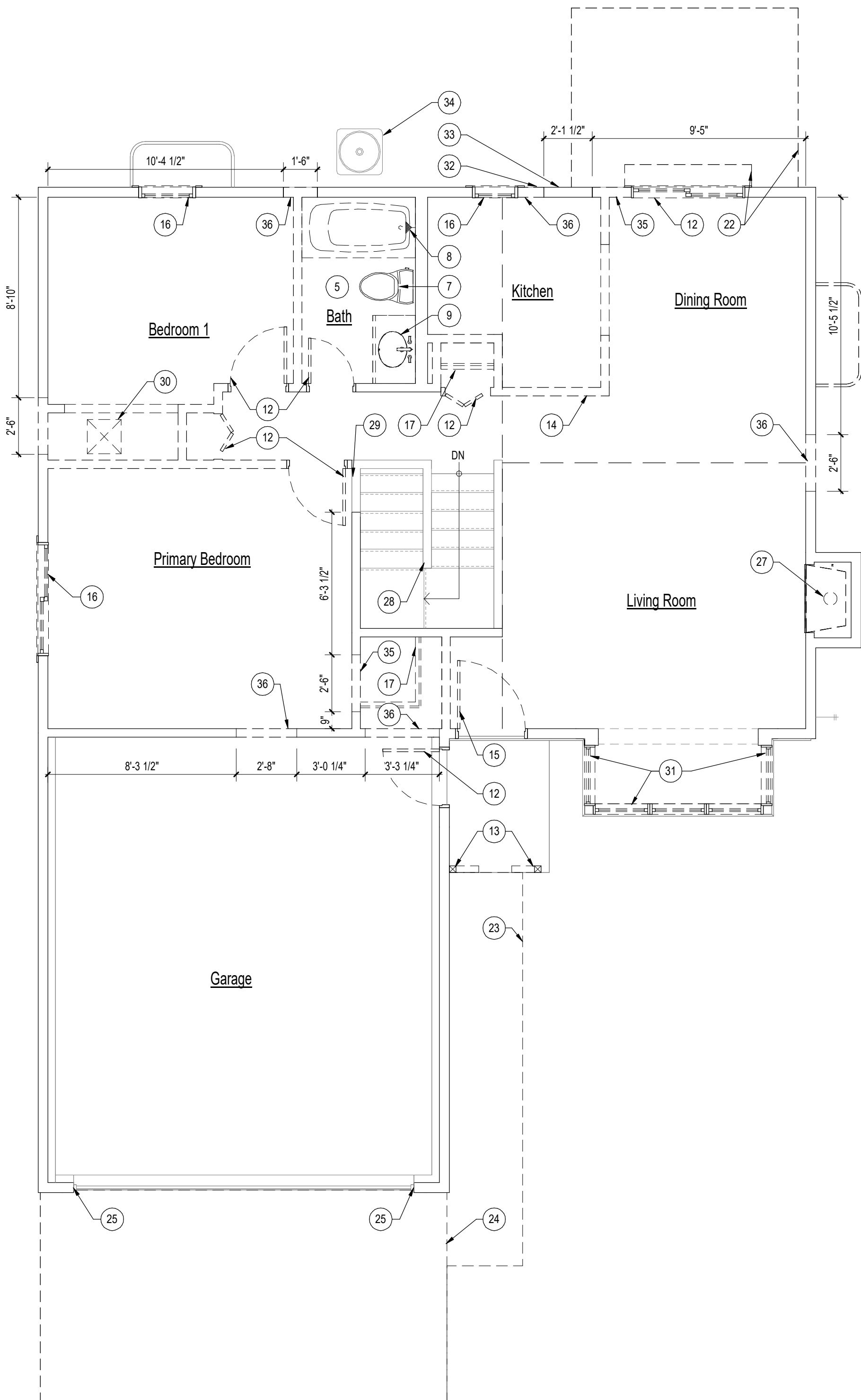
SET CONSTRUCTION DRAWINGS
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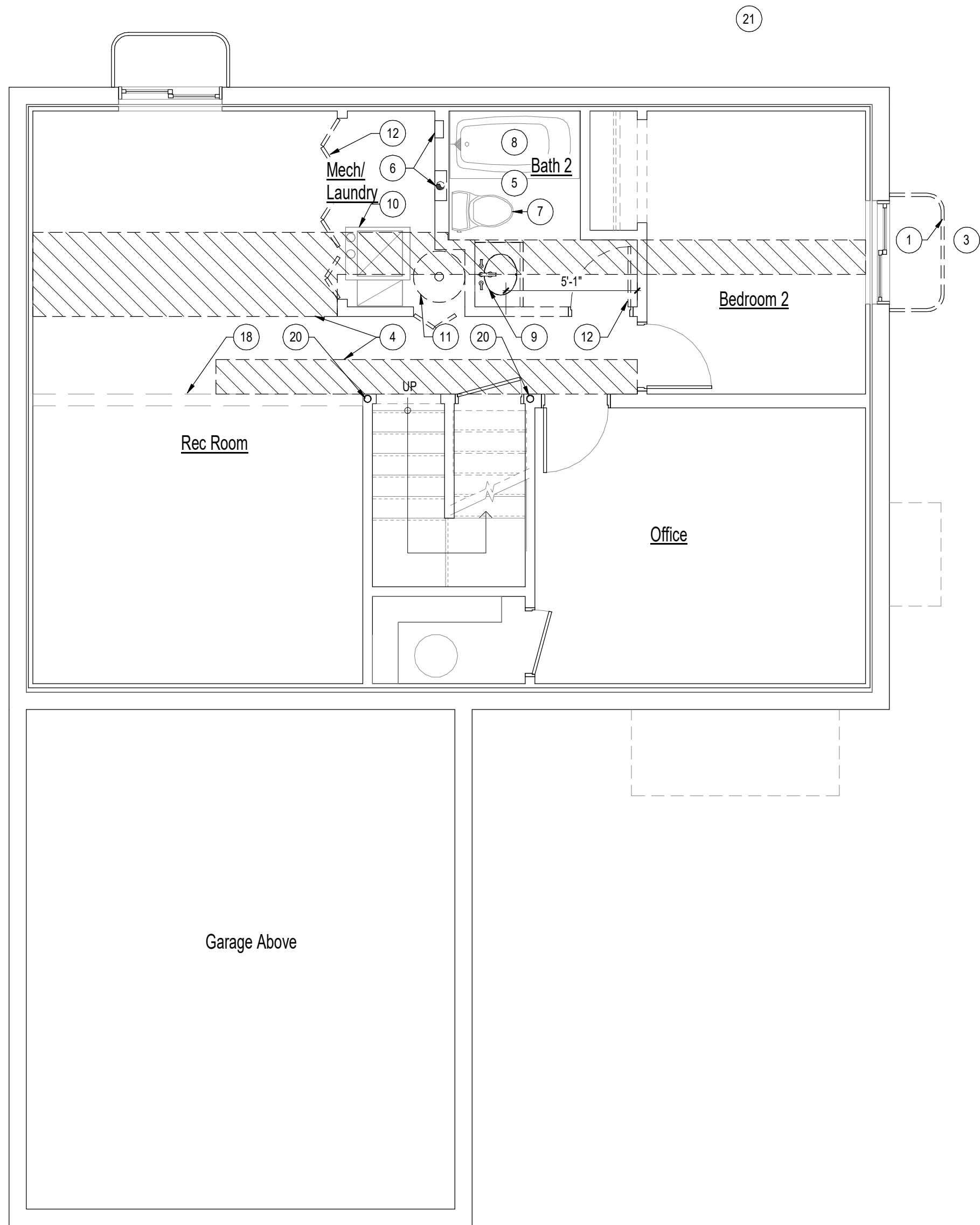
A1.0

DEMOLITION NOTES

1. DEMO WINDOW WELL AND EXCAVATE FOR NEW LARGER WINDOW WELL
2. NOT USED
3. EXCAVATE FOR NEW WINDOW WELL
4. DEMO DUCT WORK AND CHASE AS NEEDED
5. PREPARE WALLS AND CEILINGS FOR NEW FINISH
6. REMOVE DRYER VENT AND WATER SUPPLY BOX
7. DEMO TOILET
8. DEMO TUB/SHOWER
9. DEMO VANITY
10. EXISTING FURNACE TO REMAIN
11. RELOCATE EXISTING WATER HEATER
12. DEMO DOOR
13. DEMO COLUMN AND BRACKETS
14. DEMO EXISTING WALL FROM FLOOR TO CEILING
15. REMOVE EXISTING DOOR
16. REMOVE EXISTING WINDOW
17. DEMO EXISTING CLOSET RODS AND/OR SHELVING
18. LINE OF EXISTING BEAM ABOVE
19. LOCATION OF NEW FOUNDATION AT NEW COLUMNS ABOVE
20. EXISTING POST
21. EXCAVATE IN PREPARATION FOR NEW FOUNDATION WALL
22. DEMO CONCRETE SLAB AND STEP
23. DEMO CONCRETE SIDEWALK
24. DEMO CONCRETE DRIVEWAY
25. DEMO ANGLED BRACKETS AND DOOR JAMB
26. DEMO GUTTER AND DOWNSPOUT
27. DEMO FIREPLACE AND PREPARE FOR NEW FIREPLACE
28. DEMO HANDRAIL
29. DEMO WALL FROM CEILING TO 36" AFF
30. DEMO ATTIC ACCESS AND TRIM
31. DEMO GLASS AND METAL FRAME
32. DEMO ELECTRIC PANEL
33. REMOVE AND RELOCATE ELECTRIC METER
34. DEMO A/C UNIT
35. ENLARGE EXISTING OPENING
36. DEMO WALL FOR NEW WINDOW/DOOR
37. REPLACE DAMAGED SUBFLOOR AS NEEDED



2 Main Level Demo Plan
1/4" = 1'-0"



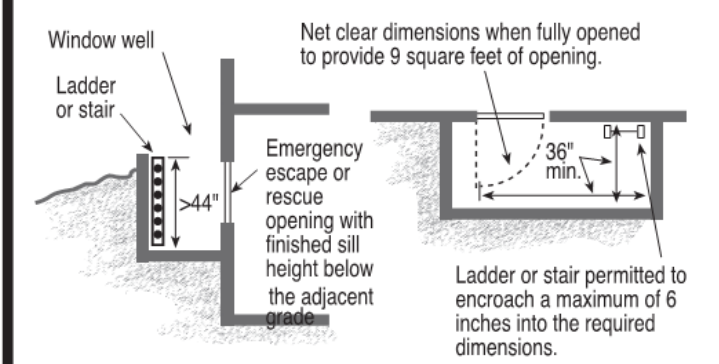
1 Lower Level Demo Plan
1/4" = 1'-0"

Legend

- NEW WALL
- EXISTING WALL
- DEMO WALL
- NEW WINDOW
- EXISTING WINDOW
- DEMO WINDOW
- NEW DOOR
- EXISTING DOOR
- DEMO DOOR

Emergency Escape & Rescue Window Well

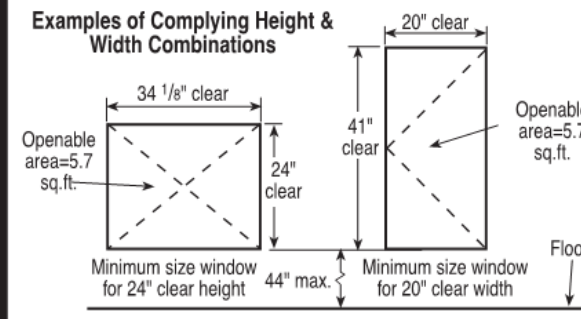
Emergency Escape And Rescue window wells must provide a minimum area of 9 square feet with a minimum dimension of 36 inches and shall enable the window to open fully. If the depth of the window well exceeds 44 inches, a permanently affixed ladder must be provided. The ladder must not interfere with the operation of the window.



Emergency Escape & Rescue Window

Emergency Escape And Rescue Windows must meet the following criteria:

- A minimum total operable area of not less than 5.7 square feet
- A minimum clear operable height of not less than 24 inches
- A minimum clear operable width of not less than 20 inches
- A finished sill height of not more than 44 inches above the floor and the window should be operable from the inside with normal operation and without the use of tools, keys or special knowledge.



RESIDENTIAL 2021 IECC Prescriptive Energy Code

- R-60 Ceilings
- R-21 Exterior Walls
- R-21 Basement, Crawl/Space Walls
- R-38 Floors over unheated areas
- R-5 Hot water pipes
- R-8 Air Ducts
- R-10 Unheated slabs 4 ft. down
- R-15 heated slab 4 ft. down and R-5 under slab
- U-0.30 Glazing in windows/doors
- U-0.50 Skylights

- Provide egress window in basement area and each sleeping room with a minimum opening of 5.7 SF and maximum sill height of 44"
- Provide egress window well with a minimum of 9 SF with a minimum dimension of 36" and shall enable window to open fully
- Smoke alarms are required inside each sleeping room and outside each sleeping area in the immediate vicinity
- Carbon monoxide alarms shall be installed outside of each sleeping area no further than 15 ft from any bedroom entrance
- Walls shall be floated 1/2"
- Below grade exterior walls shall be insulated to R-21
- Hot water lines shall be insulated to R-5
- Fuel burning appliances shall have a minimum 30"x30" clear working space at the control side of the equipment
- Provide ventilation fan in bathrooms to outside
- GFCI receptacles are required in basement
- Minimum 1 return air is required in the basement and each room shall have transfer air
- Ceiling height shall be not less than 7 ft
- Provide 1/2" drywall for enclosed finished storage under stairs for walls and ceilings

GENERAL PLAN NOTES

1. ALL WALLS ARE 2x4 UNLESS DIMENSIONED AND NOTED OTHERWISE
2. FURNITURE SHOWN FOR REFERENCE ONLY

KEYNOTES

KEY	NOTES
1	New egress window well with ladder
2	New bi-pass door in existing opening; coordinate with owner
3	Align new wall with existing wall
4	New door in existing opening; infill as necessary
6	Existing furnace and water heater to remain
7	Existing stair treads and risers to be re-finished; coordinate with owner
8	Existing dropped beam above
9	Vanity; coordinate with owner
11	Existing shelf & rod; coordinate with owner
13	30"x60" tub/shower; coordinate with owner
17	Handrail; to run full length of stairs. Located 34" to 36" above stair nosing; coordinate with owner
19	Shelves; coordinate with owner
21	Round toilet; coordinate with owner
42	Line of wall above
43	Existing sump pit and pump
44	Existing shelving
46	Line of floor above
47	Existing mechanical chase
70	Existing steel column

DOOR SCHEDULE

DOOR #	FIRE RATING	NOMINAL WIDTH	HEIGHT	THICKNESS	COMMENTS
LOWER LEVEL T.O. CONC. SLAB					
1		6'-0"	6'-8"	1 3/8"	
2		4'-0"	6'-8"	1 3/8"	
3		2'-6"	6'-8"	1 3/8"	
MAIN LEVEL T.O. SUBFLOOR					
1		3'-0"	6'-8"	1 3/4"	Tempered
2		2'-6"	7'-0"	1 3/4"	Tempered
7	Rated	2'-8"	6'-8"	1 3/8"	Self closing
8		4'-0"	6'-8"	1 3/8"	
9		2'-6"	6'-8"	1 3/8"	
10		2'-6"	6'-8"	1 3/8"	
11		2'-6"	6'-8"	1 3/8"	
12		1'-6"	6'-8"	1 3/8"	
13		2'-6"	6'-8"	1 3/8"	
14		6'-0"	6'-8"	1 3/4"	
15		2'-6"	6'-8"	1 3/8"	
16		2'-6"	6'-8"	1 3/8"	

WINDOW SCHEDULE

WINDOW #	NOMINAL WIDTH	HEIGHT	HEAD HT.	COMMENTS	OPERATION	ROOM
MAIN LEVEL T.O. SUBFLOOR						
4	2'-6"	5'-0"	6'-8"		FG	Primary Entry
5	2'-0"	7'-0"	7'-0"	Tempered	FG	Living
6	2'-0"	2'-0"	2'-0"		FG	Living
7	2'-0"	5'-0"	7'-0"		CA	Living
8	5'-3"	7'-0"	7'-0"	Tempered	FG	Living
9	2'-0"	7'-0"	7'-0"	Tempered	FG	Living
10	2'-6"	5'-6"	7'-0"		CA	Living
12	5'-0"	3'-11 1/8"	7'-0"	Pass-thru		Kitchen
13	1'-6"	4'-0"	7'-0"		AW	Bath
14	2'-6"	5'-6"	7'-0"	Egress	CA	Primary Bedroom
15	2'-6"	5'-6"	7'-0"		CA	Primary Bedroom
16	5'-0"	5'-6"	7'-0"	Egress	CA	Flex Room

N1102.4.4 (R402.4.4) Rooms containing fuel-burning appliances.

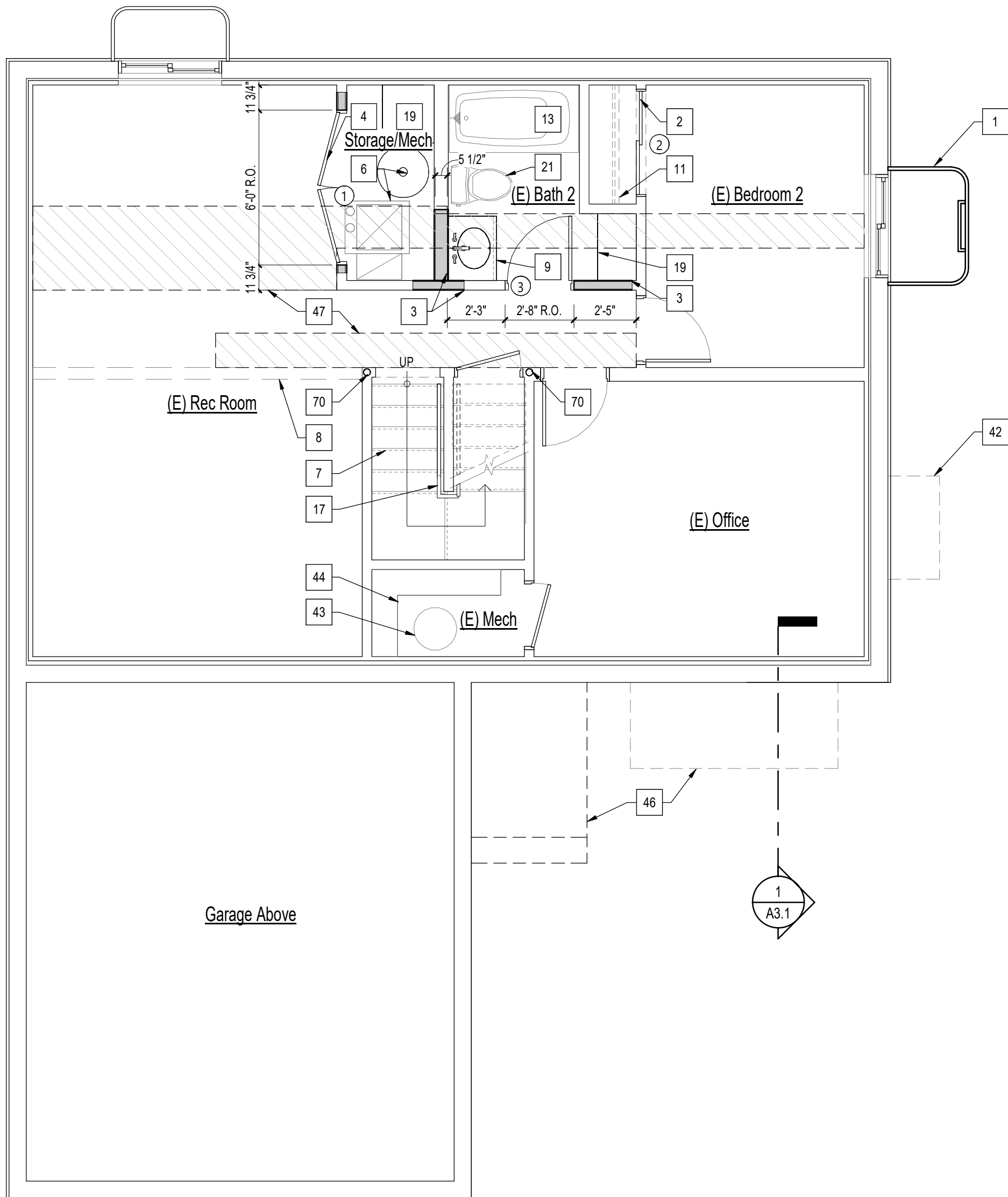
In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room that is isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table N1102.1.2, where the walls, floors and ceilings shall meet a minimum of the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section N1103. The combustion air duct shall be insulated where it passes through conditioned space to an R-value of not less than R-8.

Exceptions:

1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Sections N1102.4.2 and R1006

Legend

- NEW WALL
- EXISTING WALL
- DEMO WALL
- NEW WINDOW
- EXISTING WINDOW
- DEMO WINDOW
- NEW DOOR
- EXISTING DOOR
- DEMO DOOR



1/4" = 1'-0" Lower Level Floor Plan



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Building Safety Division

SEAL



SULLIVAN REMODEL

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Louisville, CO 80027

AnnaDale & John Sullivan
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PROJECT

DRAWING TITLE
LOWER LEVEL FLOOR PLAN

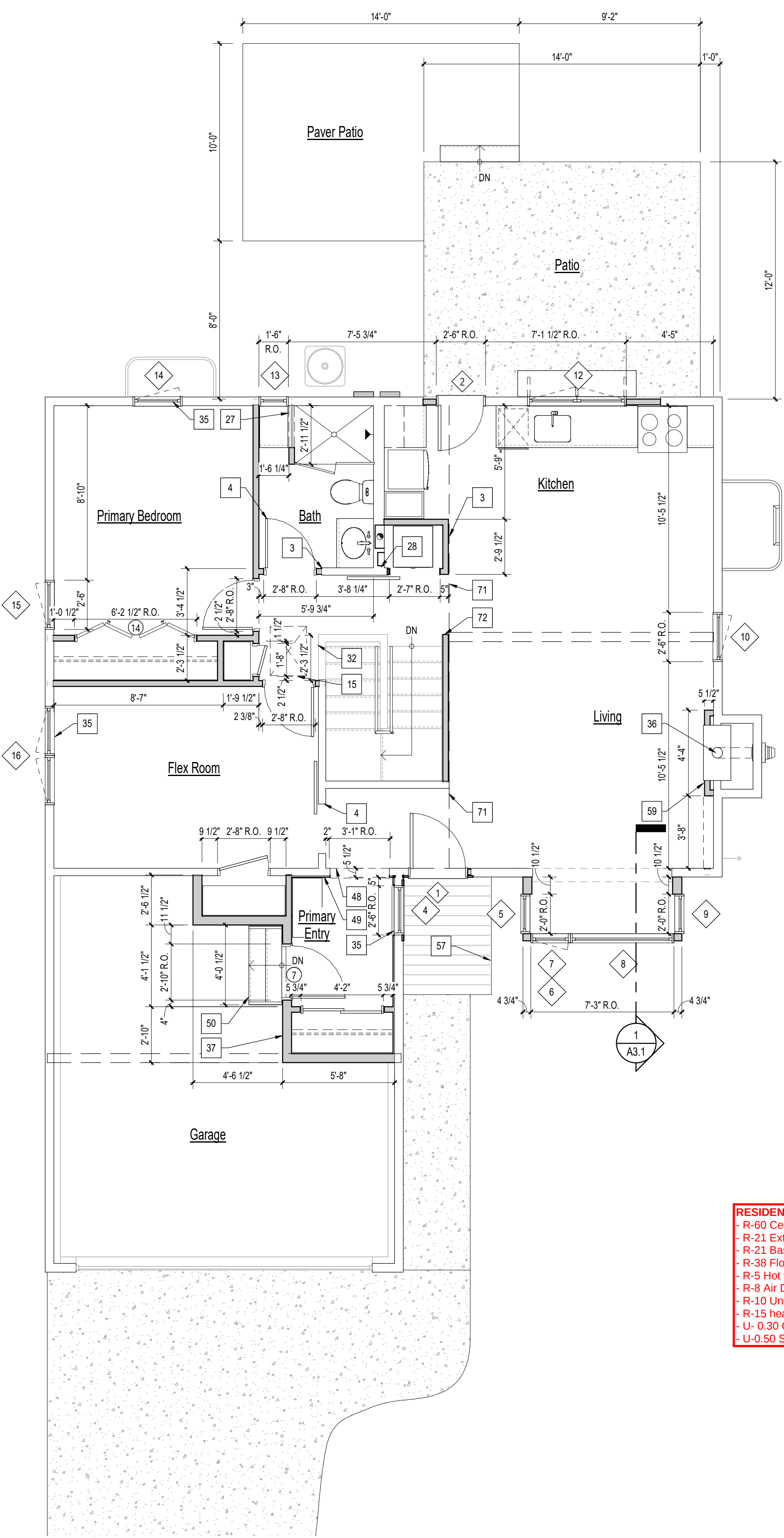
REVISION

SET CONSTRUCTION DRAWINGS

DATE 12.09.2022

A1.1

SHEET



1 Main Level Dimension Plan
A1.2 1/4" = 1'-0"

- RESIDENTIAL 2021 IECC Prescriptive Energy Code**
- R-60 Ceilings
 - R-21 Exterior Walls
 - R-21 Basement, Crawlspace Walls
 - R-38 Floors over unheated areas
 - R-5 Hot water pipes
 - R-8 Air Ducts
 - R-10 Unheated slabs 4 ft. down
 - R-15 heated slab 4 ft. down and R-5 under slab
 - U-0.30 Glazing in windows/doors
 - U-0.50 Skylights

GENERAL PLAN NOTES

1. ALL WALLS ARE 2x4 UNLESS DIMENSIONED AND NOTED OTHERWISE
2. FURNITURE SHOWN FOR REFERENCE ONLY

KEYNOTES

KEY	NOTES
3	Align new wall with existing wall
4	New door in existing opening, infill as necessary
15	New 22"x30" attic access; coordinate location between trusses in field
27	Line of wall below
28	Recessed water supply and dryer vent box
32	+36" AFF half wall with wood cap; coordinate with owner
35	New window in existing opening, infill as necessary
36	New gas fireplace and flue; coordinate with owner
37	Provide 1/2" gyp. bd. at garage side of all walls per current local code. All vertical and horizontal members supporting the separation shall also be protected
48	6'-8" tall drywall wrapped opening; coordinate with owner
49	1x2 furring at existing exterior wall
50	Wood stair; coordinate with owner. Verify in field riser count and height, 7 3/4" max
57	New composite decking on sleepers over existing concrete, with waterfall edge
59	Wood capped mantle, +54" AFF; coordinate with owner
71	Line of ceiling above
72	Infill wall on top of existing framing to bottom of ceiling

DOOR SCHEDULE

DOOR #	FIRE RATING	NOMINAL WIDTH	NOMINAL HEIGHT	THICKNESS	COMMENTS
LOWER LEVEL T.O. CONC. SLAB					
1		6'-0"	6'-8"	1 3/8"	
2		4'-0"	6'-8"	1 3/8"	
3		2'-6"	6'-8"	1 3/8"	
MAIN LEVEL T.O. SUBFLOOR					
1		3'-0"	6'-8"	1 3/4"	Tempered
2		2'-6"	7'-0"	1 3/4"	Tempered
7	Rated	2'-8"	6'-8"	1 3/8"	Self closing
8		4'-0"	6'-8"	1 3/8"	
9		2'-6"	6'-8"	1 3/8"	
10		2'-6"	6'-8"	1 3/8"	
11		2'-6"	6'-8"	1 3/8"	
12		1'-6"	6'-8"	1 3/8"	
13		2'-6"	6'-8"	1 3/8"	
14		6'-0"	6'-8"	1 3/4"	
15		2'-6"	6'-8"	1 3/8"	
16		2'-6"	6'-8"	1 3/8"	

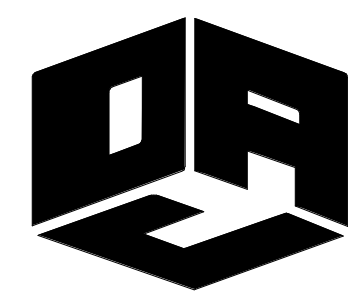
WINDOW SCHEDULE

WINDOW #	NOMINAL WIDTH	NOMINAL HEIGHT	HEAD HT.	COMMENTS	OPERATION	ROOM
MAIN LEVEL T.O. SUBFLOOR						
4	2'-6"	5'-0"	6'-8"		FG	Primary Entry
5	2'-0"	7'-0"	7'-0"	Tempered	FG	Living
6	2'-0"	2'-0"	2'-0"		FG	Living
7	2'-0"	7'-0"	7'-0"		CA	Living
8	5'-3"	7'-0"	7'-0"	Tempered	FG	Living
9	2'-0"	7'-0"	7'-0"	Tempered	FG	Living
10	2'-6"	5'-6"	7'-0"		CA	Living
12	5'-0"	3'-11 1/8"	7'-0"	Pass-thru		Kitchen
13	1'-6"	4'-0"	7'-0"		AW	Bath
14	2'-6"	5'-6"	7'-0"	Egress	CA	Primary Bedroom
15	2'-6"	5'-6"	7'-0"		CA	Primary Bedroom
16	5'-0"	5'-6"	7'-0"	Egress	CA	Flex Room

- Kitchen exhaust hood over 400 CFM shall require make up air
- Provide fireplace manufacture installation specification on site
- Handrails shall be provided on not less than one side of each flight of stairs with four or more risers
- Separation between garage and residence and attics shall be not less than 1/2" gypsum board or equivalent applied to the garage side
- Separation between garage and habitable space above shall be not less than 5/8" Type X gypsum board or equivalent
- Garage door separating dwelling shall be 20-minute fire-rated door equipped with self-closing device
- Glazing adjacent to shower and tubs shall be tempered
- Exterior walls shall be insulated to R-21
- New glazing shall have a U-Factor of .30 or better

Legend

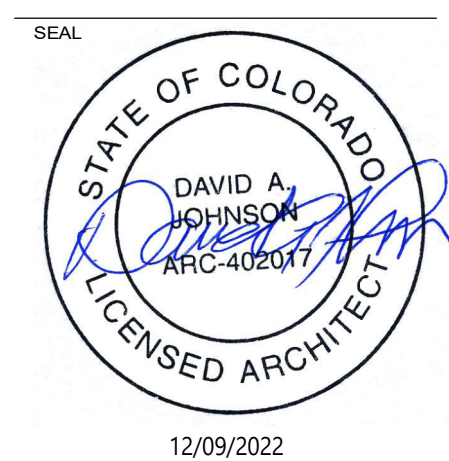
	NEW WALL
	EXISTING WALL
	DEMO WALL
	NEW WINDOW
	EXISTING WINDOW
	DEMO WINDOW
	NEW DOOR
	EXISTING DOOR
	DEMO DOOR



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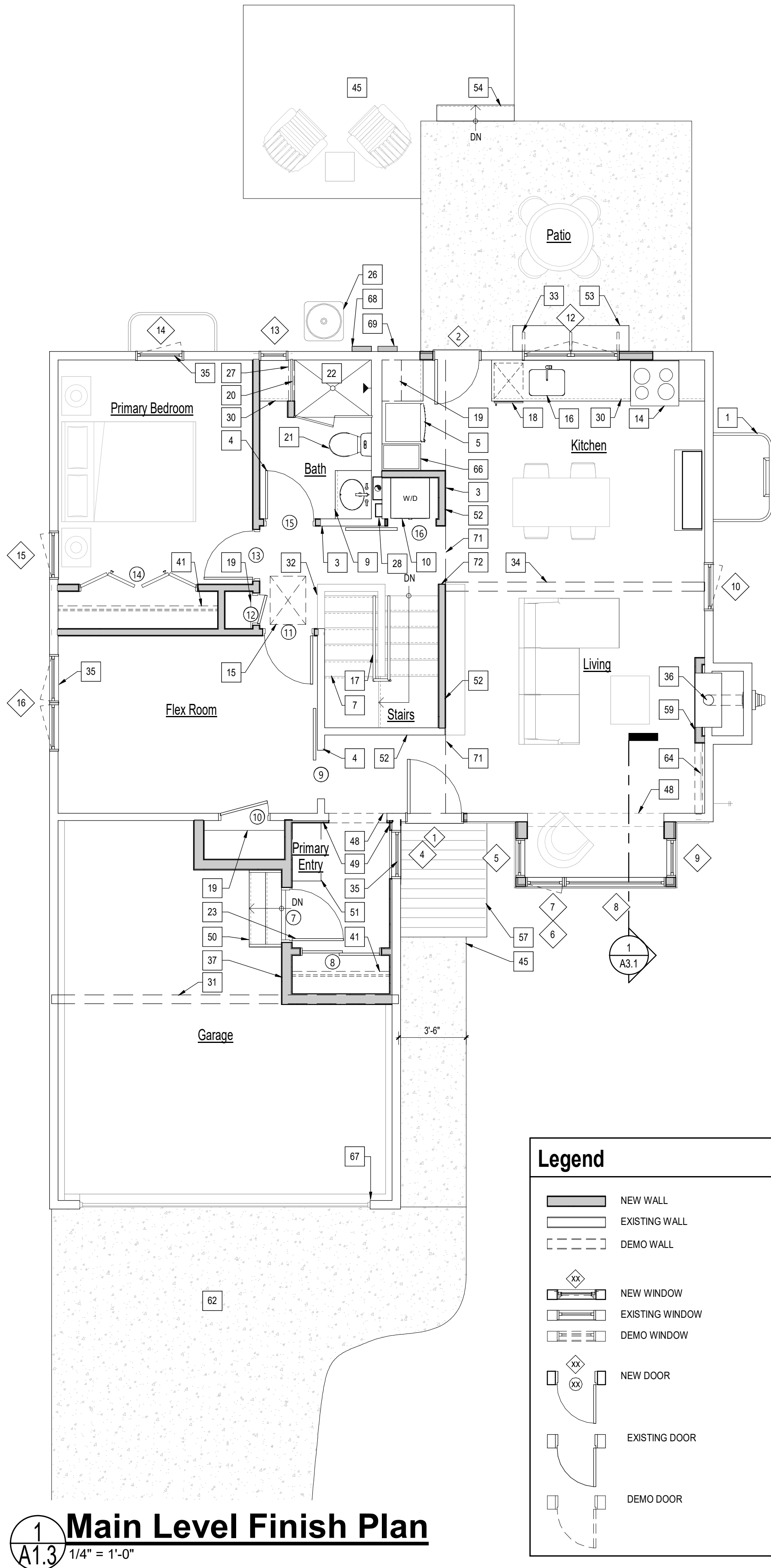
DRAWING TITLE
MAIN LEVEL DIMENSION PLAN

REVISION		

SET CONSTRUCTION DRAWINGS
DATE 12.09.2022

A1.2

SHEET



GENERAL PLAN NOTES

- 1. ALL WALLS ARE 2x4 UNLESS DIMENSIONED AND NOTED OTHERWISE
- 2. FURNITURE SHOWN FOR REFERENCE ONLY

KEYNOTES

KEY	NOTES
1	New egress window well with ladder
3	Align new wall with existing wall
4	New door in existing opening, infill as necessary
5	Fridge, coordinate with owner
7	Existing stair treads and risers to be re-finished; coordinate with owner
9	Vanity, coordinate with owner
10	Washer & dryer, coordinate with owner
14	Electric range, coordinate with owner
15	New 22"x30" attic access, coordinate location between trusses in field
16	Sink w/ garbage disposal, coordinate with owner
17	Handrail, to run full length of stairs. Located 34" to 36" above stair nosing, coordinate with owner
18	18" dishwasher, coordinate with owner
19	Shelves, coordinate with owner
20	Glass on top of counter surface, coordinate with owner
21	Round toilet, coordinate with owner
22	36"x48" roll in shower. Provide tempered glass door, coordinate with owner
23	New self closing door per local code, coordinate with owner
26	New A/C unit, coordinate with owner
27	Line of wall below
28	Recessed water supply and dryer vent box
30	Base cabinets, coordinate with owner
31	New dropped beam; see structure
32	+36" AFF half wall with wood cap, coordinate with owner
33	Bracket, coordinate with owner
34	Line of 6x8 faux wood beam above, coordinate with owner
35	New window in existing opening, infill as necessary
36	New gas fireplace and flue, coordinate with owner
37	Provide 1/2" gyp. bd. at garage side of all walls per current local code. All vertical and horizontal members supporting the separation shall also be protected
41	New rod and shelf, coordinate with owner
45	Paver patio, coordinate with owner
48	6'-8" tall drywall wrapped opening, coordinate with owner
49	1x2 furring at existing exterior wall
50	Wood stair, coordinate with owner. Verify in field riser count and height, 7 3/4" max
51	Custom built wood bench, coordinate with owner
52	Wood ship lap, coordinate with owner
53	Pass thru counter at 36" AFF, coordinate with owner
54	Concrete stair, coordinate with owner. Verify in field riser count and height, 7 3/4" max
57	New composite decking on sleepers over existing concrete, with waterfall edge
59	Wood capped mantle, +54" AFF, coordinate with owner
62	New concrete driveway, coordinate with owner
64	TV niche with door, coordinate with owner
66	Full height pantry cabinet, coordinate with owner
67	New door jamb and head
68	New electric panel
69	Relocate electric meter
71	Line of ceiling above
72	Infill wall on top of existing framing to bottom of ceiling

DOOR SCHEDULE

DOOR #	FIRE RATING	NOMINAL WIDTH	NOMINAL HEIGHT	THICKNESS	COMMENTS
LOWER LEVEL T.O. CONC. SLAB					
1		6'-0"	6'-8"	1 3/8"	
2		4'-0"	6'-8"	1 3/8"	
3		2'-6"	6'-8"	1 3/8"	
MAIN LEVEL T.O. SUBFLOOR					
1		3'-0"	6'-8"	1 3/4"	Tempered
2		2'-6"	7'-0"	1 3/4"	Tempered
7	Rated	2'-8"	6'-8"	1 3/8"	Self closing
8		4'-0"	6'-8"	1 3/8"	
9		2'-6"	6'-8"	1 3/8"	
10		2'-6"	6'-8"	1 3/8"	
11		2'-6"	6'-8"	1 3/8"	
12		1'-6"	6'-8"	1 3/8"	
13		2'-6"	6'-8"	1 3/8"	
14		6'-0"	6'-8"	1 3/4"	
15		2'-6"	6'-8"	1 3/8"	
16		2'-6"	6'-8"	1 3/8"	

WINDOW SCHEDULE

WINDOW #	NOMINAL WIDTH	NOMINAL HEIGHT	HEAD HT.	COMMENTS	OPERATION	ROOM
MAIN LEVEL T.O. SUBFLOOR						
4	2'-6"	5'-0"	6'-8"		FG	Primary Entry
5	2'-0"	7'-0"	7'-0"	Tempered	FG	Living
6	2'-0"	2'-0"	2'-0"		FG	Living
7	2'-0"	5'-0"	7'-0"		CA	Living
8	5'-3"	7'-0"	7'-0"	Tempered	FG	Living
9	2'-0"	7'-0"	7'-0"	Tempered	FG	Living
10	2'-6"	5'-6"	7'-0"		CA	Living
12	5'-0"	3'-11 1/8"	7'-0"	Pass-thru		Kitchen
13	1'-6"	4'-0"	7'-0"		AW	Bath
14	2'-6"	5'-6"	7'-0"	Egress	CA	Primary Bedroom
15	2'-6"	5'-6"	7'-0"		CA	Primary Bedroom
16	5'-0"	5'-6"	7'-0"	Egress	CA	Flex Room

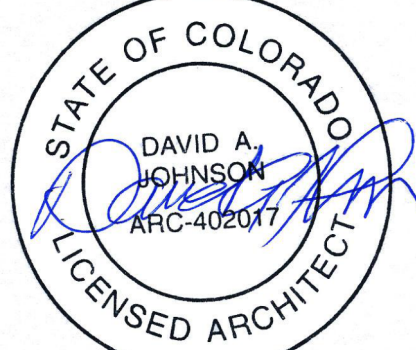


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12/09/2022

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PROJECT

DRAWING TITLE

MAIN LEVEL FINISH
PLAN

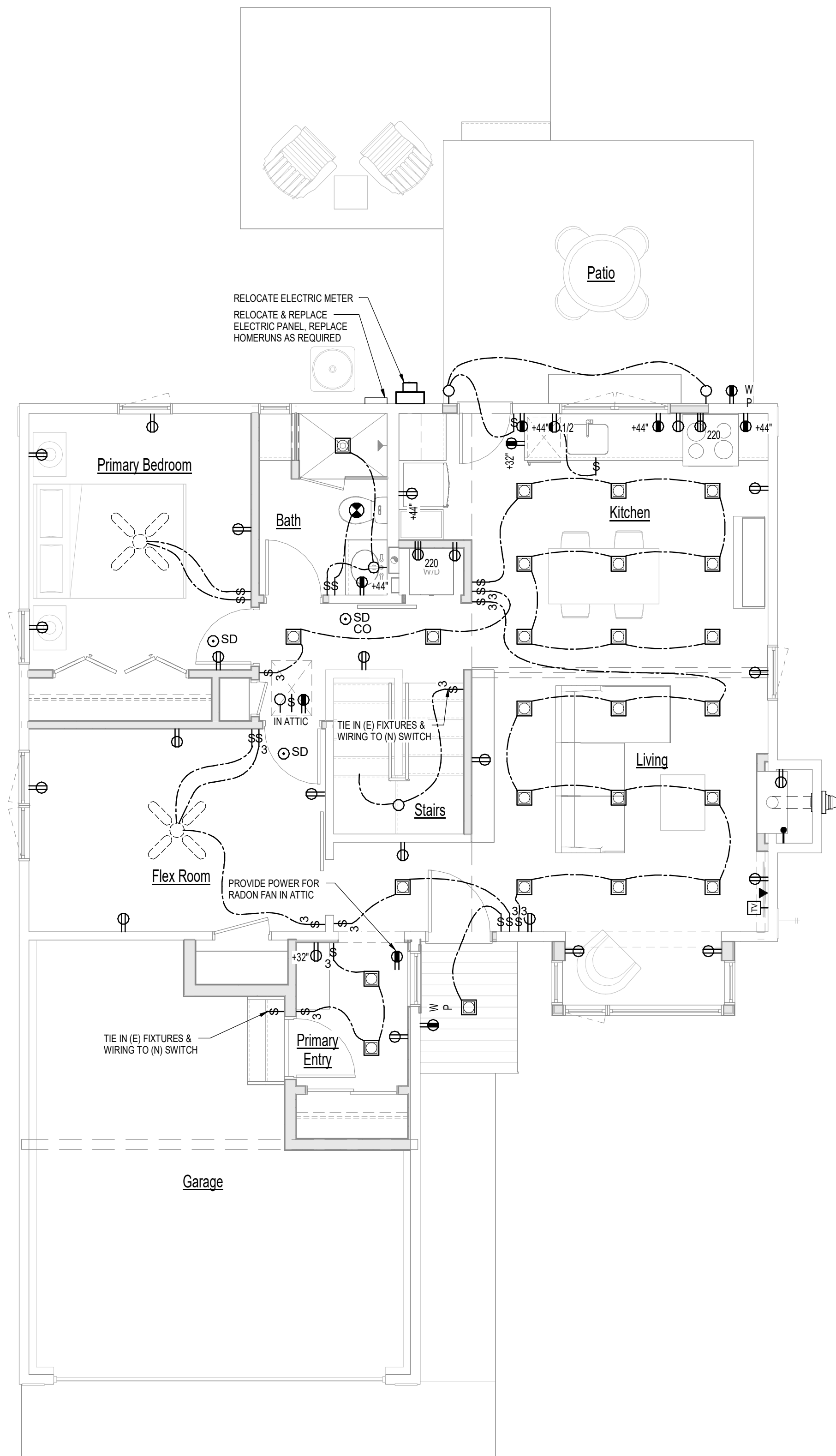
REVISION

SET CONSTRUCTION DRAWINGS

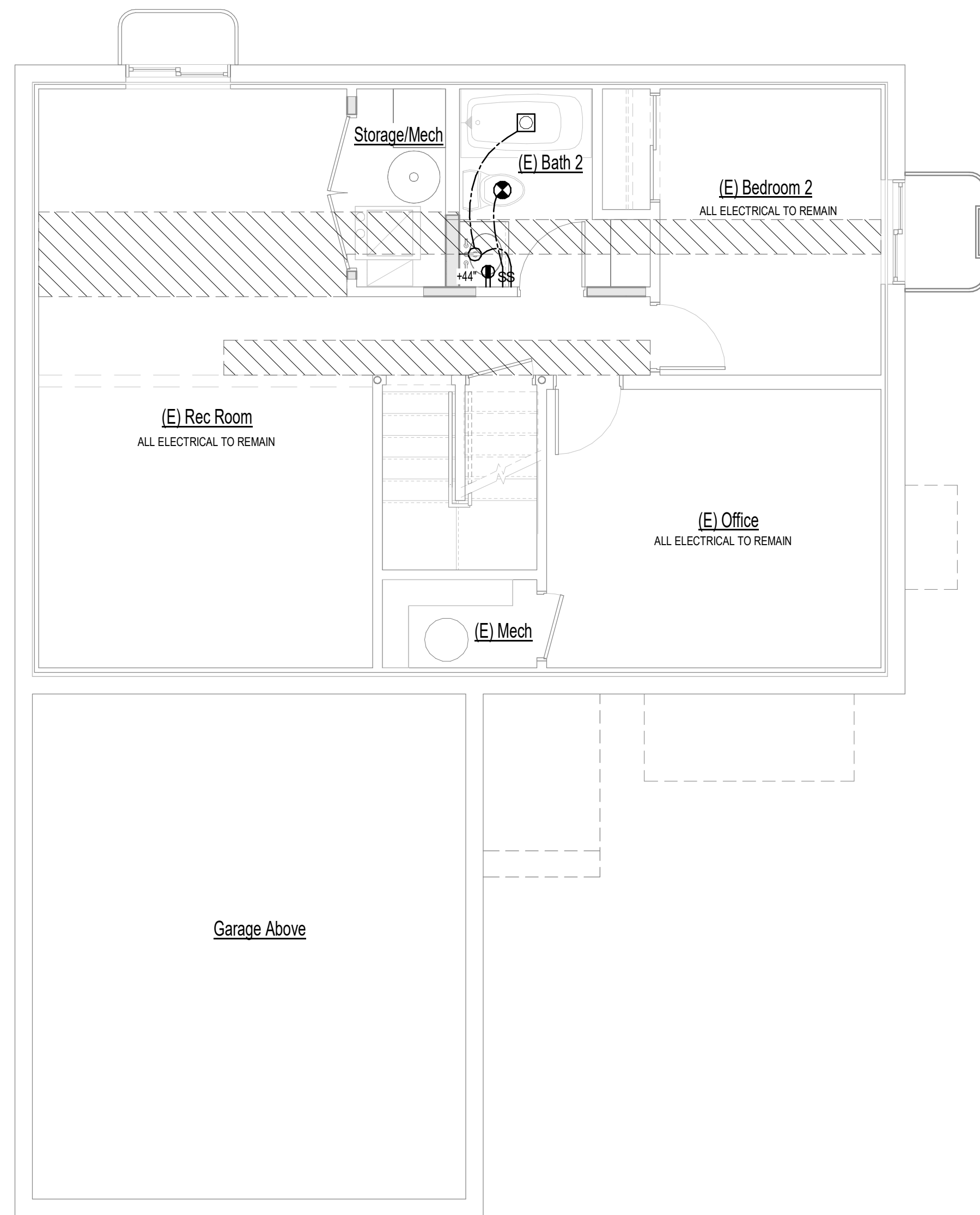
DATE 12.09.2022

A1.3

SHEET



2 Main Level Reflected Ceiling Plan
A1.4 1/4" = 1'-0"



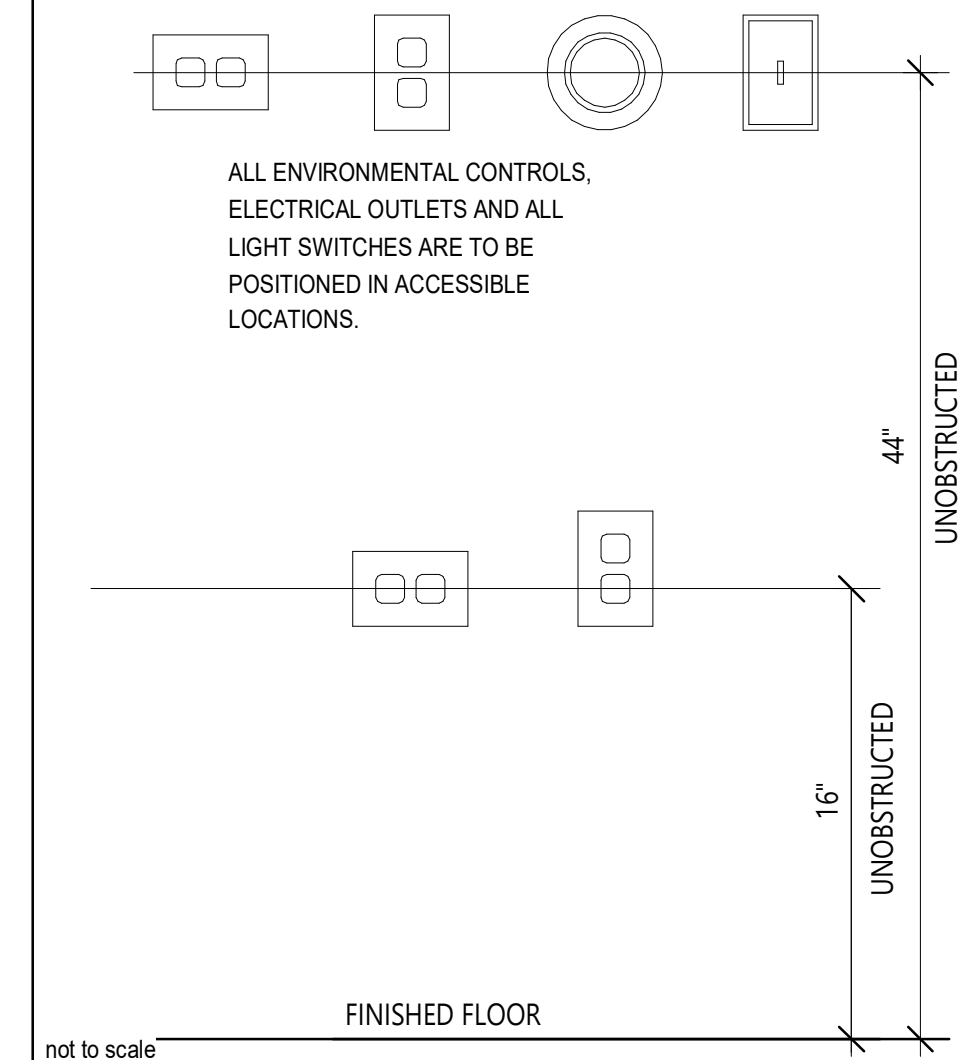
1 Lower Level Reflected Ceiling Plan
A1.4 1/4" = 1'-0"

All of basement shall be GFCI protected
Provide GFCI receptacle in bathrooms
Kitchen island requires 1 receptacle for the first 9 SF and an additional receptacle for each additional 18 SF
All 120v receptacle shall be AFCI protected
Entire laundry room including dryer shall be GFCI protected

ELECTRICAL SYMBOLS LEGEND

- OUTLET-DUPLEX
- OUTLET-SWITCHED
- OUTLET-GFCI
- OUTLET-WATERPROOF GFCI
- OUTLET-CEILING
- OUTLET-FLOOR DUPLEX
- OUTLET-FLOOR DUPLEX SWITCHED
- OUTLET-200 VOLT
- OUTLET-220 VOLT FOR RANGE
- OUTLET-220 VOLT FOR DRYER
- SWITCH
- SWITCH-3 WAY
- SWITCH- 4 WAY
- CEILING FIXTURE
- CEILING FIXTURE-PENDANT
- WALL FIXTURE
- RECESSED CEILING FIXTURE
- RECESSED CEILING FIXTURE-I.C. RATED
- RECESSED CEILING FIXTURE-WALL WASHER
- FLUORESCENT FIXTURE-SURFACE MOUNT
- UNDER-CABINET LIGHTING
- STEP LIGHT
- TELEPHONE OUTLET
- DATA PORT
- TELEVISION OUTLET
- SMOKE/CO DETECTOR
- EX-HAUST FAN
- MOTOR

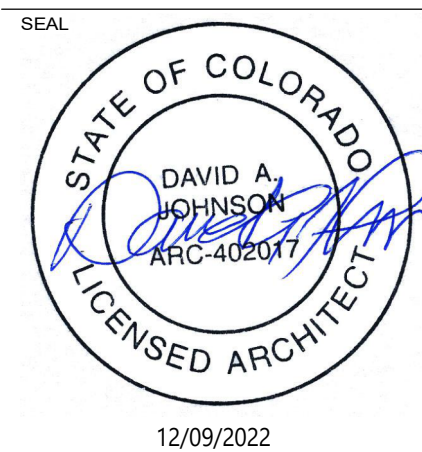
OUTLET/ SWITCH HTS.



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DRAWING TITLE		
REFLECTED CEILING PLANS		
REVISION		

SET CONSTRUCTION DRAWINGS	
DATE	12.09.2022

A1.4

SHEET

KEYNOTES

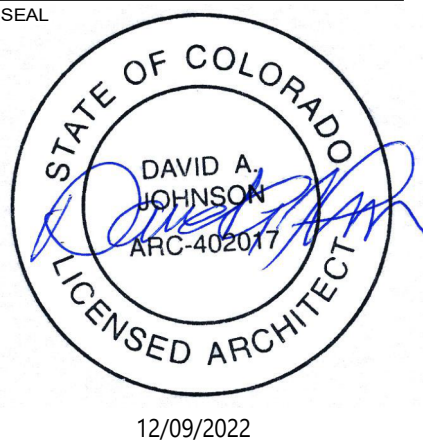
KEY	NOTES
27	Line of wall below
56	Downspout to run into underground sleeve and daylight
58	New gutter and downspout throughout; coordinate with owner



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PROJECT
DRAWING TITLE

ROOF PLAN

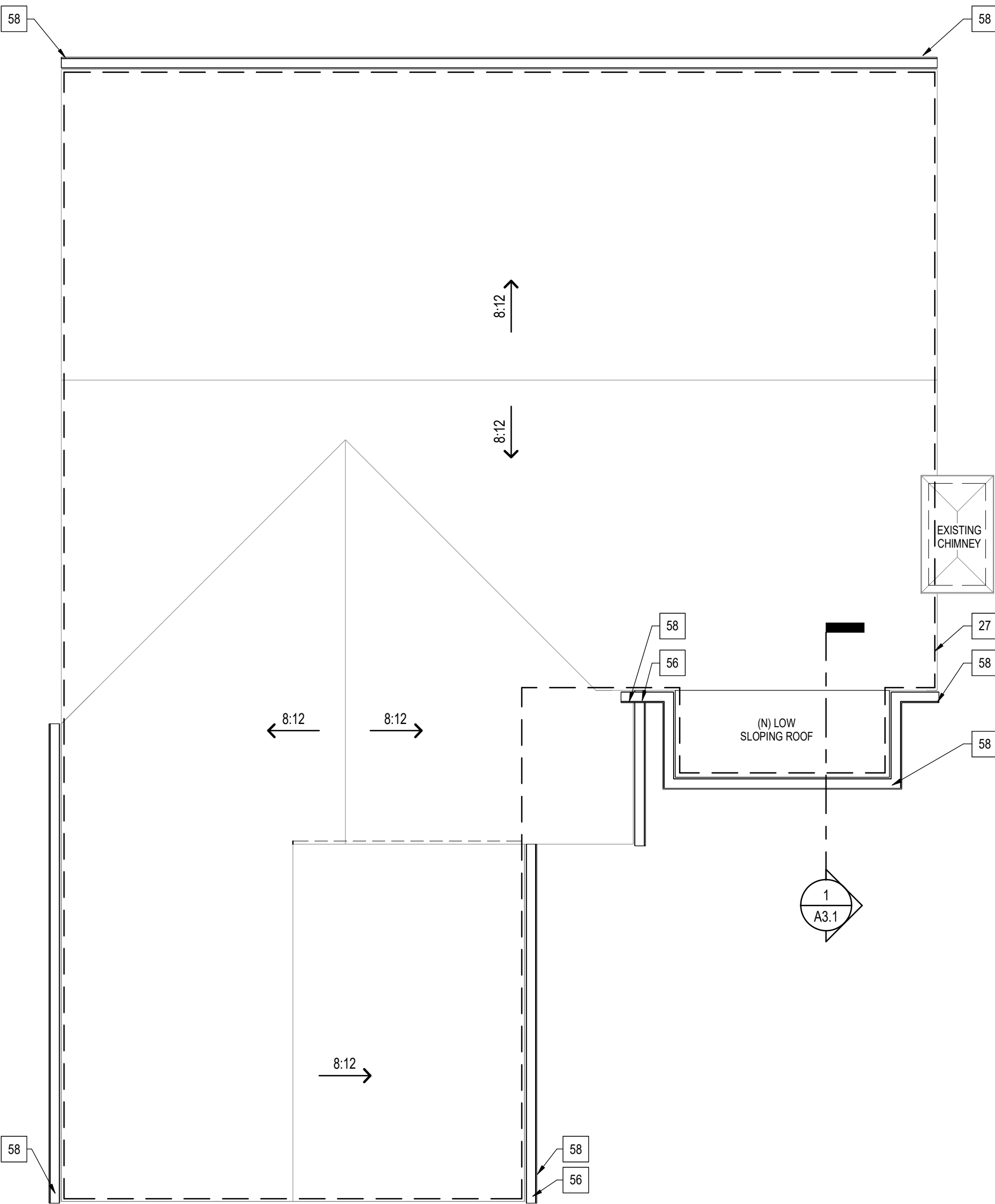
REVISION		

SET CONSTRUCTION DRAWINGS

DATE 12.09.2022

A1.5

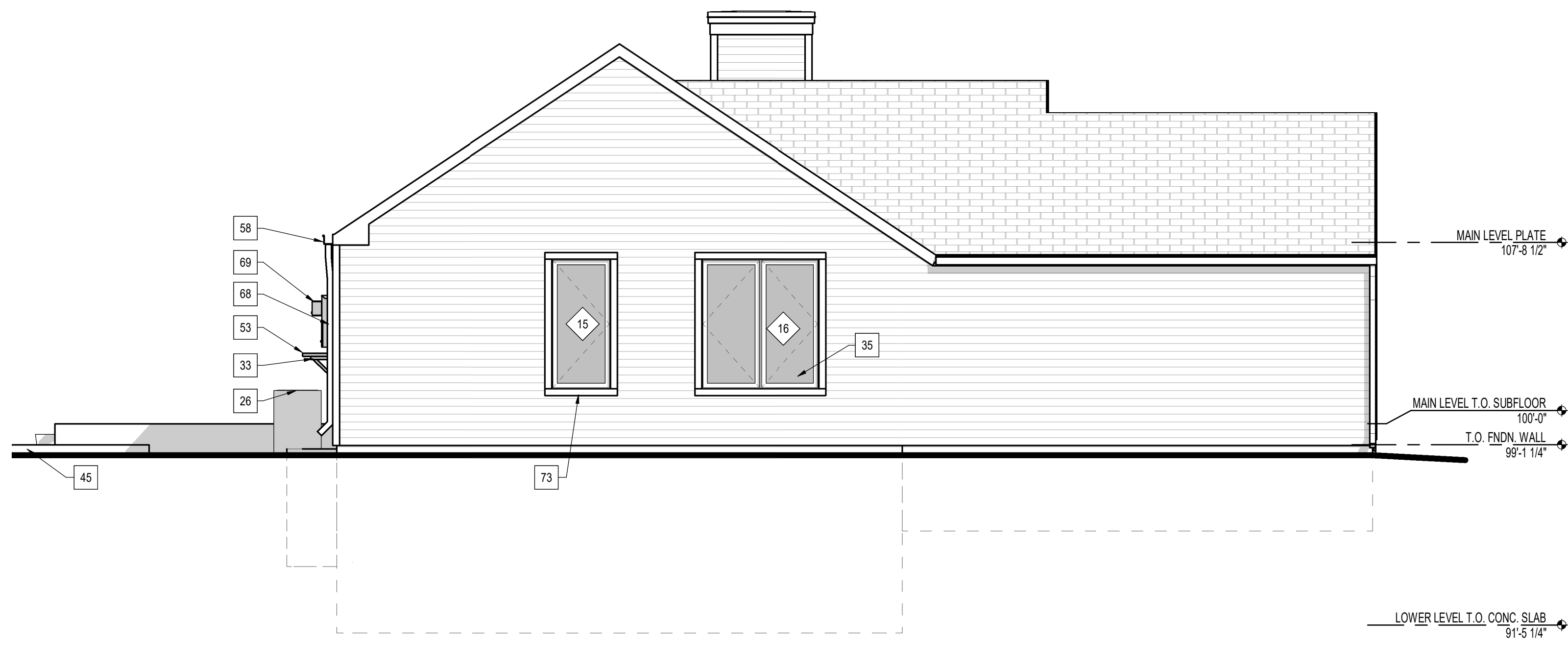
SHEET



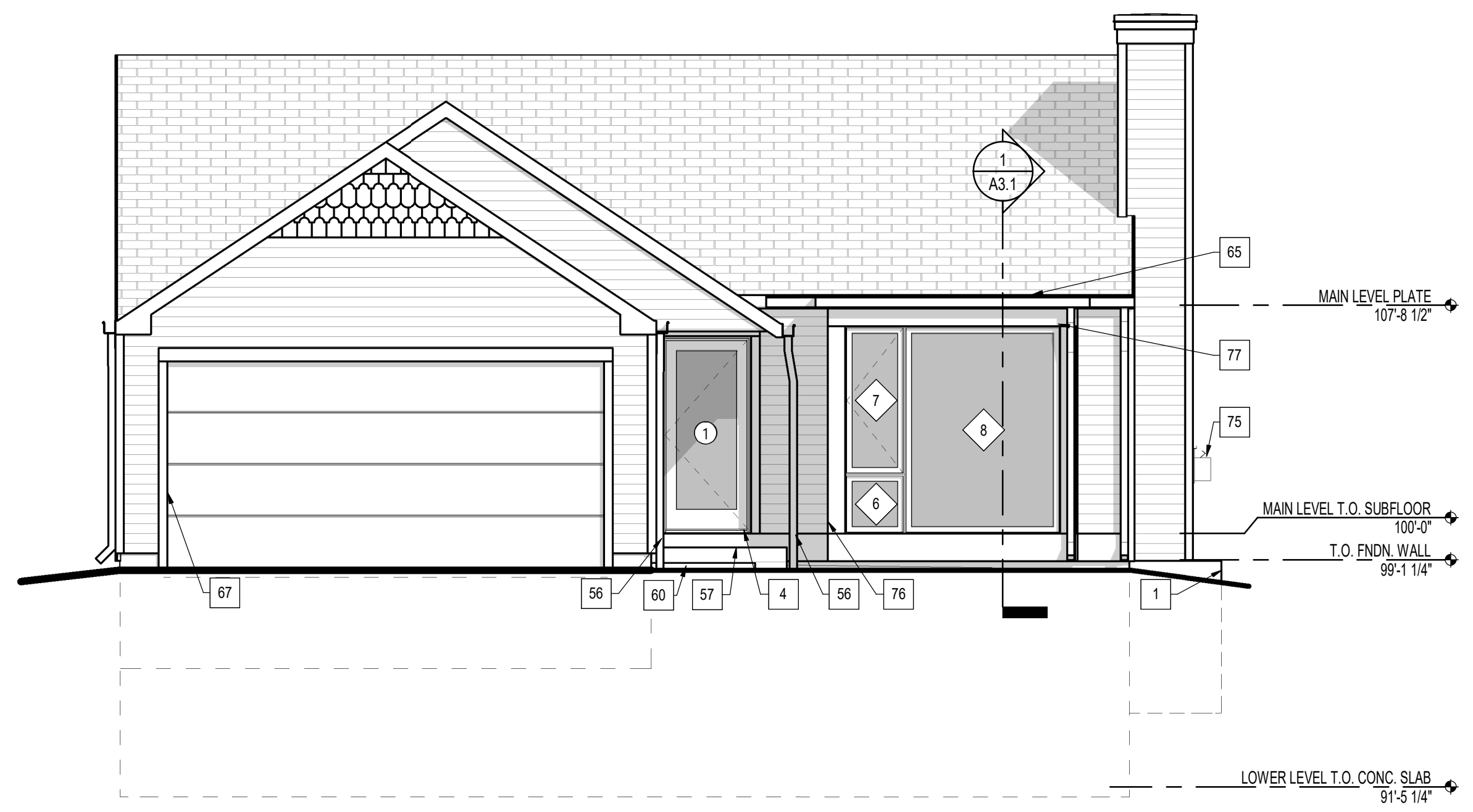
1
A1.5
Roof Plan
1/4" = 1'-0"

KEYNOTES

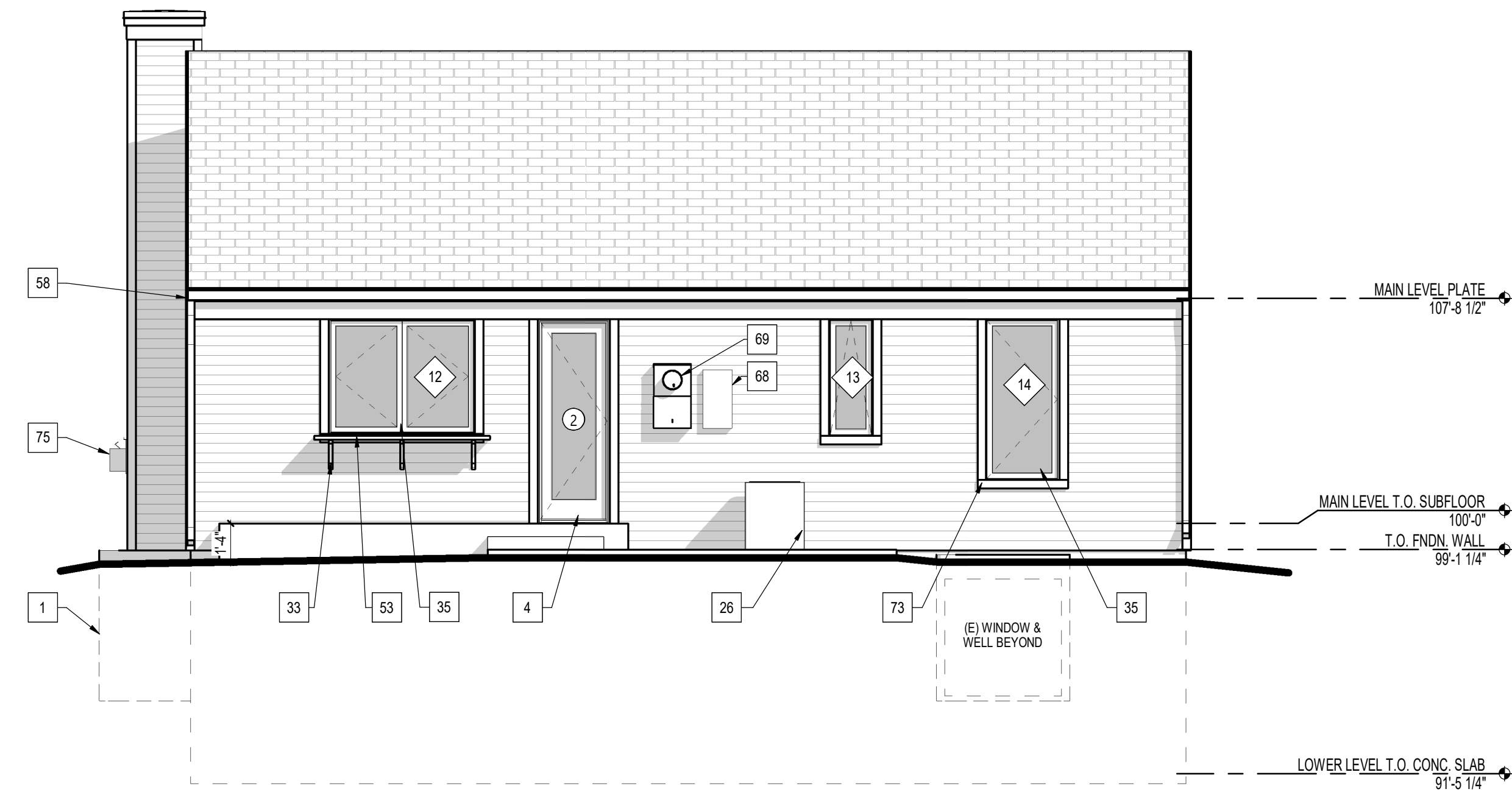
KEY	NOTES
1	New egress window well with ladder
4	New door in existing opening, infill as necessary
26	New A/C unit; coordinate with owner
33	Bracket; coordinate with owner
35	New window in existing opening, infill as necessary
45	Paver patio; coordinate with owner
53	Pass thru counter at 36" AFF; coordinate with owner
56	Downspout to run into underground sleeve and daylight
57	New composite decking on sleepers over existing concrete, with waterfall edge
58	New gutter and downspout throughout; coordinate with owner
60	New concrete sidewalk; coordinate with owner
65	New single ply membrane roof
67	New door jamb and head
68	New electric panel
69	Relocate electric meter
73	New 5/4x4 composite wood trim at all openings; coordinate with owner
75	Fireplace termination cap
76	5/4x8 composite wood trim
77	5/4x6 composite wood fascia



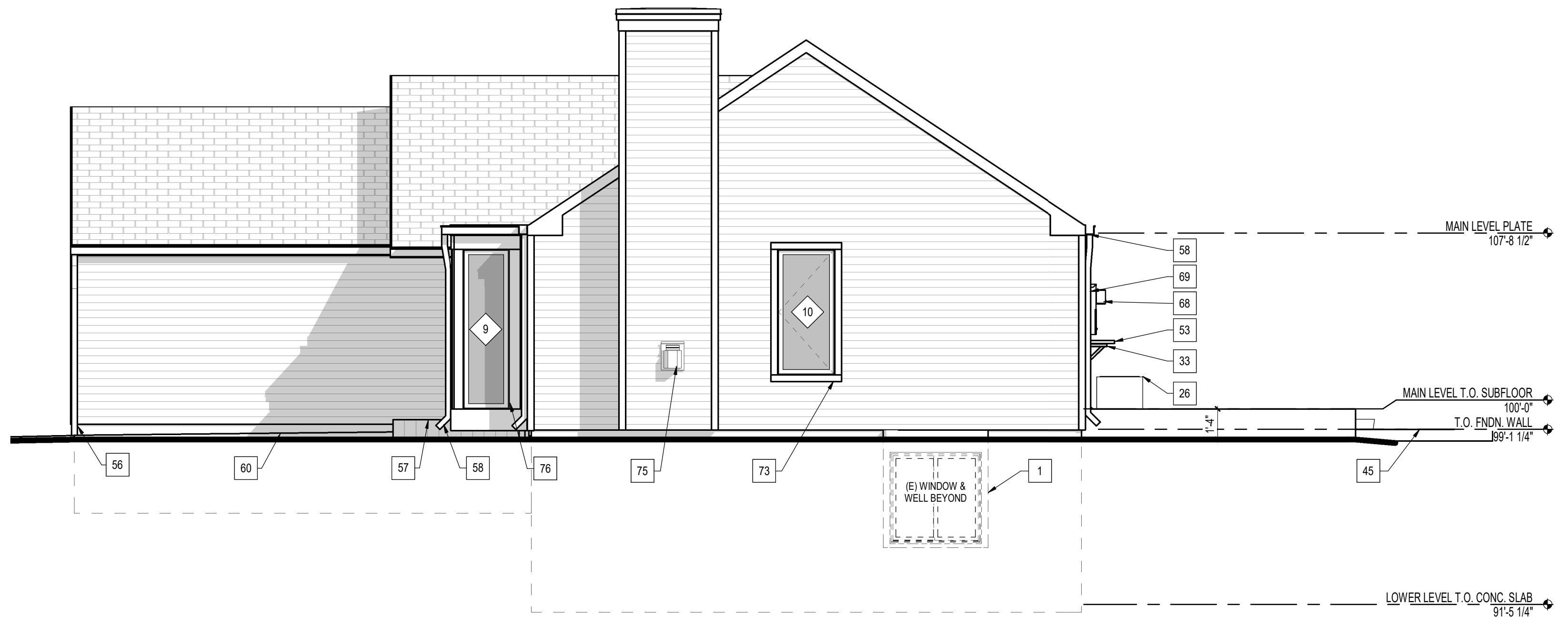
3 Left Side Elevation
A2.1 1/4" = 1'-0"



1 Front Elevation
A2.1 1/4" = 1'-0"



4 Rear Elevation
A2.1 1/4" = 1'-0"



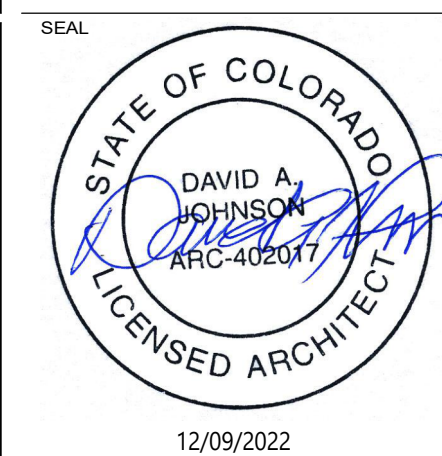
2 Right Side Elevation
A2.1 1/4" = 1'-0"



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PROJECT

DRAWING TITLE
ELEVATIONS

REVISION

SET CONSTRUCTION DRAWINGS

DATE 12.09.2022

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A2.1

- RESIDENTIAL 2021 IECC Prescriptive Energy Code
- R-60 Ceilings
 - R-21 Exterior Walls
 - R-21 Basement, Crawlspaces Walls
 - R-38 Floors over unheated areas
 - R-5 Hot water pipes
 - R-8 Air Ducts
 - R-10 Unheated slabs 4 ft. down
 - R-15 heated slab 4 ft. down and R-5 under slab
 - U- 0.30 Glazing in windows/doors
 - U-0.50 Skylights

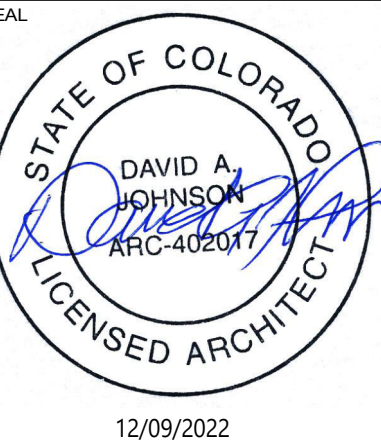
KEYNOTES	
KEY	NOTES
48	6'-8" tall drywall wrapped opening; coordinate with owner
57	New composite decking on sleepers over existing concrete, with waterfall edge
58	New gutter and downspout throughout; coordinate with owner
63	4" vertical siding
65	New single ply membrane roof
73	New 5/4x4 composite wood trim at all openings; coordinate with owner
77	5/4x6 composite wood fascia



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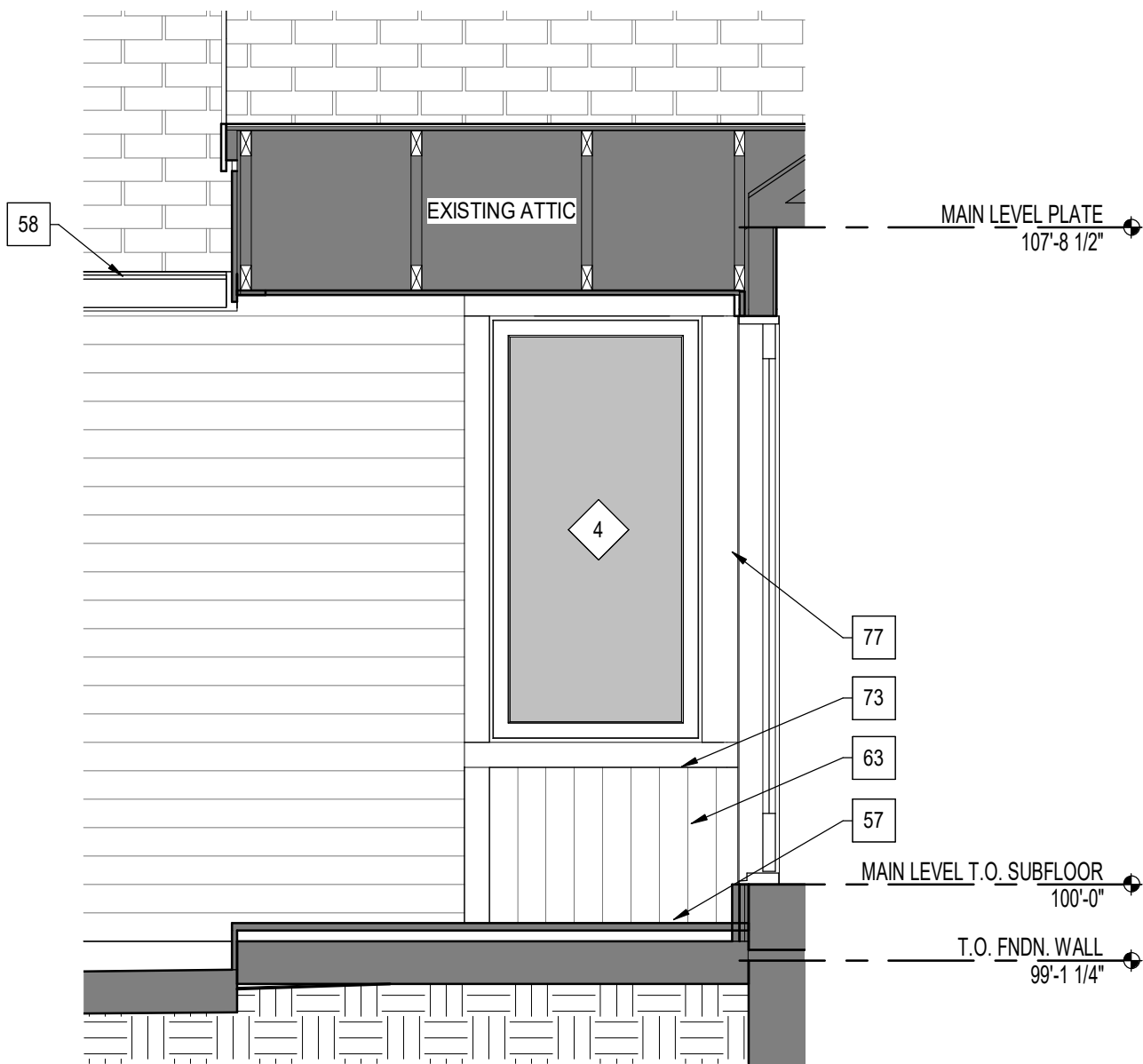
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DRAWING TITLE
BUILDING SECTIONS

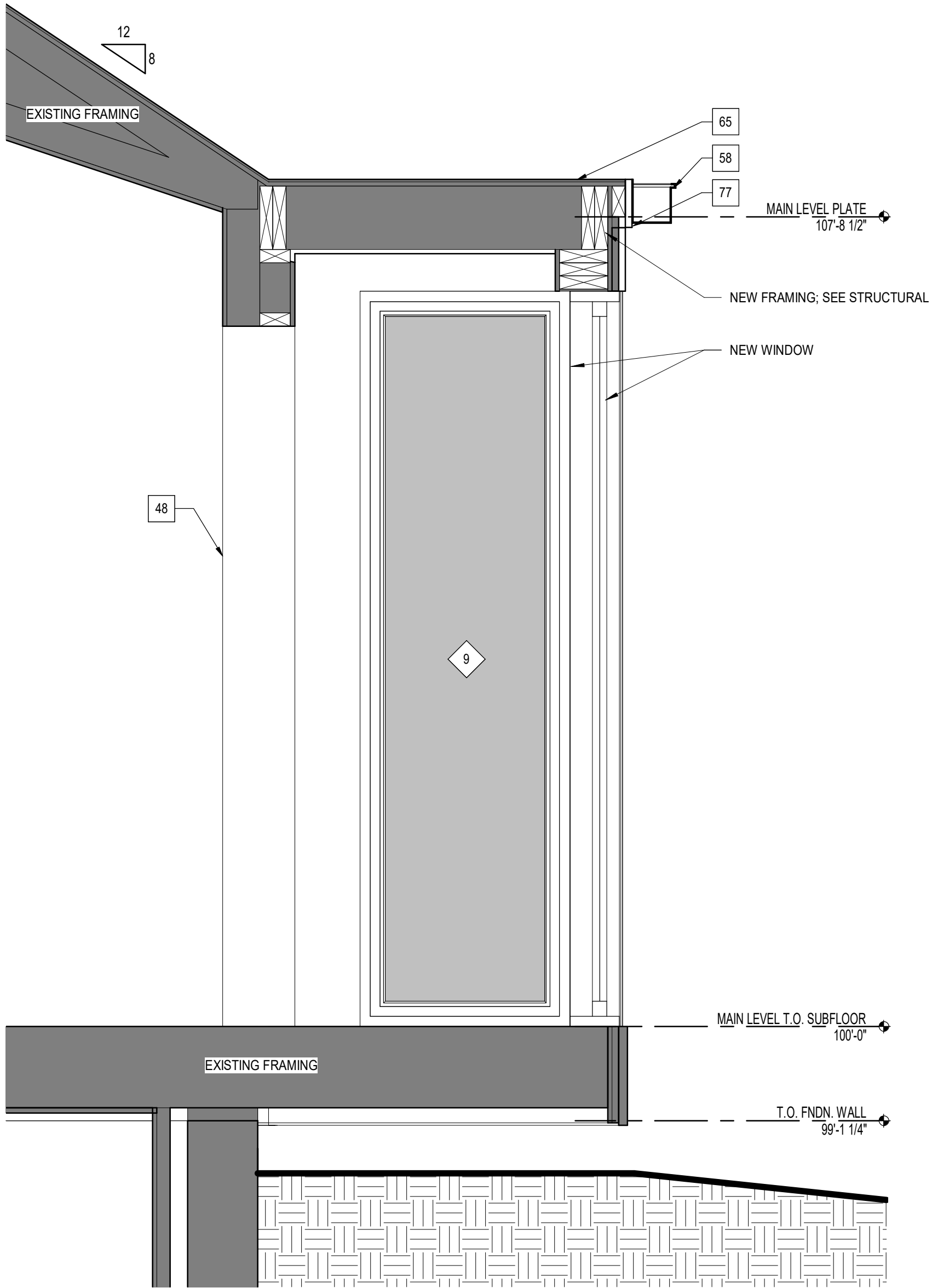
REVISION		

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DATE 12.09.2022

A3.1



2 Primary Entry Elevation
A3.1 1/2" = 1'-0"



1 Bay Window Section
A3.1 1" = 1'-0"

STRUCTURAL NOTES

1. APPLICABLE CODES:

- A. These general notes apply to all structural drawings. This project is designed in accordance with the International Residential Code (IRC), 2018 Edition, and the "Minimum Design Loads for Buildings and Other Structures" (ASCE 7-16) and The City of Louisville Local Amendments.
- B. All material and workmanship shall be in accordance with applicable provisions of the codes specified above.

2. LOADS USED IN DESIGN:

- A. Roof Snow Load: 30 psf
Roof Dead Load: 15 psf
B. Floor Live Load: 40 psf
Floor Dead Load: 10 psf
C. Deck Live Load: 40 psf
Deck Dead Load: 15 psf
D. Wind: Base Wind Speed, V3s 145 mph
Exposure 'C'
Risk Category: II

3. COORDINATION:

- A. **DO NOT SCALE.** The layout shown is based solely on architectural plans and other written documentation by **DAJ Design**, for **245 W. Sycamore Lane**, last dated **12-1-22**. Changes affecting the layout shown must be specific and clearly conveyed to **Rocky Mountain Group** in written form as a change for inclusion into these plans. **Contractor and/or client shall verify all dimensions and layout prior to construction.** All dimensions on structural drawings shall be checked against architectural drawings and any discrepancies shall be brought to the attention of the Architect and Engineer immediately. Refer to mechanical, electrical and architectural drawings for openings not shown on structural drawings.
- B. Shop drawings shall be prepared by the fabricator. Copying of these construction documents for use as shop drawings will not be permitted. Design team shall have 10 working days to review and return shop drawings for acceptance or resubmittal.
- C. These construction documents were prepared with information about the existing building provided by **DAJ Design** and limited field measurements taken by personnel of Rocky Mountain Group) on 11-14-22. If the contractor discovers existing conditions which vary from those shown on these documents, he shall notify the Engineer of Record immediately for guidance on the necessary changes to be made.
- D. All temporary shoring shall be the responsibility of the contractor. Removing or modifying partition or bearing walls could result in cosmetic damage. Shoring of the existing structure, prior to modification of the wall is the responsibility of the contractor. It should be noted that the process of shoring and modification of the wall can result in cracks appearing in the drywall or brittle finishes, such as stucco or tile floor. This cracking is typically aesthetic in nature and could occur throughout the house. RMG is not responsible for cosmetic damage that may occur.
- E. Design is void after two years from original date of issue, unless updated to acceptable codes and practices at that time.
- F. A preconstruction meeting with personnel of **Rocky Mountain Group**, the architect, contractor and appropriate subcontractors is strongly recommended prior to construction to discuss structural plans.

4. CONCRETE:

- A. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute "Building Code Requirement Reinforced Concrete" and "Specifications for Structural Concrete for Buildings" (ACI 318 and ACI 301) latest editions. Section 1.3 "Inspection" of ACI 318 is deleted in its entirety, see "Field Observations" paragraph. All concrete shall be of stone aggregate, unless noted otherwise.
- B. **Concrete mixes:**
See specifications for any additional durability requirements.
Mix 'A' For interior slabs on grade:
4,000 psi minimum compressive strength at age of 28 days.
Type II Cement, maximum water-to-cementitious ratio of 0.45
Fly ash not allowed.
1" maximum aggregate size.
3% Maximum air.
4" (8" with superplasticizer) maximum slump.
Water reducing agent.
Use in accordance with manufacturer's recommendations.
Mix 'B' For footings, grade beams, and miscellaneous concrete:
3,000 psi minimum compressive strength at age of 28 days.
Type II Cement, maximum water-to-cementitious ratio of 0.45
3/4" maximum aggregate size.
6%, 1% Entrained air.
4" (8" with superplasticizer) maximum slump.
Use in accordance with manufacturer's recommendations.
- C. Reinforcing is to be new billet steel ASTM A615, Grade-60, except ties and bars to be welded shall be Grade-40. Provide not less than (2) #5 around all sides of all openings in concrete and extend 2'-0" past edges of openings. No splices of reinforcement are permitted except as detailed or authorized by structural engineer. Where permitted, use contact lap splices, (36) bar diameters minimum. Welded Wire Fabric (W.W.F.) shall be in accordance with ASTM A195. Lap (1) full mesh minimum at splices. No welding of reinforcement permitted unless detailed.
- D. Placing of Reinforcement: Provide chairs, bolsters, additional reinforcement, and accessories necessary to support reinforcement at position shown on drawings. Support of reinforcement on form ties, wood, brick, brickbat or other unacceptable material, will not be permitted.
- E. Grout under base plates and bearing plates shall be non-shrink, non-metallic grout with a minimum compressive strength in 28 days of 7,500 psi.
- F. Reinforcement shall be placed so that the following minimum concrete protection is provided, unless noted otherwise:
1) Concrete surfaces poured against ground 3" Clear
2) Formed surfaces exposed to ground or weather:
a) Bars #6 and larger 2" Clear
b) Bars #5 and smaller 1 1/2" Clear
3) Slabs at center (u.n.o.)
4) Concrete not exposed to earth or weather 3/4"
5) Beams, Columns, Ties, Stirrups or spirals around primary reinforcement, or primary reinforcement with no ties, stirrups or spirals 1 1/2"
- G. Foundation walls below grade shall have backfill placed equally on both sides until the required levels are reached. Walls shall be appropriately shored when backfill is placed on one side only.
- H. The contractor is responsible for determining when it is safe to remove forms and/or shoring. Forms and shoring must not be removed until the walls are strong enough to carry their own weight and any anticipated superimposed loads. For foundation walls, this typically requires at least 12 hours of cumulative curing time at a temperature of 50°F or more. Concrete must be adequately covered during cold periods to maintain this surface temperature. Due to varying weather conditions, alternative curing processes, and the use of Type III cement, **Rocky Mountain Group** suggests forms remain in place a minimum of 3 days to assure this performance specification has been met. When forms are stripped there must be no excessive deflection or distortion or discoloration and no evidence of damage to the concrete. Adequate thermal protection of the concrete shall be continued after stripping for a cumulative period of 48 hours at 50°F, or more, after the initial pour. See applicable notes for specifications on when to backfill foundation walls.

5. SPREAD FOOTING FOUNDATIONS:

- A. The foundation design has been completed in accordance with pertinent standards, recommended design soil parameters, accepted engineering design procedures, and is based on the best information available at the time of completion. The design is intended to minimize differential movement as described in the reference Geotechnical Report. It must be recognized that foundation components will undergo movement. It shall be the responsibility of the contractor and/or present owner to inform any subsequent owners of the soil condition and advised to maintain good practices in the future with regard to surface and subsurface drainage, framing of partitions above floor slabs, and finish work above the floor slabs, etc.
- B. Foundation design is based on an assumed allowable bearing pressure of **1,500** psf with no minimum dead load requirement.
- C. The contractor shall be responsible to coordinate the location of mechanical openings, floor drains, inserts, depressions, buried cables and utilities, etc. with architectural, civil, mechanical and electrical drawings.
- D. Locate beam pockets and windows per structural / architectural plans. No beam pocket shall be within 16" clear of window frame. Drape horizontal reinforcing below pockets as required.
- E. Mechanically compact all interior and exterior backfill per Geotechnical engineers recommendations. It will also be necessary to adjust and maintain the grade immediately against foundations periodically to avoid the creation of a water trap as the backfill settles over time.
- F. Slope backfill away from the building a minimum of 10% for the first 10 feet (2% at paved areas) unless a more stringent requirement is specified by the Geotechnical engineer. Carry roof drains across the backfilled areas. Do not allow water to stand or pond near the building. Do not flood the backfill.
- G. Contact Geotechnical engineer for proper preparation of subgrade for placement of floor slabs.
- H. Floor slabs have a high probability of moving vertically. Floor slabs shall be separated from all structural portions of building with an expansion joint of minimum 1/2" thick Styrofoam or other approved joint material. A gap in non-bearing partitions, the non-rigid connections with the stairway construction and non-rigid construction of door jambs may be required by the Geotechnical engineer. If required, these items may also require reconstruction over the life of the structure to maintain the independent vertical movement of the floor slabs.
- I. Unless a specific top of wall connection is shown, **foundation wall stability is not dependent on floor framing for lateral support.** A stud wall (cripple wall) or maximum of (3) 2x4 or (4) 2x6 plates (in addition to embedded mdsill) are allowed along the top of the foundation wall (including garden level walls) unless noted otherwise. Walls having backfill on both the interior and exterior faces should have backfill on either side brought up approximately together. Otherwise, where possible, no exterior backfill should be placed until the floor slab is in place or the bottom of the foundation wall is otherwise properly braced. Top of wall must also be braced if backfill is placed within 14 days of concrete pour.

6. WOOD:

- A. Framing lumber shall be Hem Fir (unless noted otherwise) and as follows or better:
2x4 studs Stud Grade
2x6 or larger studs #2 Grade
Plates #3 Grade
Joists and Rafters #2 Grade
2x and 4x Beams #2 Grade
6x or larger Beams #1 Grade Douglas-Fir
Gir-Lam Beams 20F-V12 ACI/AC unless noted otherwise
Posts #1 Grade Douglas-Fir
- B. All wood construction shall be in conformance with the provisions of "The National Design Specification for Wood Construction", latest edition.
- C. Laminated Veneer Lumber (LVL) and prefab joists shall be manufactured by 'TrusJoist' or equivalent or shall meet APA Performance Standards, and installed per manufacturers specifications. Supplier shall furnish shop drawings showing all joists, bridging, blocking and miscellaneous accessories for review by the structural engineer prior to fabrication.
- D. Where not otherwise shown on plans, all nailing or screwing shall be as indicated in the Building Code. All sheathing must be nailed. Adhesives **SHALL NOT** be used in place of nailing.
- E. Metal connectors to be provided by Simpson Strong-Tie or equivalent.
- F. APA rated OSB may be used in lieu of plywood with prior approval from Engineer of Record.
- G. Wood roof and floor trusses shall be designed by others unless noted otherwise. Calculated live load deflection of trusses shall not exceed L/360 for floors and L/240 for roof of the overall span length. The truss supplier shall provide shop drawings and calculations prepared and stamped by a structural engineer registered in the state of Colorado for review by the Engineer of Record to verify they conform to requirements of the basic structure. These shop drawings shall show the locations of all trusses, connection plate sizes & capacity and the size & grade of lumber to be used. Truss fabrication shall not proceed until completion of shop drawing review by the Engineer of Record. Truss manufacturer or contractor shall provide blocking at bearing locations and bridging/lateral bracing as required for truss stability.
- H. Site fabricated trusses are to be adequately shored and installed by qualified personnel. Appropriate bracing shall be in place at all times. **Rocky Mountain Group** is not responsible for the construction sequence of site built trusses.
- I. Floor sheathing shall conform to the provisions of tables: R503.1, R503.2.1.1(1), or R503.2.1.1(2) in the **2018** IRC.
- J. The contractor shall not cut, notch or otherwise modify joists, beams, or trusses without the written consent of the Engineer of Record.

City of Louisville
Building Safety Division

STRUCTURAL LEGEND	
	DETAIL # OR LETTER
	SHEET DETAIL IS ON
	SEE PLAN NOTES
	BEAM/HDR SCHEDULE
	SHEAR WALL SCHEDULE
	COL/POST SCHEDULE
	SOLID BOX INDICATES LOAD FROM ABOVE (CONTINUE POST DOWN TO FOUNDATION BELOW)
	OPEN BOX INDICATES LOAD FROM ABOVE (CARRIED BY BEAM OR HEADER BELOW)
	JOIST/RAFTER SPAN
	CANTILEVER JOIST
	HANGER (PER PLAN)
	HEADER / BEAM
	SHEAR WALL
	BEARING WALL (INTERIOR)
	JOIST/RAFTER SPAN (BEAR ON BEAM)
	JOIST/RAFTER SPAN (FLUSH FRAME TO BEAM)
A.F.F.	ABOVE FINISH FLOOR
A.B.	ANCHOR BOLT
CANT	CANTILEVER
CL	CENTER LINE
CONT	CONTINUOUS
Ø	DIAMETER
(D)	DROPPED BEAM
E.N.	EDGE NAILING
(E)	EXISTING
F.F.	FINISH FLOOR
(F)	FLUSH BEAM
G.T.	GIRDER TRUSS
HSS	HOLLOW STRUCTURAL SECTION
K	KING STUD
K.P.	KING POST
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LAMINATED VENEER LUMBER
M-L	MICRO-LAM
O.C.	ON CENTER
O.S.B.	ORIENTED STRAND BOARD
PL	PLATE
P.T.	PRESSURE TREATED
REV	REVERSE
R.S.	ROUGH SAWN
SIM	SIMILAR
S.P.N.	SILL PLATE NAILING
T	TRIMMER
T.O.	TOP OF
TYP	TYPICAL
V-L	VERSA-LAM

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Structural Engineer
Civil / Planning

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SULLIVAN REMODEL

245 W SYCAMORE LANE

LOUISVILLE, COLORADO

ANN DALE AND JOHN SULLIVAN

PREMIT SET

SHEET NAME

GENERAL NOTES AND
STRUCTURAL LEGEND

ARCH-ENG:

MFM

DRAWN:

FHZ / MPM

CHECKED:

DHS

DATE

12-8-2022

#

REVISION

DATE

JOB NO.

191712

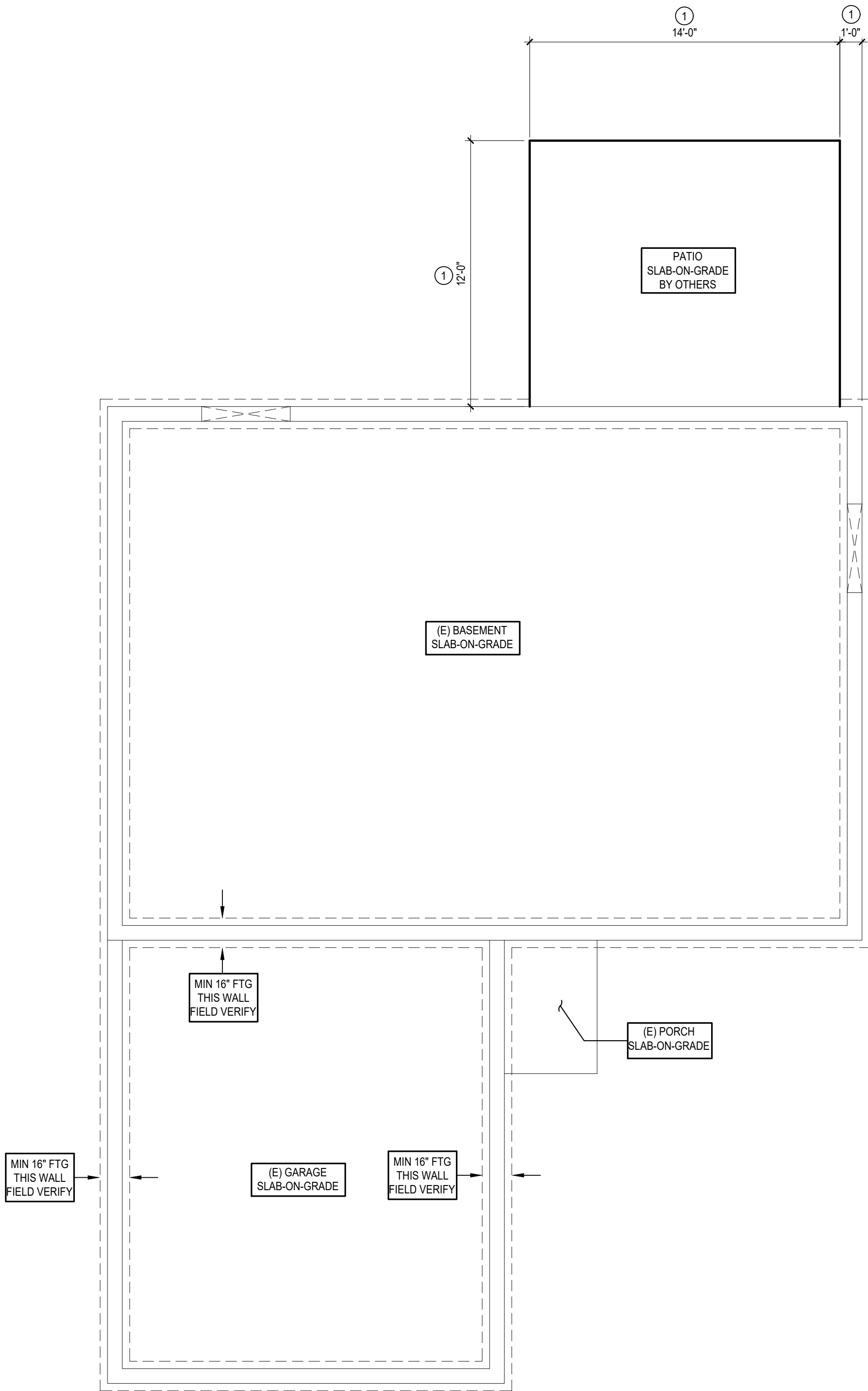
SHEET NO.

S1

1 of 4

SITE SPEC / 2022 / SULLIVAN

This plan was prepared by Michael Fleming, P.E., Structural Engineer, No. 128022, State of Colorado. It is hereby certified that the design of the structure shown on these plans, or use of these plans for any purpose without proper compensation is and is the express written consent of RMG, is strictly prohibited.



FOUNDATION MODIFICATION PLAN

SCALE: 1/4" = 1'-0"

VERIFY DIMENSIONS PRIOR
TO CONSTRUCTION

LEGEND	
	FDN WALL W/ FTG
	FDN WALL W/ FTG AND VOID
	SECTION OR DETAIL CALLOUT
	PIER
	COLUMN PAD BELOW SLAB
	COLUMN PAD IN CRAWLSPACE
	SEE PLAN NOTES
	PAD DESIGNATION
PLAN NOTES	
VERIFY DIMENSION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION	

Michael T. Reilly
Architect
Structural
Geotechnical

RMG

Engineers / Architects

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SULLIVAN REMODEL
245 W SYCAMORE LANE
LOUISVILLE, COLORADO

ANNADALE AND JOHN SULLIVAN

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**FOUNDATION
MODIFICATION PLAN &
FOUNDATION DETAILS**

PREMIT SET

ARCHENGIN: MPM

DRAWN: FHZ / MPM

CHECKED: DHS

DATE

12-8-2022

#	REVISION	DATE

JOB NO:

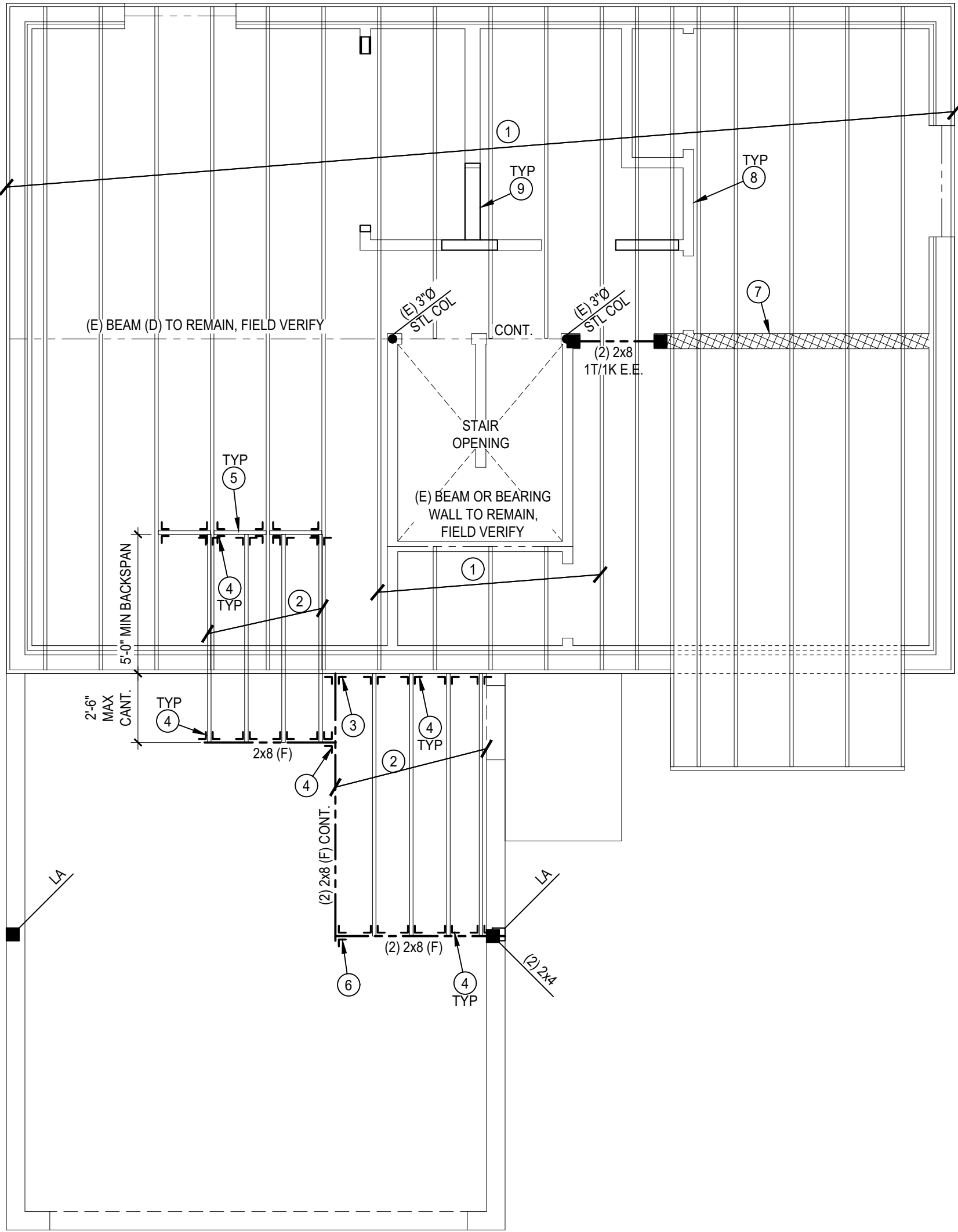
191712

SHEET NO.

S2

2 of 4

SITE SPEC/ 2022 / SULLIVAN



MAIN LEVEL FRAMING
MODIFICATION PLAN

SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

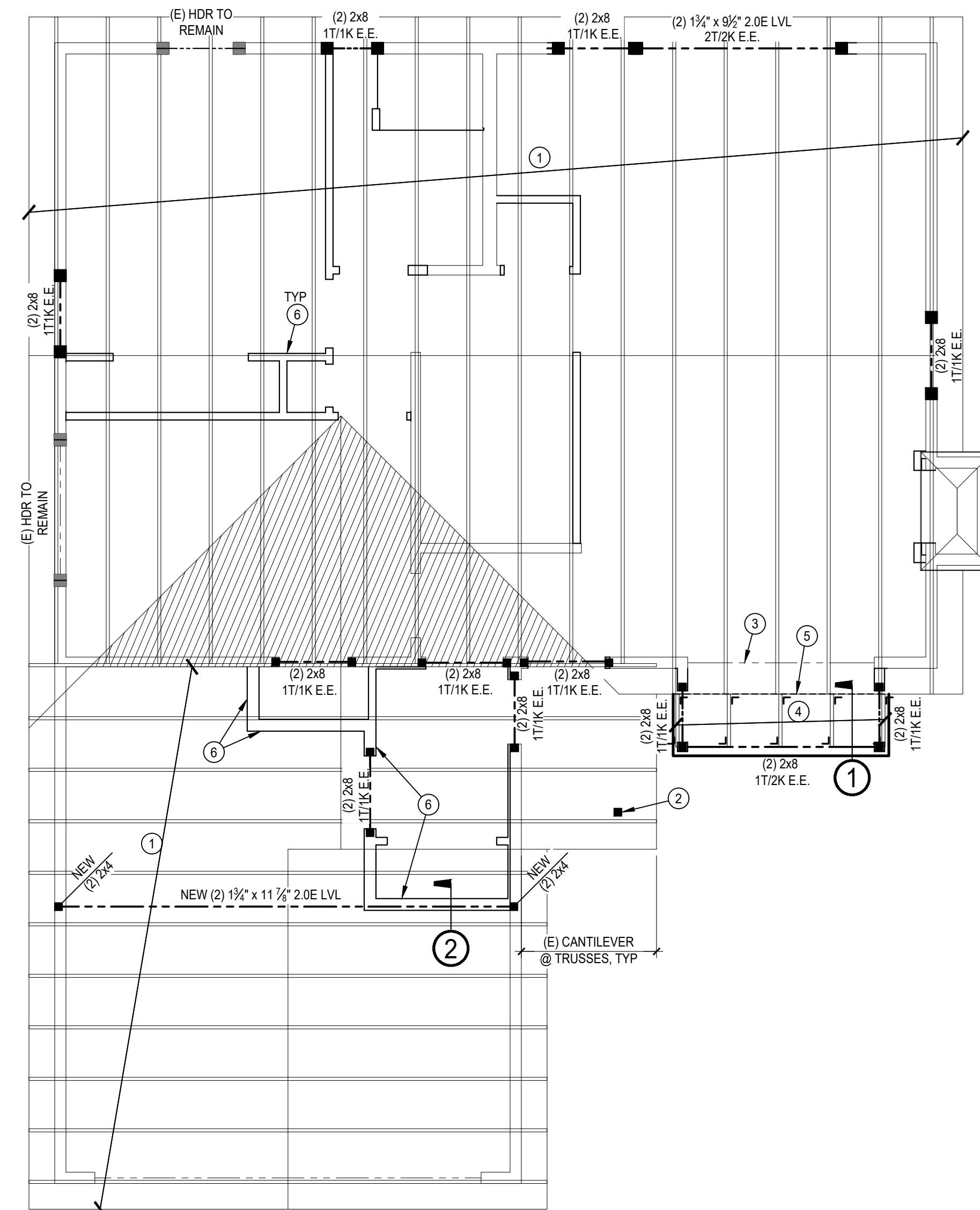
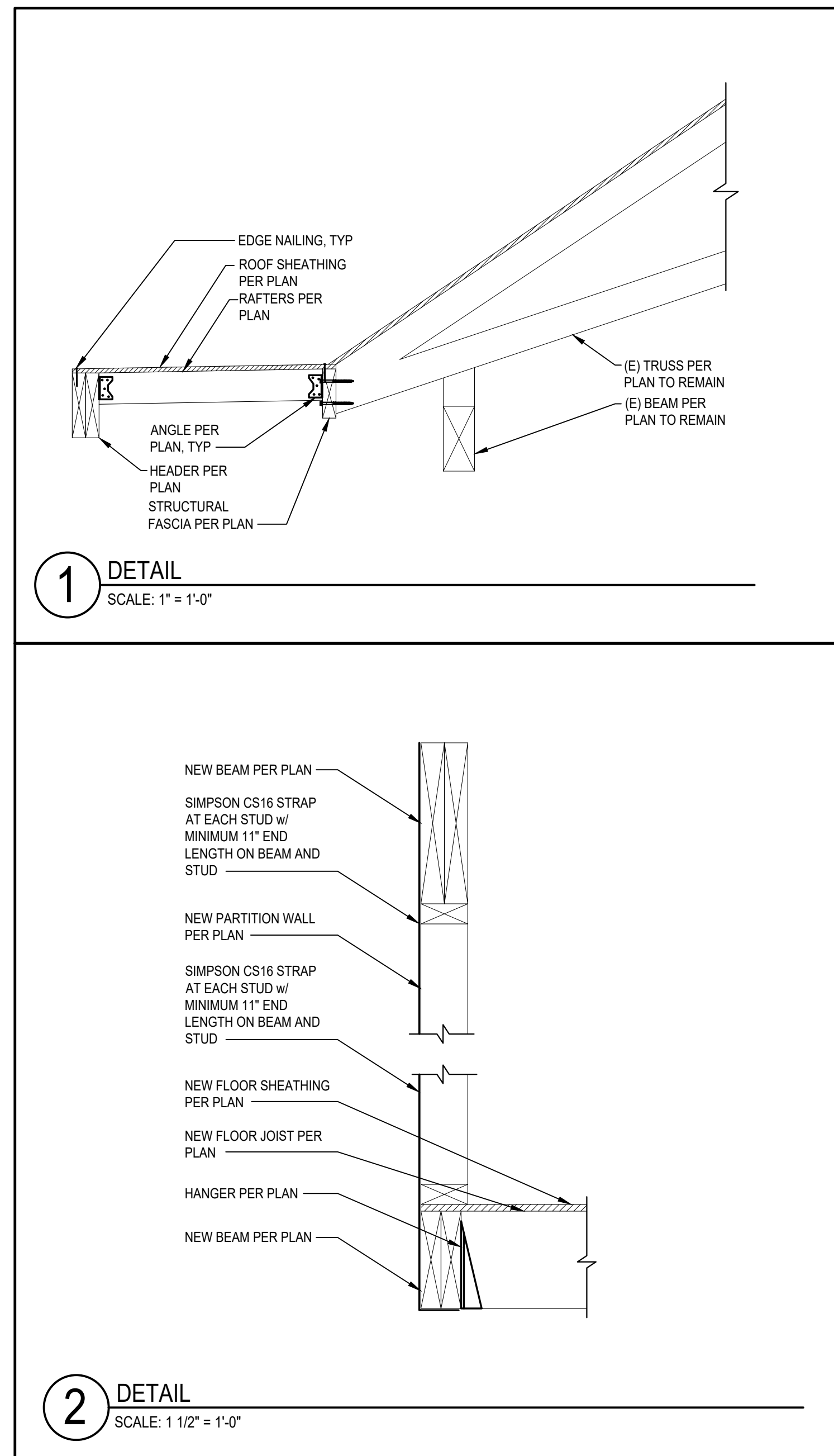
- * FLOOR SHEATHING:**
23/32" APA RATED OSB OR PLYWOOD W/ 10d NAILS @ 6" O.C. ALONG ALL SUPPORTED PANEL EDGES AND 12" O.C. IN FIELD
- * EXTERIOR WALLS:**
SHALL BE 2x6 STUDS @ 16" O.C. (TYP. - UNLESS NOTED OTHERWISE). EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED W/ 7/16" OSB W/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD (TYP. - UNLESS NOTED OTHERWISE)
- * OVERFRAME:** 
EXISTING OVERFRAMING, FIELD VERIFY.
- * INTERIOR WALLS:**
SHALL BE 2x STUDS @ 16" O.C. RE: ARCH'L PLANS FOR THICKNESSES (TYP. - UNLESS NOTED OTHERWISE)
- * HEADER SIZE:**
SHALL BE (2) 2x8 MINIMUM W/ (1) KING STUD AND (1) TRIMMER AT EACH END (TYP. - UNLESS NOTED OTHERWISE)
- * BUILT-UP STUD COLUMNS:**
SHALL BE CONTINUED DOWN TO FOUNDATION OR OTHER SUPPORTING MEMBER. BUILT-UP COLUMNS SHALL BE BLOCKED SOLID AT THE FLOOR SYSTEM.
- * MULTI-PLY BEAMS:**
CONSISTING OF (3) OR MORE MEMBERS SHALL BE SECURED TOGETHER W/ (1) 1/2" Ø THRU BOLT @ 16" O.C. STAGGERED (OFFSET EACH BOLT 2 1/2" FROM 1/2 OF BEAM)
- * FLUSH FRAMED (SIDE LOADED):**
BUILT-UP LVL BEAMS CONSISTING OF (3) OR MORE MEMBERS SHALL BE SECURED TOGETHER W/ (2) 1/2" Ø THRU BOLTS @ 16" O.C. (OFFSET EACH BOLT 2 1/2" FROM 1/2 OF BEAM)
- * DROP FRAMED (TOP LOADED):**
BUILT-UP LVL BEAMS CONSISTING OF (4) OR MORE MEMBERS SHALL BE SECURED TOGETHER W/ (2) ROWS OF 1/2" Ø THRU BOLTS STAGGERED @ 24" O.C. (OFFSET EACH BOLT 2 1/2" FROM 1/2 OF BEAM)

PLAN NOTES

- (1) (E) 2x8 FLOOR JOISTS @ 24" O.C. FIELD VERIFY
- (2) 2x8 FLOOR JOISTS @ 16" O.C.
- (3) SIMPSON LUS26-2 HANGER
- (4) SIMPSON LUS26 HANGER
- (5) 2x6 w/ SIMPSON LUS26 EACH END TO (E) FLOOR JOISTS
- (6) SIMPSON HUC26-2 HANGER
- (7) (E) 2x6 BEARING WALL @ 16" O.C. TO REMAIN, FIELD VERIFY.
- (8) (E) PARTITION WALL TO REMAIN
- (9) NEW 2x4 PARTITION WALL @ 16" O.C.

- * **FLOOR SHEATHING:**
2332" APA RATED OSB OR PLYWOOD W/ 10d NAILS @ 6" O.C. ALONG ALL SUPPORTED PANEL EDGES AND 12" O.C. IN FIELD
- * **EXTERIOR WALLS:**
SHALL BE 2x6 STUDS @ 16" O.C. (TYP. - UNLESS NOTED OTHERWISE). EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED W/ 7/16" OSB W/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD (TYP. - UNLESS NOTED OTHERWISE)
- * **OVERFRAME:** EXISTING OVERFRAMING, FIELD VERIFY.
- * **INTERIOR WALLS:**
SHALL BE 2x STUDS @ 16" O.C. RE: ARCH. PLANS FOR THICKNESSES (TYP. - UNLESS NOTED OTHERWISE)
- * **HEADER SIZE:**
SHALL BE 2(2x8 MINIMUM W/ 1) KING STUD AND 1(1) TRIMMER AT EACH END (TYP. - UNLESS NOTED OTHERWISE)
- * **BUILT-UP STUD COLUMNS:**
SHALL BE CONTINUED DOWN TO FOUNDATION OR OTHER SUPPORTING MEMBER. BUILT-UP COLUMNS SHALL BE BLOCKED SOLID AT THE FLOOR SYSTEM.
- * **MULTI-PLY BEAMS:**
CONSISTING OF (3) OR MORE MEMBERS SHALL BE SECURED TOGETHER W/ 1" 12/30 THRU BOLT @ 16" O.C. STAGGERED (OFFSET EACH BOLT 2 1/2" FROM ϵ OF BEAM)
- * **FLUSH FRAMED (SIDE LOADED):**
BUILT-UP LVL BEAMS CONSISTING OF (3) OR MORE MEMBERS SHALL BE SECURED TOGETHER W/ 12/30 THRU BOLTS @ 16" O.C. (OFFSET EACH BOLT 2 1/2" FROM ϵ OF BEAM)
- * **DROP FRAMED (TOP LOADED):**
BUILT-UP LVL BEAMS CONSISTING OF (4) OR MORE MEMBERS SHALL BE SECURED TOGETHER W/ (2) ROWS OF 12/30 THRU BOLTS STAGGERED @ 24" O.C. (OFFSET EACH BOLT 2 1/2" FROM ϵ OF BEAM)

- ① (E) ROOF TRUSSES @ 2'-0" O.C. TO REMAIN. FIELD VERIFY.
- ② (E) POST TO BE REMOVED
- ③ (E) BEAM TO REMAIN. FIELD VERIFY
- ④ 2x4 RAFTERS @ 24" O.C. w/ (1) SIMPSON A34 ANGLE AT EACH END
- ⑤ 2x6 STRUCTURAL FASCIA w/ (2) SDS25312 SCREWS @ EACH (E) TRUSS
- ⑥ NEW 2x4 PARTITION WALLS @ 16" O.C.



— SCALE: 1/4" = 1'-0"