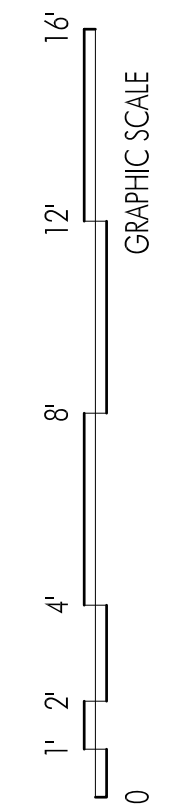
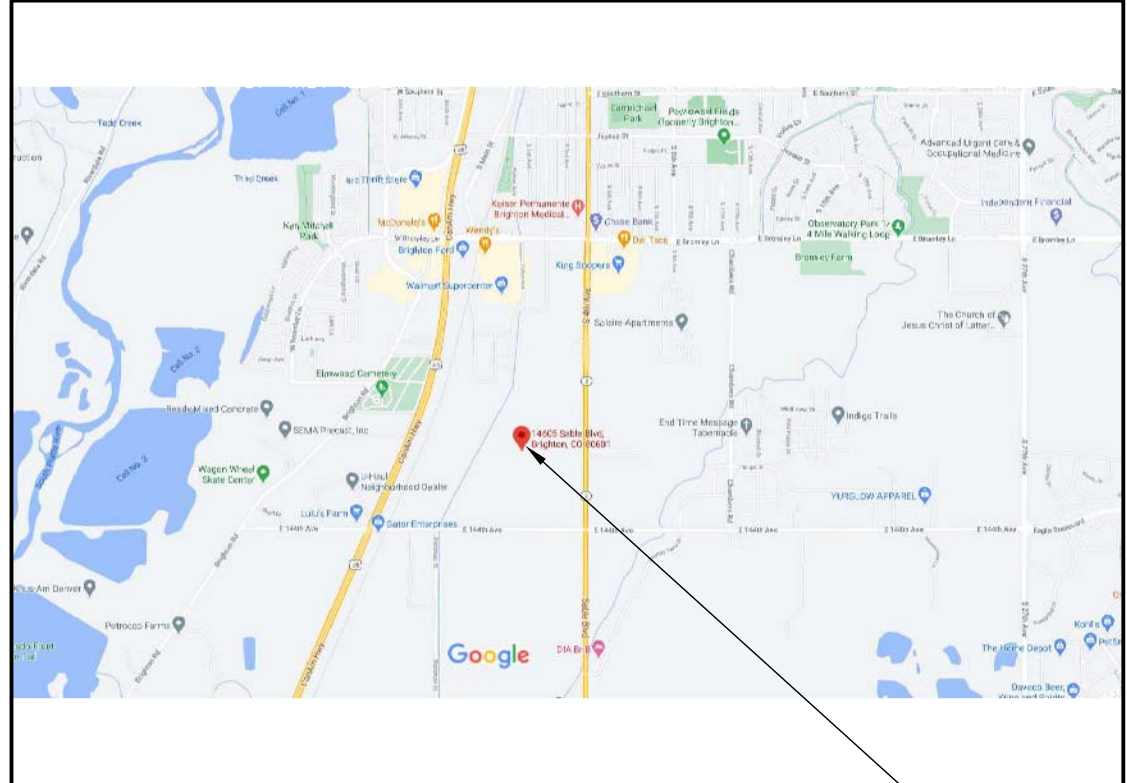




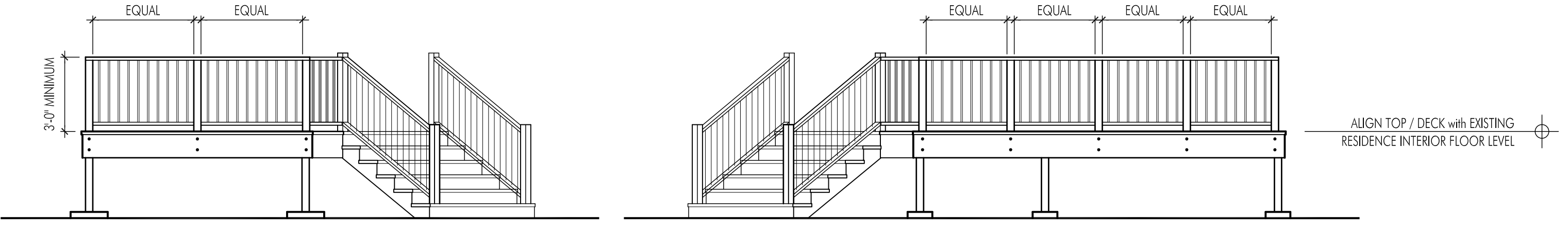
nakhjovani 01.12.2021

LEWIS HIMES
ASSOCIATES

ARCHITECTURE &
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5734 S. PRINCE STREET
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LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990

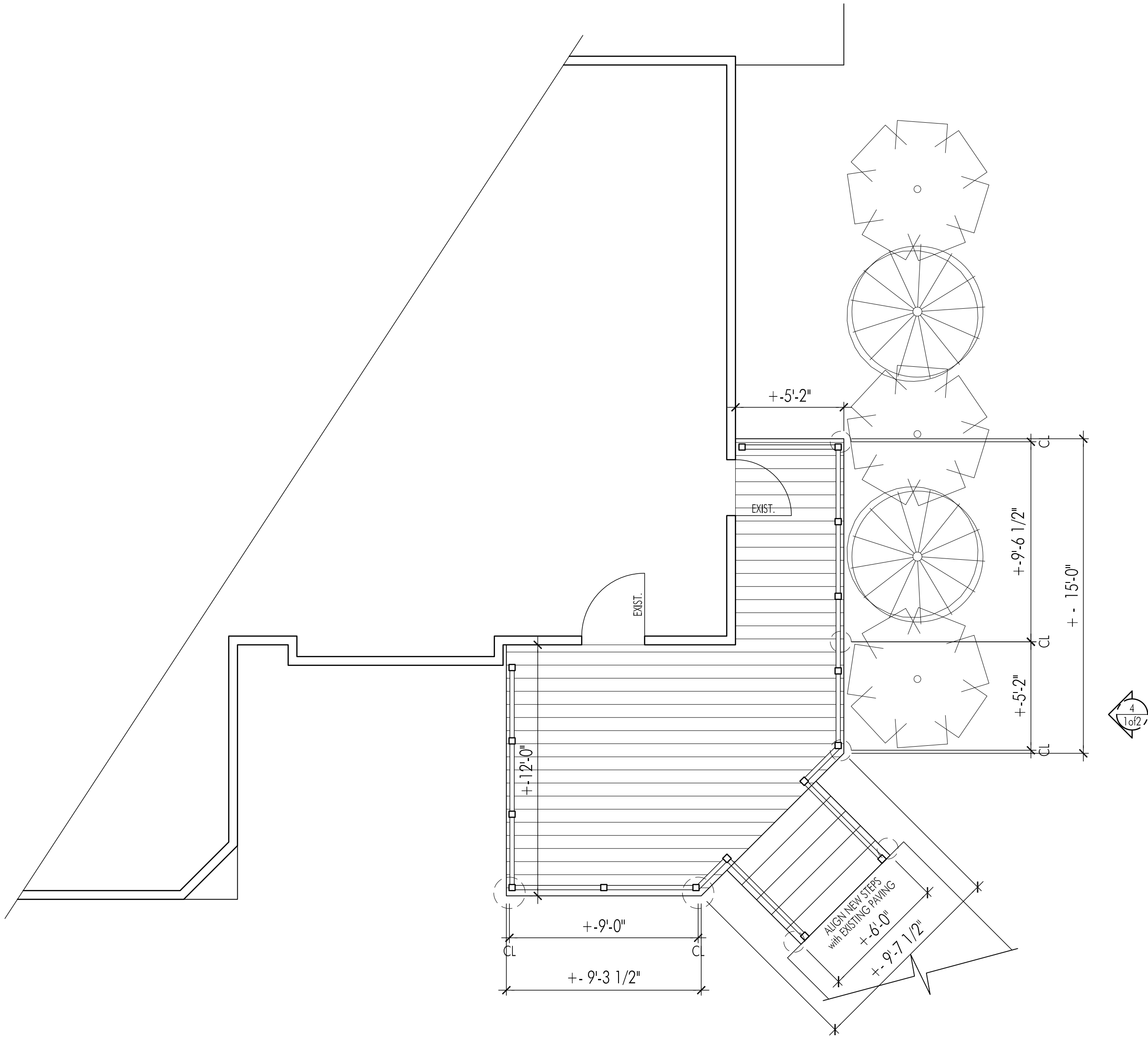


VICINITY MAP - n.t.s.

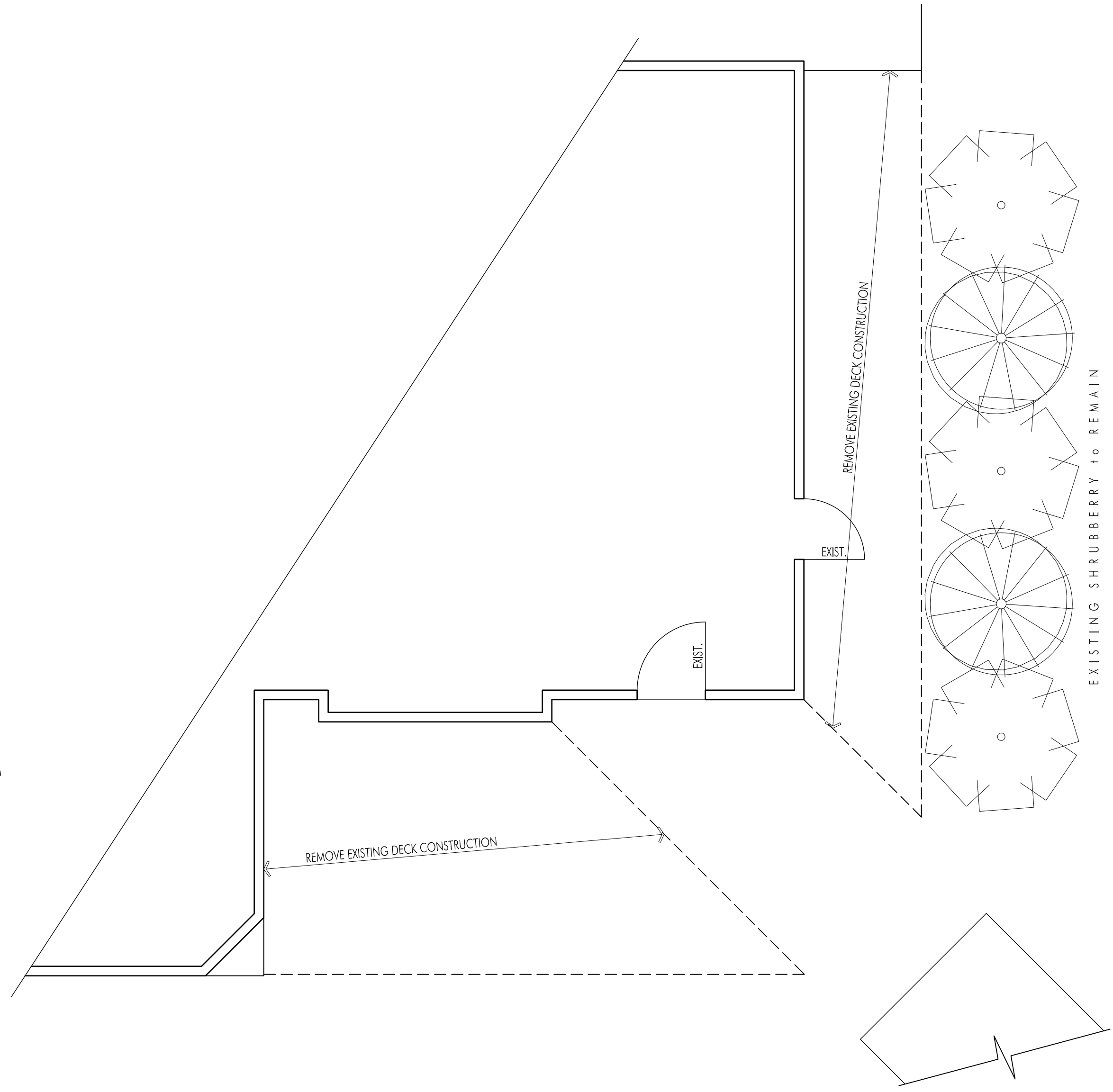


3 DECK SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

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



2 NEW DECK PLAN
SCALE : 1/4" = 1'-0"



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

PROJECT TEAM :

OWNER / DEVELOPER
CITY of BRIGHTON
500 S. 4th AVENUE
BRIGHTON, CO 80601
P.O.C.: KYLE SYLVESTER
PH: 303. 655.2089

STRUCTURAL
OTEGUI STRUCTURAL SERVICES
PO BOX 620341
LITTLETON, CO 80162
P.O.C. : MIKE OTEGUI
PH: 720.981.5333

ARCHITECT
LEWIS HIMES ASSOC., INC.
5265 RIO GRANDE ST.
SUITE 202
LITTLETON, CO 80120
P.O.C.: DAVE NAKHJOVANI
PH: 303.385.1205

CONTRACTOR
T.B.D.

PROJECT INFORMATION :

PROJECT ADDRESS : 14605 SABLE BLVD.
ADAMS COUNTY, CO 80601

PROJECT DESCRIPTION : DEMOLITION and PARTIAL REPLACEMENT of
an EXISTING EXTERIOR RESIDENCE PORCH

APPLICABLE BUILDING CODES
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
ADAMS COUNTY - ADOPTED AMENDMENTS

Area of WORK CALCULATION
EXISTING PORCH to be DEMOLISHED :
+ - 361 sf
Area of NEW PORCH :
+ - 220 sf

SHEET INDEX :

1 of 2 COVER SHEET, NOTES and SITE PLAN
2 of 2 SURVEY DRAWING

PORCH REPLACEMENT
for CITY of BRIGHTON
14605 SABLE BLVD.
ADAMS COUNTY, COLORADO

REVISIONS:		
No.	DATE	REMARKS
1		
2		

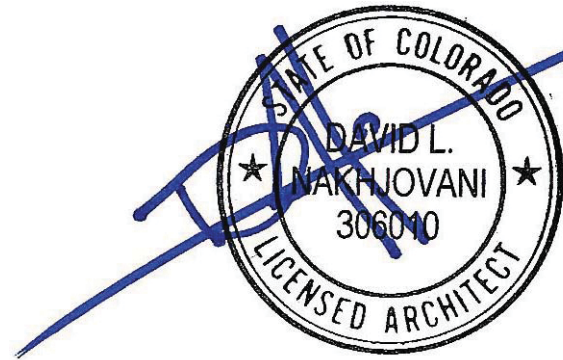
DRN: CKD: APPD:

DRAWING SCALE: AS NOTED

DATE: JANUARY 12, 2021

DECK DRAWINGS	DRAWING No.: 1 of 2
JOB No.:	

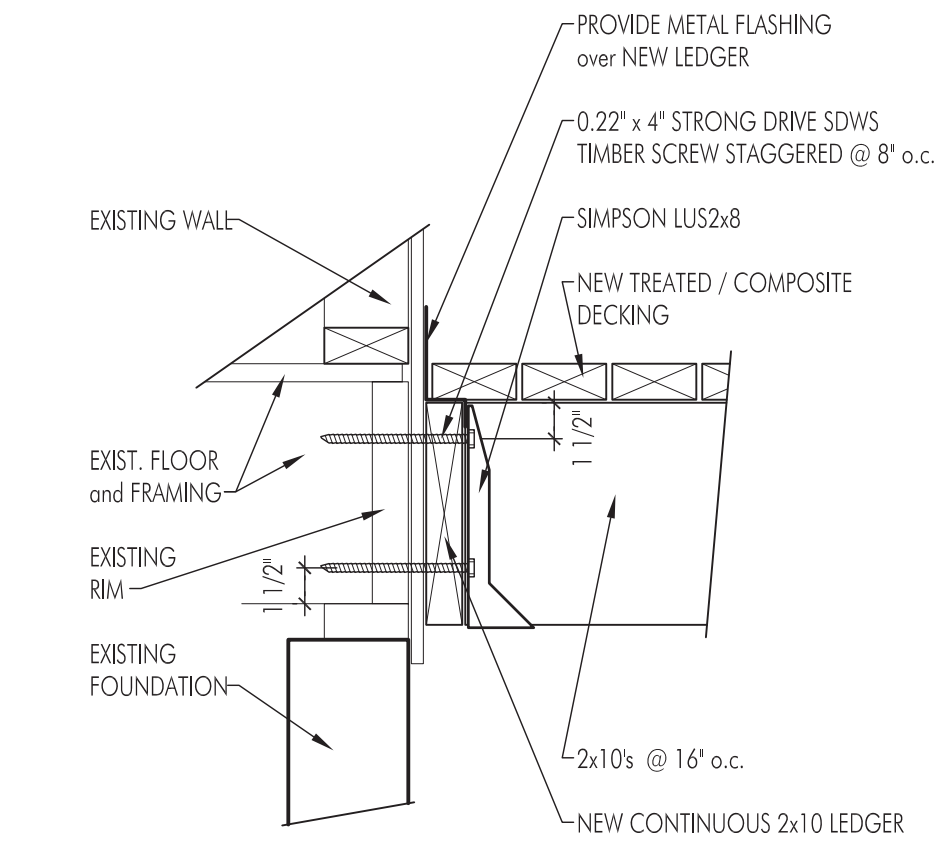
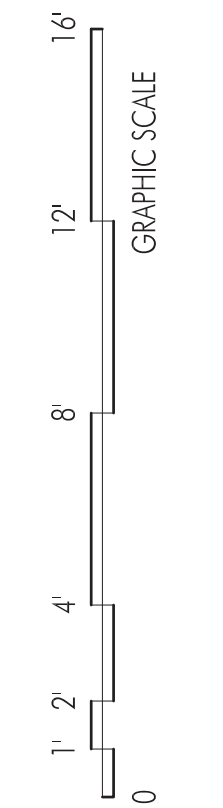
BUILDING PERMIT SUBMITTAL



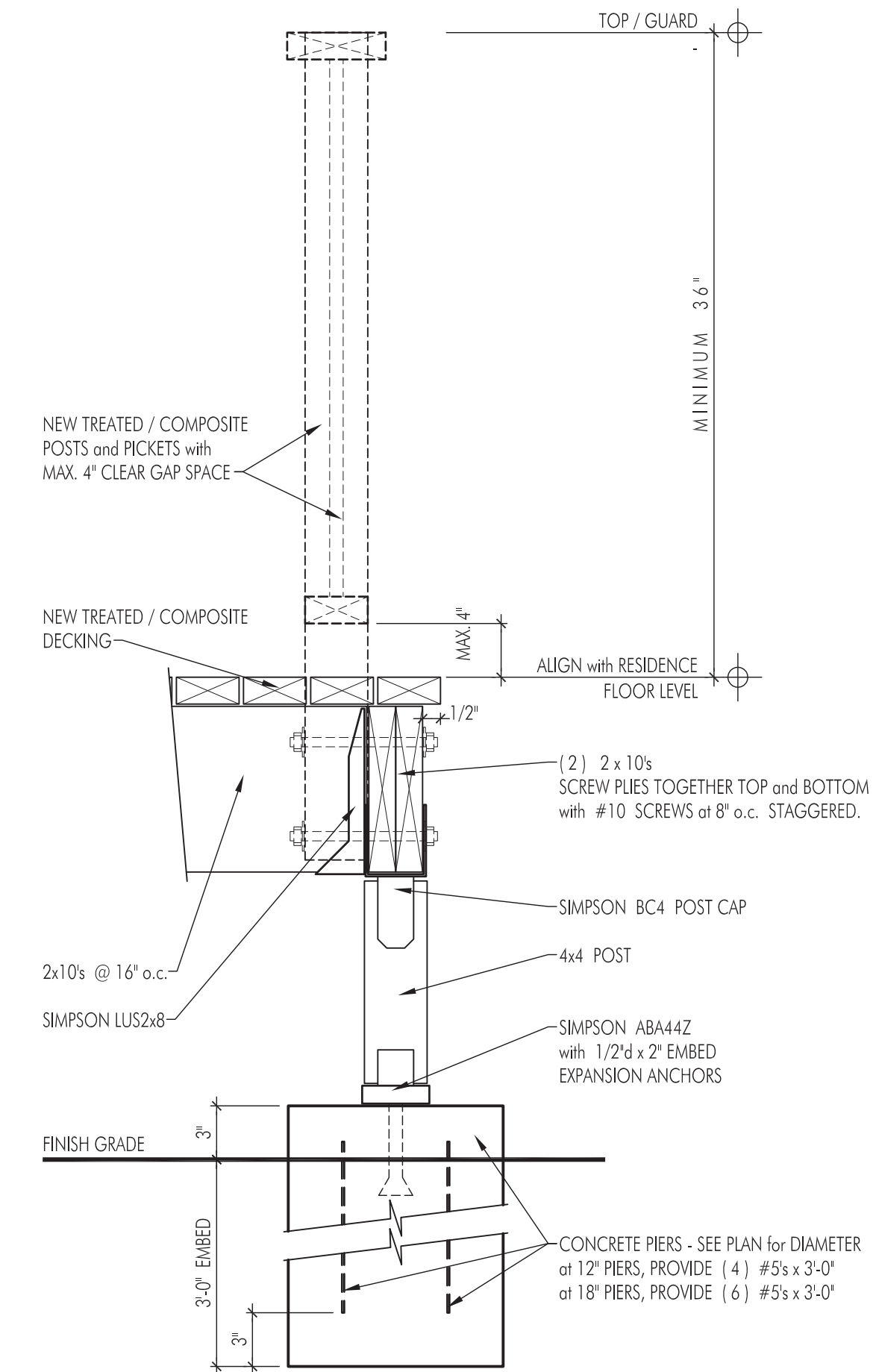
nakhiovani 01.12.2021

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5734 S. PRINCE STREET
SUITE 201
LITTLETON, CO 80120
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FAX: 303-738-9990



TYP. DECK to EXISTING HOUSE
SCALE : 1 1/2" = 1'-0"



TYPICAL COLUMN
SCALE : 1 1/2" = 1'-0"

16 PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE

GUARD POST ATTACHMENTS

Deck guard posts shall be a minimum 4x4 (nominal) with an adjusted bending design value not less than 1,100 psi.

Guard posts for guards which run parallel to the deck joists shall be attached to the outside joist per Figure 25. Guard posts for guards that run perpendicular to the deck

joists shall be attached to the rim joist in accordance with Figure 26. Only hold down anchor models meeting these minimum requirements shall be used. Hold down anchors shall have a minimum allowable tension load of 1,800 pounds for a 36" maximum rail height and be installed in accordance with the manufacturer's instructions.

Figure 25. Guard Post to Outside Joist Example

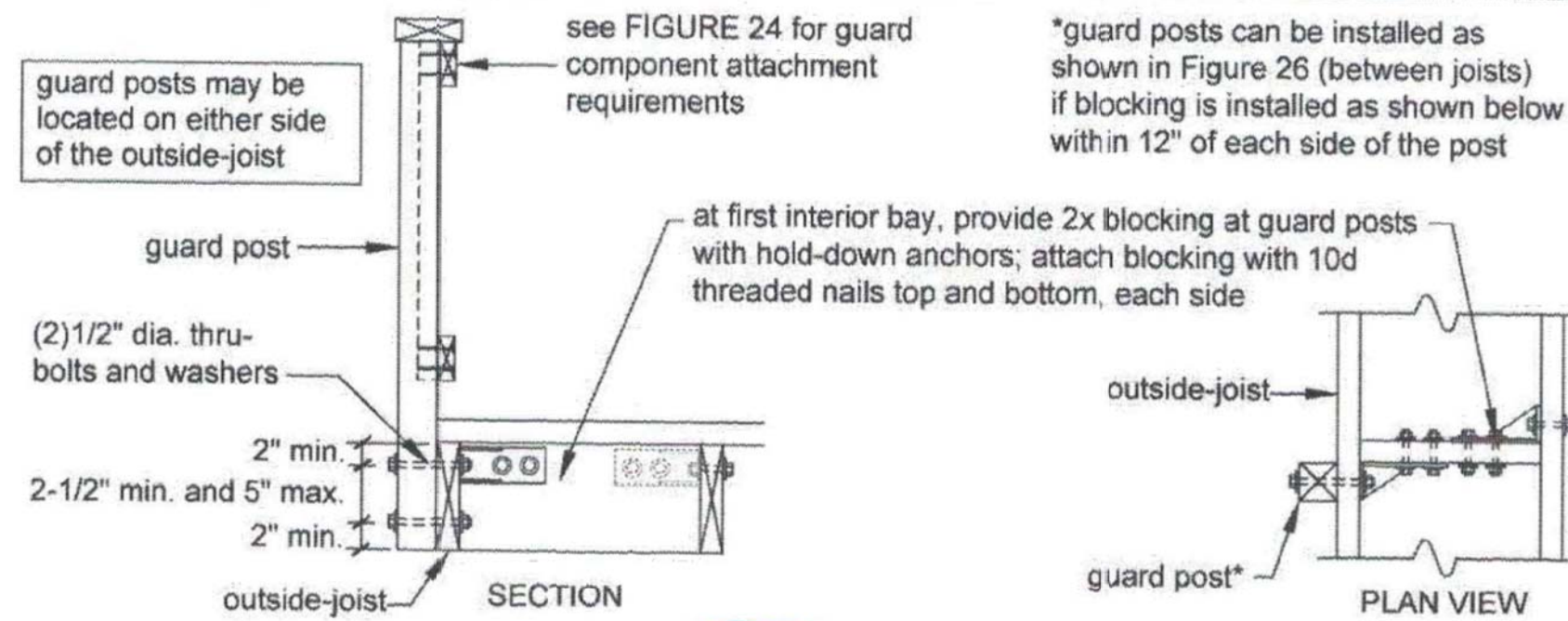
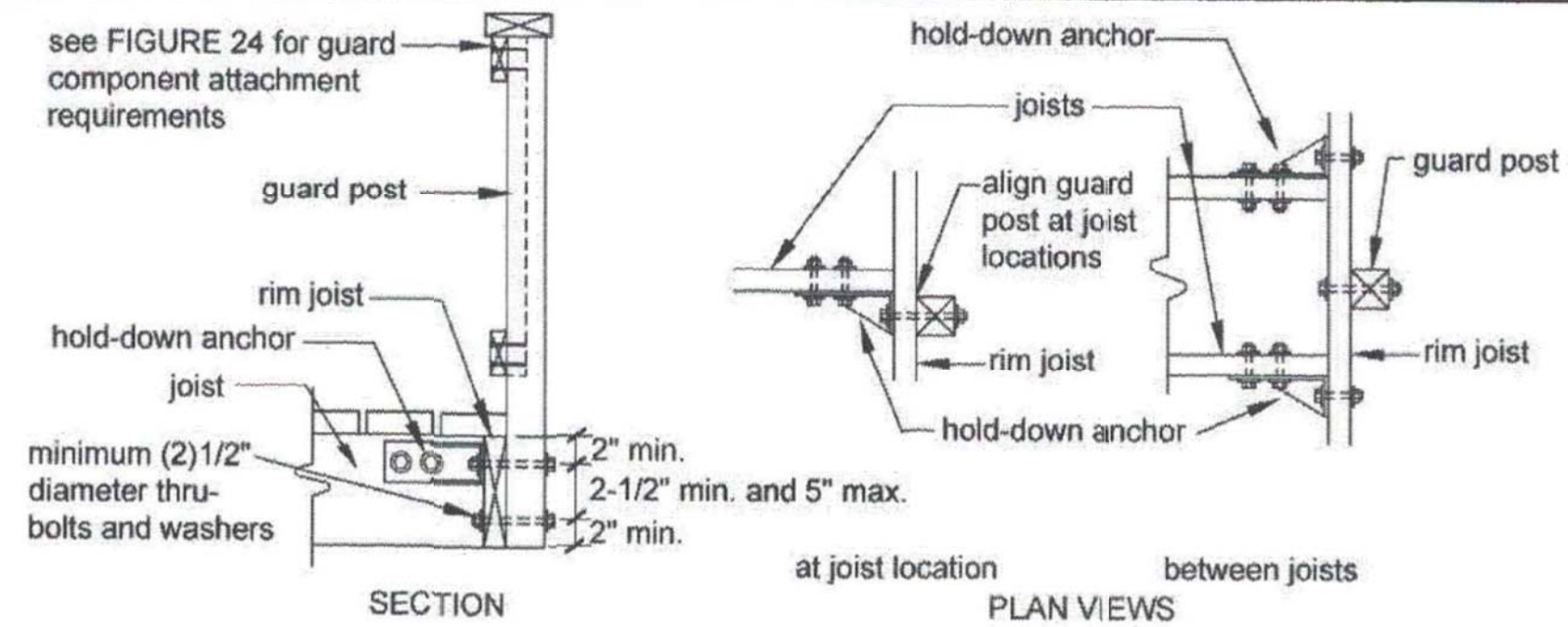


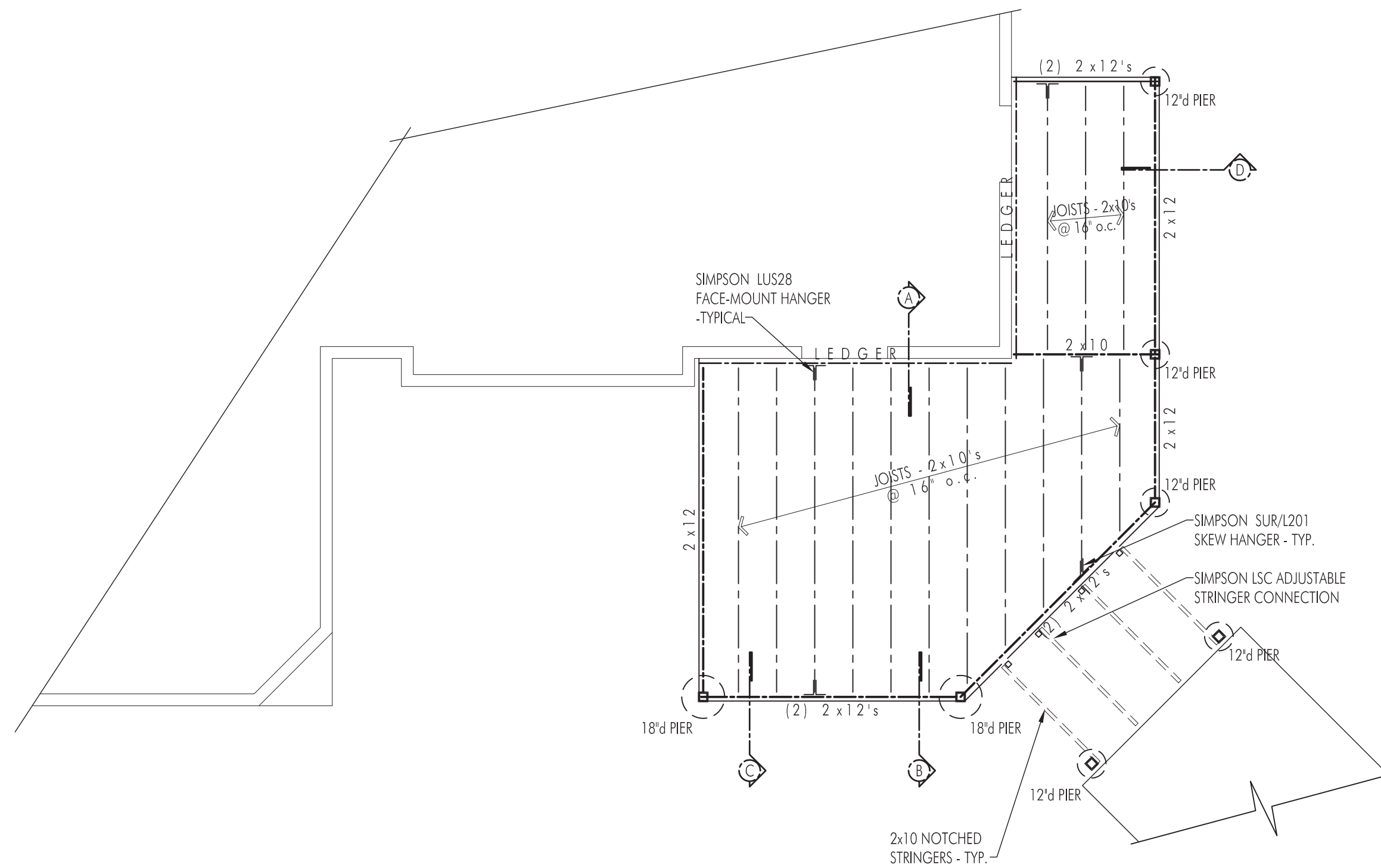
Figure 26. Guard Post to Rim Joist Example



NOTE : MOUNT POSTS INSIDE SPANNING MEMBERS

American Wood Council

RAILING POST DETAILS
not to scale



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

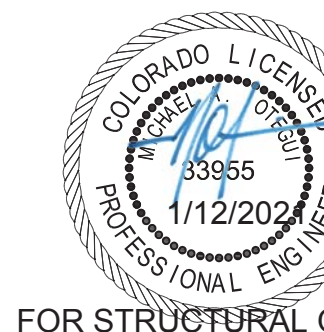
PORCH REPLACEMENT
for CITY OF BRIGHTON
14605 SABLE BLVD.
ADAMS COUNTY, COLORADO

REVISIONS:		
No.	DATE	REMARKS
1		
2		

DRN: CKD: APPD:

DRAWING SCALE: AS NOTED

DATE: JANUARY 12, 2021



FOR STRUCTURAL ONLY

STRUCTURAL DRAWINGS

DRAWING No.: 2 of 2

JOB No.:

BUILDING PERMIT SUBMITTAL