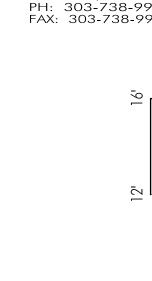




ARCHITECTURE & SPACE PLANNING 5734 S. PRINCE STREET SUITE 201 LITTLETON, CO 80120 PH: 303-738-9989 FAX: 303-738-9990



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VICINITY MAP - n.t.s.

PROJECT TEAM:

OWNER / DEVELOPER . CITY of BRIGHTON 500 S. 4th AVENUE BRIGHTON, CO 80601 P.O.C.: KYLE SYLVESTER PH: 303.655.2089

ARCHITECT LEWIS HIMES ASSOC., INC. 5265 RIO GRANDE ST.

SUITE 202 LITTLETON, CO 80120 P.O.C.: DAVE NAKHJOVANI PH: 303.385.1205

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

CONTRACTOR T.B.D.

PROJECT INFORMATION:

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

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

> 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) ADAMS COUNTY - ADOPTED AMENDMENTS

> > EXISTING PORCH to be DEMOLISHED :

+ - 220 sf

DRAWING SCALE: AS NOTED

REVISIONS:

DRAWINGS

.. COVER SHEET, NOTES and SITE PLAN

SHEET INDEX: 1 of 2

2 of 2

DECK SOUTH ELEVATION

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

DECK EAST ELEVATION

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

EQUAL EQUAL EQUAL

ALIGN TOP / DECK with EXISTING
RESIDENCE INTERIOR FLOOR LEVEL

+-9'-0" +- 9'-3 1/2"

DEMOLUITION PLAN

lof2 SCALE: 1/4" = 1'-0"

REMOVE EXISTING DECK CONSTRUCTION

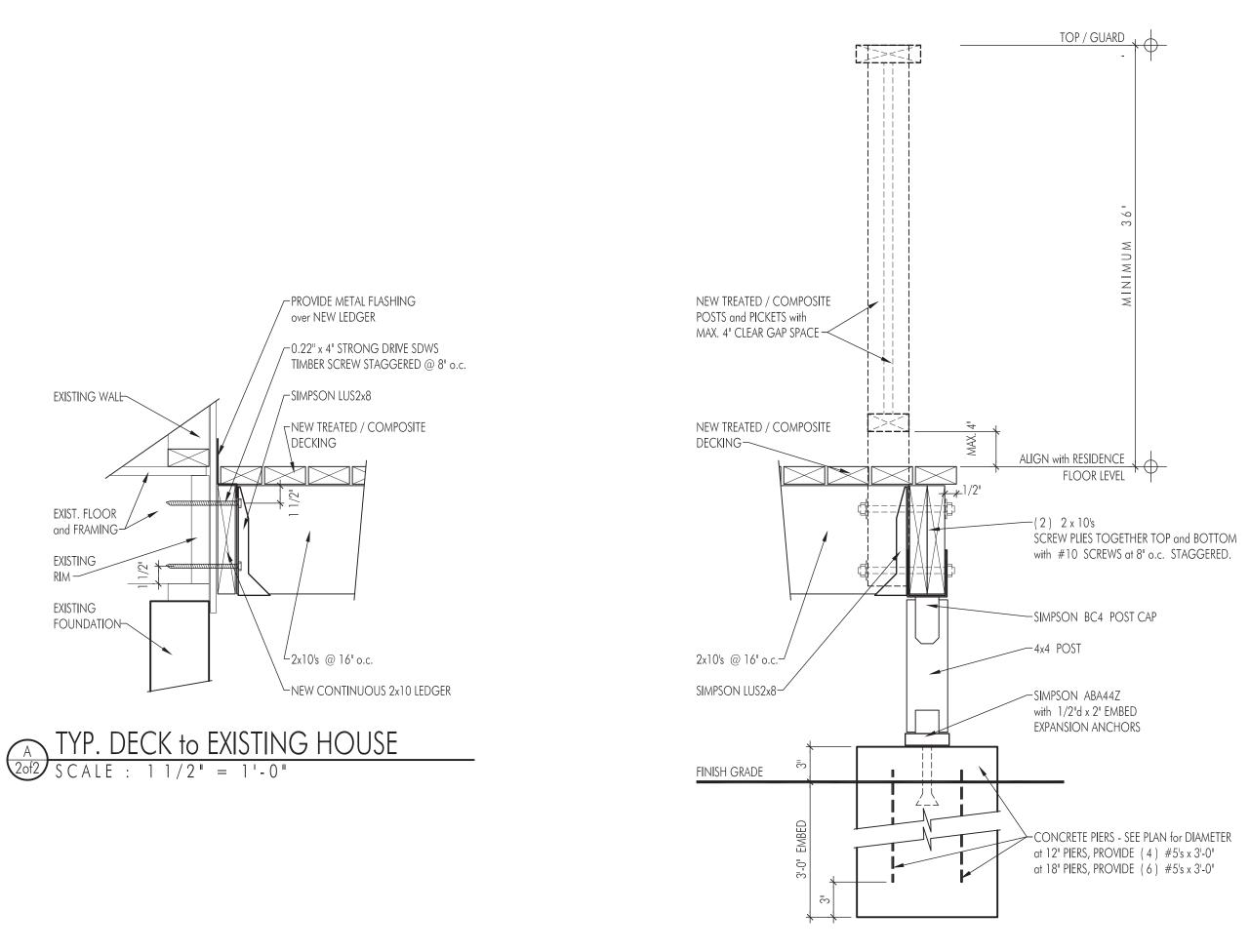
APPLICABLE BUILDING CODES

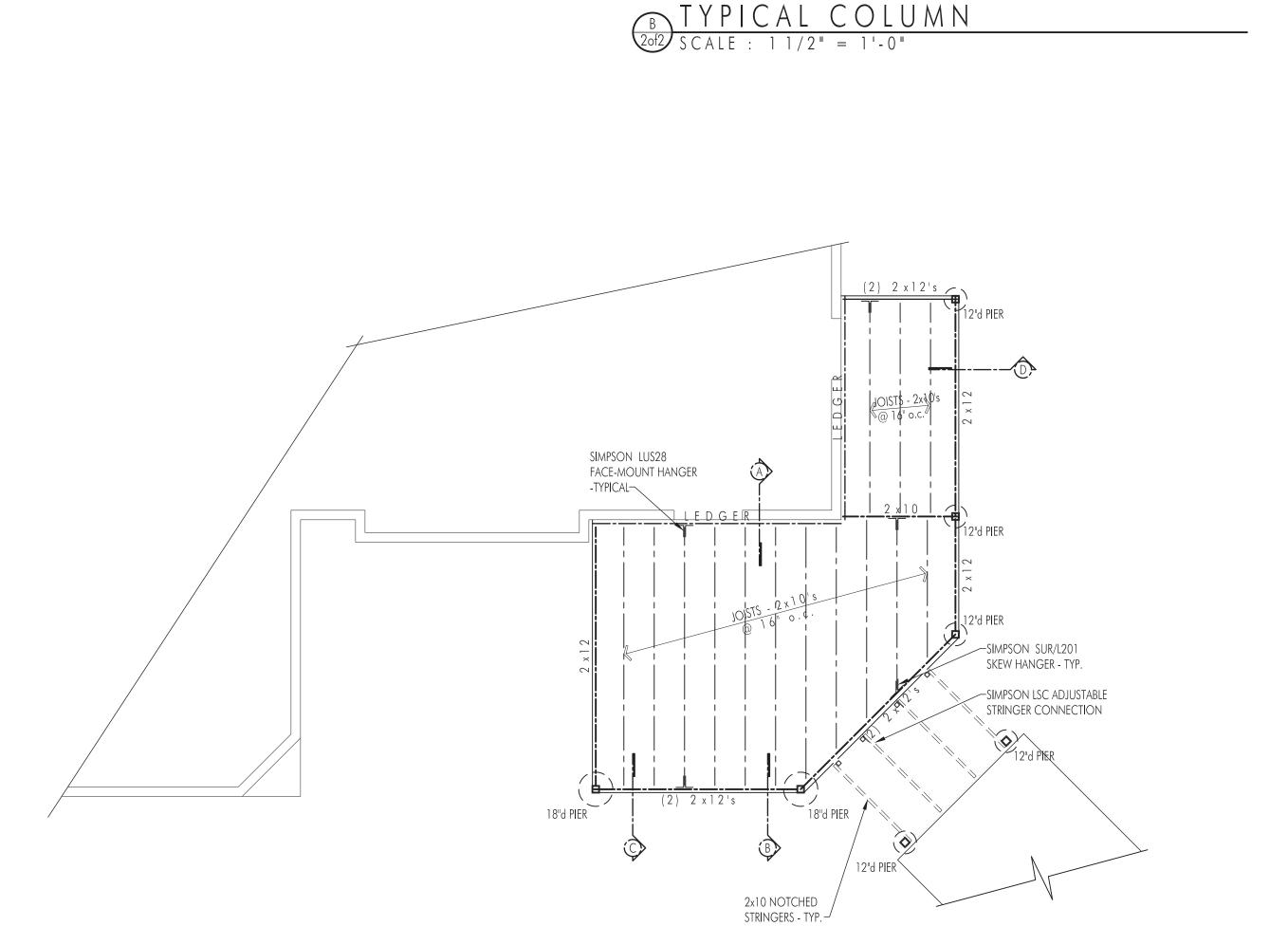
AREA of WORK CALCULATION

+ - 361 sf AREA of NEW PORCH:

PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE **GUARD POST ATTACHMENTS** joists shall be attached to the rim joist in accordance Deck guard posts shall be a minimum 4x4 (nominal) with Figure 26. Only hold down anchor models meeting with an adjusted bending design value not less than these minimum requirements shall be used. Hold down 1,100 psi. anchors shall have a minimum allowable tension load of 1,800 pounds for a 36" maximum rail height and be Guard posts for guards which run parallel to the deck installed in accordance with the manufacturer's joists shall be attached to the outside joist per Figure 25. instructions. Guard posts for guards that run perpendicular to the deck Figure 25. Guard Post to Outside Joist Example see FIGURE 24 for guard see FIGURE 24 for guar component attachment *guard posts can be installed as shown in Figure 26 (between joists) if blocking is installed as shown below within 12" of each side of the post guard posts may be located on either side requirements of the outside-joist at first interior bay, provide 2x blocking at guard posts guard post --with hold-down anchors; attach blocking with 10d threaded nails top and bottom, each side (2)1/2" dia. thrubolts and washers ---outside-joist-2" min. 2-1/2" min. and 5" max. 2" min. 1 SECTION outside-joist-/ **PLAN VIEW** Figure 26. Guard Post to Rim Joist Example see FIGURE 24 for guard hold-down anchorcomponent attachment requirements r guard post -align guard guard post ---post at joist locations hold-down anchor minimum (2)1/2"~ 2-1/2" min. and 5" max. diameter thrubolts and washers at joist location between joists SECTION PLAN VIEWS NOTE: MOUNT POSTS INSIDE SPANNING MEMBERS **American Wood Council**



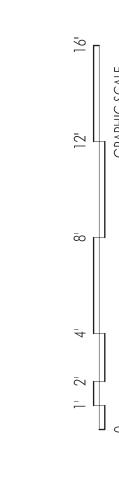








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- J

DRN: CKD: APPD: DRAWING SCALE: AS NOTED JANUARY 12, 2021

REVISIONS:

STRUCTURAL FOR STRUCTURAL ONLY DRAWINGS

FRAMING PLAN
20f2 SCALE: 1/4" = 1'-0"