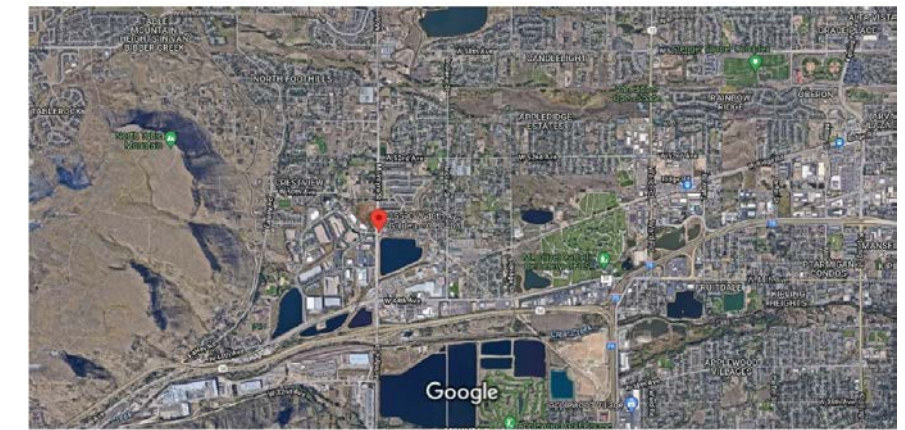
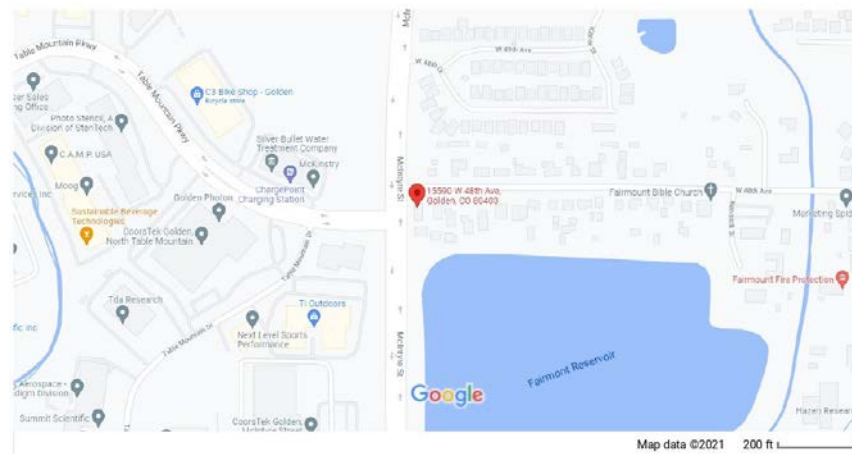
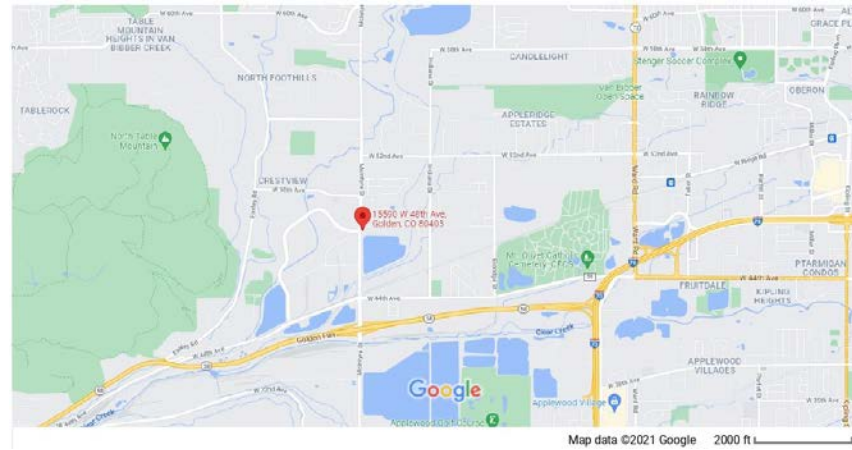


Property Details for 15590 W 48th Ave

Public Records

Beds: 4
House size: 2,881 sq ft
Stories: 2
Lot size: 10327
Heating: Forced Air
Cooling: Central
Year built: 2016
Year renovated: 2016
Property type: Single family



Imagery ©2021 Google, Imagery ©2021 Clear Creek County Govt., Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, 2000 ft
 USDA Farm Service Agency, Map data ©2021 Google



Imagery ©2021 Google, Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 200 ft

Proposed Project Details:

Remove existing 5'W x 7'T sliding glass door and replace it with a 5'W x 8'T panoramic glass door.

Remove existing 10'W x 6'T combination double slide/picture window and replace it with a 10'W x 8'T panoramic glass door.

Build a new deck up to 300SF in the west lawn area of the property adjoining the west wall of the house and the existing southwest patio.

City of Golden
Building Division
 1445 10th Street
 Golden, CO 80401
 Phone: (303) 384-8151
 Fax: (303) 384-8161
 General Building Mailbox
 Email: building@cityofgolden.net

Jefferson County
 100 Jefferson County Parkway
 Suite 3540
 Golden, CO 80419
 Phone: 303-271-8260
Office Hours
 Monday - Thursday
 8 a.m. - 5 p.m.



CLIENT
JIM CODY

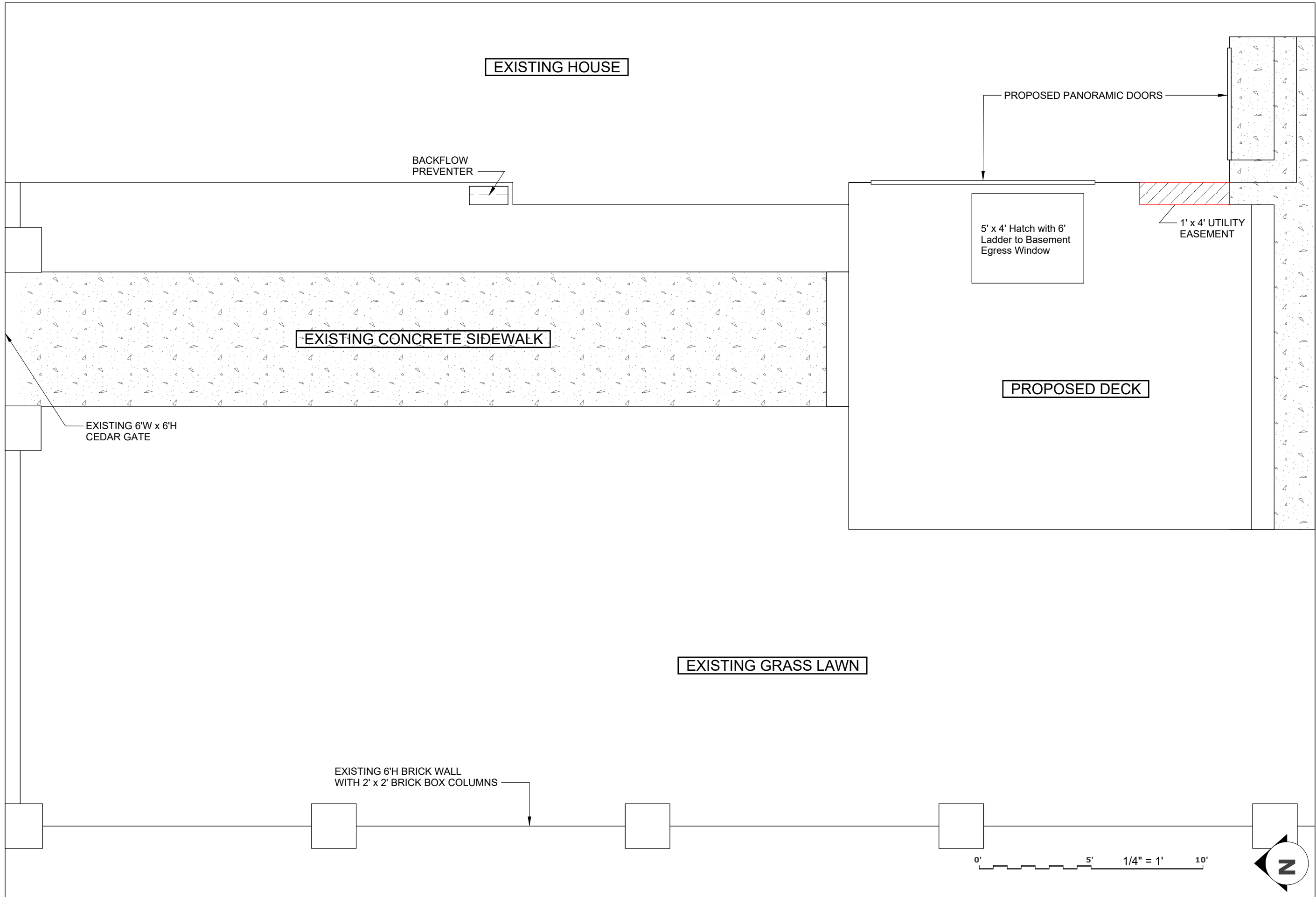
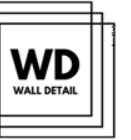
PROJECT
DOORS & DECK

PROJECT NO.
1849

DRAWN BY
BRYCE PERKINS

ISSUE
10.18.2021





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 6145 BROADWAY, SUITE 205
 DENVER, CO 80216
 303.905.0078

CLIENT
 JIM CODY
 15590 W 48TH AVE
 GOLDEN, CO 80403
 801.448.2089

PROJECT
 DOORS & DECK
PROJECT NO.
 1849

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 720.750.2200

**PROPOSED
 PLAN VIEW**

A.01



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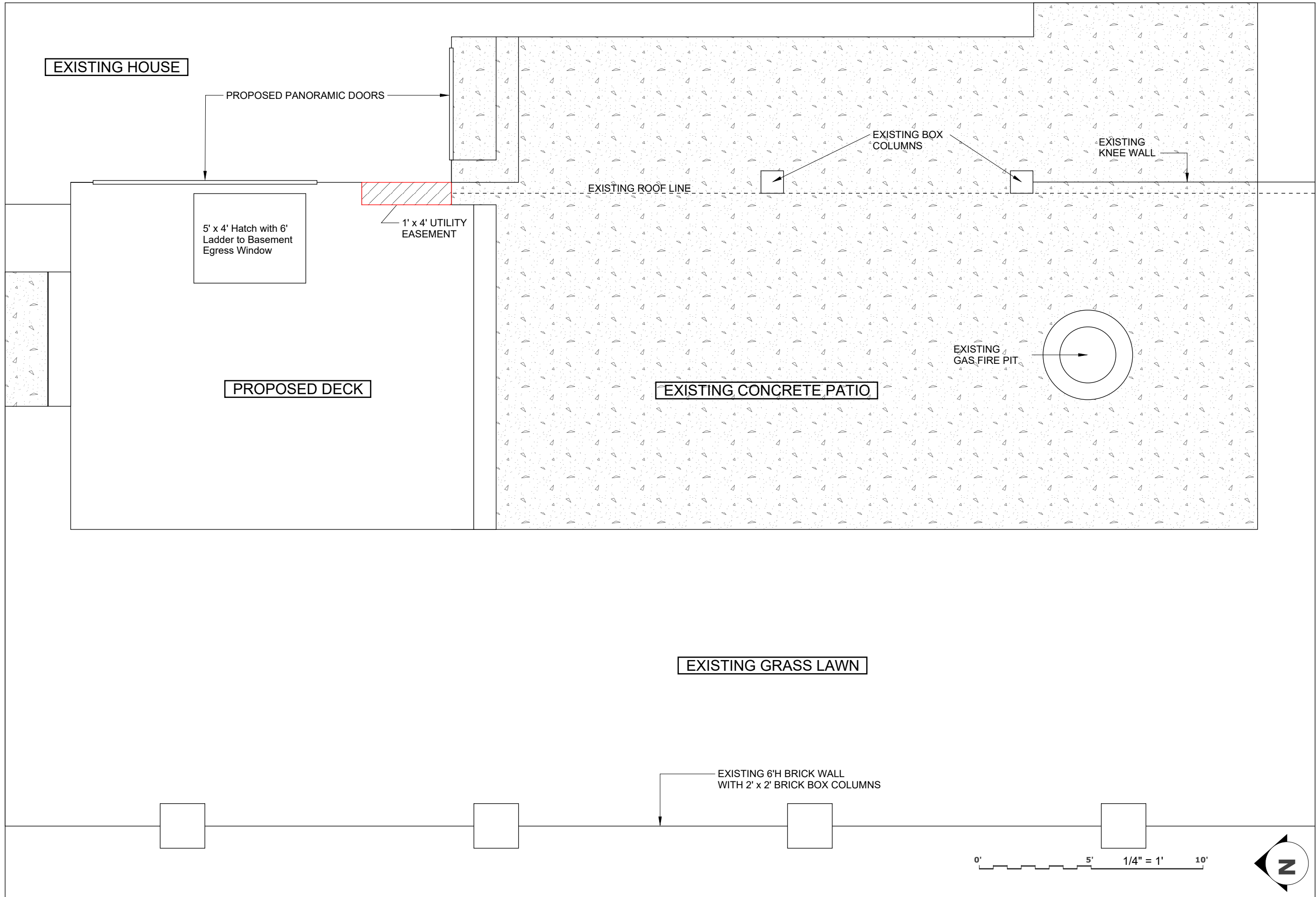
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15590 W 48TH AVE
GOLDEN, CO 80403
801.448.2089

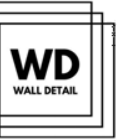
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PROPOSED
PLAN VIEW

A.02





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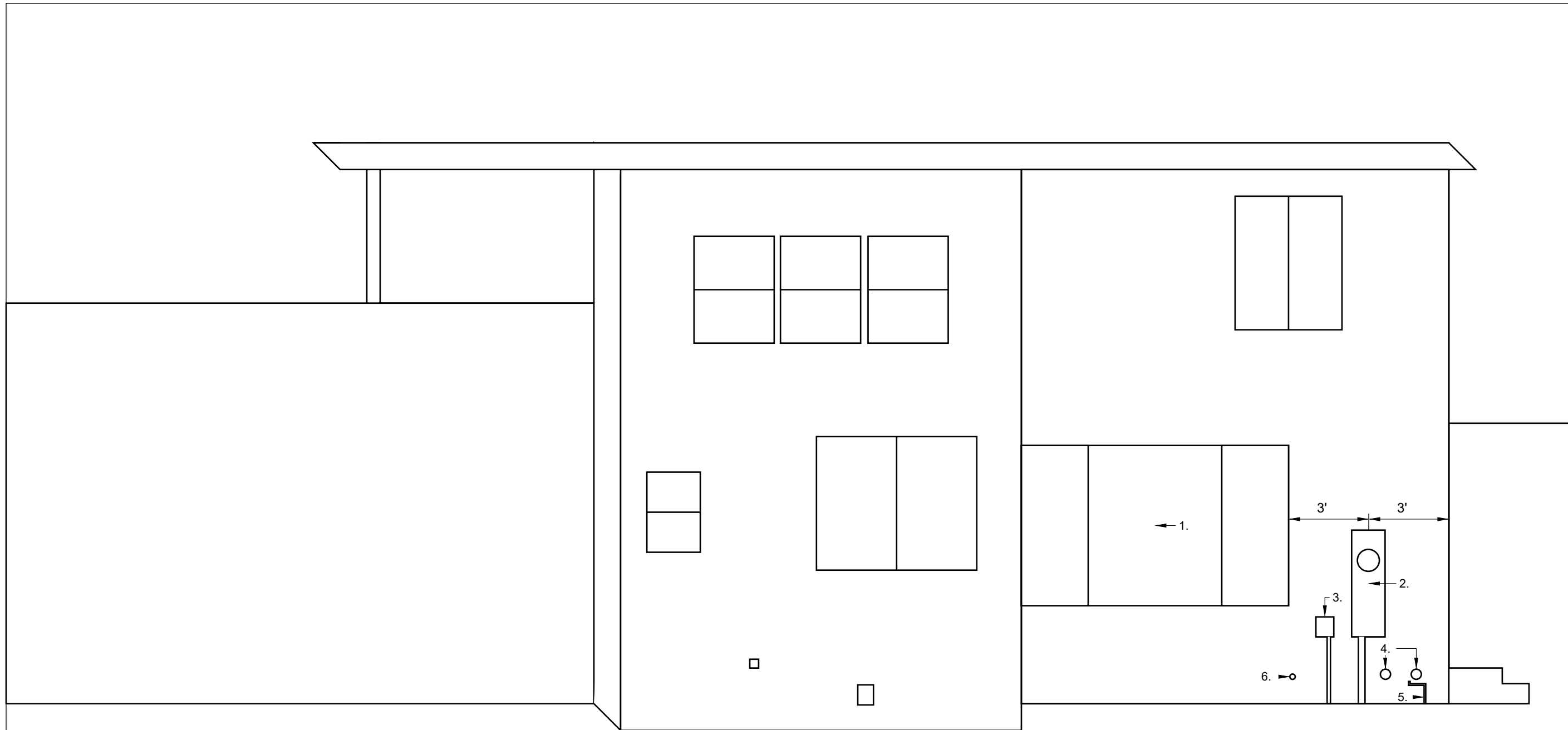
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PROJECT NO.
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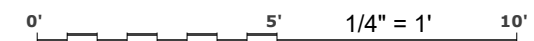
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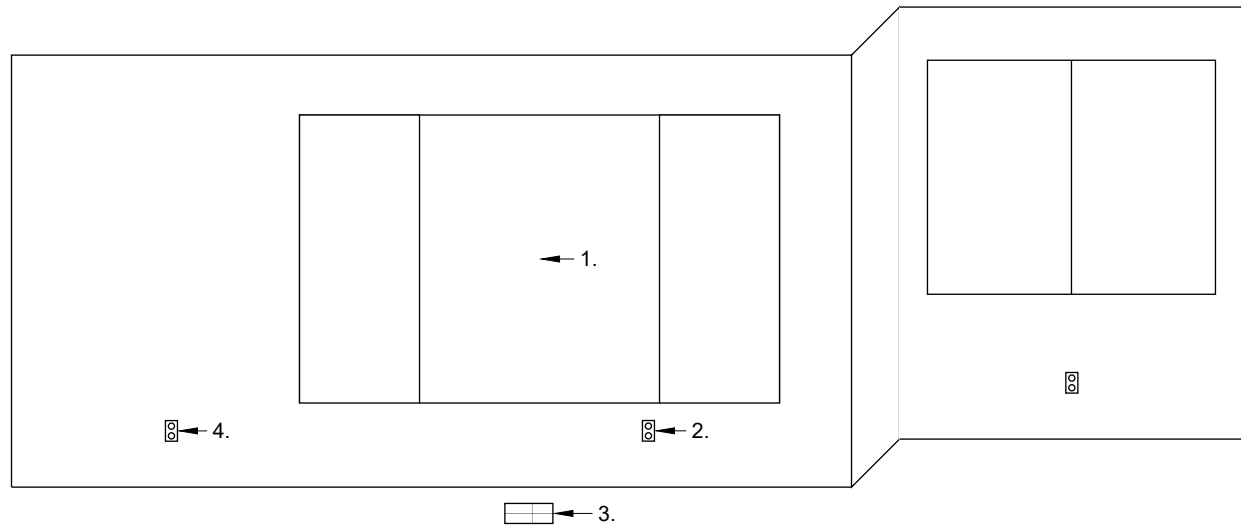
EXTERIOR
DEMO PLAN

A.03

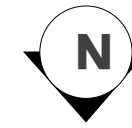
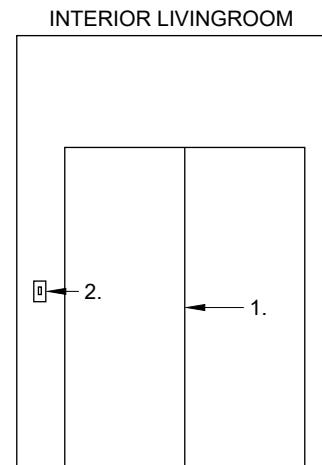
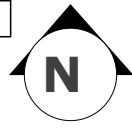
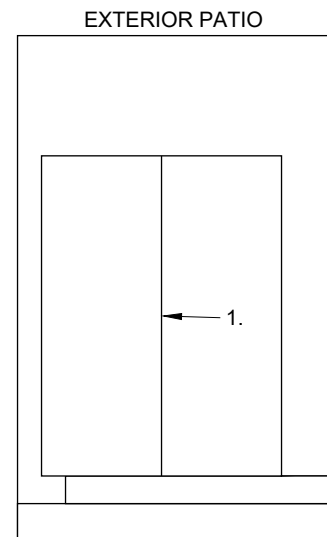
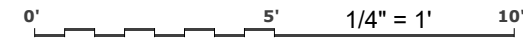


1. Remove existing 10'W x 6'H combination double slide/picture window.
2. Protect in place 15"W x 4'H electrical meter box and 3" conduit.
3. Protect in place 8"W x 12"H cable connection box and 1" conduit.
4. Protect in place 2 each 4" PVC exhaust pipes.
5. Protect in place existing 3/4" domestic gas supply.
6. With water turned off remove hose bib and supply pipe to just behind the first fitting inside the wall.

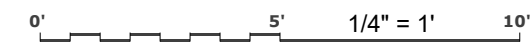


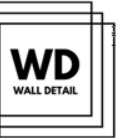


1. Remove existing 10"W x 6"H combination double slide/picture window.
2. Remove and repurpose existing 120-Volt power receptacle.
3. Protect in place 12" x 5" air diffuser.
4. Protect in place 120-Volt power receptacle.



1. Remove existing 5"W x 6'8"H sliding glass door.
2. Remove and reset existing switch to exterior soffit can lights.
3. Protect in place existing 12" x 5" air diffuser.





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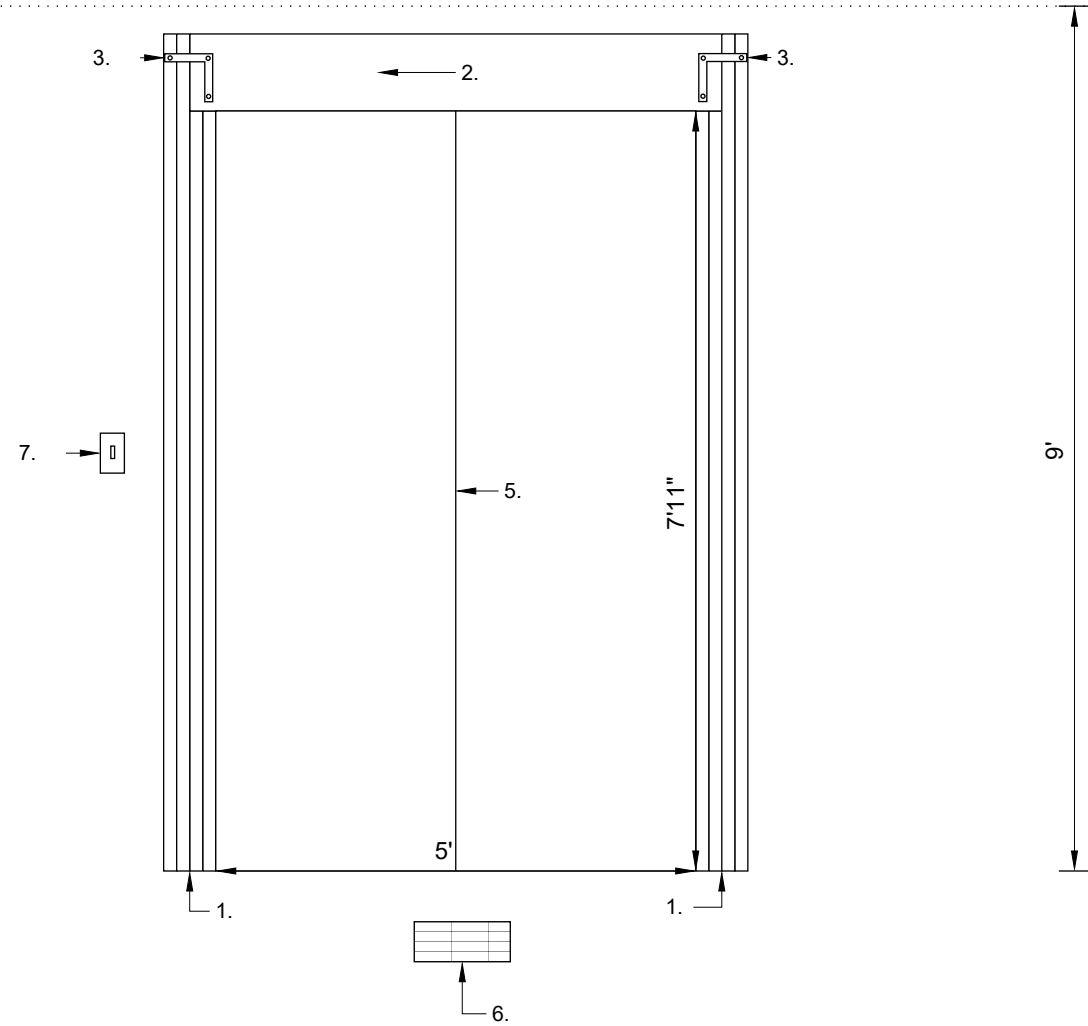
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DOORS & DECK
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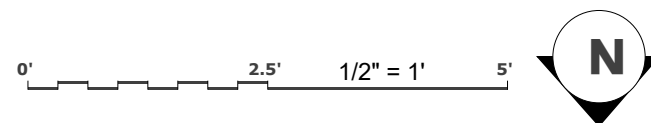
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**DOOR
FRAMING PLAN**

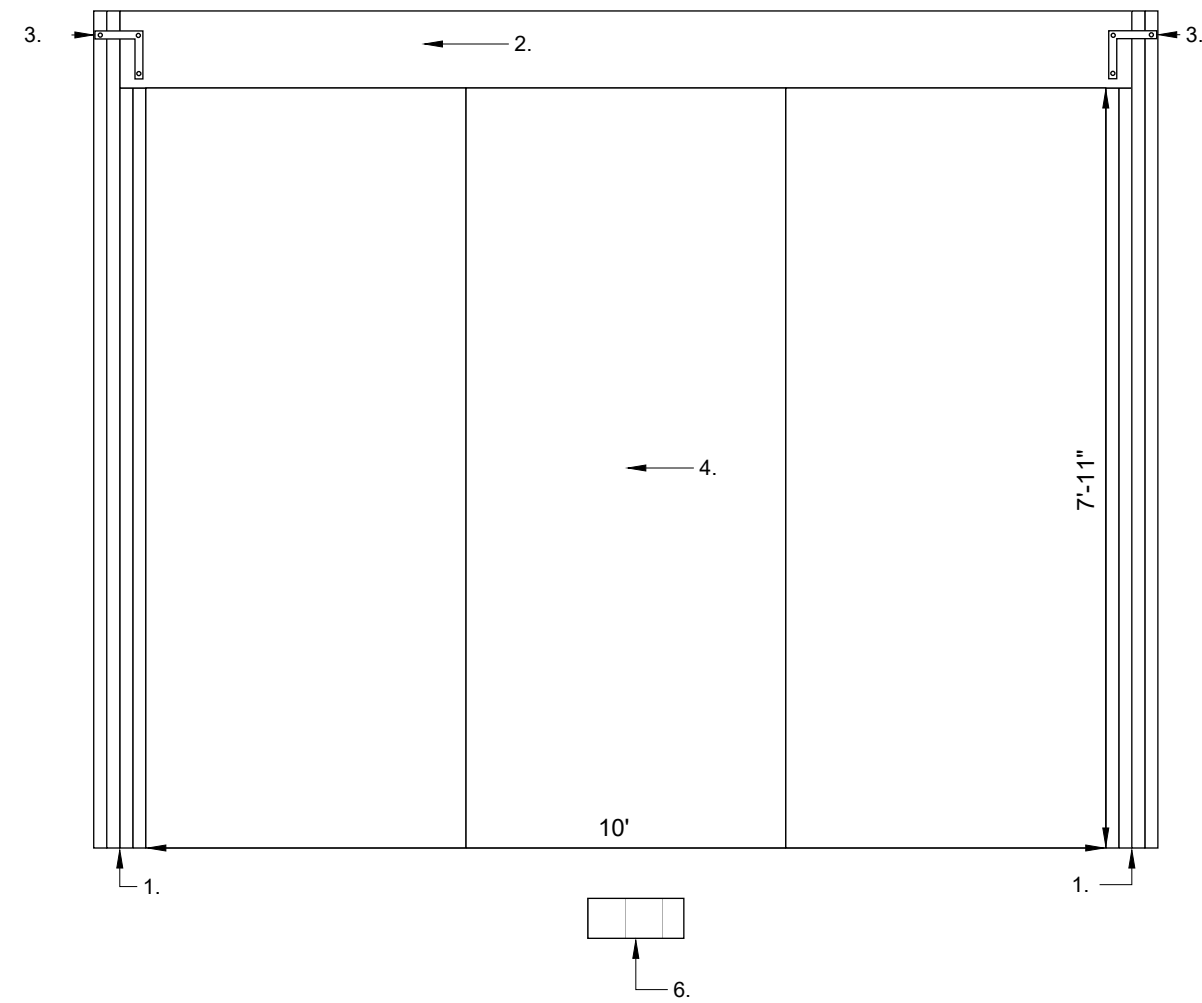
A.05



1. 2 each 2x6 trimmer studs and 2 each 2x6 king studs from floor sill plate to door and ceiling header.
2. 3 each 2x10s fastened together to create a rigid header.
3. Simpson Strong-Tie 66L galvanized bracket from king stud to door header in all interior corners of new door framing with #9 3" galvanized screws.
4. New 10'W x 8'H 3 panel triple slide panoramic glass door.
5. New 5'W x 8'H 2 panel double slide panoramic glass door.
6. 12" x 5" existing air diffusers protected in place during and cleaned after construction.
7. Reset existing light switch. (MEP PLAN A.12)
8. Hang, finish, and paint new gypsum board to match existing drywall where it was removed for door installation.
9. Install and paint new baseboards and door casing to match existing where it was removed for door installation.



FINISHED CEILING



Simpson Strong-Tie 6-in 14-Gauge Galvanized Steel L-strap

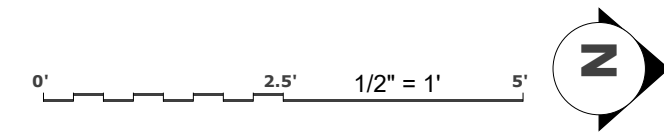
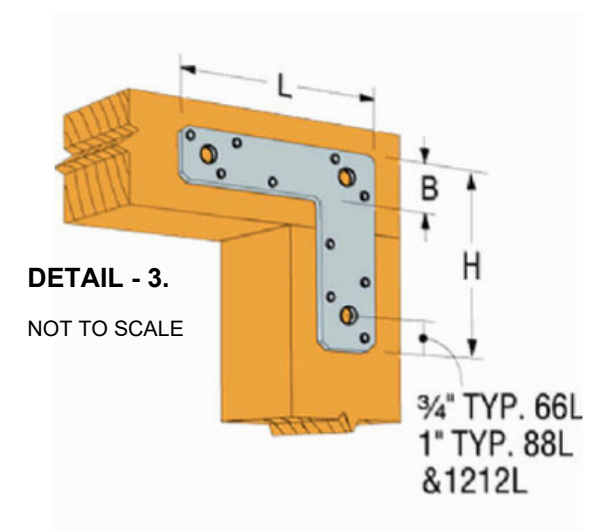
Model #66L

Wood To Wood

Reinforcement L straps for a strong connection where the end of one member intersects the end of another at 90-degrees

Strongest when used in pairs

Length x Height: 6-in x 6-in





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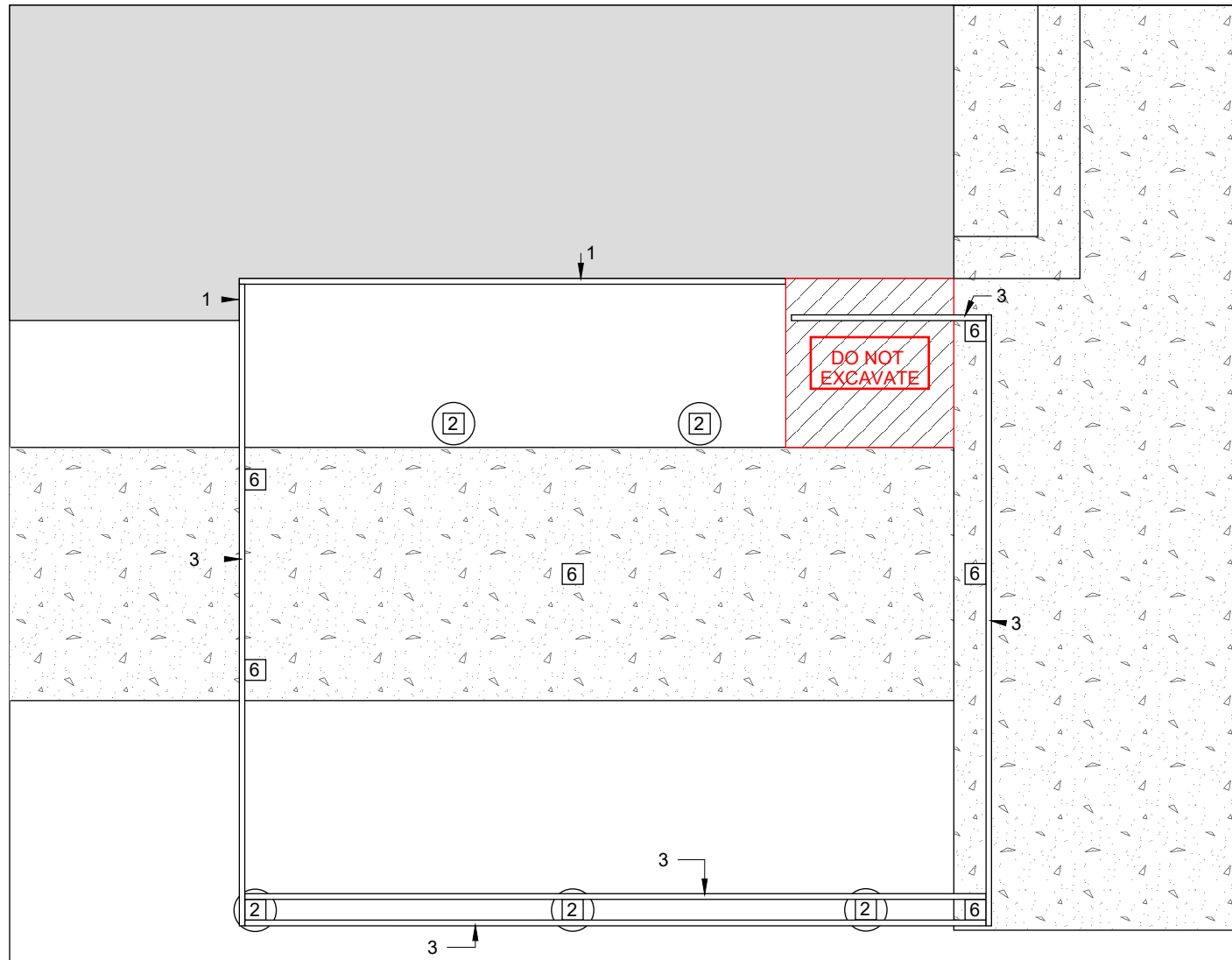
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DECK
STRUCTURAL
PLAN & PROFILE

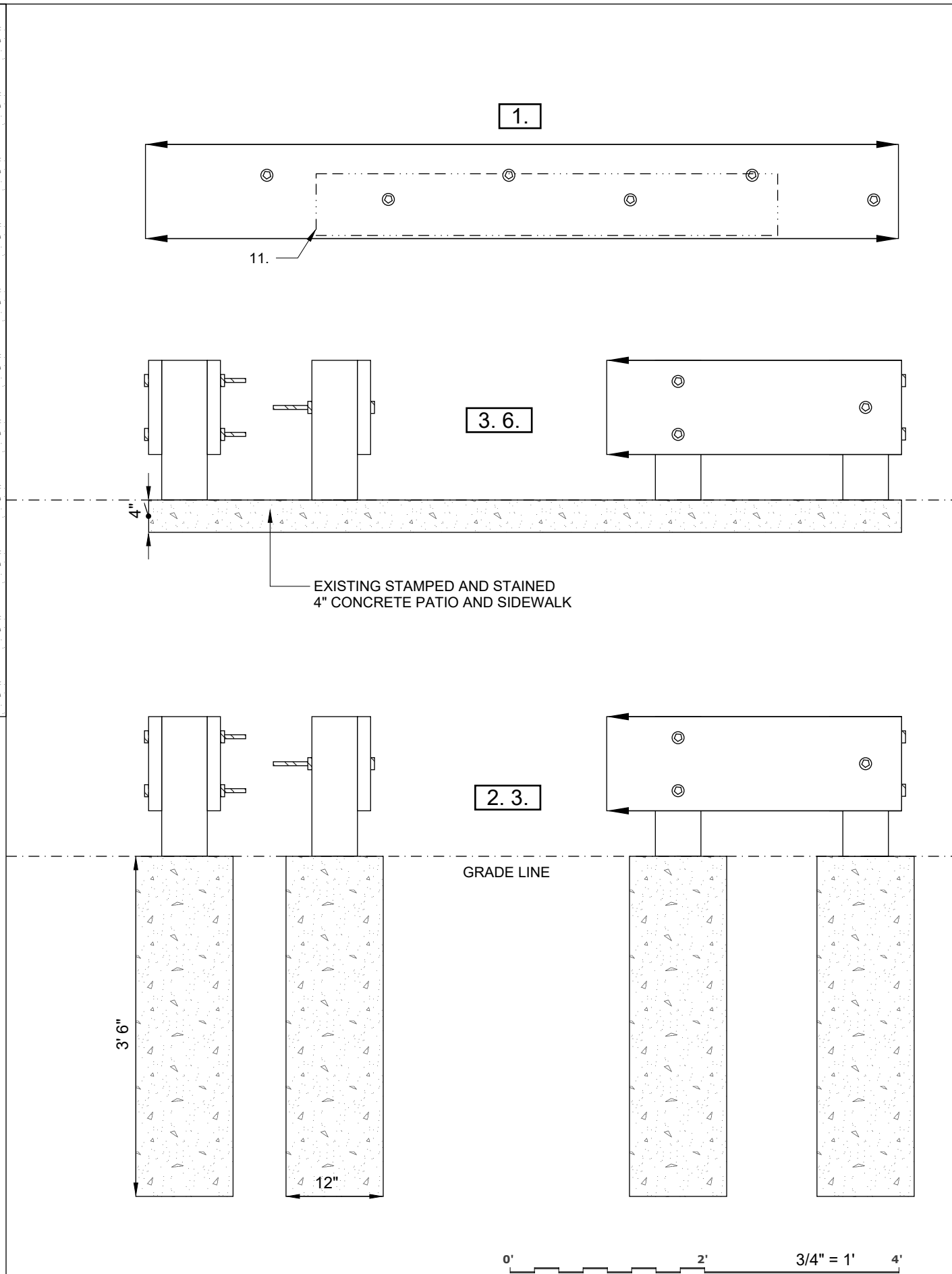
A.06



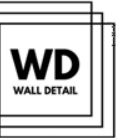
* All deck, hatch, hatch lid, and step framing members are to be #2 or better treated Douglas Fir boards of nominal measurement, except where inches are called out specifically. Where inches are called out specifically cuts are to be made to that exact measurement. Laminated boards are not to be used.



0' 5' 10' 1/4" = 1'



0' 2' 4' 3/4\" = 1'



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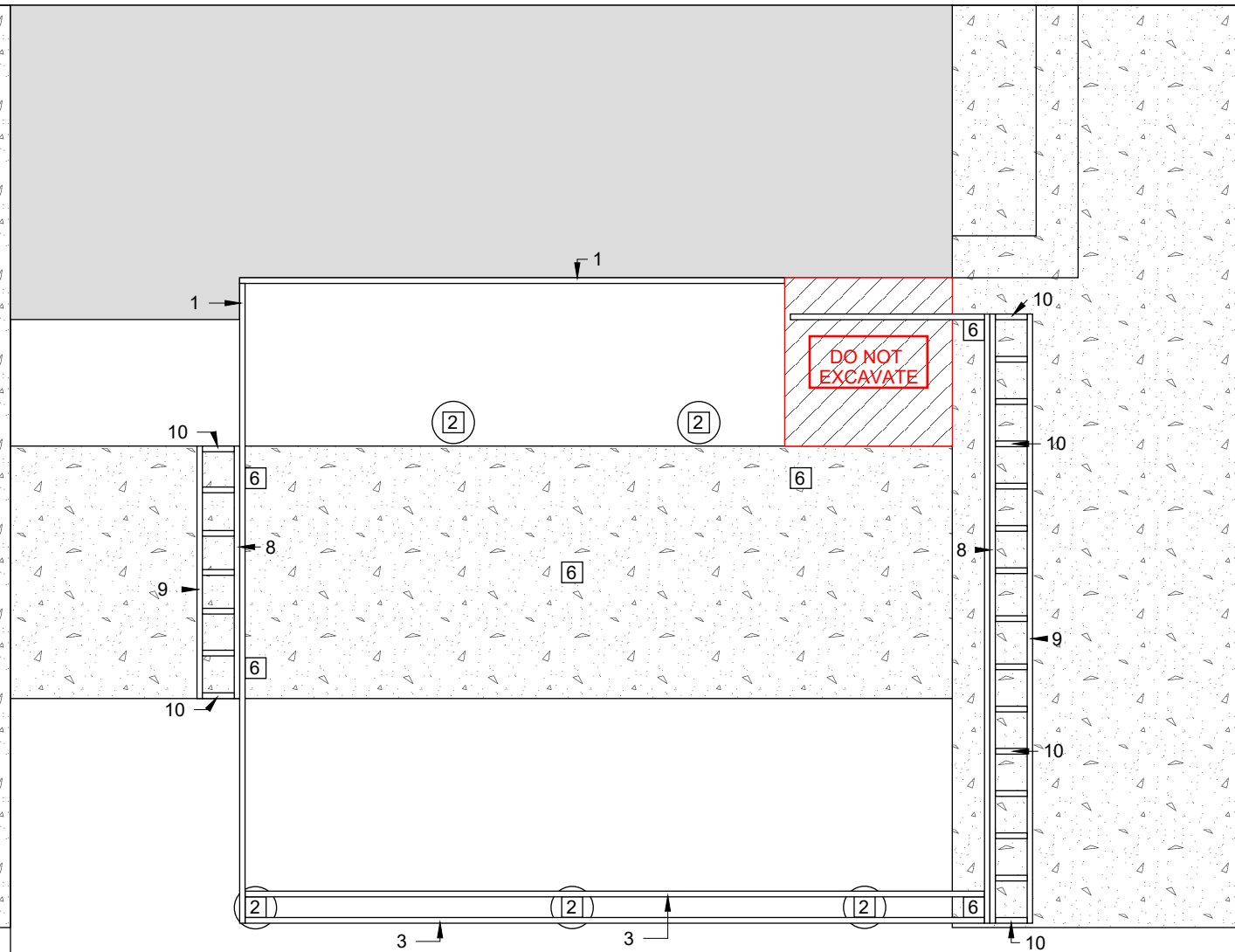
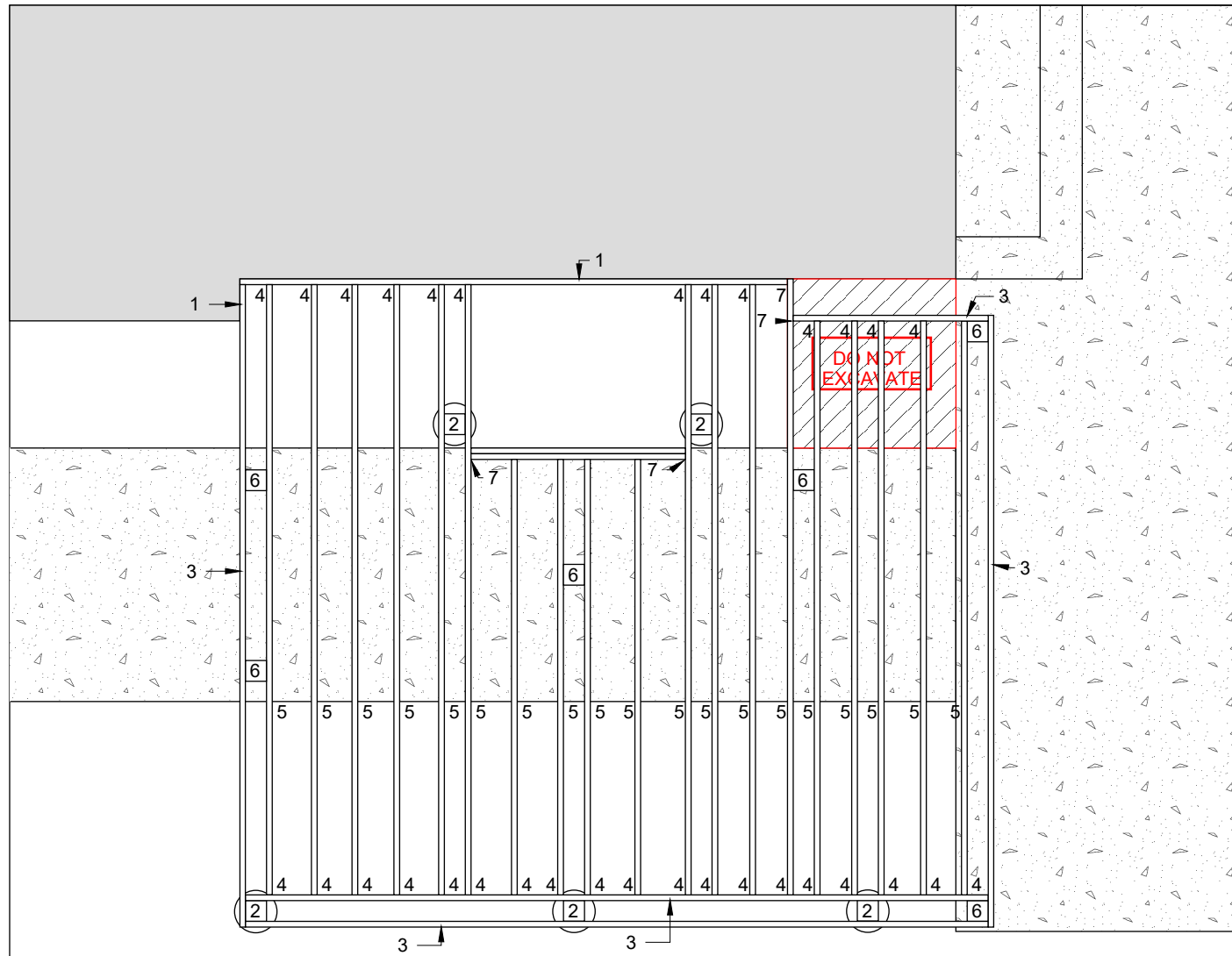
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DECK
FRAMING PLAN

A.07

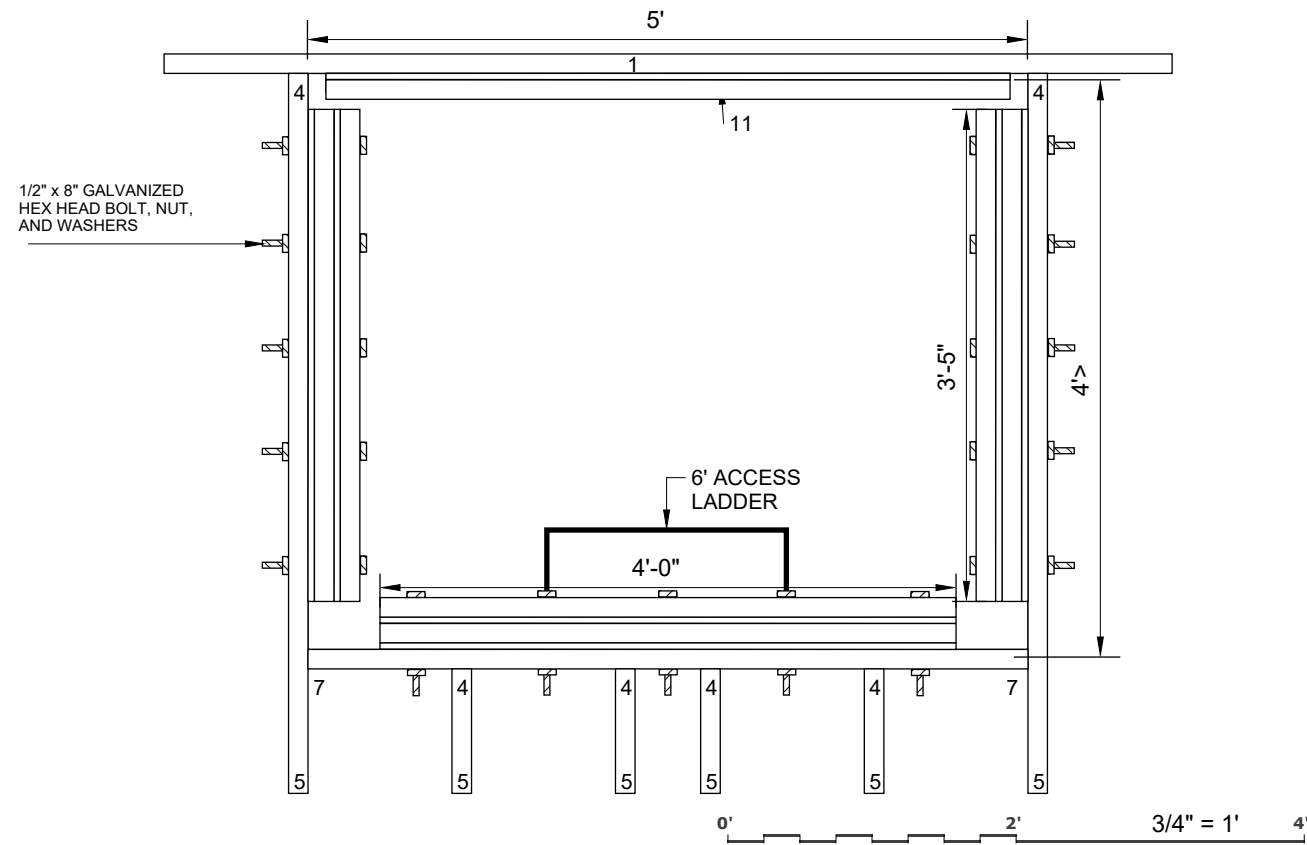


1. 2x12 ledger board lag screwed in a staggered pattern through rim boards of house west wall with 1/2" x 8" galvanized hex head lag screws and washers every 16" on center between joists.
2. 12" diameter x 3' 6" poured in place concrete caisson at final grade with Simpson PB66 6x6 post base cast in center. 6x6 post seated in PB66 at center of caisson fastened with (2 each) 1/2" x 8" galvanized hex head bolt, nut, and washers. Cut posts to 5/4" below final deck surface elevation. Holes must be inspected before concrete is poured.
3. 2x12 rim board lag screwed at ledger board, lag bolted through 6x6 cedar post and joist with 1/2" x 12" galvanized hex head bolt, nut, and washers.
4. 2x10 Simpson Strong-Tie LU24-R 18 gauge galvanized joist hanger fastened to ledger and rim boards with #9 1-1/2" coated DeckMate screws in all holes.
5. 2x10 joist on joist hangers at ledger board and rim board spaced a maximum of 16" on center fastened to joist hangers with #9 1-1/2" coated DeckMate screws in all holes.
6. 6x6 post seated in Simpson ABU66Z wedge anchored to existing concrete patio, fastened with (2 each) 1/2" x 8" galvanized hex head bolt, nut, and washers. Cut posts to 5/4" below final deck surface elevation.
7. 1" x 3-1/4" Simpson Strong-Tie GA2 gusset angle fastened to joists, and stair rim/riser boards at alternating ends with #9 1-1/2" coated DeckMate screws in all holes.

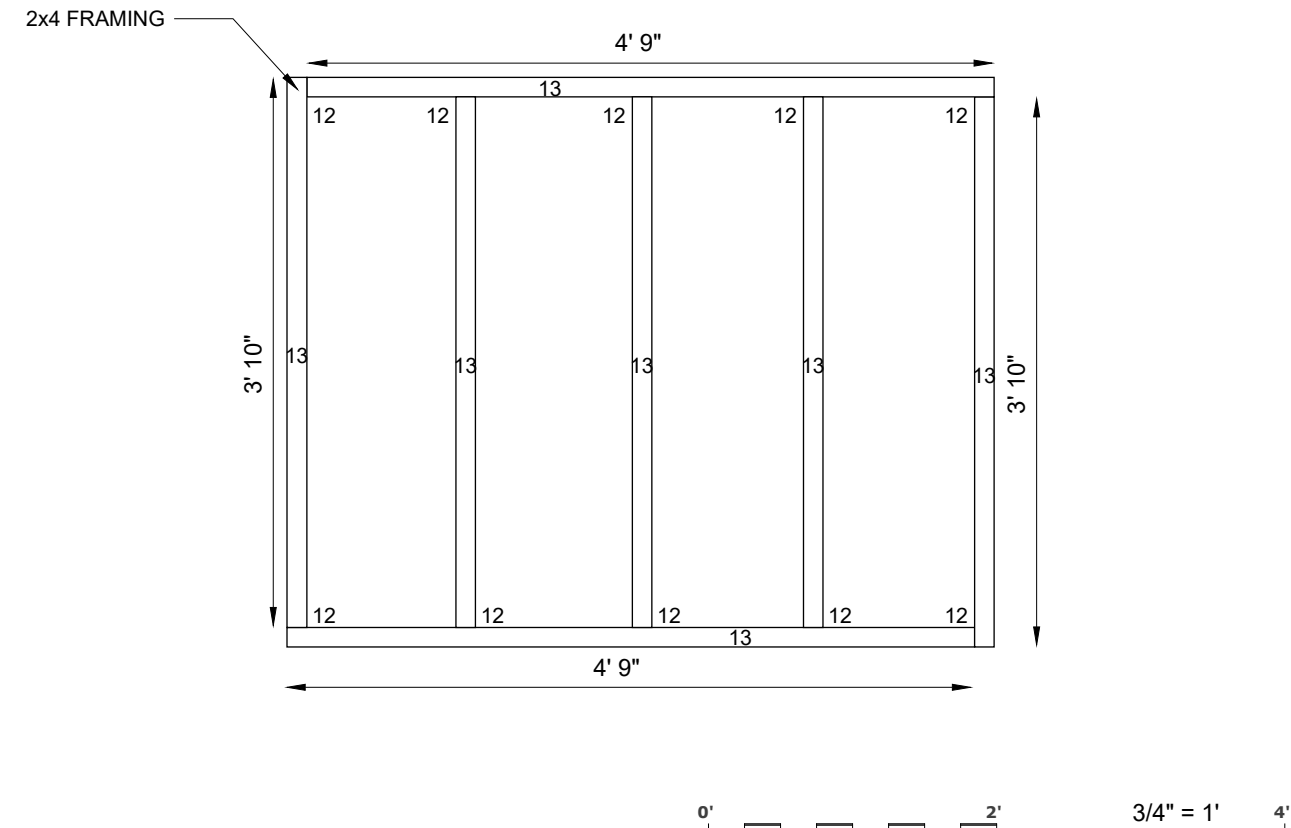
8. 2 x 8" stair rim board bolted through top 2" and bottom 2" of deck rim board with 1/2" x 6" galvanized hex head bolt, nut, and washers every 12" on center between step joists.
9. 2 x 8" stair riser board fastened through face to stair joists with (2 each) #9 3" coated DeckMate screws and Simpson Strong-Tie GA2 gusset angles at alternating ends.
10. 2 x 8" stair joist cut to fit and fastened first with GA2 gusset angles at alternating ends, then with #9 3" coated DeckMate screws pocketed from top of joist into stair rim board.
11. 2x6 hatch ledger board fastened to the 2x12 deck ledger board offset 3-5/8" top to top with #9 3" coated DeckMate screws every 6" on center.
12. 1" x 2-3/4" Simpson Strong-Tie GA1 gusset angle fastened to inside corners of 2x4 hatch insert lid frame with #9 1-1/2" coated DeckMate screws in all holes.
13. 2x4 hatch insert lid framing fastened together with construction adhesive in all joints and GA1 gusset angles in all inside corners.
14. 2x4 hatch lid frame to rest on top of without fasteners east and west hatch ledger boards, and insert without friction into rails on north and south joists.



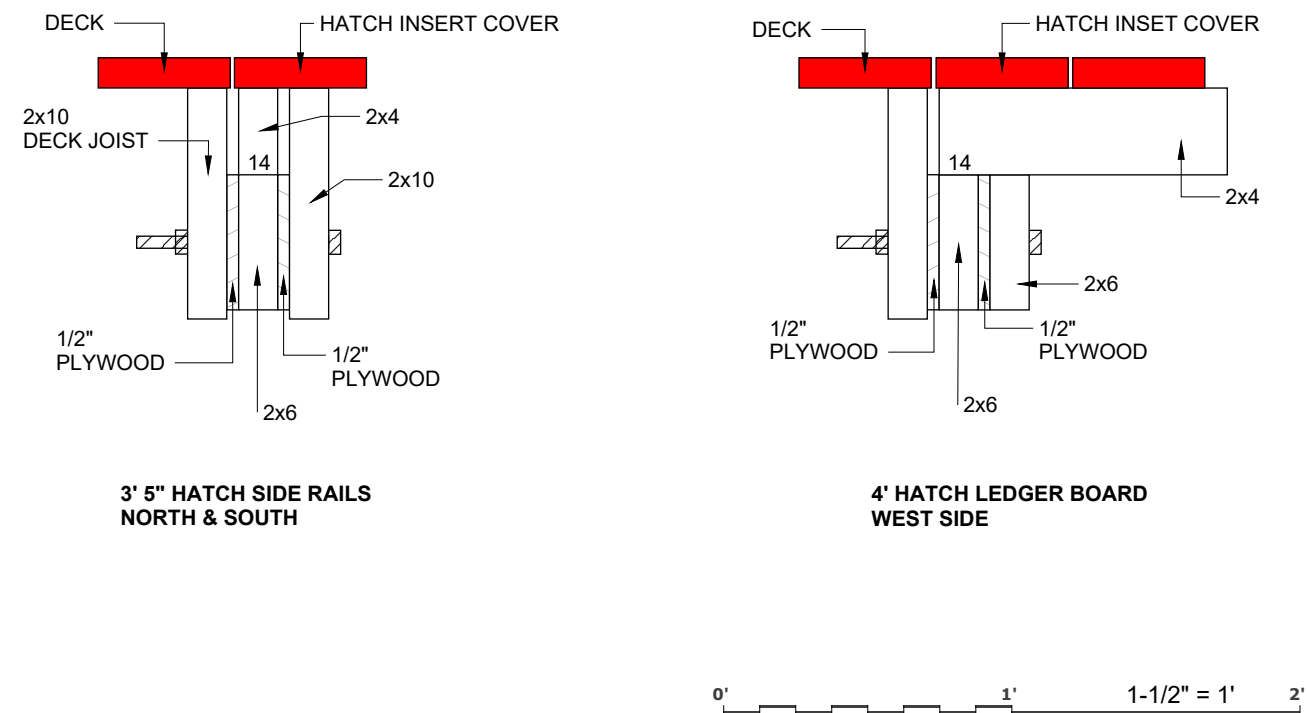
PROPOSED HATCH FRAMING DETAIL



PROPOSED LID FRAMING DETAIL



PROPOSED HATCH LID INSERT DETAIL

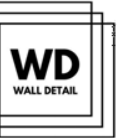


* The hatch insert lid is designed to be lightweight and easily removed from above or below in an emergency. Weighing less than 50lbs and fitting loosely into side rails that keep the hatch lid framing from shifting more than a 1/4" in any direction. From a six foot ships ladder permanently mounted inside the window well simply push up on the hatch lid, push it off to the side, and climb out. From above pull the hatch lid up from the stainless steel pull ring flush mounted on the hatch west edge and set aside.

* The hatch insert lid is designed to be rigid though lightweight distributing most of the weight from above to the 2x6 side rails and ledger board bolted through 2x10 joists.

* TRI-ARC 6 ft. fixed steel ladder with 7 steps from bottom to top exit, gray powder coated finish, 500 lb. load capacity, part #: WLFS0107 bolted through 4' hatch rim board and anchored to steel egress window well.

- Trex Finished Face Boards



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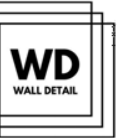
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15590 W 48TH AVE
GOLDEN, CO 80403
801.448.2089

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DOORS & DECK
PROJECT NO.
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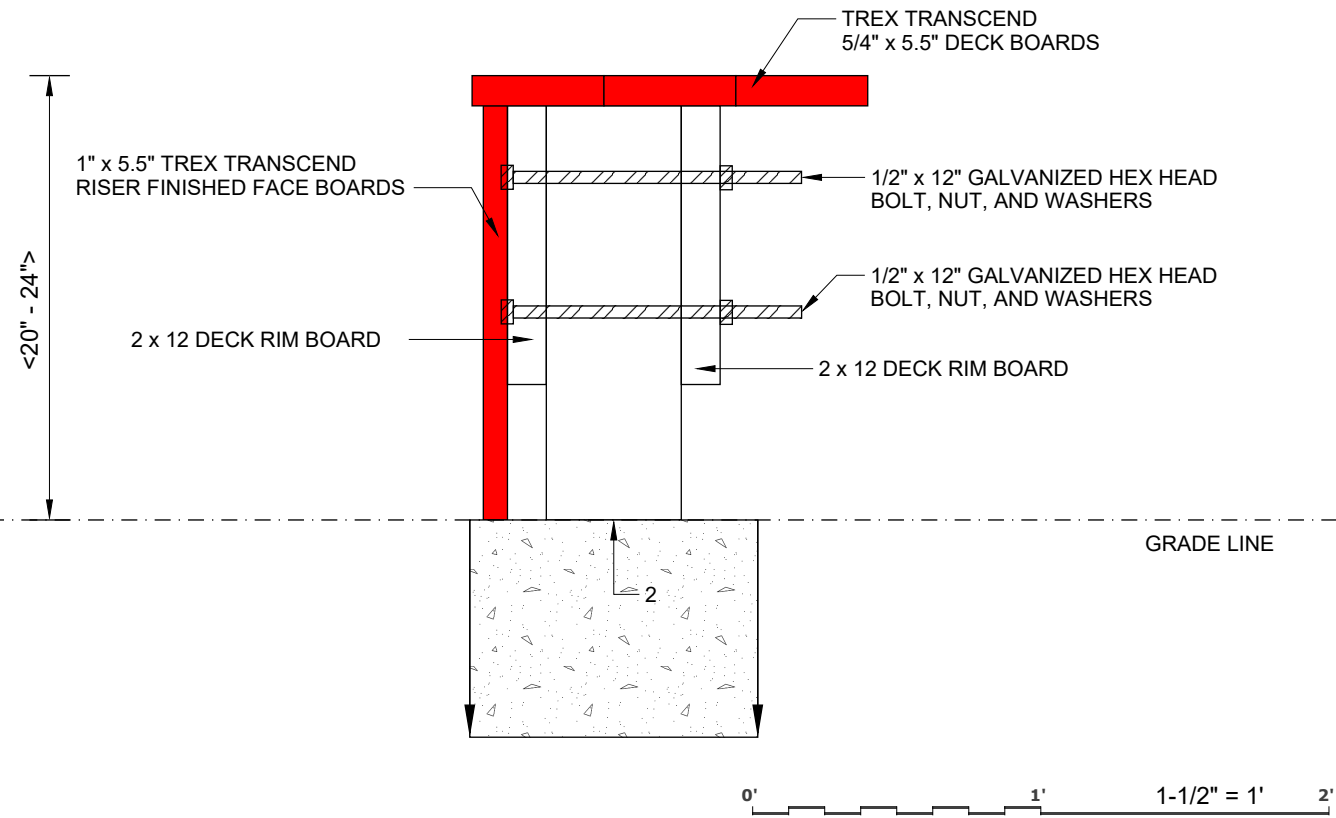
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HATCH
FRAMING
DETAILS

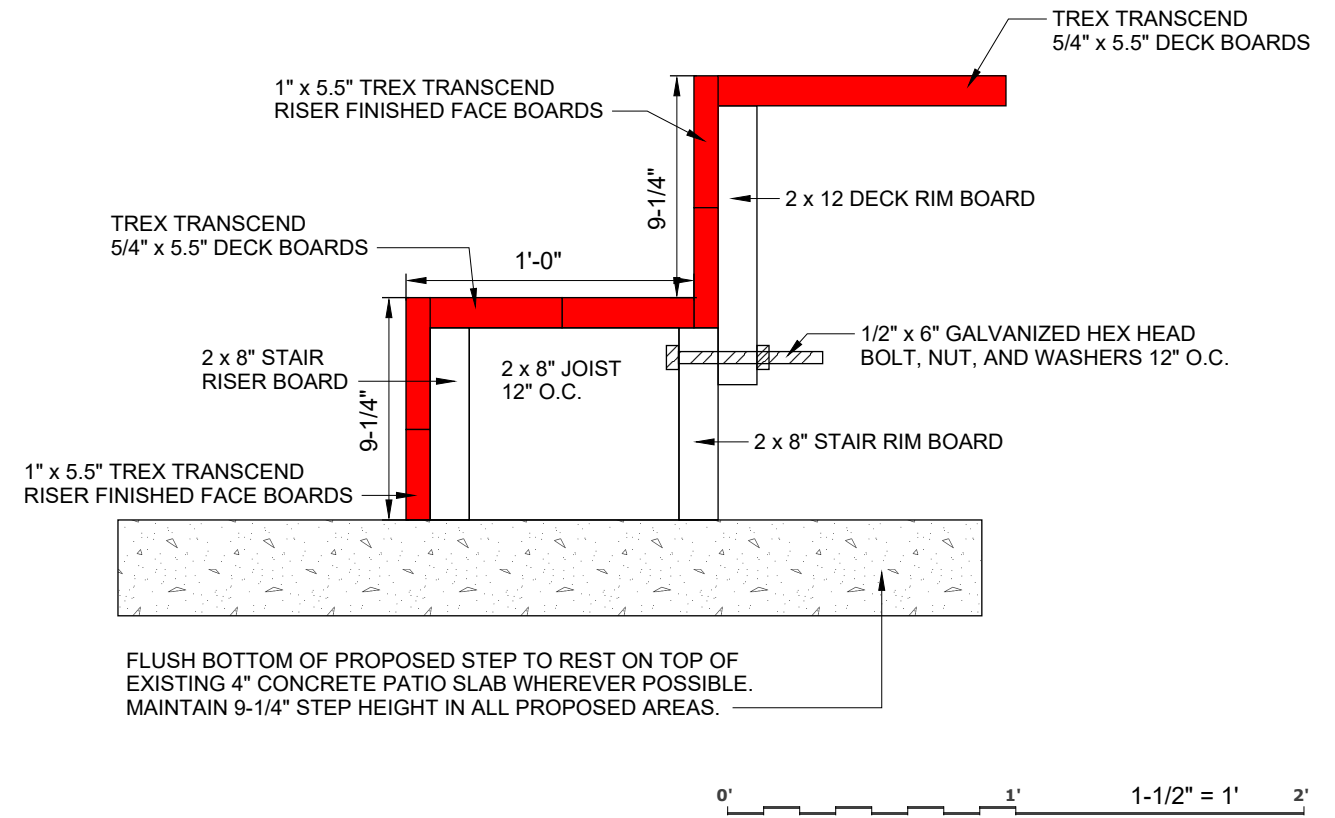
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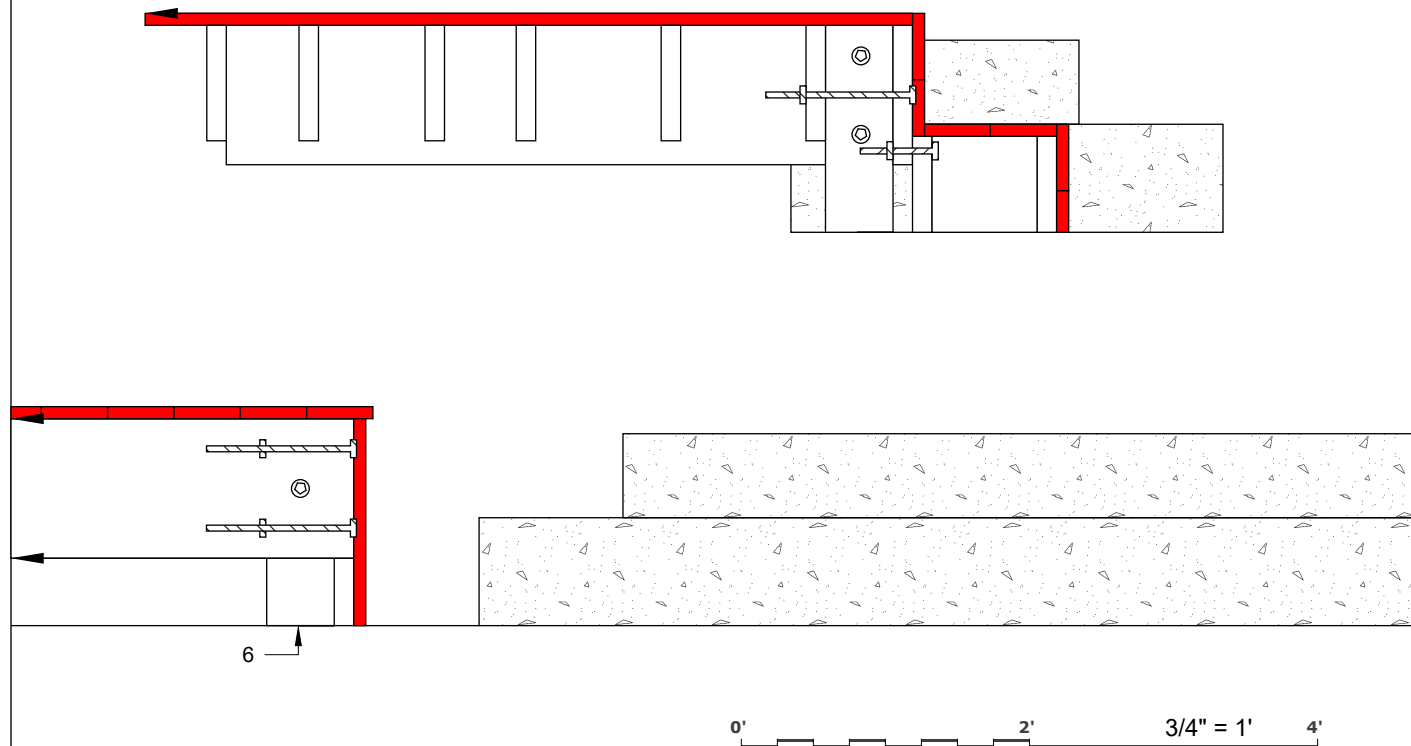
PROPOSED DECK TO LAWN DETAIL



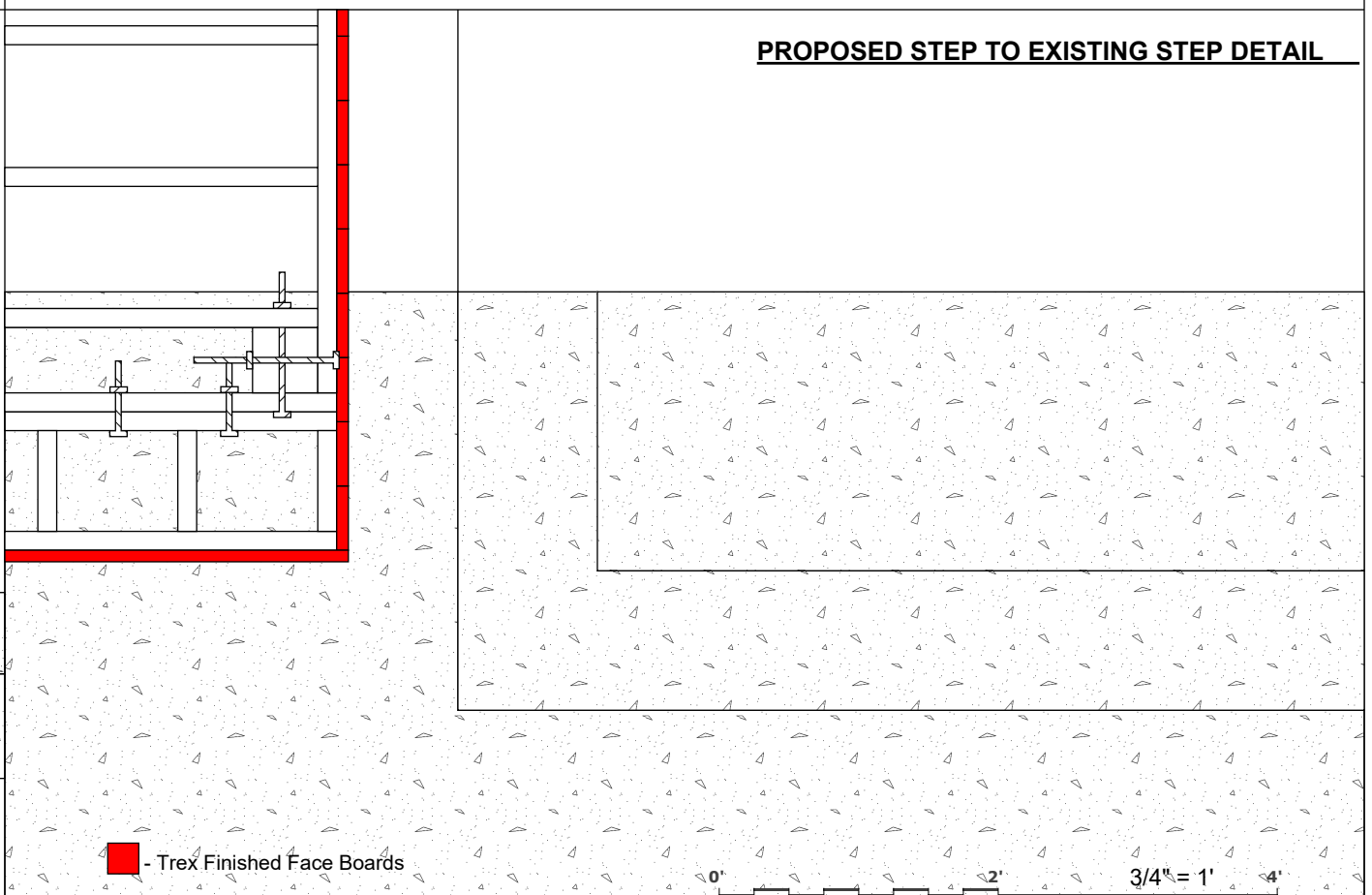
PROPOSED STEP TO PATIO DETAIL



PROPOSED STEP TO EXISTING STEP DETAIL



PROPOSED STEP TO EXISTING STEP DETAIL



- Trex Finished Face Boards

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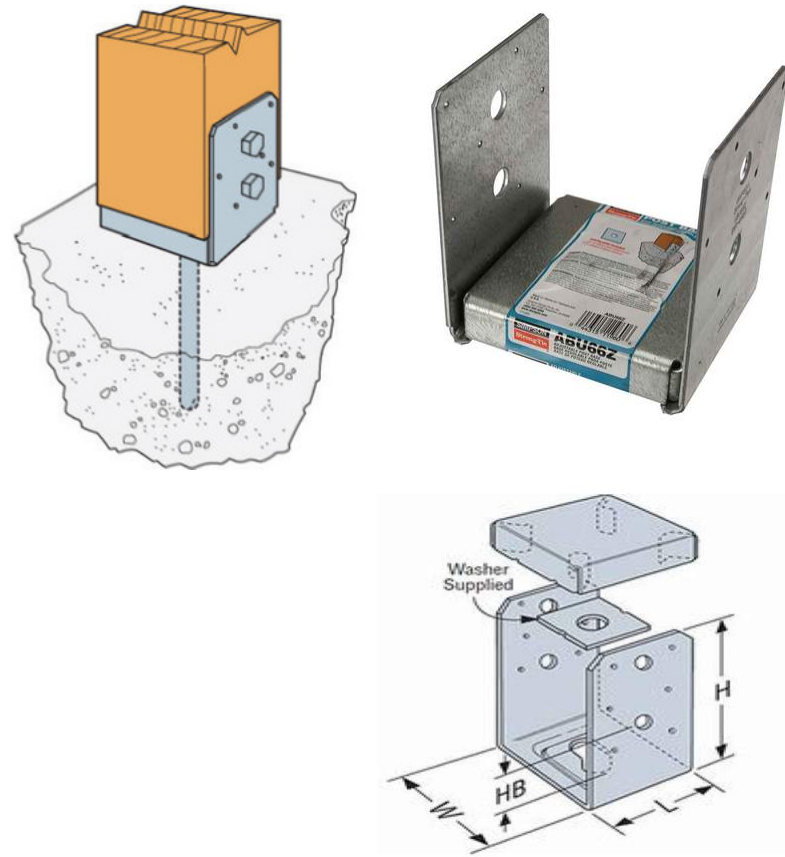
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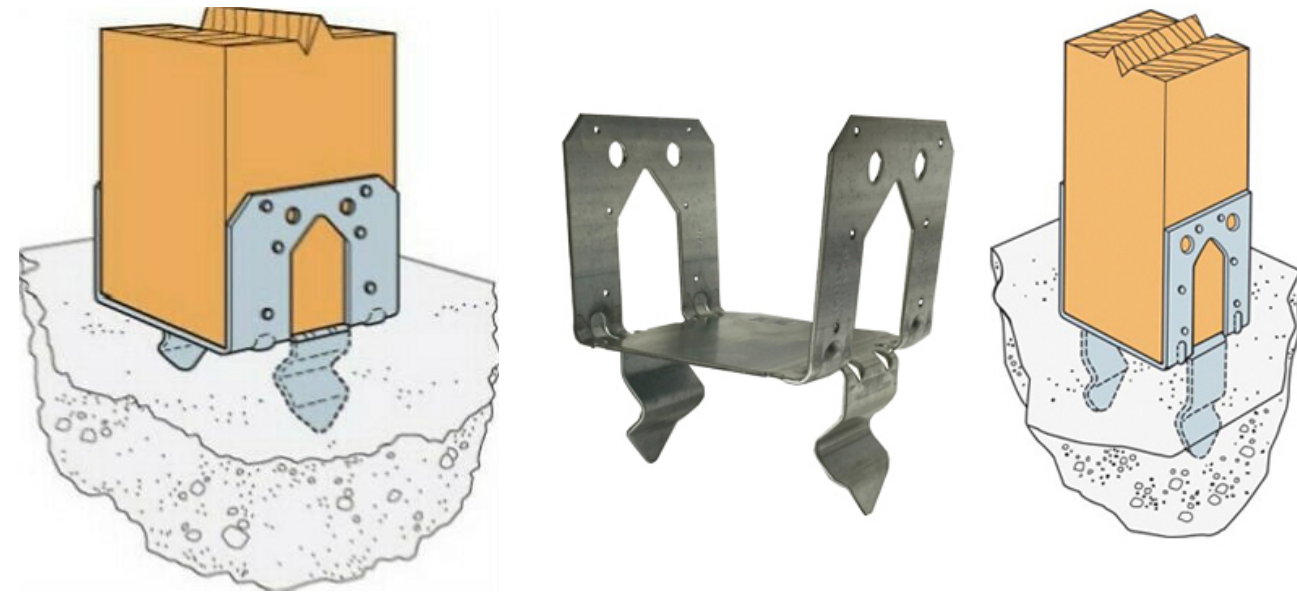
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STEP
FRAMING
DETAILS

A.09



DETAIL - 9.
NOT TO SCALE



DETAIL - 2.
NOT TO SCALE

The Strong-Tie ABU66Z 6x6 post base is perfect for your next deck, patio or pergola build/remodel. Designed for securing your nominal 6x6 posts to a concrete slab or footing, the ABU series provides the best uplift performance of all the AB series post bases (ABA,ABU,ABW).

Installation:

1. Place the base, load transfer plate and nut on the anchor bolt. Loosely tighten the nut.
2. Place the standoff base and then the post in the ABU.
3. Fasten using Nails or Bolts - Use only the specified fasteners below.
4. This 6x6 post base requires the following fasteners for installation: (1) – 5/8" concrete anchor, (12) - 16d x 3-1/2" Common Nails or (2) – 1/2" Machine Bolts (Use nails OR bolts. DO NOT install nails and bolts together!)
5. Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non top-supported installations (such as fences or unbraced carports).

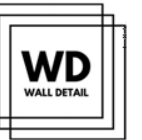
NOTE: The correct fasteners installed in the correct position must be used to achieve published load values

Strong-Tie PB series of anchors are a standard cast in place post base. The Strong-Tie PB66Z angle features a G185 ZMAX galvanized finish for added corrosion resistance and requires the use of hot-dip galvanized fasteners which meet the specifications of ASTM A153.

Installation:

1. Use all specified fasteners.
2. Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non top-supported installations (such as fences or unbraced carports).
3. PB: Holes are provided for installation with either 16d commons or 1/2" bolts for PB66 and PB66R; all other models use 16d commons only. A 2" minimum side cover is required to obtain the full load.

NOTE: The correct fasteners installed in the correct position must be used to achieve published load values



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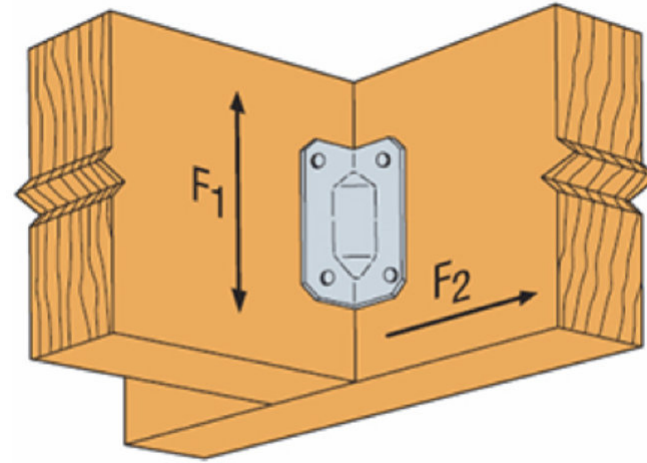
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**DECK
FRAMING
DETAILS**

A.10



DETAIL - 13. & 16.

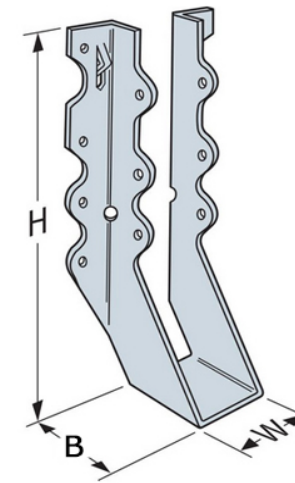
NOT TO SCALE

Simpson Strong-Tie GA1 angles (depicted above) are gusseted to provide a strong connection while creating a nice straight 90 degree angle. The GA2 angle (described below) can be installed with either nails or SD connector screws.

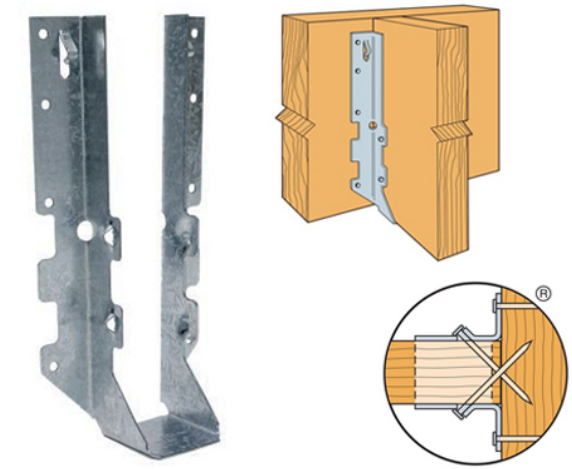
Installation:

1. Fasteners Required: (6) 0.148" x 1-1/2" Nails OR (6) SD9112 Screws
2. Length Spec: 3-1/4"
3. Manufacturer Name: Simpson Strong-Tie
4. Material: Carbon Steel
5. Thickness: 18 Gauge

NOTE: The correct fasteners installed in the correct position must be used to achieve published load values



LU210
W=1-9/16"
H=7-13/16"
B=1-1/2"



DETAIL - 5.

NOT TO SCALE

Simpson Strong-Tie LU hangers are a value engineered face mount joist hanger engineered for installation ease and design value. The Strong-Tie LU24R-18 joist hanger features a G90 galvanized finish for added corrosion resistance and requires the use of hot-dip galvanized fasteners which meet the specifications of ASTM A153.

Installation:

1. Use all specified fasteners.
2. Use hot-dip galvanized (HDG) nails with ZMAX and HDG connector products. Use Type 316 stainless-steel nails with our stainless-steel connector products.
3. Joists sloped up to 1/4:12 achieve load tables.

NOTE: The correct fasteners installed in the correct position must be used to achieve published load values

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DETAILS

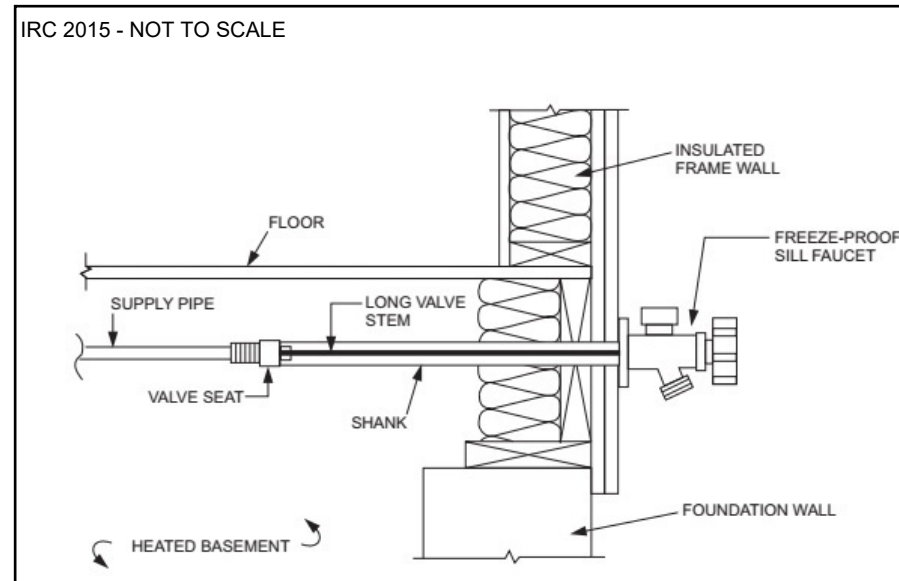
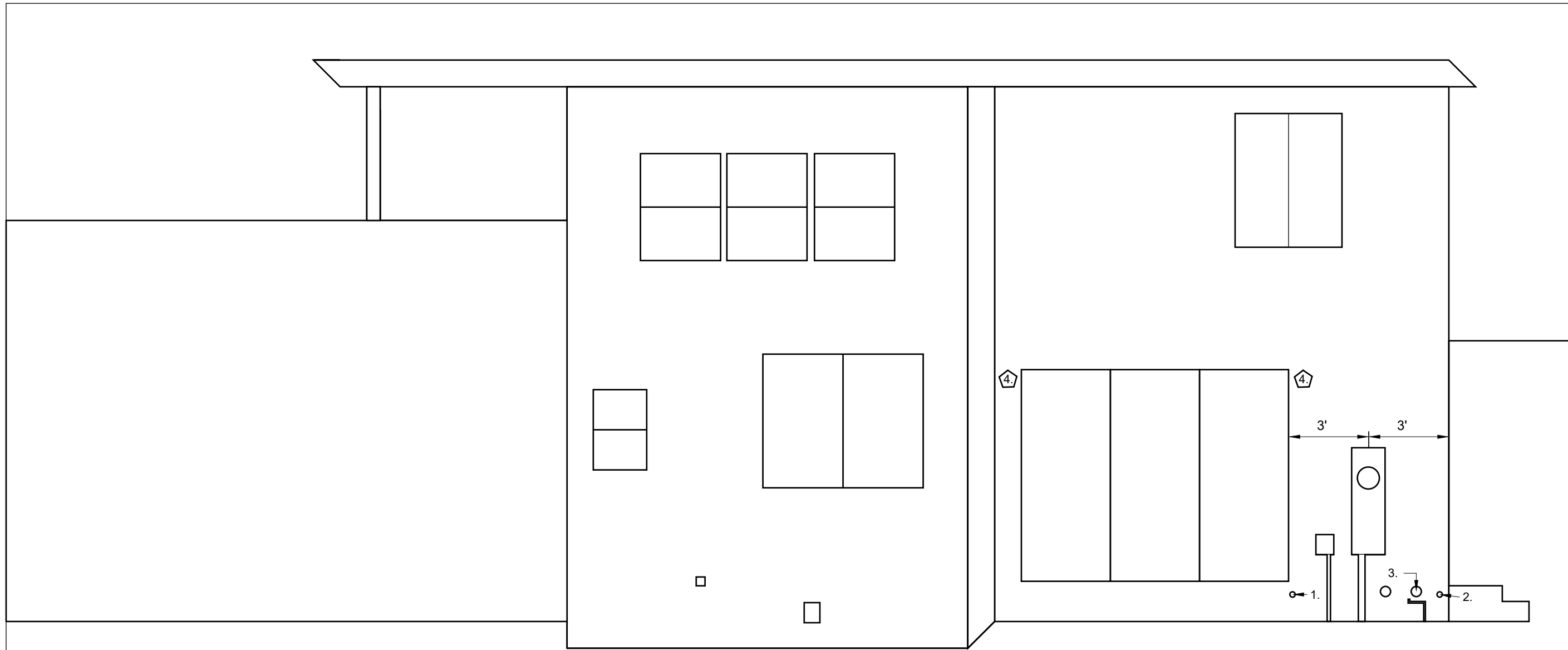


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DENVER, CO 80216
303.905.0078

CLIENT
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GOLDEN, CO 80403
801.448.2089

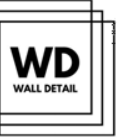
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1. With water turned off remove hose bib and supply pipe to just behind the first fitting inside the wall.
2. Reinstall frost proof hose bib at south edge of the west wall.
3. Cut back and reconfigure PVC exhaust pipe to match adjacent PVC exhaust pipe with minimal clearance over and beyond 3/4" gas line.
4. Add two exterior light fixtures at the top of either side of new 10'W x 8'H panoramic door wired to existing interior switch. Repurpose circuit, wiring, and conduit from eliminated 120-Volt power receptacle.
7. Reset existing light switch. (DOOR FRAMING PLAN A.05)





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A.13



Regardless of the stair run and number of treads, the stairway needs a footing at the bottom to support the stringers—they can't just rest on the ground. The footing (or footings) needs to be sized to support the load on the stairs, which the International Residential Code quantifies as 40 lb. per sq. ft. (psf) live load and 10 psf dead load. If you're in an area where the ground snow load is greater than 40 psf, then the footings will be sized to meet the total of the snow load and dead load.



As for landings, Section R311.7.6 of the IRC addresses those. It says that there needs to be a landing at the bottom of the stairs that is at least as wide as the stairway and at least 3 ft. long from the nose of the bottom tread to the outside face. So what constitutes "landing"? A building official friend recently queried the ICC for a definition of a landing, and they replied that the code doesn't define it. In places where the code is silent on a subject, we have to look to the intent of the code. There are two clues in the IRC that give us something to lean on when deciding what materials can be used for a landing. First is R311.7.7—Stairway Walking Surface. "The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent slope).

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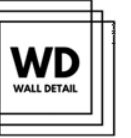
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A.14



The second clue comes in R311.7.5.1— Risers. It reads, “The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch”. This is for safety—a larger variance could create a tripping hazard. It stands to reason that the landing material must be stable enough that the distance from the landing to the top of the first tread remains within the limit. Unstable materials may compress or erode if the riser height exceeds the 3/8-in. deviation—or even exceeds the maximum riser height.

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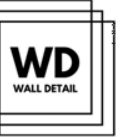
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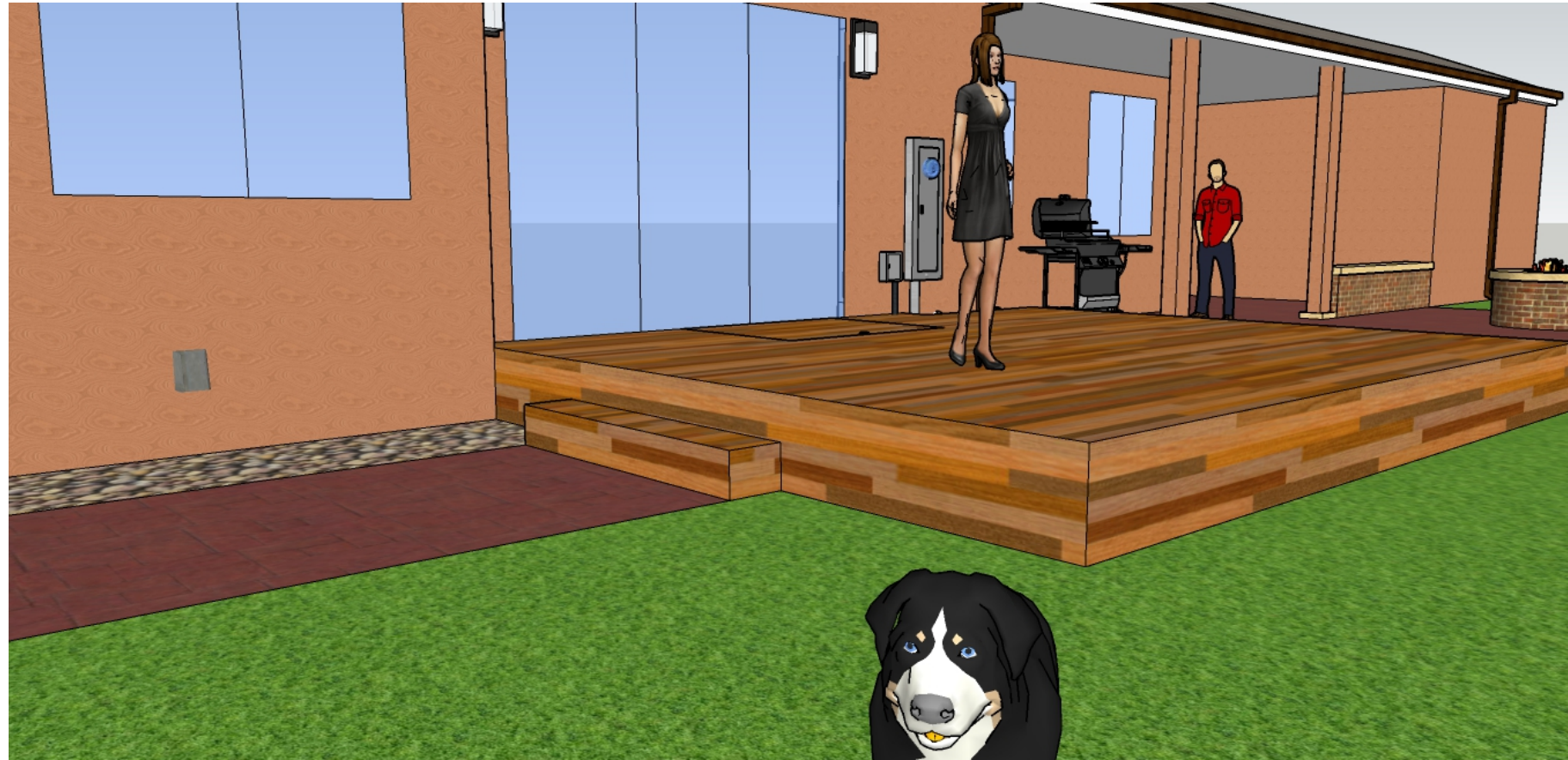
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A.16



All decks higher than 30" above grade must have a guardrail. If you choose to install a guardrail on a deck lower than 30", the railing must still meet code requirements. Decks attached to single family detached homes are generally regulated under the rules of the International Residential Code (IRC). The IRC requires guardrails to be at least 36" in height, measured from the deck surface to the top of the rail.



DECK AND STAIR TREAD

2" Square Edge Board
 Transcend 2x6: 1.3 in x 5.5 in
 (33 mm x 140 mm)
 Available Lengths:
 Transcend
 12 ft (365 cm)
 16 ft (487 cm)
 20 ft (609 cm)

Select 2x6: 1.3 in x 5.5 in
 (33 mm x 140 mm)
 Available Lengths:
 Select
 12 ft (365 cm)
 16 ft (487 cm)
 20 ft (609 cm)

Island Mist, Tiki Torch, Havana Gold, Spiced Rum, Lava Rock
 Pebble Grey, Saddle, Woodland Brown, Madeira

DECK FASCIA AND STAIR RISER

1" x 8" Fascia
 Actual: .56 in x 7.25 in x 12 ft
 (14 mm x 184 mm x 365 cm)

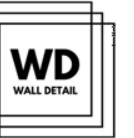
1" x 12" Fascia
 Actual: .56 in x 11.375 in x 12 ft
 (14 mm x 288 mm x 365 cm)

TRANSCEND - Island Mist, Tiki Torch, Havana Gold, Spiced Rum, Lava Rock, Gravel
 Path, Rope Swing, Vintage Lantern

ENHANCE - Foggy Wharf, Rocky Harbor, Toasted Sand, Coastal Bluff, Clam Shell,
 Beach Dune, Saddle

SELECT - Pebble Grey, Winchester Grey, Saddle, Woodland Brown, Madeira

UNIVERSAL WHITE - Wood Grain White



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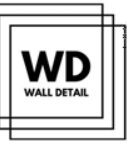
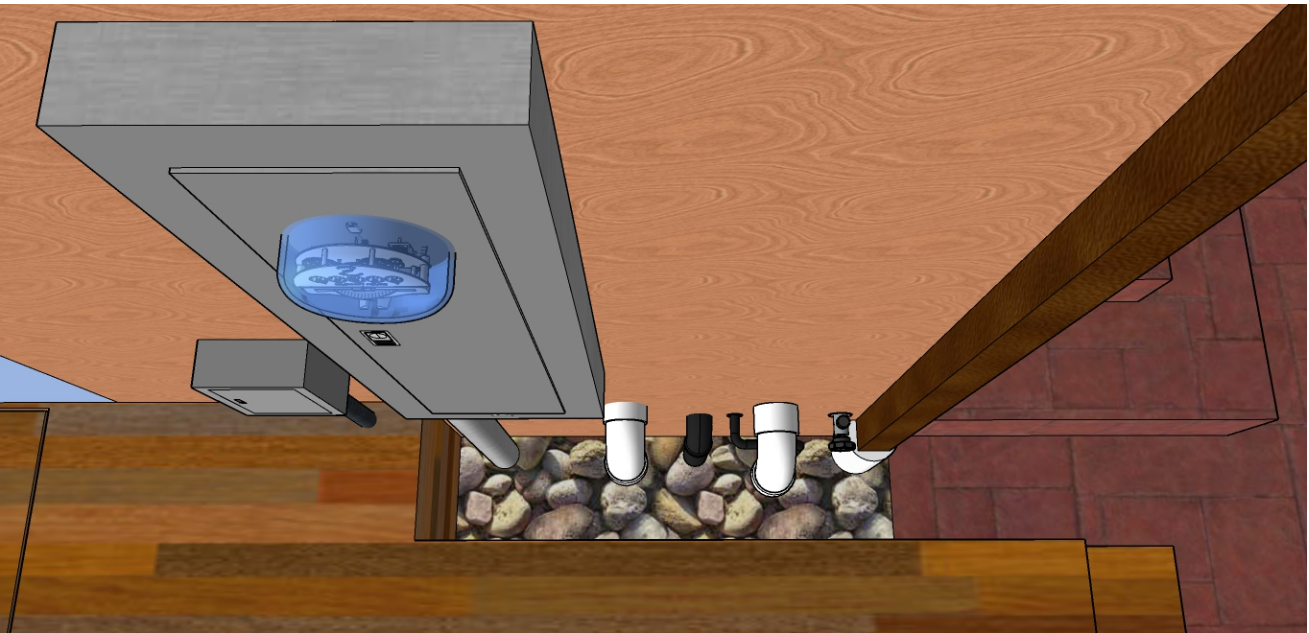
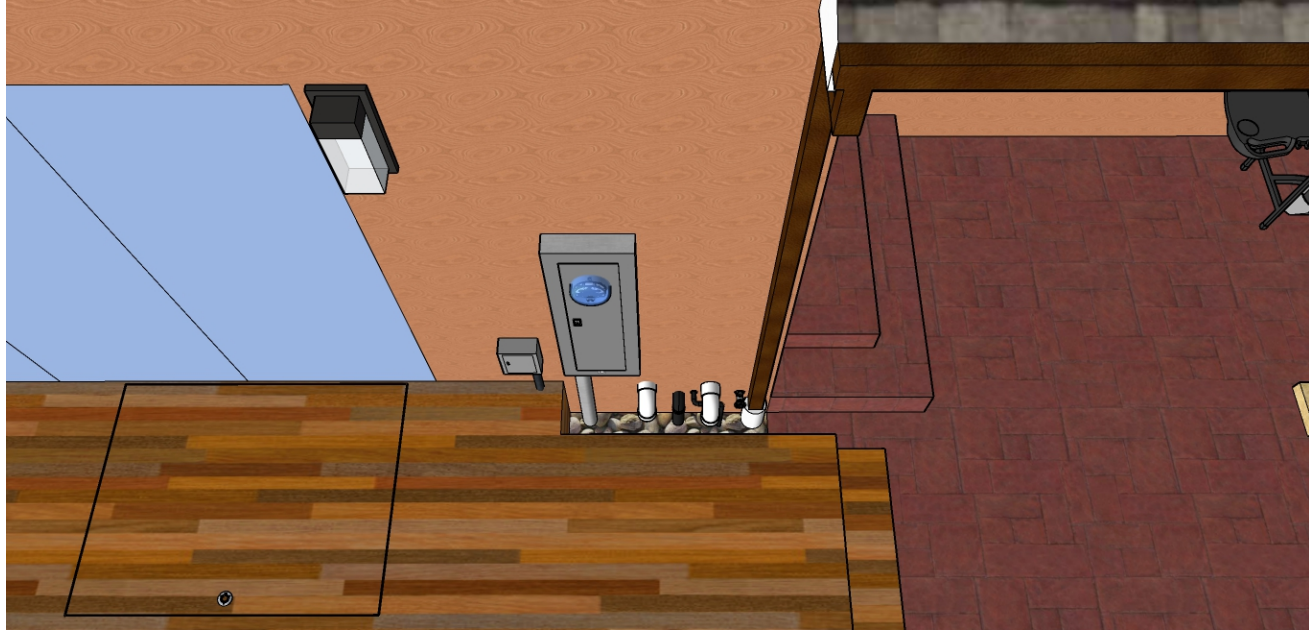
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