

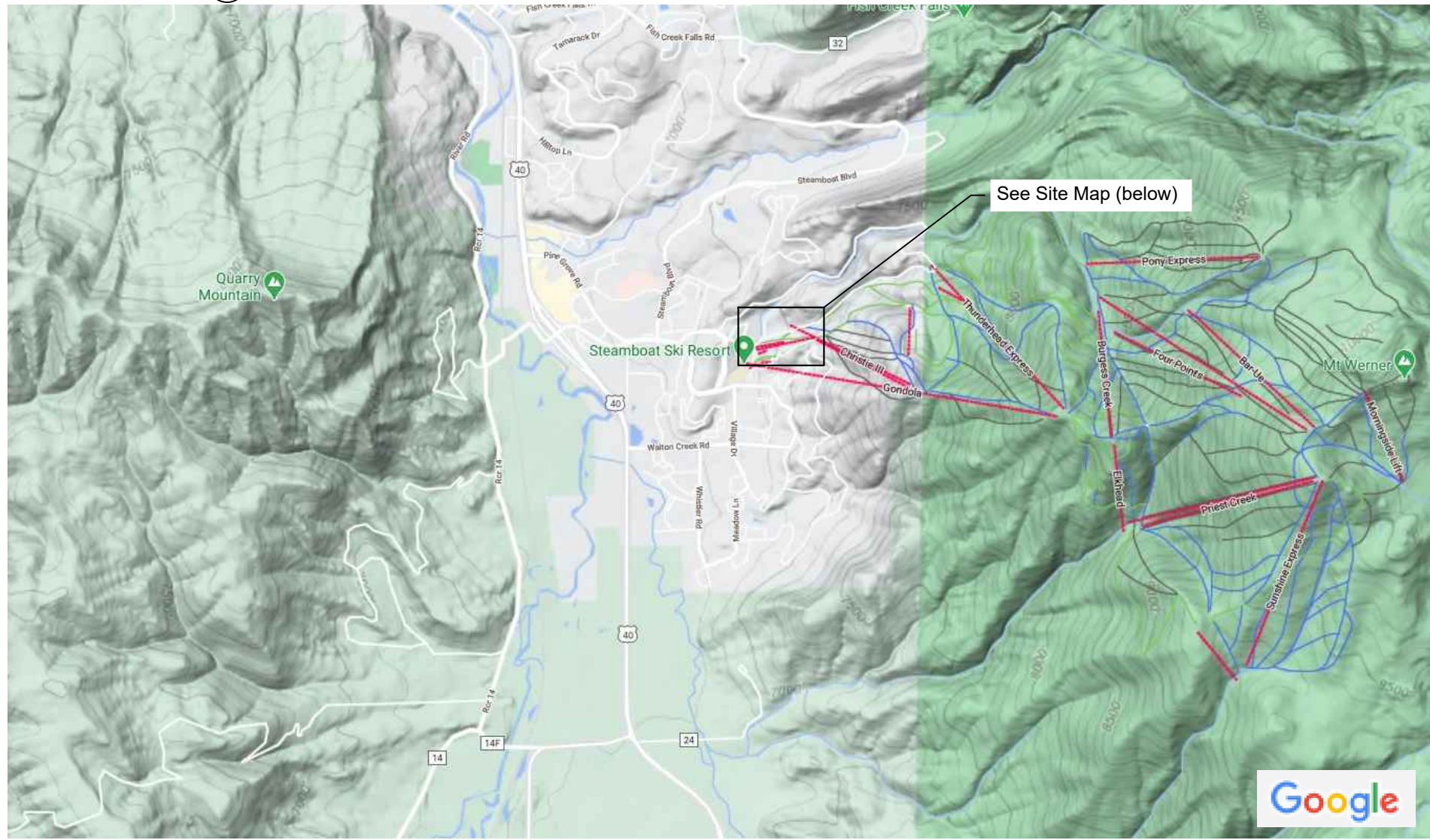
# Edgemont Condominiums Adhered Masonry Reclad

Project: **Adhered Masonry Reclad**  
Edgemont Condominiums  
2410 Ski Trail Lane  
Steamboat Springs, Colorado

Client: **Edgemont Condominium Association**  
2420 Ski Trail Lane  
Steamboat Springs, Colorado

Architect: **Applied Enclosure Consulting**  
11757 West Ken Caryl Avenue, Suite F308  
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Area Map



Site Map



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## Scope of Work:

The Masonry Reclad project at the Edgemont Condominiums is to include, but not limited to, the following:

- Masonry Reclad:** Remove existing adhered, dry-stack appearance stone masonry veneer, scratch coat, and water-resistive barrier down to expose the existing sheathing. Install new water control layer, drainage media, scratch coat with embedded metal lath, and adhered, pointed stone masonry veneer.
- Sheet Metal Installation:** Install new prefinished sheet metal flashing over exterior exposed timber framing.
- Gypsum Sheathing Replacement:** Provide unit price for replacement of areas of exterior gypsum wallboard
- Alternate No. 1:** In lieu of thin-cut natural stone (base bid), install cultured (manufactured) intended to match existing appearance per specifications.

Architect



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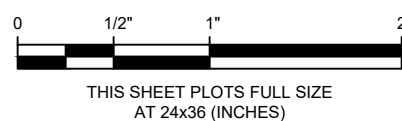
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Cover Sheet

Sheet Title

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## General Notes

- Do not scale drawings. Contractor to verify all dimensions in field.
- All work shall comply with the rules and regulations applicable in the City of Steamboat Springs, the State of Colorado, and all other authorities having jurisdiction.
- The Contractor shall verify all existing conditions at the job site, and shall immediately notify the Architect of any discrepancies, omissions, or other conditions that may affect the scope of work outlined within these documents.
- The Contractor shall furnish all labor, materials, equipment and permits as required to complete the work.
- Building is to remain fully operational at all times during construction.
- Construction and construction-related activities shall be coordinated with the Owner's Representative and shall not block existing means of egress. Work shall be phased so that safe access to and egress from the building is maintained at all times.
- Contractor shall provide protective barriers, fences, sidewalk bridging, etc. to ensure the safety of pedestrians, building occupants, vehicular traffic, site features, etc. as approved by the Owner and Architect and in accordance with the requirements of local and federal authorities, including Occupational Safety and Health Administration (OSHA).
- The contractor shall not unreasonably encumber site, building roof or penthouses with materials or equipment. The materials and equipment shall be confined to the areas indicated in the contract documents or approved by the Owner. Do not load structure with weight that will endanger the structure. Contractor shall assume full responsibility for the protection and safekeeping of products stored on premises. Move any stored material or products that interfere with operations of the Owner. Store material only in areas approved by the Owner.
- Repair locations and approximate quantities are shown graphically for location purposes only and do not necessarily indicate actual repair boundaries or final quantities. The repair locations for each area will be verified by the Contractor based on the intent of the repairs. The extent of all repair areas is subject to final approval by the Architect/Engineer. Unanticipated conditions encountered during the course of the work that require additional repairs shall be brought to the attention of the Architect/Engineer. No additional repair work shall be performed unless approved in writing in advance by the Architect or Owner's Representative.
- The Contractor shall be solely responsible for all means and methods. Procedures shall be in accordance with applicable codes and accepted industry standards. The Contractor shall make any inspections or analysis necessary to verify that existing building elements have adequate load capacity to support any required forces he/she chooses to impose on them.
- Contractor shall provide all shoring, bracing, and sheeting required for safety and proper execution of the work.
- Contractor is solely responsible for any damage to the building, equipment or adjacent property caused by and/or associated with their work. Any such damage shall be reported to the Owner and Architect prior to repairing the damage. All damage to building, equipment or property must be repaired to the satisfaction of the Owner or replaced to match existing.
- Contractor is solely responsible for all job safety during the repair work, including provisions for adequate ventilation while using volatile or noxious materials.
- Contractor shall know and follow all precautions and safety procedures as normally used in the industry, and those procedures as instructed by the material manufacturer, and all local, state, and federal regulations, safety standards and codes. When a conflict exists, comply with the stricter requirement.
- Contractor shall supply the Owner with material safety data sheets (MSDS) for each material/product that will be brought onto the job site and shall comply with the requirements of the OSHA hazard communication standard.
- The Contractor shall comply with all applicable laws and regulations applicable to dust and debris containment.
- The Contractor shall provide dumpsters and coordinate dumpster removal. Dumpster locations to be approved by Owner.
- Noise control: The contractor shall confine his hours of operation to those required by the Owner and local laws and ordinances. Disruptions to normal building operations shall be minimized.
- Water control: The contractor shall not permit water to run uncontrolled off of his work or be carried airborne off the site or onto vehicles and persons occupying part of the site. To prevent this, suitable enclosures shall be provided if water or moisture exceed levels acceptable to the Owner.
- Contractor shall obtain necessary temporary facilities for their employees and subcontractors and shall maintain the facilities throughout the project duration. Contractor shall coordinate with Owner for placement of temporary facilities.
- The contractor shall maintain the water tightness of the building throughout the construction that is related to the demolition/repair process. Damage to the building or interior components from water entry resulting from contractor's work shall be repaired at no cost to the Owner.
- Cleanup and debris removal shall be undertaken daily and shall be satisfactory to the Owner. Final cleaning must be performed to the satisfaction of the Owner.
- Access to power and water: Contractor can use electrical power and water provided on the exterior of the building for their use for the exclusive purpose of the repair.
- The Architect anticipates performing periodic site observations to review the execution of the work. Contractor is to provide access to work in progress during the periodic site observations.
- All conflicts between the drawings and the specifications shall be brought to the attention of the Architect. The more stringent requirement shall govern unless written notification is provided by the Architect.

## Specifications

### Division 01

#### General Requirements

- Examination:** Examine substrates and conditions for compliance with requirements and other conditions affecting scope of repairs Commencement of work constitutes acceptance of the work substrates, surfaces and conditions.
- Protection:** Take precautions to ensure safety of people, including building users, passers-by, and workmen, and animals, and protection of property, including adjacent building elements, landscaping, and motor vehicles. Erect temporary protective canopies, as necessary, over walkways and at points of pedestrian and vehicular access. Prevent construction debris, and other materials from coming into contact with pedestrians, motor vehicles, landscaping, buildings, and other surfaces that could be harmed by such contact. Protect landscaping, sidewalks, and adjacent building areas from mechanical damage due to scaffolding, aerial lifts, and other equipment. Assume responsibility for injury to persons or damage to property due to Work, and remedy at no cost to Owner.
- Submittals and Product Substitutions:** Contractor to furnish and install products specified within the details and/or the specifications. If a specified product is not intended to be installed, or an alternate product is preferred, contractor must contact Architect for approval no less than one week prior to installation. If submittals are not received by Architect, we have assumed specified product has been installed.
- Environmental Conditions Affecting Product Installation:** Contractor is to adhere to manufacturer's installation instructions, Brick Industry Association, SMACNA, and other industry standards and guidelines for understanding what environmental factors (temperature, wind, solar exposure, wetness of substrate, forecast precipitation, etc.) may adversely affect the installation of one or more products, materials, etc. for repairs as part of the enclosed scope of work. Architect has not included these specific concerns within the specifications below.
- Contract (and Sub-contractor) Qualifications:** Contractor certifies that they are capable, qualified, and approved (where necessary by the manufacturer) to install products and perform scopes of work enclosed within the scope of documents.
- Product Delivery, Storage, and Handling:** Deliver, store, and handle materials according to manufacturer's recommendations and in such a manner as to prevent damage to materials or structure. Store materials in original undamaged containers in clean, dry, protected location on raised platforms with weather-protective coverings, within temperature range required by manufacturer. Protect stored materials from direct sunlight. Manufacturer's standard packaging and covering is not considered adequate weather protection
- Quality Assurance Mockups:** The first area of waterproofing repair will serve as a mockup for close evaluation. AEC to be present during multiple steps, including, but not limited to; surface preparations for new waterproofing and waterproofing installation.
- Project Conditions:** Verify existing dimensions and details prior to start of Work. Notify Architect of conditions found to be different than those indicated in Contract Documents. Architect will review situation and inform Contractor of changes. Handle and install materials in strict accordance with safety requirements required by material manufacturers, Material Safety Data Sheets, and local, state, and federal rules and regulations, including dust and noise restrictions. Maintain MSDS or GHS with materials in storage area and available for ready reference on Site.
- Changes in Work:** During rehabilitation work, existing conditions may be encountered which are not known or are at variance with Contract Documents. Such conditions may interfere with Work and may consist of damage or deterioration of substrate or surrounding materials that could jeopardize integrity or performance of Work. Notify Architect of conditions that may interfere with proper execution of Work or jeopardize performance of Work prior to proceeding with Work.

### Division 02

#### Existing Conditions

- Selective Removal:** Carefully remove existing gutter downspouts and wood fencing at the first floor as necessary to fully access existing stone masonry veneer. Redirect downspouts such that gutters will not drain water onto wall surfaces. Reinstall all items once repairs are complete.
- Selective Demolition:** Remove existing stone cladding down to existing exterior sheathing. Take care as to minimize damage to water-control layer where existing is to remain for proper laps. Carefully remove existing water-resistive barrier and self-adhering membrane flashings leaving 2-6 inches where new water-resistive barrier is to shingle-lap/tie-into existing (see details herein). During removal of scratch coat and metal lath, take care so as not to damaged underlying gypsum sheathing.

### DIVISION 04 - MASONRY

#### PRODUCTS

- A. Stone masonry units:
- Base Bid: Thin-cut quarried stone to match existing.
  - Alternate no. 1: Cultured stone to closely match stone as existing manufactured by Creative Mines or Cultured Stone.
- B. Mortar:
- Scratch coat: Preblended or site mixed ASTM C270 Type S.
  - Setting Bed Mortar: Preblended mortar complying with ANSI A118.15 or as required/ recommended by cultured stone manufacturer.
  - Pointing Mortar: Preblended or site mixed ASTM C270 Type N or as required/recommended by cultured stone manufacturer. Color as selected by Owner determined through mock-ups.
- C. Water: Potable.
- D. Metal Lath: Structuralath No. 17 1-1/2" x 1-1/2" self-furring or as required by cultured stone manufacturer and meets ASTM C933.
- E. Metal Lath Fasteners: Corrosion-resistant anchors in accordance with ASTM C1063. Staples are not permitted.
- F. Accessories: Provide corrosion-resistant 26 gauge (minimum) metal accessories as casing beads, weep screeds, etc. sized appropriately for scratch coat.
- G. Additional materials:
- Coping anchors: Architect-approved corrosion-resistant (hot dipped galvanized or stainless steel) stone anchors as manufactured by Prosooco. Anchors to mechanically fasten into stone unit (split tail, 1/4 inch threaded or smooth dowels, etc. Corrugated ties are not permitted).
  - Sheet metal flashing: 24 gauge G90 galvanized prefinished sheet metal flashing with 10 year coating. Color selected by owner.
- H. Submittals:
- If using cultured stone, contractor shall submit manufacturer's installation instructions and verify project details align with installation instructions, including minimum gaps and materials.
  - Contractor to provide a minimum of 4 square feet of stone for selection by Owner or Owner's Agent. Once stone has been initially accepted, Contractor to install masonry at select location (minimum 8 square feet) for review and approval by Owner or Owner's Agent.
  - Contractor shall provide submittals for each product used for this project, identified herein.
  - Mortar Product Data: Supplier's literature indicating compliance with specified requirements.
  - Color admixtures: Product name and type, and name of manufacturer.
  - Dry, preblended mortar mix: Types and proportions of ingredients.
  - Include Material Safety Data Sheets for information only.
  - Certificates: Indicating compliance with specified requirements.

#### EXECUTION

- A. Metal Lath:
- Install water-resistive barrier, self-adhering and sheet metal flashings and drainage media prior to installing remaining adhered stone cladding system.
  - Follow lath manufacturer's recommendations in addition to those provided below.
  - Unroll metal lath and custom cut to fit within extents of scratch coat area/stucco casing beads, along with side laps and end dams as recommended by the manufacturer. Laps to occur over framing members.
  - Do not step on the lath or other stress on the lath that may result in undue distortions.
  - Secure lath at furring points into framing members per ASTM C1063.
    - At metal framing, fasteners shall be of sufficient length and installed with minimum 3/8 inch penetration into framing member.
    - For wood framing, fastener must penetrate a minimum of 3/4 inch into wood framing or blocking.
  - Custom cut lath to area once adequately secured and laps are defined.
  - Install casing beads at all terminations to the scratch coat. Casing bead to have weeps at all interruptions to downward flow of moisture (heads of doors, windows, etc.). Install per manufacturer's recommendations and per ASTM C1063.
- B. Scratch Coat:
- Mix mortar with potable water in accordance with manufacturer's recommendations.
  - Following installation of the lath, apply a nominal 1/2 inch thick layer of mortar onto the areas to receive adhered stone. Ensure that the metal lath is completely encapsulated with mortar. Apply mortar with sufficient pressure and thickness to fully embed the lath in mortar.
  - Once the mortar is "thumbprint hard", score the surface horizontally to create the mortar scratch coat.
  - Moist curing the scratch coat is recommended. Scratch coat shall be dampened periodically during the first 48 hours so that the surface appears wet, but is free of standing water.
  - Cold weather application: Protect application such that scratch coat has a minimum air temperature of 40 degrees Fahrenheit until scratch coat is cured. Use of anti-freeze admixtures or accelerating mixtures are not permitted.

- Hot weather application: If temperatures exceed 90 degrees and/or moderate winds are present during the installation/curing period, additional moisture curing may be necessary. Refer to TMS 602 for hot weather practices.
- C. Setting Bed Mortar and Adhered Unit:
- Details herein may require additional minimum offsets, gaps, etc. as required by cultured stone manufacturer (if using cultured stone).
  - After the scratch coat has sufficiently cured, but prior to installing the adhered stone, lay out sufficient number/area of stone claddings units at the jobsite for an adequate variety of sizes, shapes, colors, and profiles such that the final aesthetic of the stone appears uniform.
  - Clean all surfaces to receive setting bed mortar. If using cultured masonry units, confirm any form-release agents have been adequately removed from the surfaces.
  - Mix setting bed mortar in accordance with manufacturer's recommendations using potable water.
  - Moisten the scratch coat and back of the adhered masonry unit so that the surfaces appear damp, but are free of mortar.
  - Apply a uniform nominal 1/2 inch setting bed mortar to the entire back surface of the masonry unit.
  - With sufficient force, firmly work buttered masonry unit onto the scratch coat allowing for a relatively uniform 3/8 inch joint around the full perimeter.
  - The squeeze out of the mortar at the edges such that the scratch coat is covered completely.
  - Unit should be held into place for several seconds until bond is achieved. If masonry unit is inadvertently moved after the initial set of the mortar, the unit must be removed and setting bed mortar removed followed by reinstalling per the application process.
- D. Pointing/Grouting Mortar:
- Following adequate curing time of the setting bed mortar such that the units will not move once contact with the units will not break the bond, mortar can be applied in between the units.
  - Mortar to be applied with grout bag or other method to carefully deliver mortar into the joints.
  - Ensure that pointing mortar completely fills the joints between the units, filling the joints to the desired depth (full depth of the unit).
  - Mortar shall be "thumbprint hard" at the time the joints are to be pointed/struck. Joint profile to be concave.
  - During the pointing process, care should be taken to keep mortar from off the faces of the units. Clean off remaining pointing mortar.

### Division 07 - Thermal and Moisture Protection

#### Water-Resistive Barrier

##### PRODUCTS

- A. Water-resistive barrier assembly:
- Vaproshield Wrapshield SA or Architect approved equal.
2. Self-adhering Membrane Flashing:
- At inside/outside corners: Dupont FlexWrap.
  - Along straight runs: Dupont Flashing Tape or Architect approved equal.
3. Drainage Media: Keene Driwall Rainscreen 020 (1/4 inch) or Architect approved equal.

##### EXECUTION

- Verify previously installed flashings (such as transition flashings, roof kick-out flashings, etc.) have been properly installed.
- Install per manufacturer's recommendations, including sealing, laps, fastening pattern, etc.
- Thoroughly clean all surfaces prior to installing self-adhering membrane flashing. Where adhering membrane flashing to new/existing gypsum sheathing or concrete surfaces, apply primer and allow to flash off in accordance with manufacturer's recommendations.
- Drainage media to be installed with woven filaments facing towards the water-resistive barrier and in accordance with manufacturer's recommendations for securement, laps, etc. Drainage media to be installed prior to metal lath and stucco accessories.

#### Sealants

##### PRODUCTS

- A. Where in contact with adhered masonry: Dow 756 or Momentive SCS 9000.
- B. Where in contact with existing traffic coating: Tremco Dymonic 100.
- C. Where in contact with self-adhering membrane flashing or water-resistive barrier: Dowsil 758.
- D. Backer rod: As recommended by sealant manufacturer.
- E. Color: Selected by Owner from manufacturer's standard color option.

##### EXECUTION

- A. Clean all surfaces prior to installation and air/substrate temperatures shall be within recommendations noted by manufacturer. Surfaces shall be dry and free of frost.
- B. Install per manufacturer's recommendations and SWRI Sealant Guide. Do not puncture closed-cell backer rod.

### Division 09 - Finishes

#### Gypsum Sheathing

##### PRODUCTS

- A. Exterior gypsum sheathing:
- DensGlass Gold fiberglass mat gypsum sheathing as manufactured by Georgia Pacific or Architect approved equal.
  - Thickness: Match existing (assume 5/8 inch thick, but verify in field).
  - Fasteners: As recommended by manufacturer and listed within ASTM C1280.

##### EXECUTION

- Carefully remove existing damaged sheathing, as necessary. Where areas of panel are sound and in good condition, remove to center of stud line to allow for adequate securement.
- Install per manufacturer's recommendations and ASTM C1280-18.

Architect



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Project

## Adhered Masonry Reclad Edgemont Condominiums

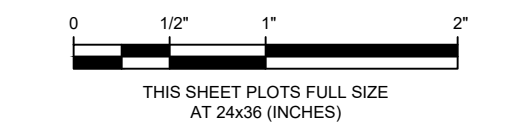
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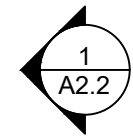
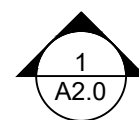
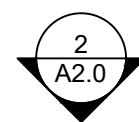
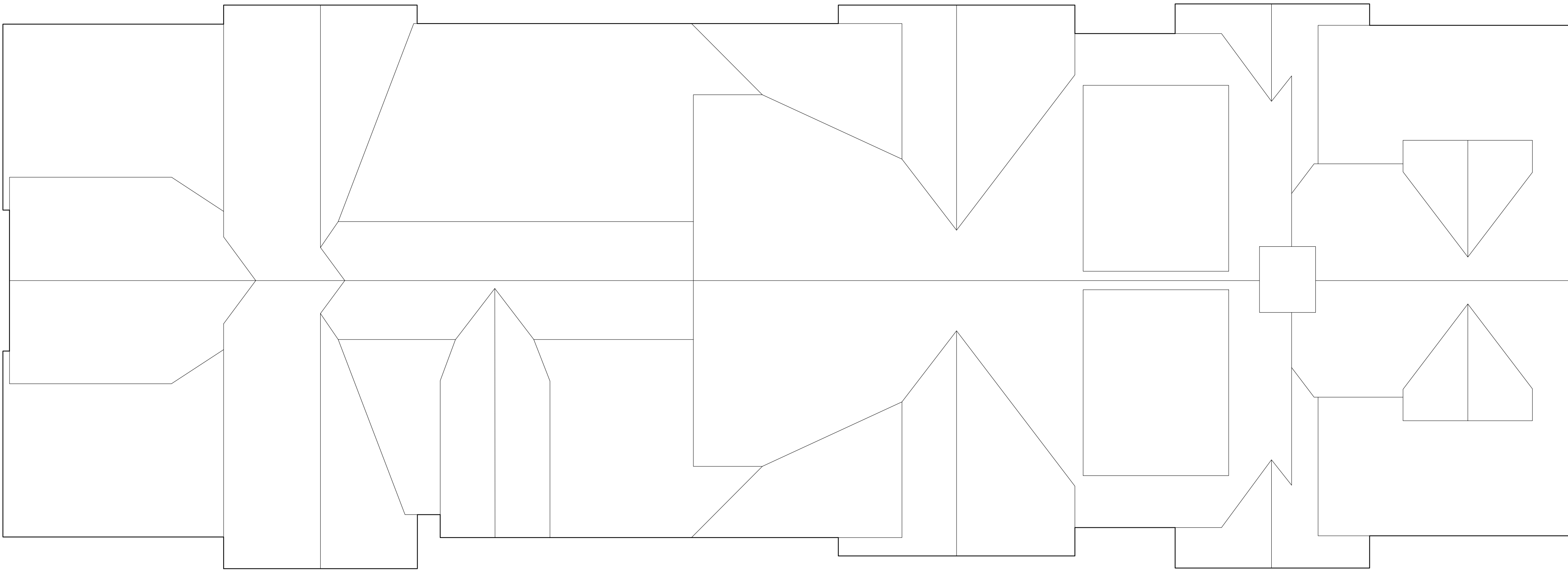
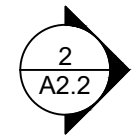
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## General Notes and Specifications

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1 ROOF PLAN  
Scale: 3/32" = 1'-0"



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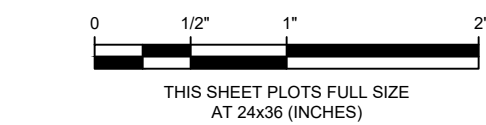
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Roof Plan

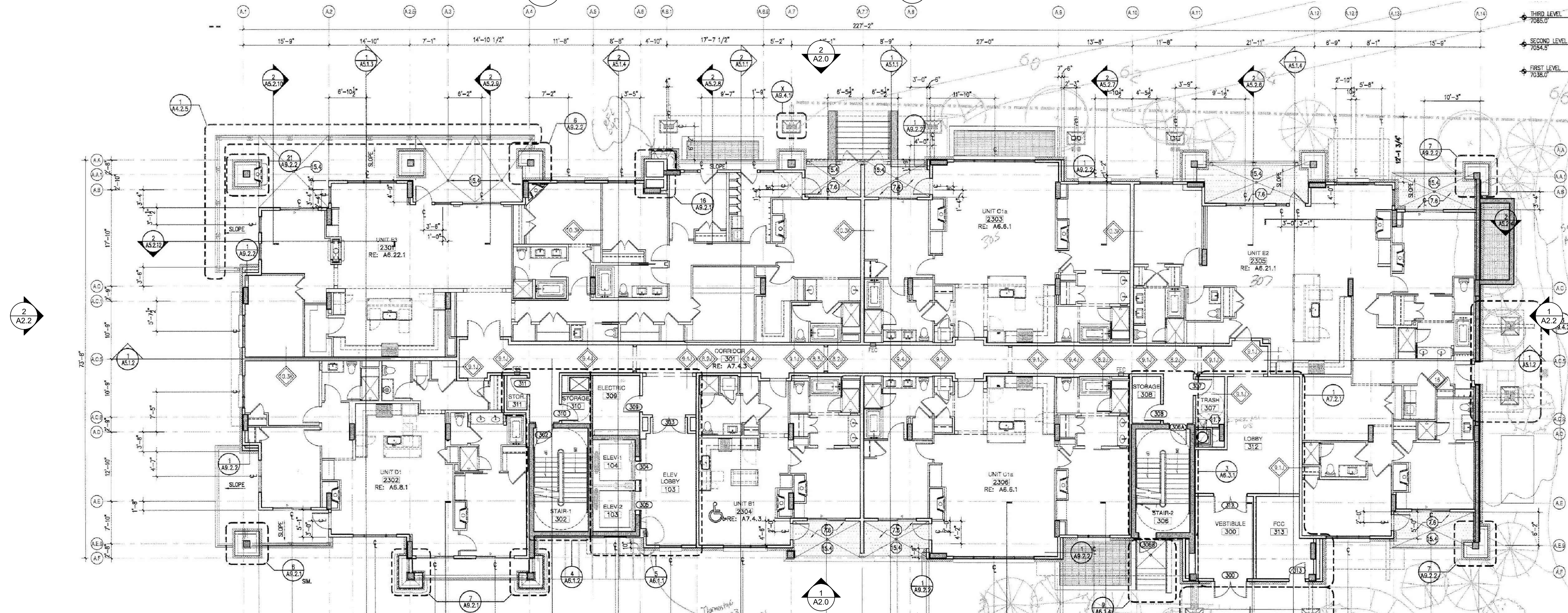
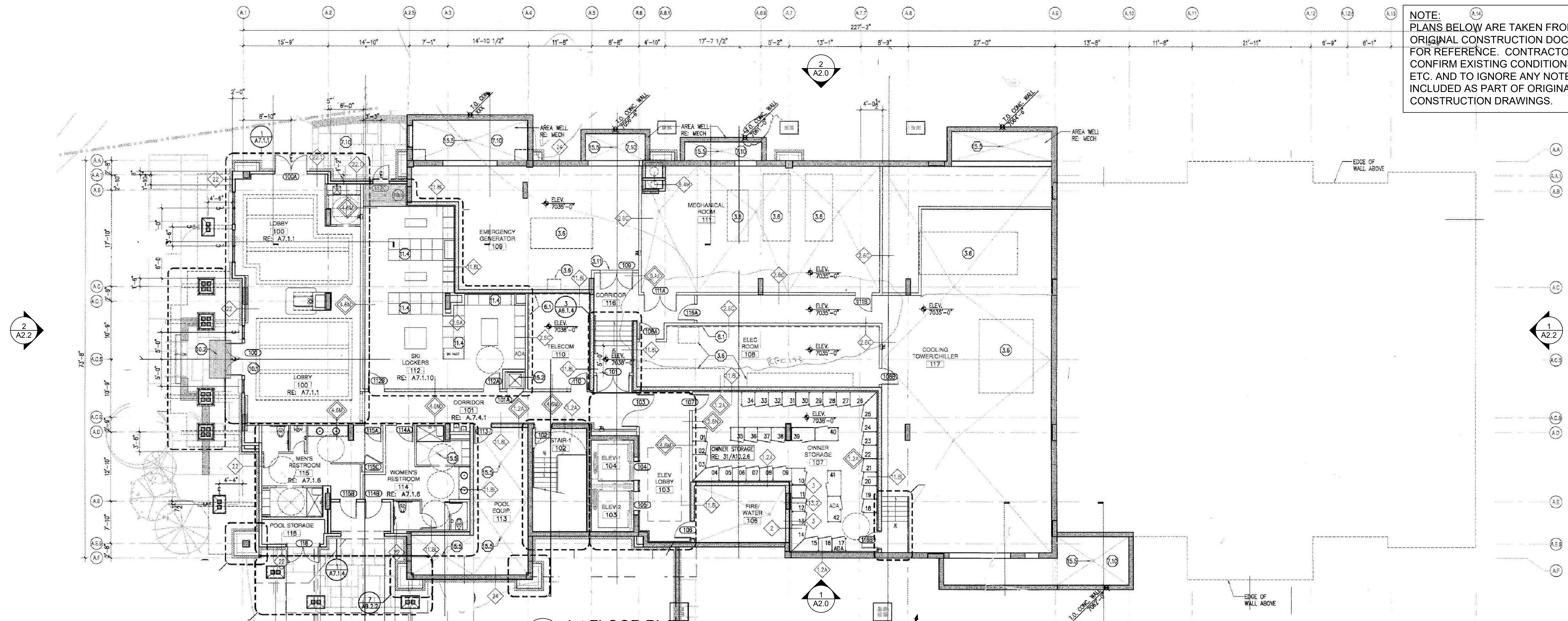
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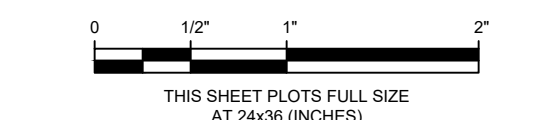
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**1st and 3rd Floor Plans**

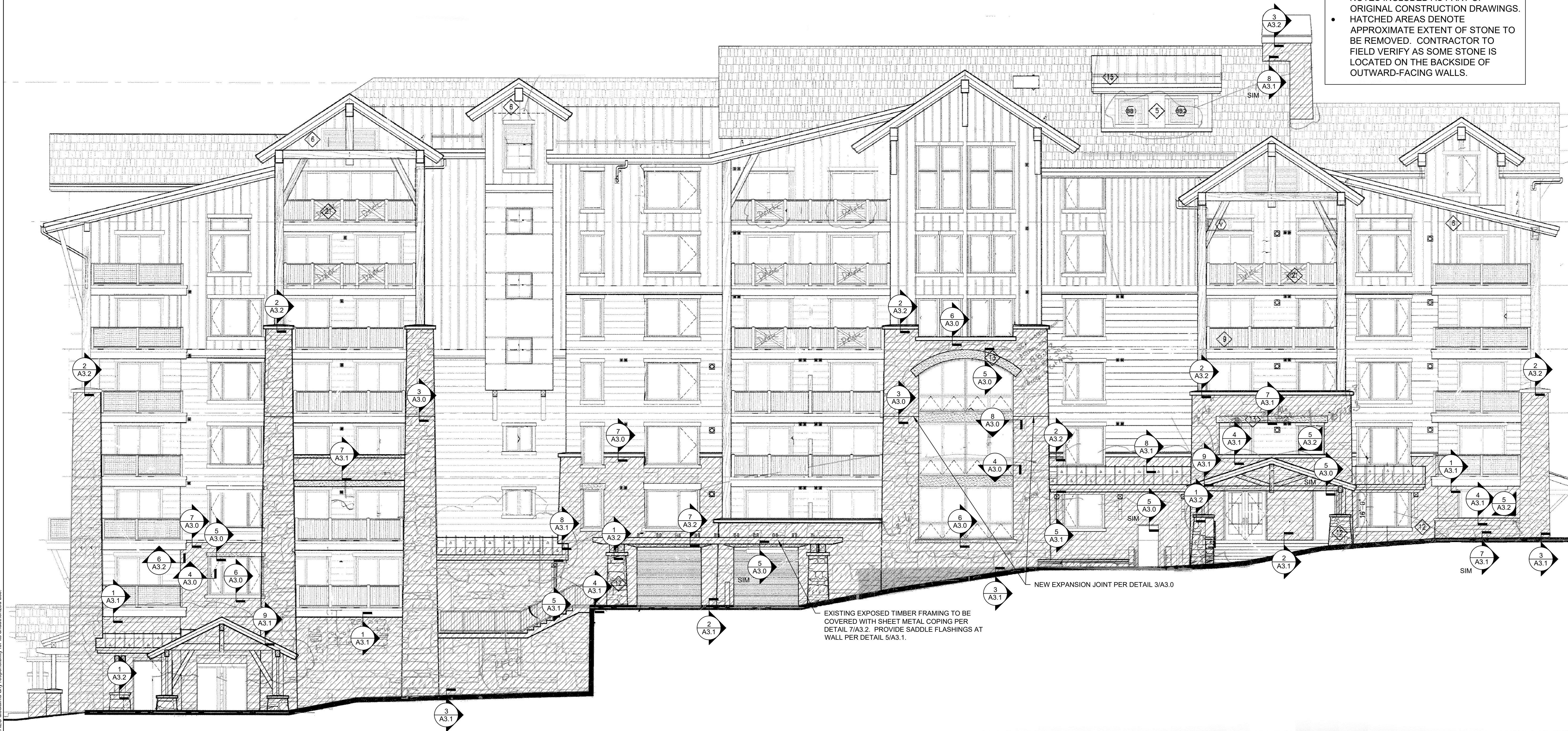
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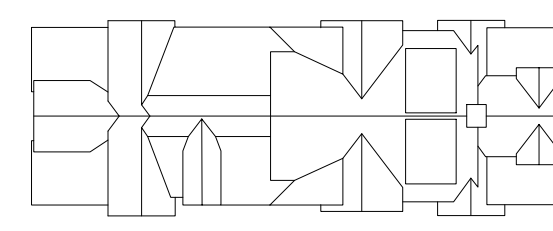
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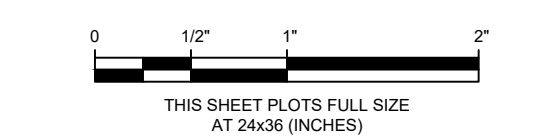
1 SOUTH ELEVATION  
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KEY PLAN  
Not to Scale

NOTE:  
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• HATCHED AREAS DENOTE APPROXIMATE EXTENT OF STONE TO BE REMOVED. CONTRACTOR TO FIELD VERIFY AS SOME STONE IS LOCATED ON THE BACKSIDE OF OUTWARD-FACING WALLS.

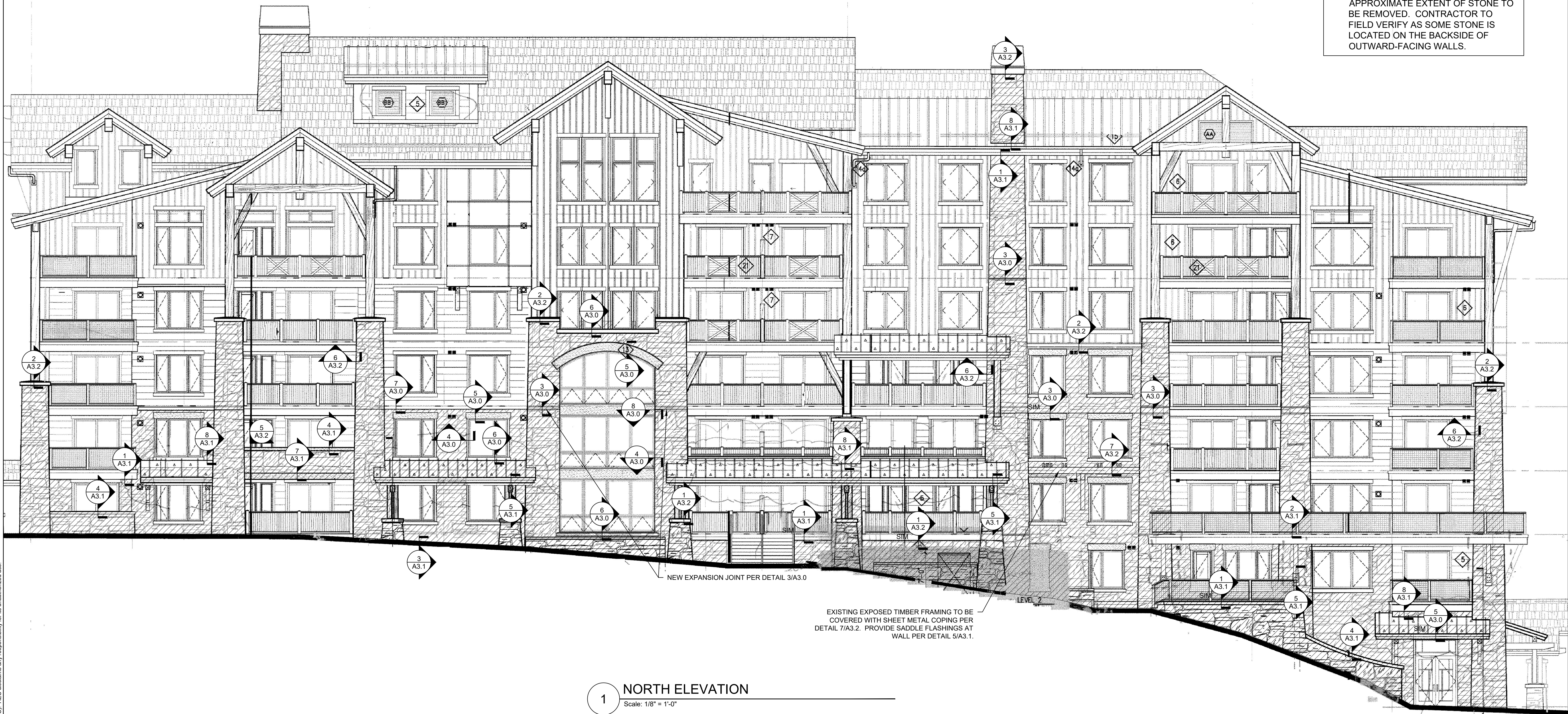
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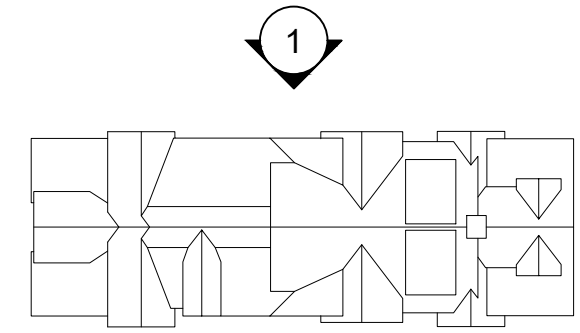
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1 NORTH ELEVATION  
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|      | 06/28/21 | Issued for Permit  |



|             |               |
|-------------|---------------|
| Project No. | 21.011        |
| Date        | June 28, 2021 |
| Drawn       | ELV           |
| Scale       | As Shown      |

North Elevation

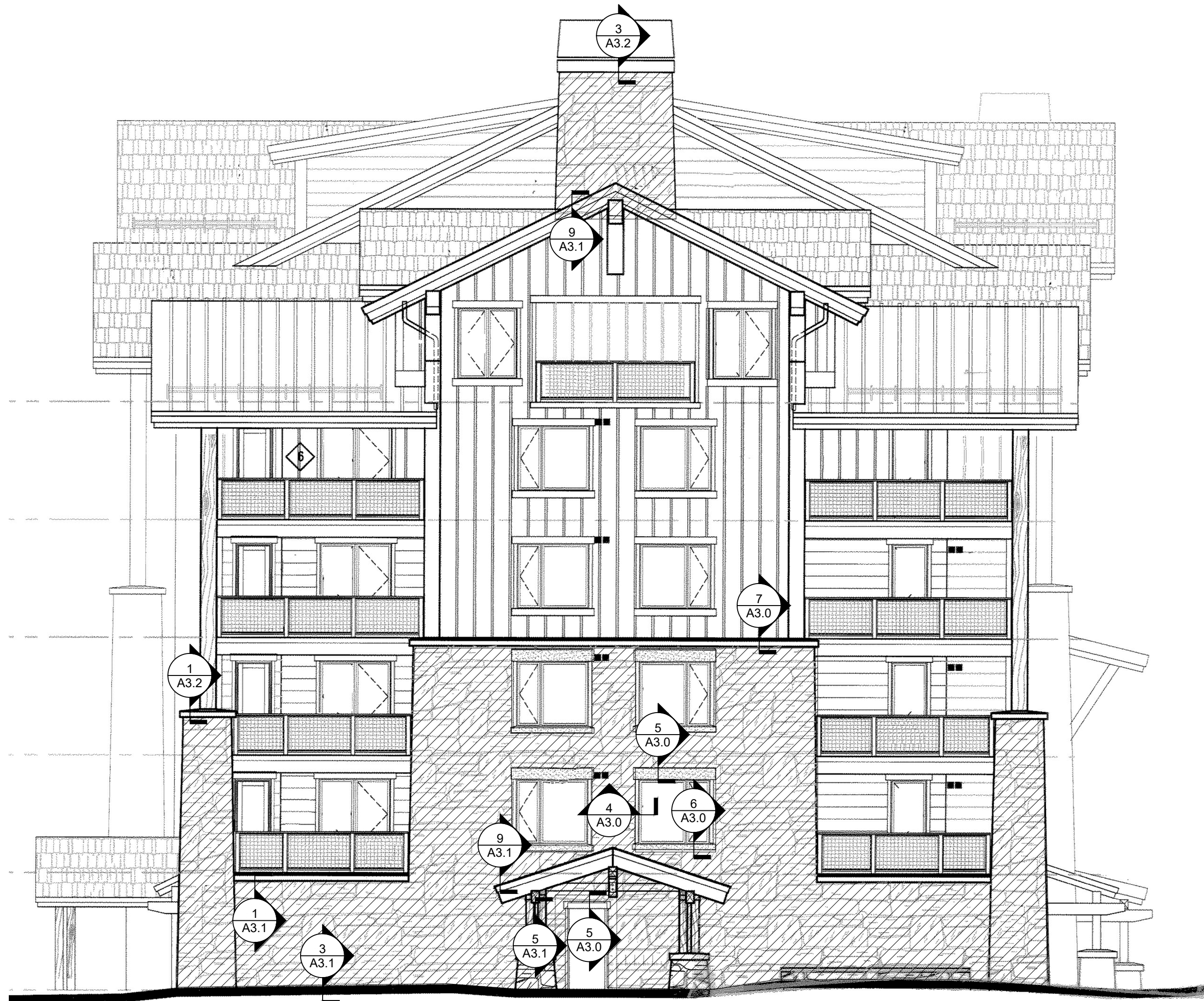
Sheet Title

Sheet No.

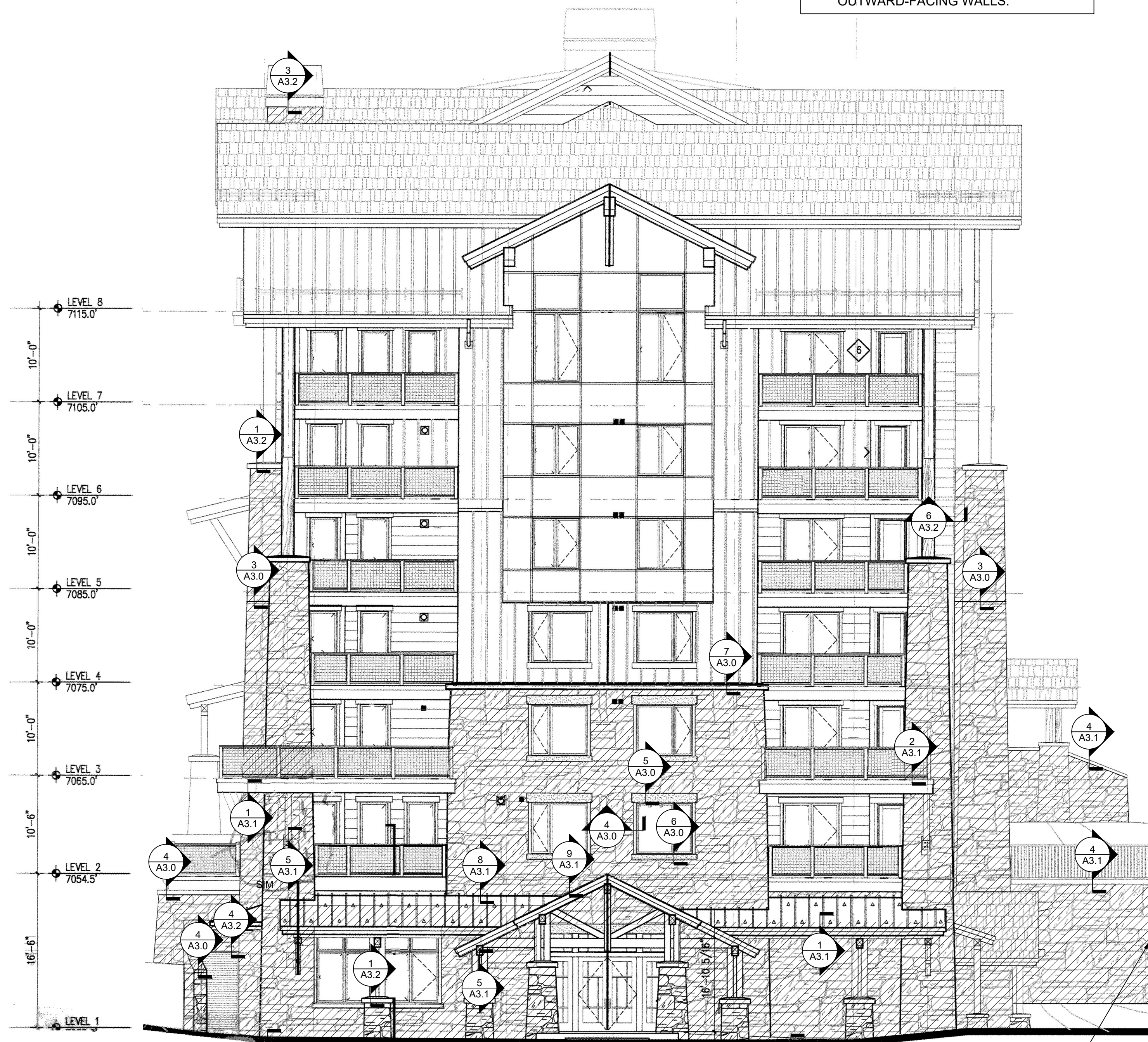
A2.1



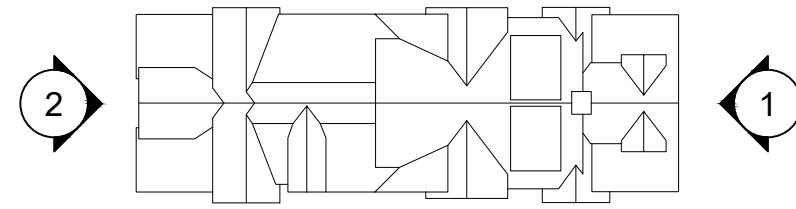
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1 EAST ELEVATION  
Scale: 1/8" = 1'-0"



2 WEST ELEVATION  
Scale: 1/8" = 1'-0"



KEY PLAN  
Not to Scale

NOTE:

- ELEVATIONS BELOW ARE TAKEN FROM ORIGINAL CONSTRUCTION DOCUMENTS. CONTRACTOR TO CONFIRM EXISTING CONDITIONS, AREAS, ETC. AND TO IGNORE ANY NOTES INCLUDED AS PART OF ORIGINAL CONSTRUCTION DRAWINGS.
- HATCHED AREAS DENOTE APPROXIMATE EXTENT OF STONE TO BE REMOVED. CONTRACTOR TO FIELD VERIFY AS SOME STONE IS LOCATED ON THE BACKSIDE OF OUTWARD-FACING WALLS.

Architect



11757 West Ken Caryl Avenue Suite F308  
Littleton, Colorado 80127  
303.763.1863 | www.AppliedEnclosureConsulting.com

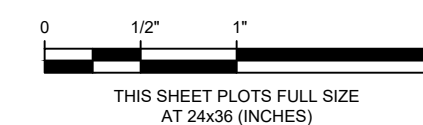
Project

Adhered Masonry Reclad  
Edgemont  
Condominiums  
2410 Ski Trail Lane  
Steamboat Springs, Colorado

Client

Edgemont Condominium  
Association  
2420 Ski Trail Lane  
Steamboat Springs, Colorado

| Mark | Date     | Description        |
|------|----------|--------------------|
|      | 04/28/21 | Issued for Pricing |
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|             |               |
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| Scale       | As Shown      |

East and West  
Elevations

Sheet Title

A2.2

Sheet No.