

PROPOSED ROOF/DECK
REPAIR SCOPE of WORK

- 1. REMOVE EXISTING CONCRETE TOPPING SLAB & INTERNAL DRAIN - LEAVE WATERPROOF MEMBRANE & STRUCTURE INTACT
- 2. REMOVE & SAVE EXISTING GUARDRAIL ATTACHED TO TOP OF SLAB FOR RE-INSTALLATION
- 3. REMOVE & SAVE EXISTING DOOR TO DECK TO BE RE-SET AT NEW DECK HEIGHT
- 4. FIELD VERIFY EXISTING SIDING AND DETERMINE FLASHING DETAILS AFTER DEMOLITION COMPLETED
- 5. CONSTRUCT NEW SLOPED ROOF OVER EXISTING ROOF/DECK STRUCTURE WITH DECK ON REVERSE TAPER SLEEPERS - REQUIRES RAISING EXISTING EXTERIOR DOOR - WILL REQUIRE ADDING A 4 FT. BY 4 FT. LANDING WITH TWO RISERS (MAX 7") AND ONE 11" TREAD - HEIGHT OF RISERS TO BE DETERMINED AFTER DEMOLITION IS COMPLETED
- 6. SHORTEN EXISTING ROOF ACCESS LADDER & RE-USE EXISTING FEET FASTENED TO NEW DECKING
- 7. RE-INSTALL EXISTING GUARDRAIL

EOR and applicant to contact RCRBD
or submit any addendums upon
changes after field verification work.

CODE STUDY

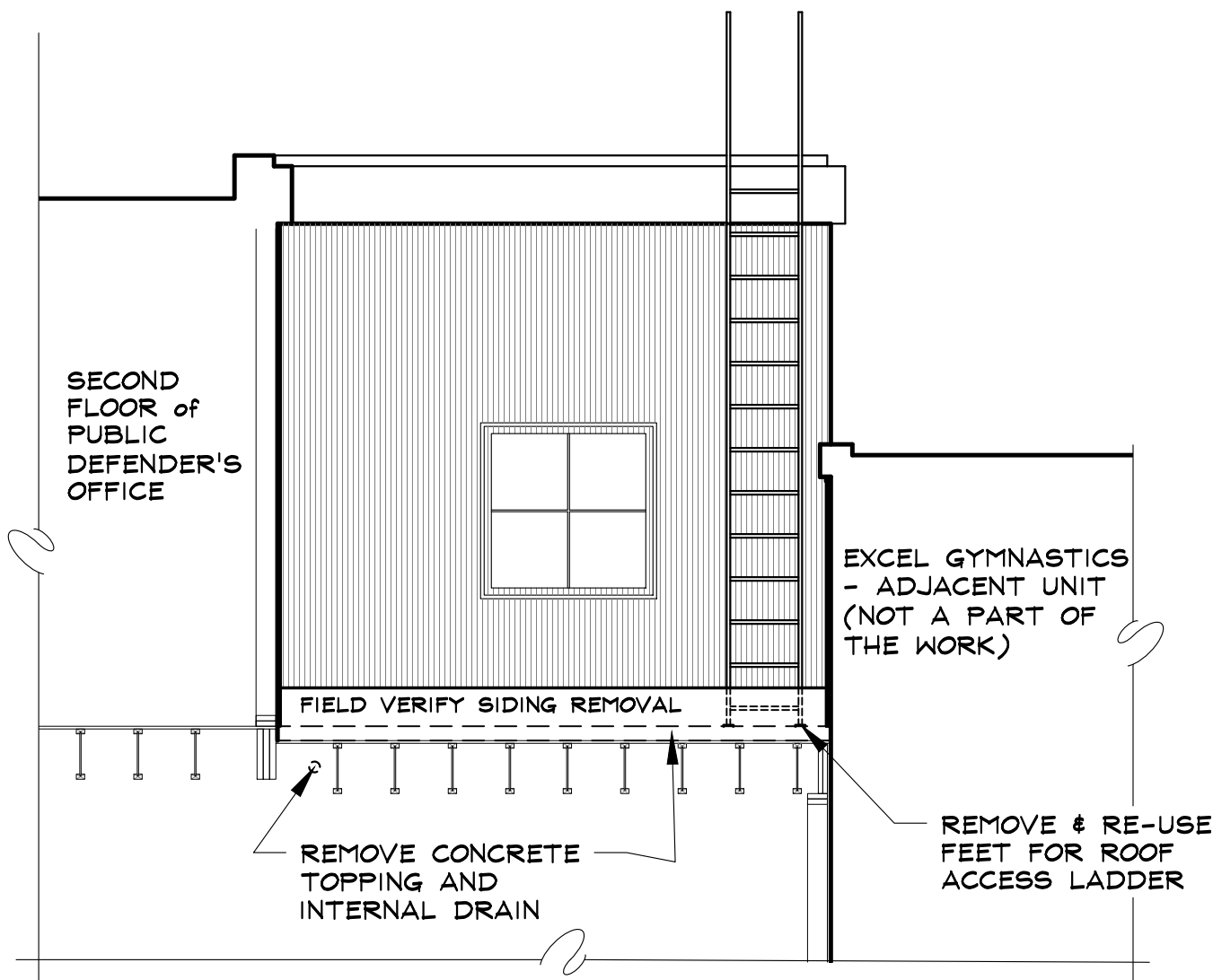
RFP BUILDING 1 SHELL COMPLETED UNDER RCRBD PERMIT No. SB-06-286 & TENANT FINISH FOR PUBLIC DEFENDER'S OFFICE COMPLETED UNDER RCRBD PERMIT No. SB-08-668
BUILDING TYPE: V- 1 HOUR
'B' OCCUPANCY
NO CHANGE TO BUILDING USE, OCCUPANCY OR EGRESS WITH PROPOSED ROOF/DECK REPAIR

PJ2993-1
Fire Prevention
In: 05/29/2018
Out: 05/31/2018

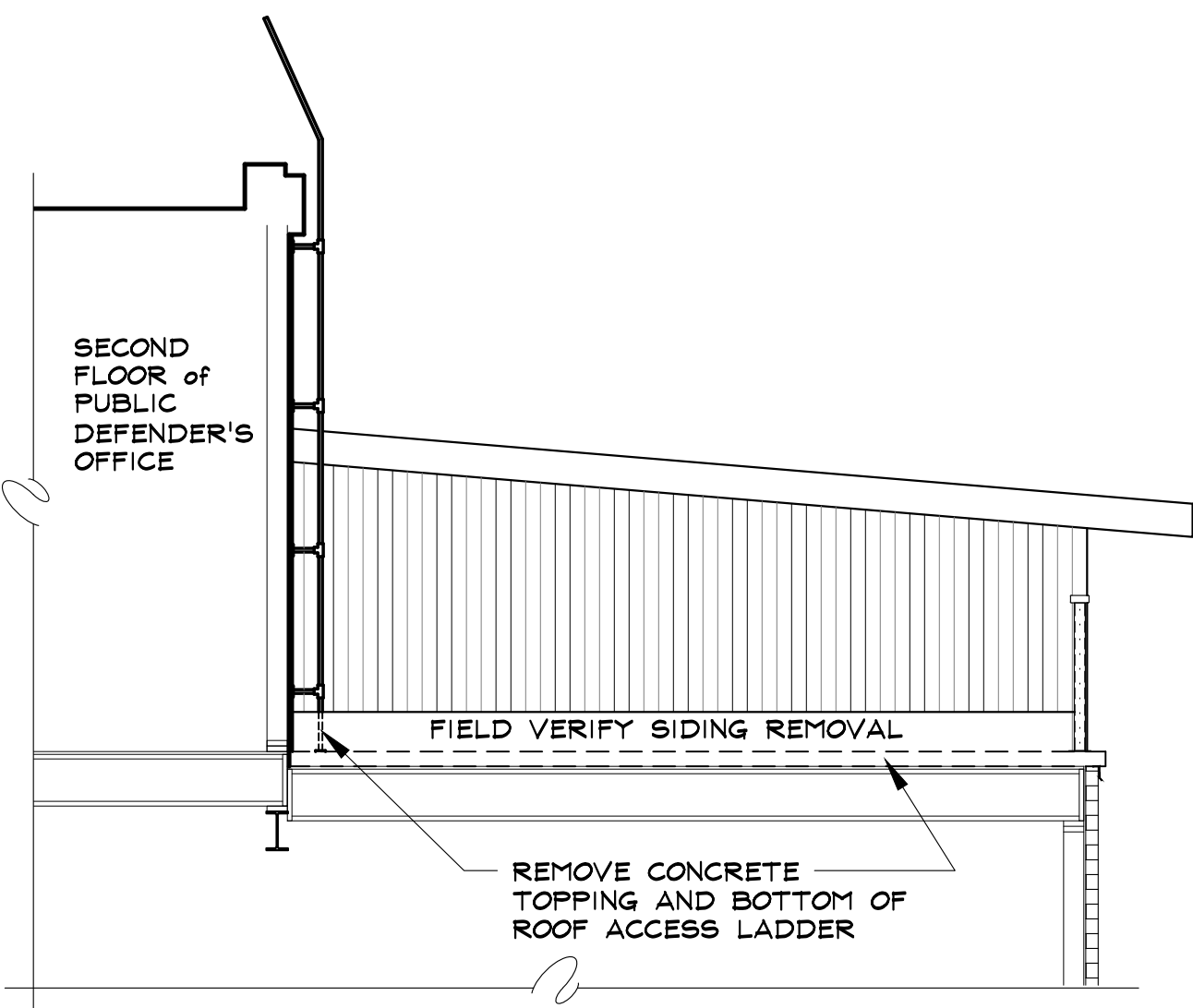
RCRBD
Record Set



SEAD
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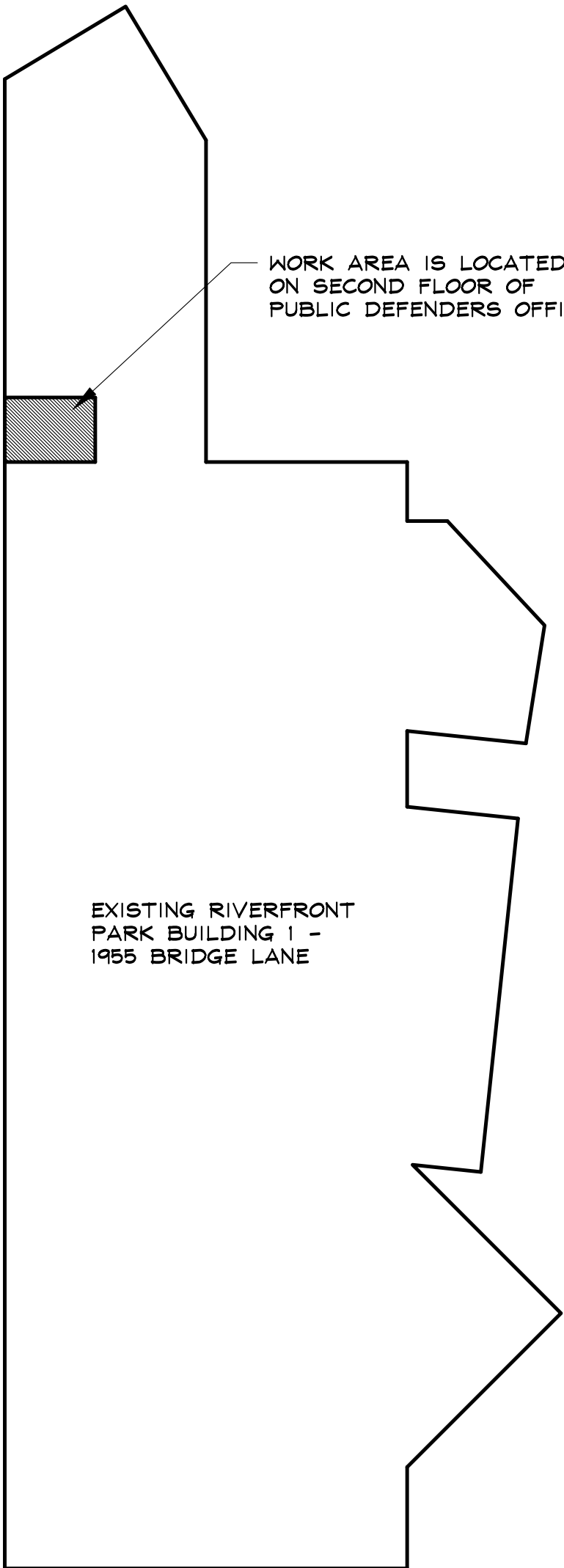


4 ROOF DECK DEMO SECTION - WEST ELEVATION
SCALE: 1/4" = 1'-0"

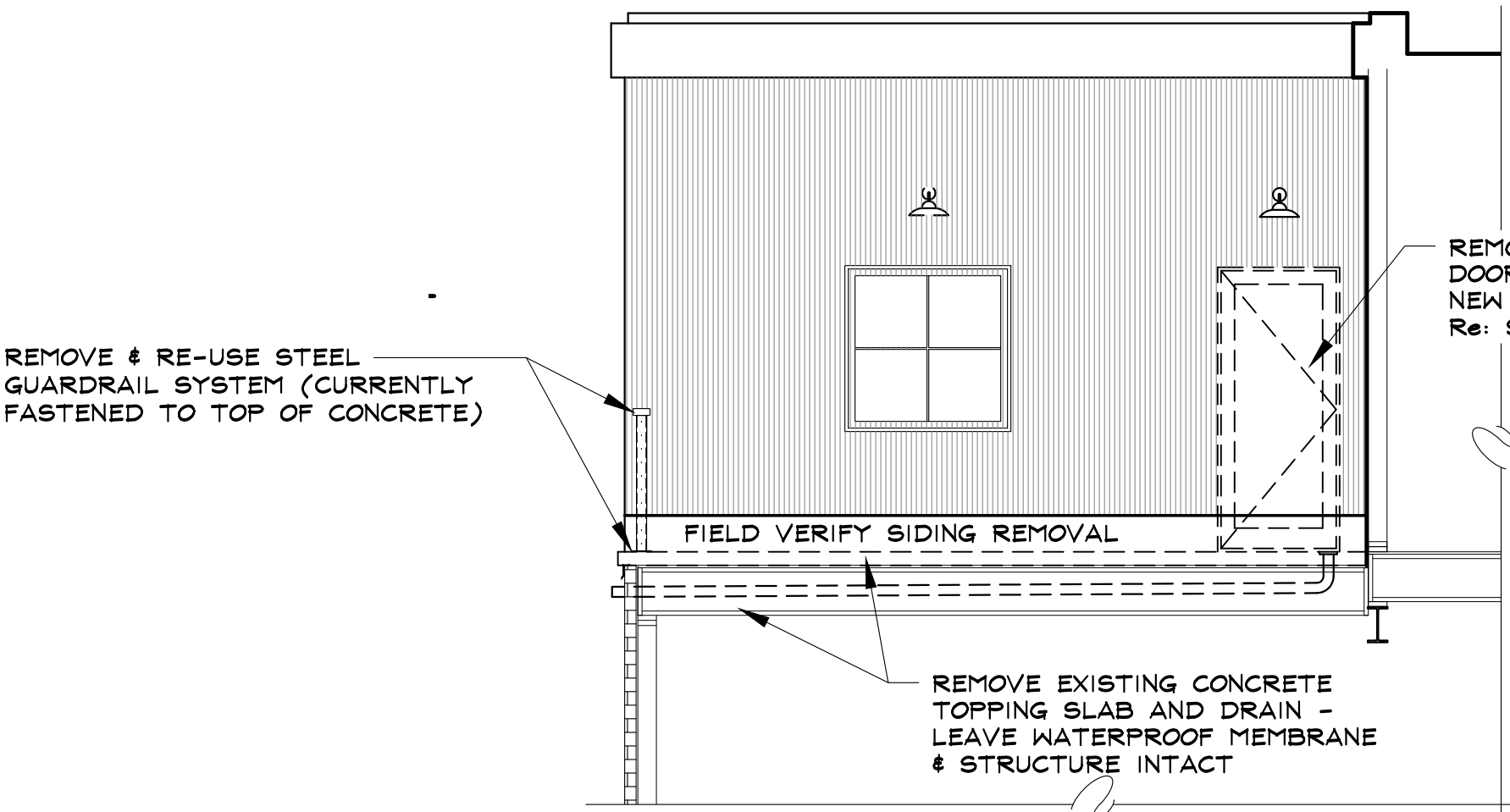


5 ROOF DECK DEMO SECTION - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

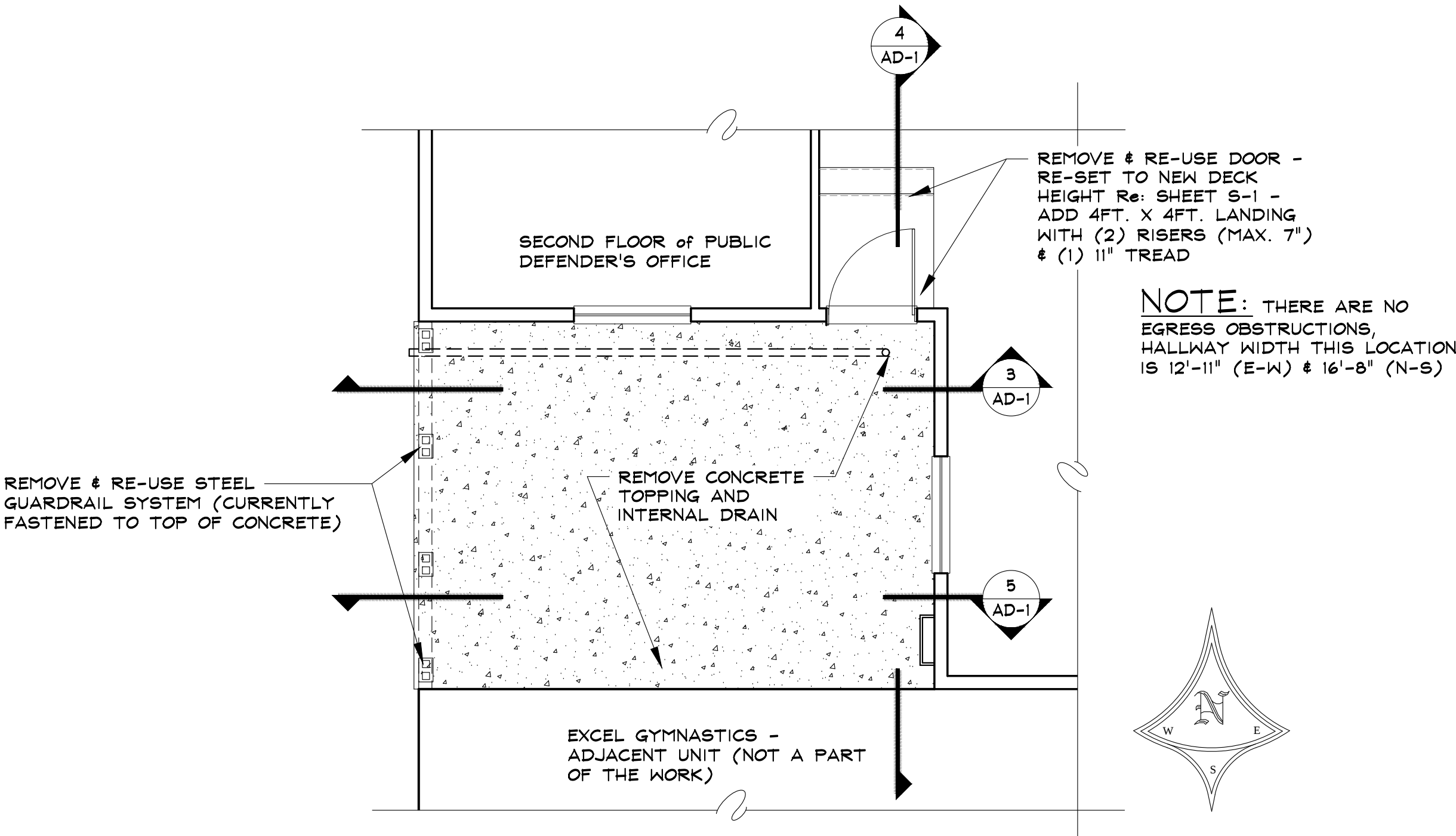
NOTE: THIS SCOPE OF WORK IS LIMITED TO REPAIRING THE EXISTING ROOF/DECK & DOES NOT AFFECT THE BUILDING HEIGHTD, THERMAL ENVELOPE, USE, OCCUPANCY OR EGRESS. ALL PROPOSED WORK IS WITHIN THE EXISTING BUILDING FOOTPRINT.



1 SITE PLAN
N.T.S.



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



2 ROOF DECK DEMO PLAN
APPROX. 233 SQUARE FEET
SCALE: 1/4" = 1'-0"

RIVERFRONT PARK HOA

1955 BRIDGE LANE, SUITE 210 0
STEAMBOAT SPRINGS, COLORADO

A DECK REPAIR FOR:
BUILDING 1 - COLORADO PUBLIC DEFENDER'S OFFICE

ISSUE DATES
FINAL REVIEW: 05 . 17 . 18
PERMIT: 05 . 23 . 18

DRAWN BY: SJM
PROJECT # 17075
DEMOLITION
PLAN &
ELEVATIONS

A D -1
SHEET 1 of 2



SEAD

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RIVERFRONT PARK HOA

1955 BRIDGE LANE, SUITE 2100
STEAMBOAT SPRINGS, COLORADO

A DECK REPAIR FOR:
BUILDING 1 - COLORADO PUBLIC DEFENDER'S OFFICE

ISSUE DATES

FINAL REVIEW:
05 . 17 . 18
PERMIT:
05 . 23 . 18

DRAWN BY: SJM
PROJECT # 17075

REPAIR
SECTIONS

S - 1

SHEET 2 of 2

RCRBD
Record Set

RE-USE EXISTING STEEL GUARDRAIL POSTS & BASE PLATES - FASTEN INTO NEW CONTINUOUS 2X6 'LET-IN' TO TOP OF NEW 2X10 REVERSE TAPER SLEEPERS w/ 1/4"x4" SDS SCREWS

TYPICAL - NEW CHANNEL STOP FOR SIDING - MIN. 1" REVEAL ABOVE DECKING

EXTEND REVERSE TAPER SLEEPERS MIN. 2" PAST EXIST. BRICK VENEER FOR DRAINAGE & ADD CONT. 2X10 SUBFASCIA

NEW FLASHING / DRIP EDGE w/ COUNTERFLASH STRIPE - EVALUATE EXISTING DRIP EDGE & LEAVE INTACT IF SERVICEABLE

EXISTING STRUCTURE TO REMAIN INTACT

2X SYNTHETIC DECKING OVER 2X10 REVERSE TAPER SLEEPERS OVER WATERPROOF MEMBRANE OVER 3/4" PLYWD. OVER 2X10 SLEEPERS @ 16" WITH 3/8"/FT. SLOPE OVER EXISTING WATERPROOF MEMBRANE & DECK STRUCTURE

PROVIDE NEW 4FT. X 4FT. LANDING AT RE-SET DOOR WITH (2) EQUAL RISERS (MAX. 7") & (1) 11" TREAD - RISER HEIGHT TO BE DETERMINED IN FIELD AFTER DEMOLITION COMPLETED

EXISTING FLOOR SYSTEM TO REMAIN INTACT

EXCEL GYMNASTICS - ADJACENT UNIT (NOT A PART OF THE WORK)

RE-USE FEET FOR ROOF ACCESS LADDER & SET ON NEW DECKING

SECOND FLOOR of PUBLIC DEFENDER'S OFFICE

4 ROOF/DECK SECTION - ENLARGED DETAIL

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

2 PROPOSED ROOF/DECK SECTION - WEST ELEVATION

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

2X SYNTHETIC DECKING OVER 2X10 REVERSE TAPER SLEEPERS @ 16" O.C. - NO FASTENERS THROUGH MEMBRANE

TYPICAL - NEW CHANNEL STOP FOR SIDING - MIN. 1" REVEAL ABOVE DECKING

TYPICAL - CONT. FLASHING ALL AROUND OVER NEW EPDM MEMBRANE

2X CONT. w/ A35 CLIP TO SLEEPER

2X10 PRESSURE BLOCKING

CONT. 2X4 'LET-IN' TO TOP OF SLEEPER WHERE DEPTH REACHES MIN. 3.5 INCHES

3/4" PLYWD. OVER 2X10 SLEEPERS @ 16" O.C. WITH 3/8"/FT. SLOPE OVER EXISTING WATERPROOF MEMBRANE & DECK STRUCTURE

EXISTING DECK STRUCTURE & WATERPROOF MEMBRANE TO REMAIN INTACT

RE-INSTALL EXISTING GUARDRAIL

2X SYNTHETIC DECKING OVER 2X10 REVERSE TAPER SLEEPERS @ 16" O.C. OVER WATERPROOF MEMBRANE OVER 3/4" PLYWD. OVER 2X10 SLEEPERS @ 16" O.C. WITH 3/8"/FT. SLOPE OVER EXISTING WATERPROOF MEMBRANE & DECK STRUCTURE

RE-INSTALL EXISTING DOOR - RAISE FOR NEW DECK SURFACE AND ADD NEW 4FT. X 4FT. LANDING WITH 2 EQUAL RISERS AND 1 TREAD Re: 2/5-1

4 S-1

3 S-1

3 ROOF/DECK SECTION - ENLARGED DETAIL

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

1 PROPOSED ROOF/DECK SECTION - SOUTH ELEVATION

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

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