

CODE STUDY

RFP BUILDING 4 WAS COMPLETED UNDER RCRBD PERMIT No. SB-06-732

BUILDING TYPE: V- 1 HOUR
'B' & R-2 OCCUPANCIES

NO CHANGE TO BUILDING USE, OCCUPANCY OR EGRESS WITH PROPOSED ROOF/DECK REPAIR

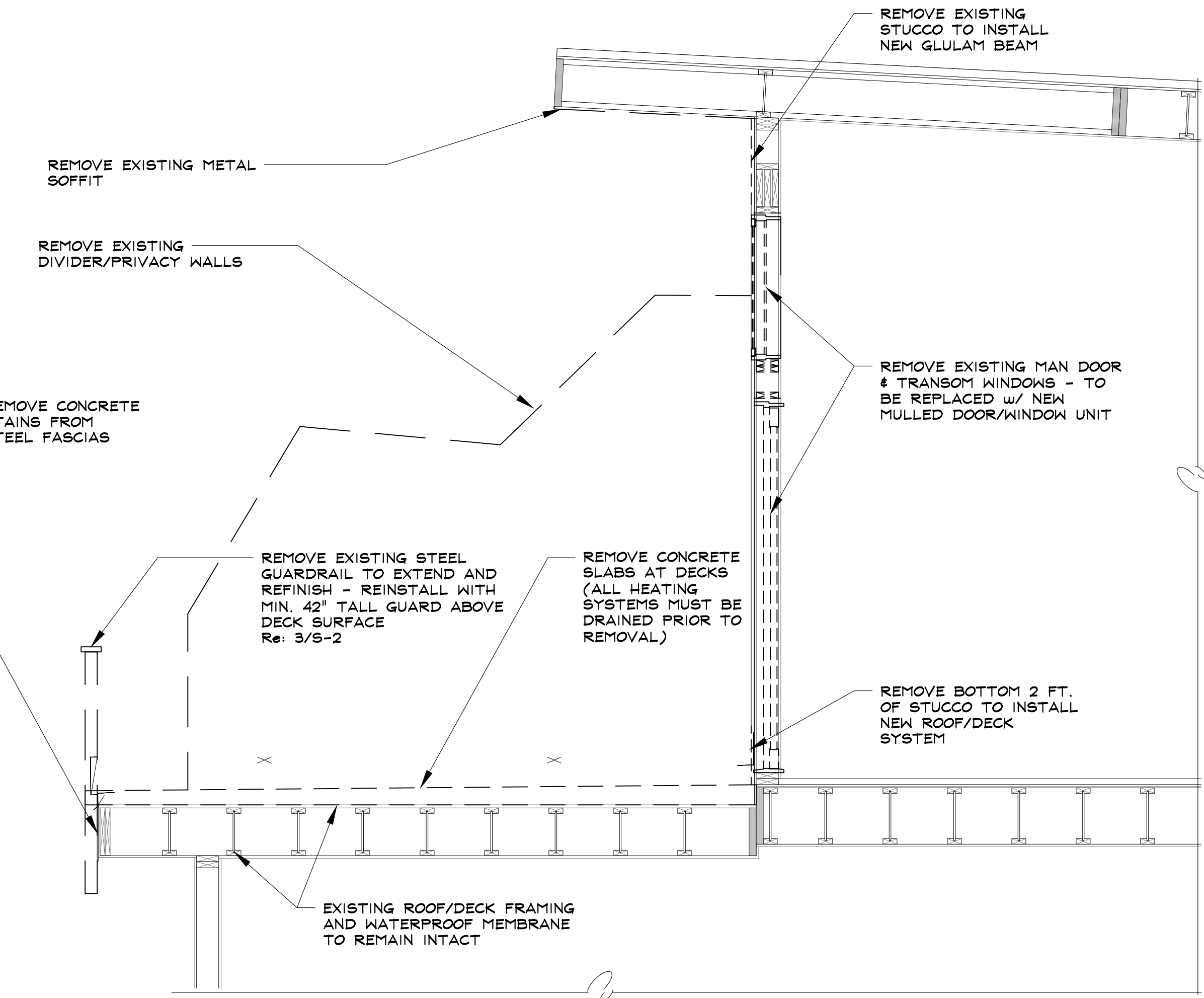
SHEET SCHEDULE

SHEET	CONTENTS
AD-1	SITE PLAN, CODE STUDY, DEMO PLAN & DEMO ELEVATION
S-1	ROOF AND DECK FRAMING REPAIR PLAN
S-2	TYPICAL SECTION THROUGH DECK
S-3	TYPICAL SECTIONS THROUGH PRIVACY WALL
S-4	TYPICAL CONNECTION DETAILS
S-5	FLASHING & WATERPROOFING DETAILS
S-6	SECTIONS THROUGH PRIVACY WALL UNITS 14 & 13
S-7	SECTIONS THROUGH PRIVACY WALL UNITS 12 & 11
S-8	SECTIONS THROUGH PRIVACY WALL UNITS 10 & 9
S-9	SECTIONS THROUGH PRIVACY WALL UNIT 8

CONCEPTUAL ROOF/DECK REPAIR SCOPE OF WORK & SEQUENCE

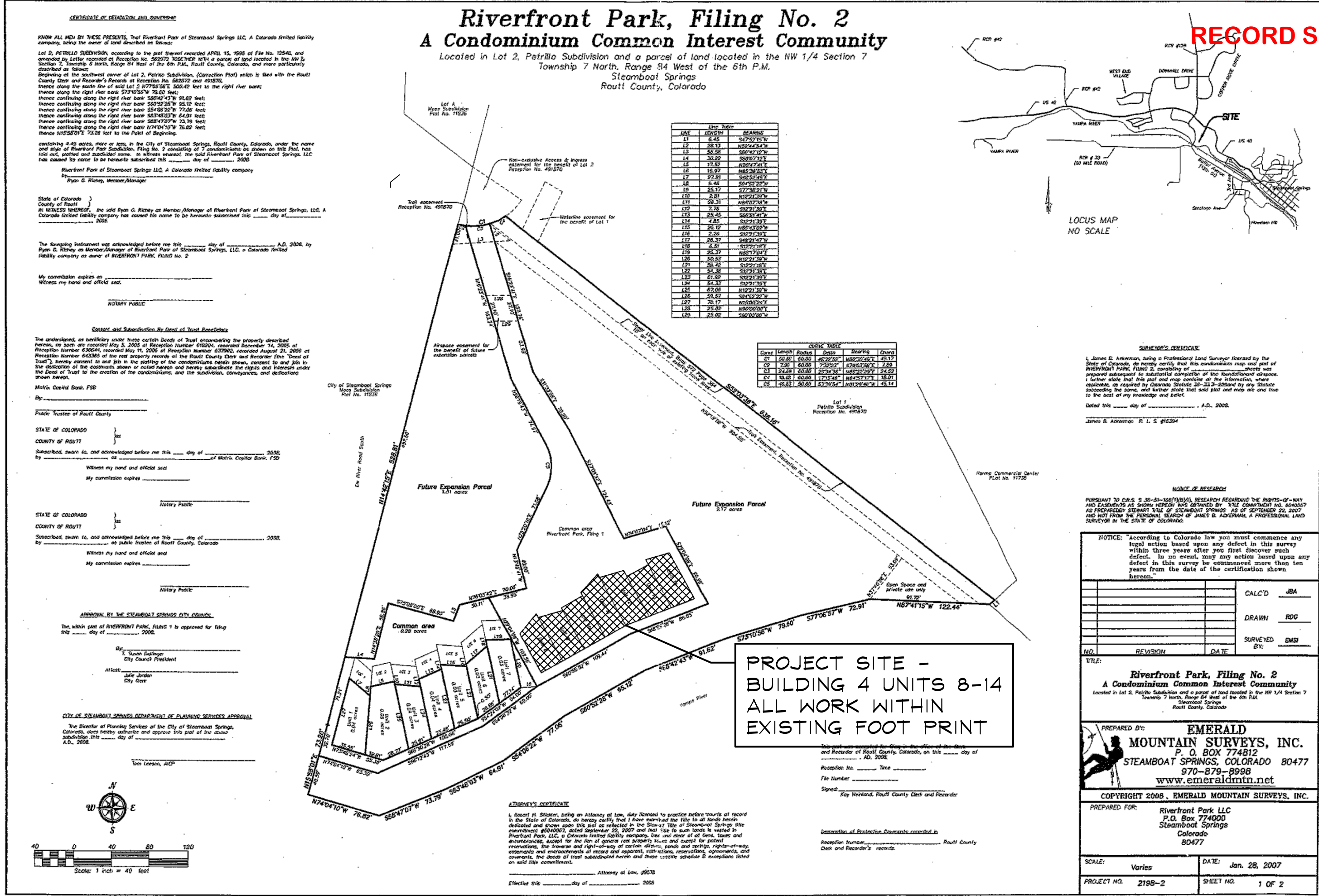
1. REMOVE EXISTING STEEL GUARDRAILS AND CABLES FOR EXTENSION, RE-FINISHING & RE-USE
2. REMOVE EXISTING DIVIDING WALLS BETWEEN UNITS
3. REMOVE EXISTING CONCRETE TOPPING SLABS - LEAVE WATERPROOF MEMBRANES & STRUCTURES INTACT
4. REMOVE BOTTOM 2 FEET OF STUCCO SIDING ABOVE DECKS
5. REMOVE ROOF SOFFITS AT SOUTH WALLS
6. CUT STUCCO AT TOP OF SOUTH WALLS TO INSTALL GLULAM BEAMS PER PLAN Re: 1/S-1 UNDER RAFTERS & FASTENED TO WALL
7. CONSTRUCT GLULAM TIMBER FRAMES UNDER EACH END OF NEW GLULAM BEAMS
8. CONSTRUCT NEW SLOPED ROOF OVER EXISTING ROOF/DECK STRUCTURE WITH DECK ON REVERSE TAPER SLEEPERS - REQUIRES RAISING EXISTING EXTERIOR DOOR FOR MAXIMUM 7" STEP FROM FINISHED FLOOR
9. REPLACE REFINISHED GUARDRAILS WITH TOP CAP TO MINIMUM 42" ABOVE NEW DECK SURFACE
10. BUILD NEW WOOD FRAMED DIVIDER WALLS TO ENCLOSE AND PROTECT GLULAM TIMBER FRAMES - THE USE OF FIRE RETARDANT SHEATHING TO PROTECT THE INTEGRITY OF THE EXISTING 1-HOUR SYSTEMS AT 3 LOCATIONS Re:2/S-1.
11. REPLACE STUCCO WITH NEW FLASHING AND 'J' CHANNEL
12. REPLACE ROOF SOFFITS - CUT TO FIT AT NEW GLULAM BEAMS

PJ3140-1
Fire Prevention
In: 07/23/2018
Out: 07/25/2018



2 TYPICAL ROOF/DECK DEMOLITION SECTION

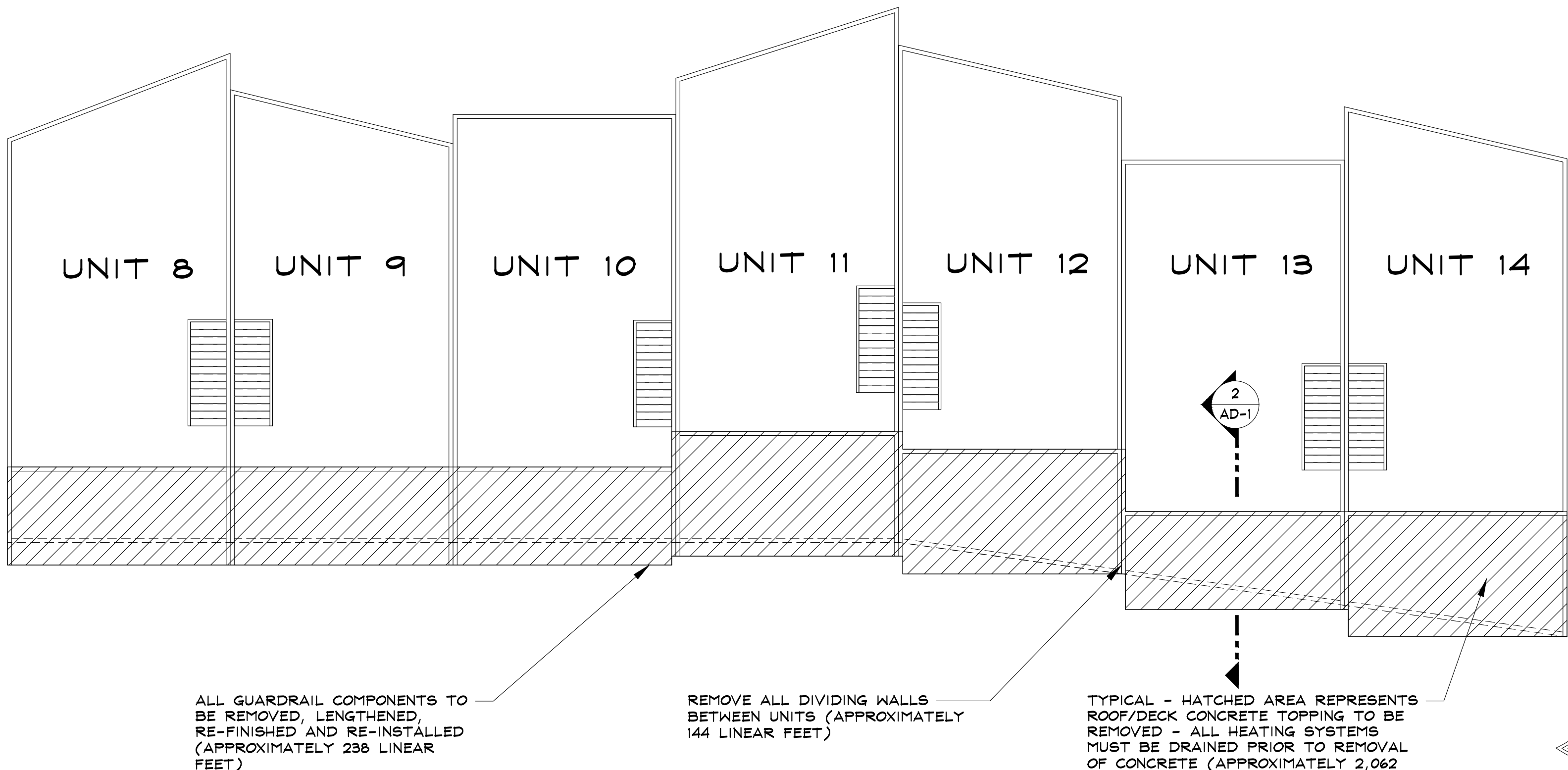
SCALE: 1/4" = 1'-0"



3 SITE PLAN

COPY OF PLAT FROM JAN. 28, 2007

SCALE: N.T.S.



1 CONCEPTUAL ROOF/DECK DEMOLITION PLAN

APPROXIMATELY 2,062 SQ. FT. OF CONCRETE TOPPING TO BE REMOVED
APPROXIMATELY 236 LINEAR FT. OF GUARDRAILS TO BE REMOVED, EXTENDED, & REINSTALLED
APPROXIMATELY 144 LINEAR FT. OF DIVIDING WALLS TO BE REMOVED AND REPLACED

SCALE: N.T.S.

RCRBD
RECORD SET

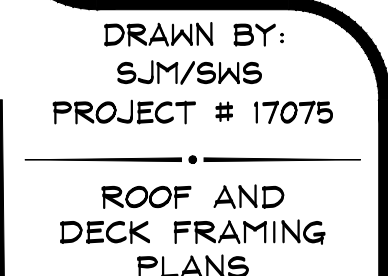
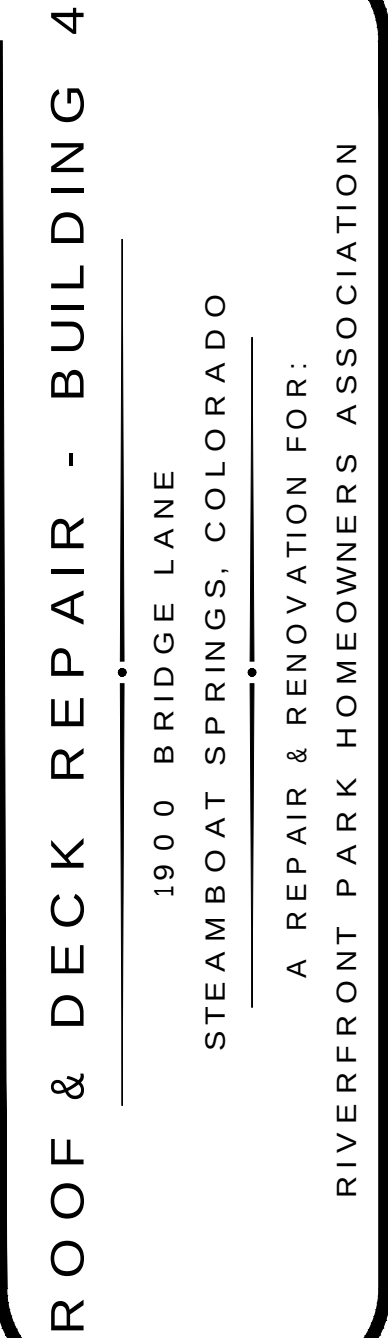


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ROOF & DECK REPAIR - BUILDING 4
1900 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A REPAIR & RENOVATION FOR:
RIVERFRONT PARK HOMEOWNERS ASSOCIATION

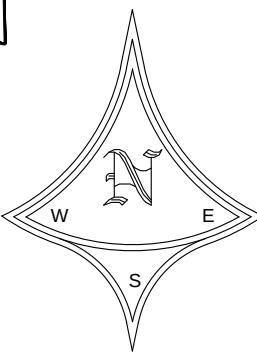
ISSUE DATES
CONCEPTUAL 05 . 03 . 18
OWNER REVIEW 07 . 06 . 18
PERMIT 07 . 19 . 18

DRAWN BY:
SJM/SWS
PROJECT # 17075
SITE AND DEMOLITION PLANS
AD-1
SHEET 1 of 10



SCALE: $\frac{1}{8}" = 1'-0"$

2) NO WORK INSIDE OF UNITS

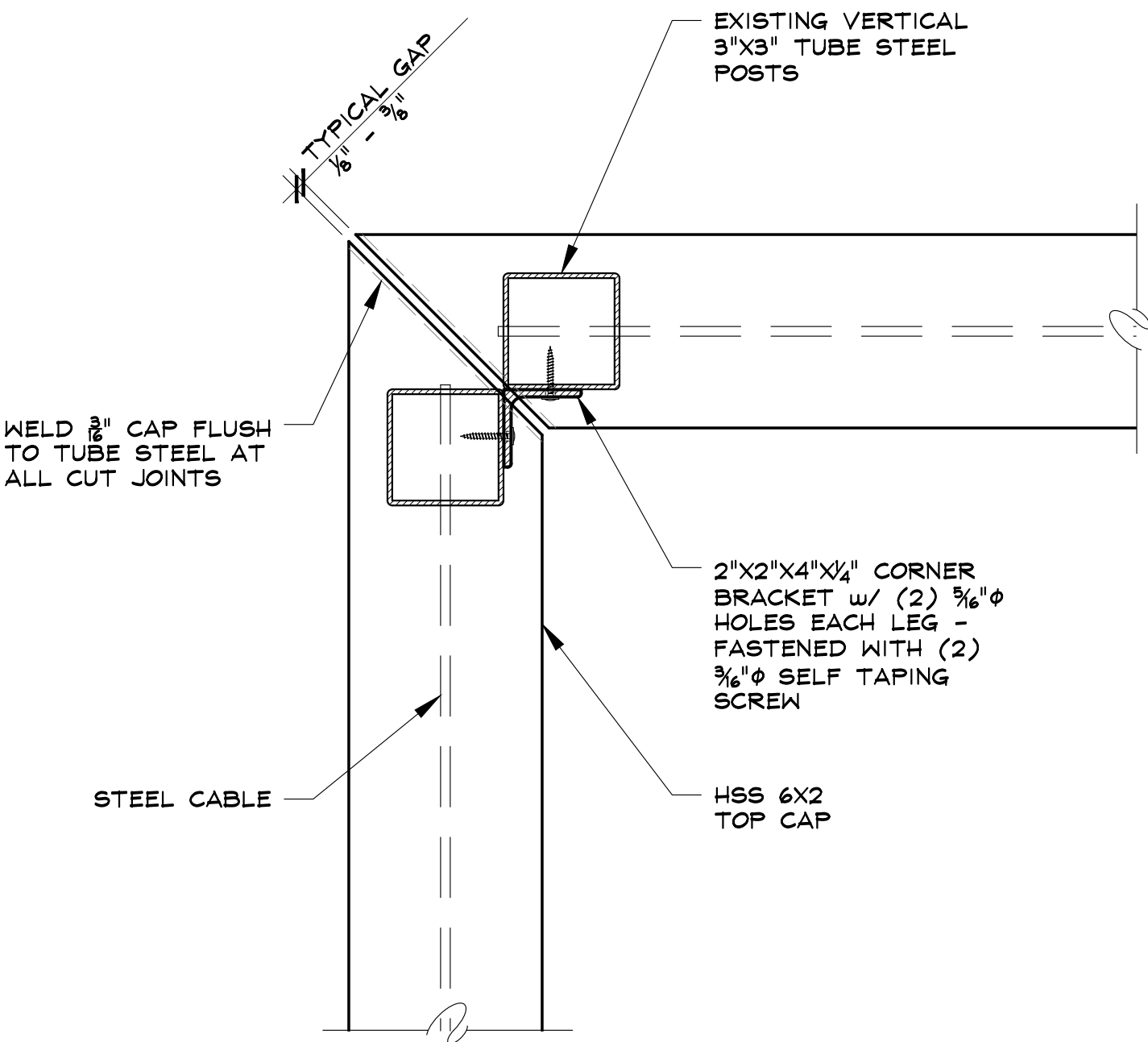


1) ADD NEW ROOF BEAMS AT SOUTH WALLS

SCALE: $\frac{1}{8}'' = 1'-0''$

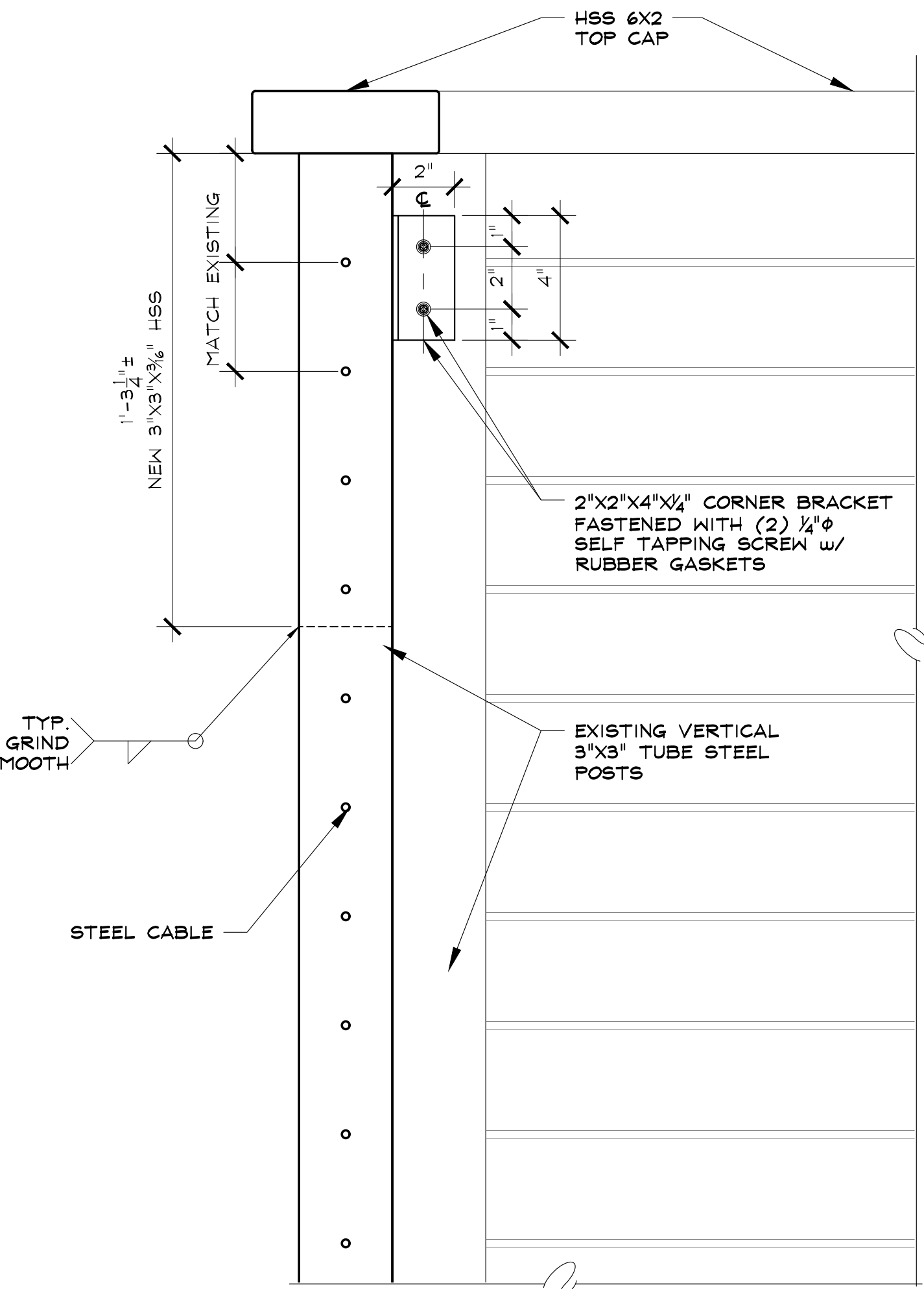
GUARDRAIL REPAIR SCOPE OF WORK

- 1. CUT OFF CAP & ADD APPROXIMATELY 15" HSS 3X3X3/8" EXTENSION TO ACHIEVE A GUARDRAIL HEIGHT OF 42" OFF DECKING - WELD ALL AROUND
- 2. DRILL EXISTING GUARDRAIL PLATES TO 1/4"Ø FOR NEW 3/8"Ø LAGS
- 3. NO FIELD WELDING OF RAILING AFTER POWDER COAT IS APPLIED.
- 4. NO DRILLING/REAMING OF CABLE HOLES AFTER POWDER COAT PAINT.
- 5. DRILL 1/2"Ø DRAIN HOLE IN BOTTOM CAPS OF EACH VERTICAL TUBE STEEL BEFORE FINISHING.
- 6. ALL CABLE FERRULES TO HAVE STAINLESS STEEL WASHERS, HEX NUT AND ACORN NUT AT TERMINATION.
- 7. NO EXPOSED FERRULE THREADS, BETWEEN HEX NUT AND ACORN NUT.
- 8. ALL TUBE STEEL EXTENSIONS TO BE WELDED ALL AROUND AND GROUND SMOOTH. METAL FINISH WITH 100 GRIT. METAL FINISH GRAIN TO BE ALONG AXIS OF TUBE STEEL.
- 9. PLUG WELD BOTTOM (2) OR (3) CABLE RAIL HOLES IN POSTS AND GRIND SMOOTH BEFORE FINISHING. VERIFY AND COORDINATE W/ EXISTING CONDITIONS
- 10. RAILING ASSEMBLY TO BE SAND BLASTED PRIOR TO APPLICATION OF POWDER COATING.



4 HANDRAIL SPECS

SCALE: 3"=1'-0"



3 HANDRAIL SPECS

SCALE: 3"=1'-0"

SLOPE OF TAPER		
UNIT	APPROXIMATE SLOPE	
14	.5/12	
13	.66/12	
12	.5/12	
11	.54/12	
10	.66/12	
9	.66/12	
8	.66/12	

NOTE:
FIELD VERIFY ALL MEASUREMENTS

RE-INSTALL POWDER COATED STEEL GUARDRAIL MIN. 42" ABOVE DECK SURFACE

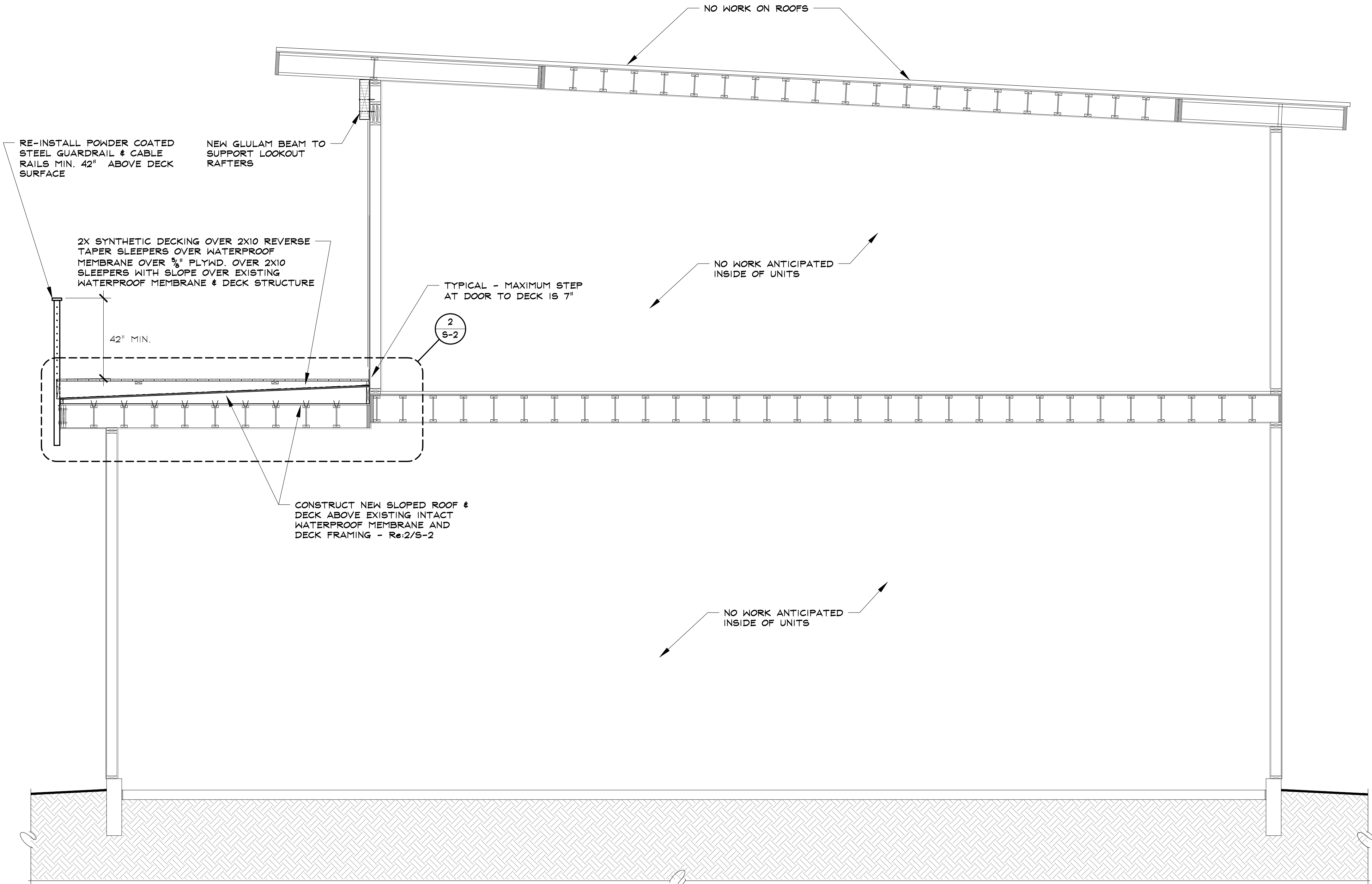
TYPICAL - 2X10 SUBFASCIA FLUSH TO INSIDE OF GUARDRAIL POSTS - FASTEN TO SLEEPERS W/ (3) 16d END NAILS

TYPICAL - THIS END OF RAFTER IS 2 1/4" TALL - ADD BEVELED FULL HEIGHT 2X BLOCKING

RE-ATTACH GUARD RAIL W/ (4) 3/8"Ø 4" LAG BOLTS - EXISTING PLATES TO BE DRILLED TO 1/4"Ø HOLES FOR LARGER BOLTS (CONFIRM MIN. (2) LVL RIM)

2 CONCEPTUAL BUILDING REPAIR SECTION DETAIL

SCALE: 3/4"=1'-0"



1 CONCEPTUAL BUILDING REPAIR SECTION

RCRBD

RECORD SET

TYPICAL - MAXIMUM STEP AT DOOR TO DECK IS 7"

TYPICAL - THIS END OF SLEEPER IS 2 1/4" TALL

TYPICAL - THIS END OF RAFTER IS 9" TALL



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ISSUE DATES

CONCEPTUAL
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OWNER REVIEW
07 . 06 . 18

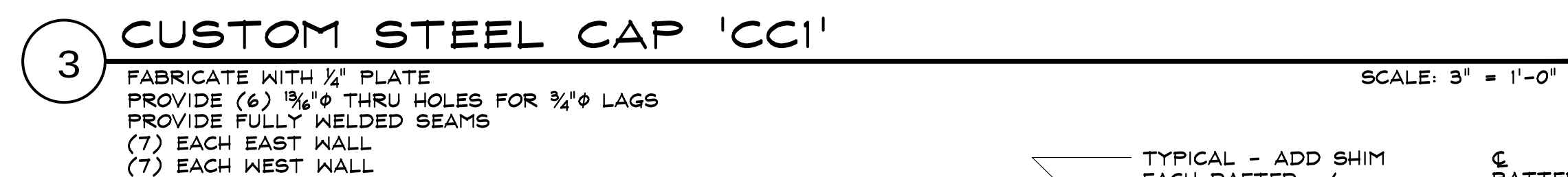
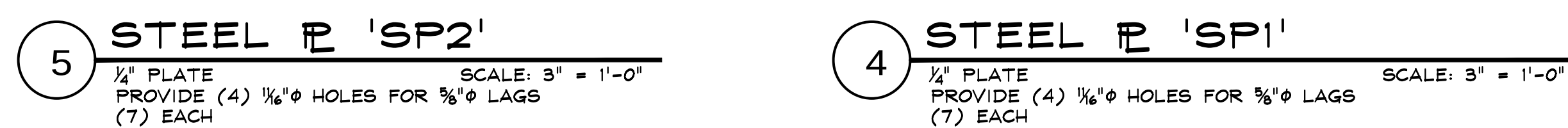
PERMIT
07 . 19 . 18

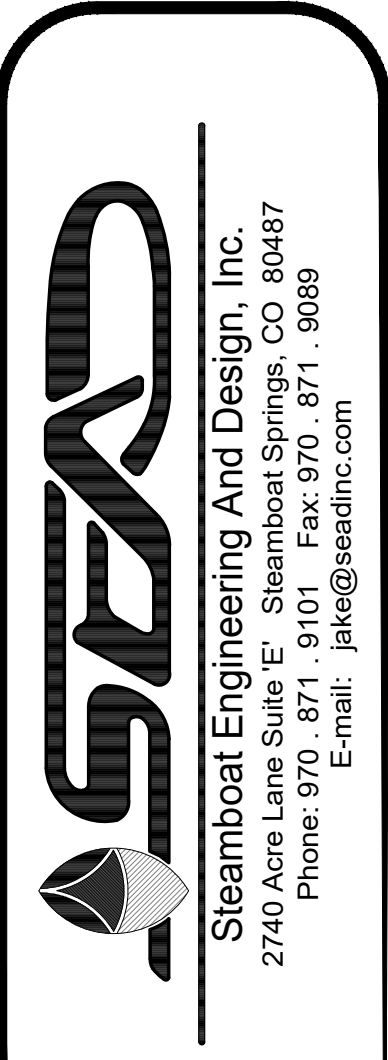
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SECTION
THROUGH DECK

S - 2

SHEET 3 of 10





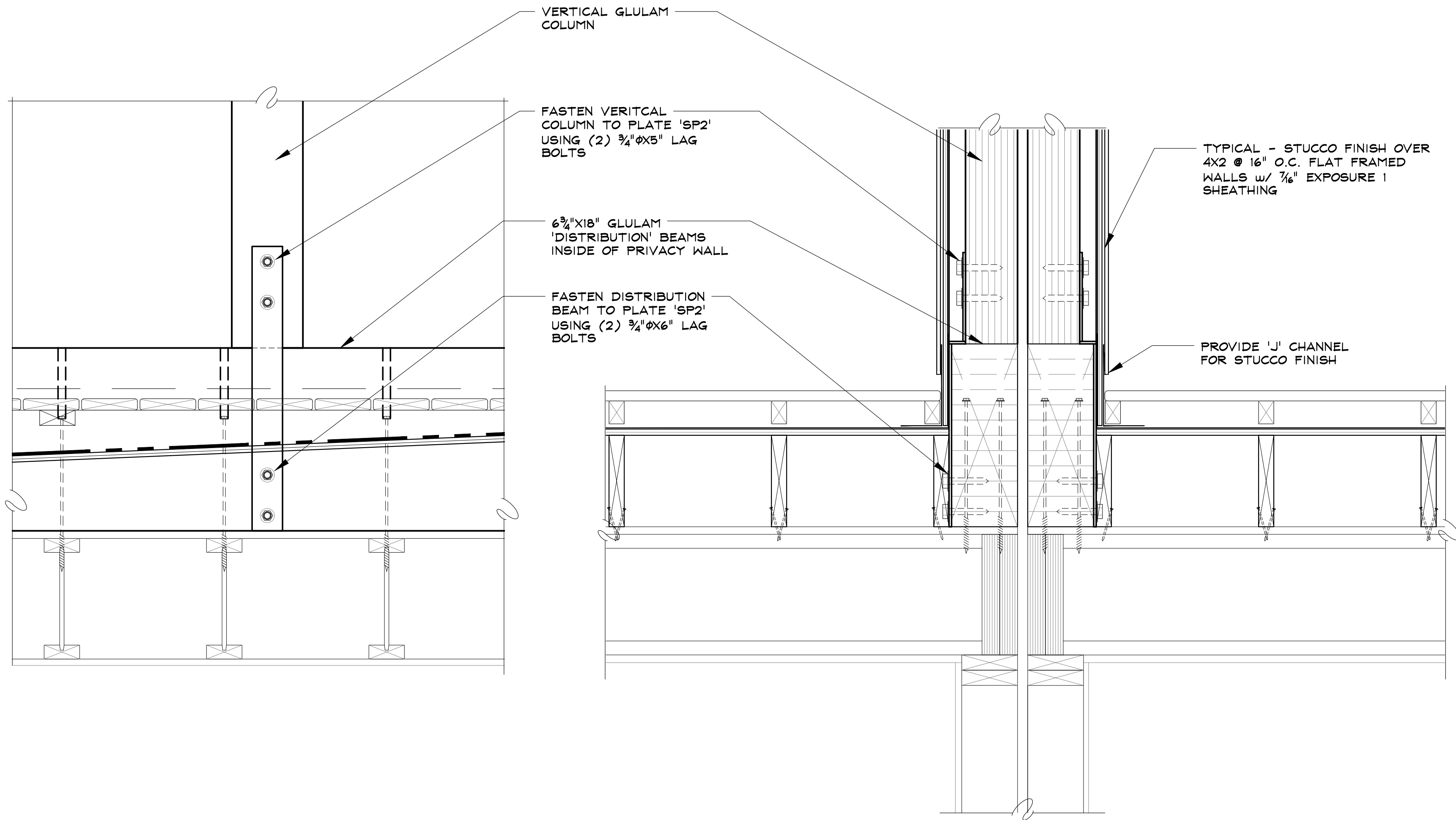
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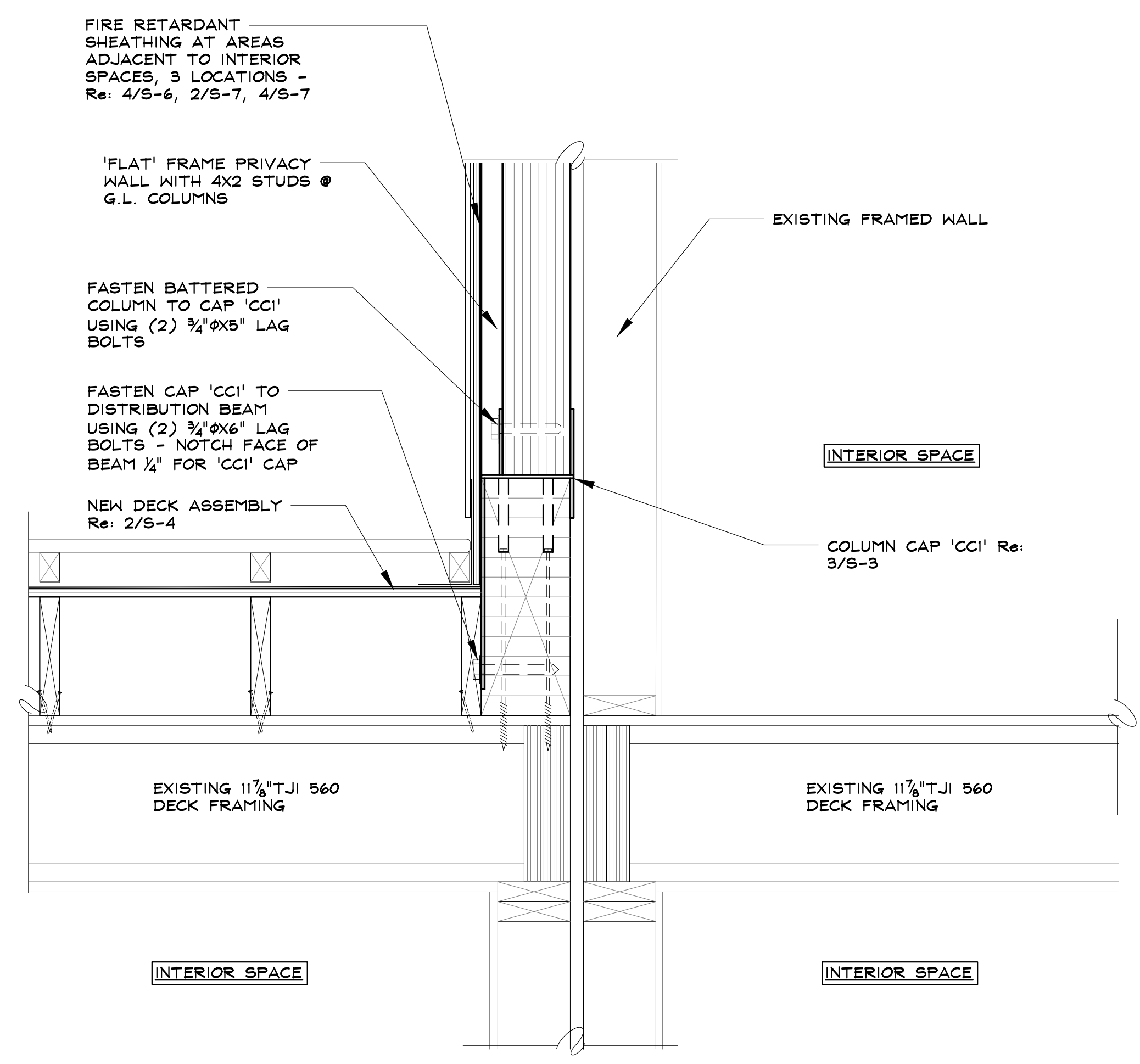
CONNECTION
DETAILS

S - 4
SHEET 5 of 10



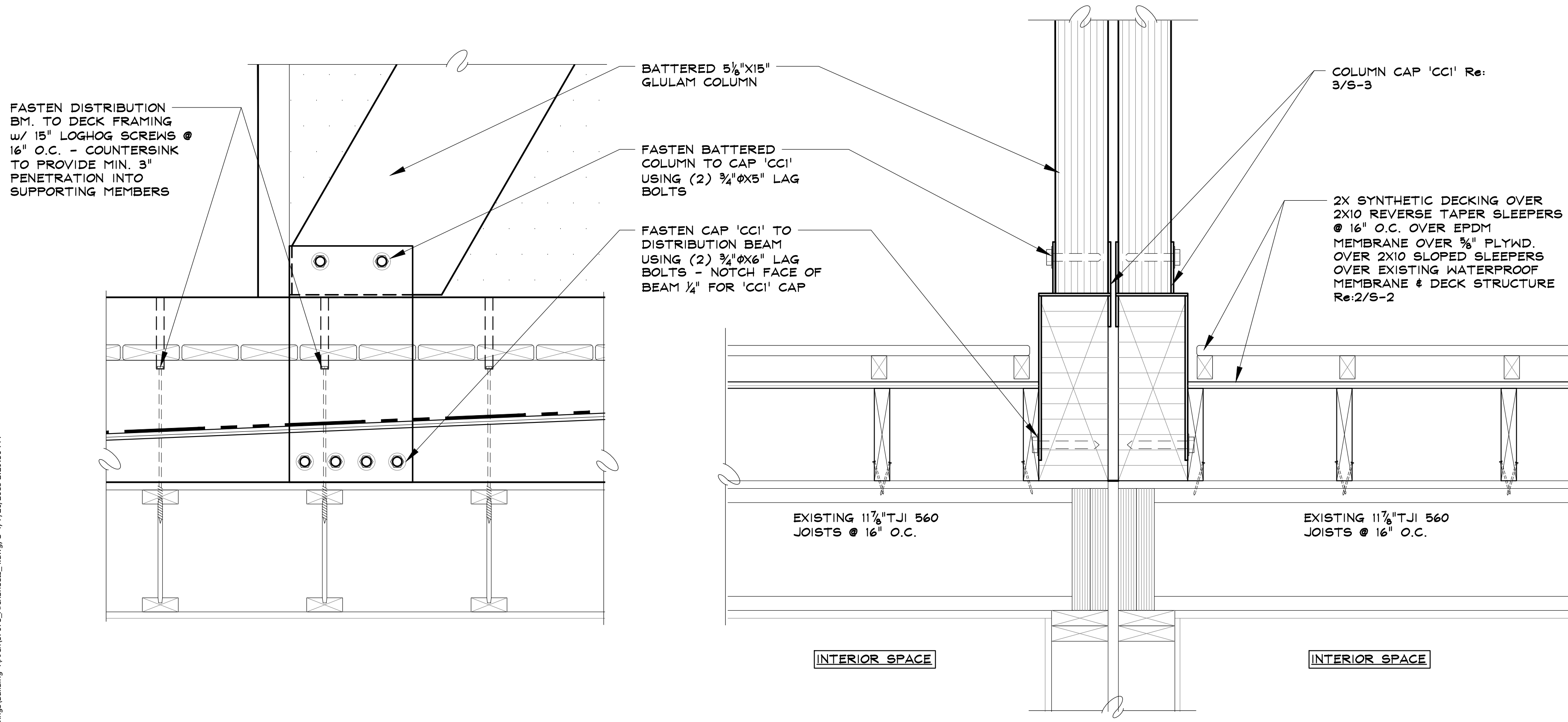
3 VERTICAL COLUMN TO DISTRIBUTION BEAM CONNECTION

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



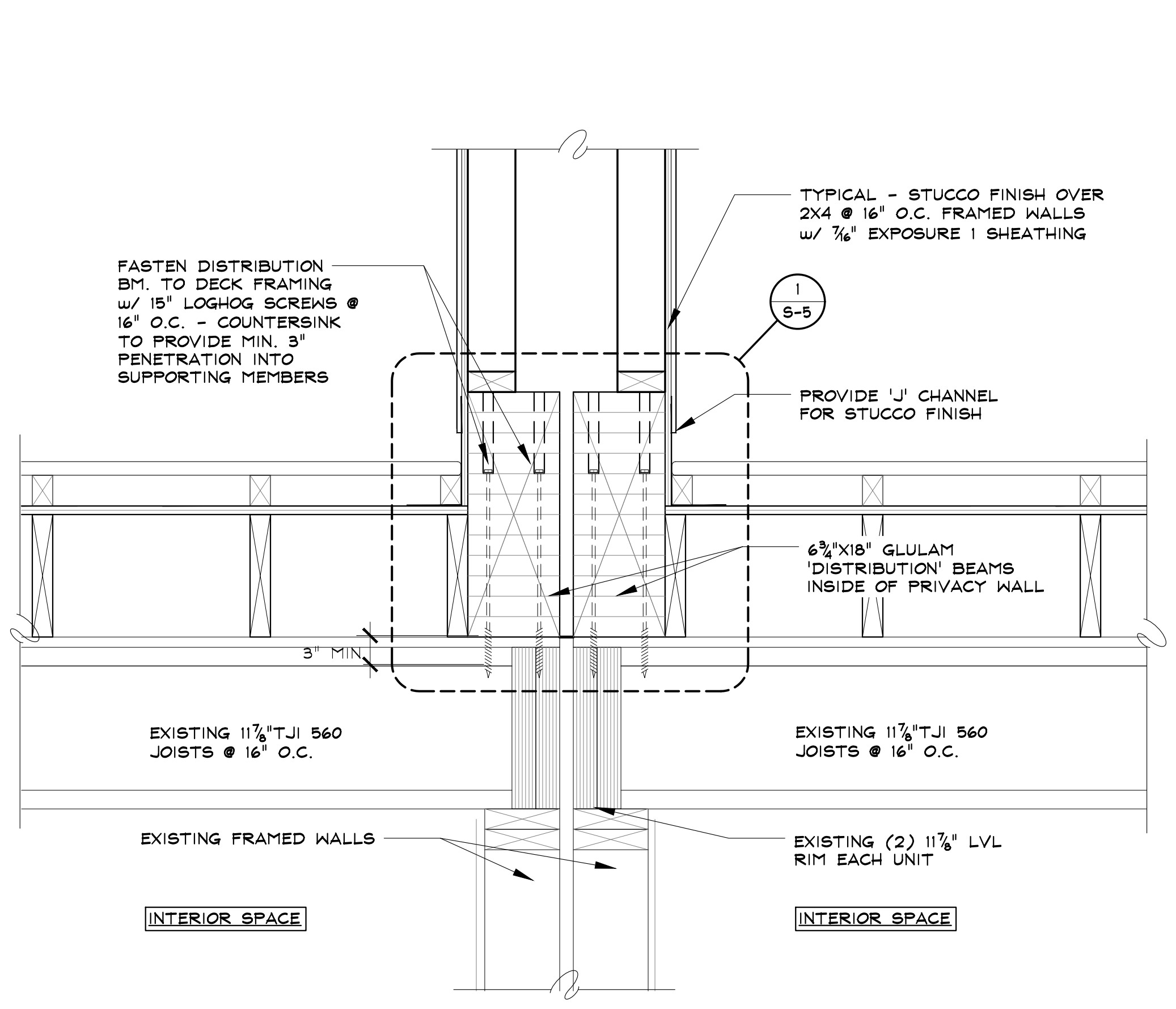
4 BATTERED COLUMN TO DISTRIBUTION BEAM @ EXISTING WALL

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



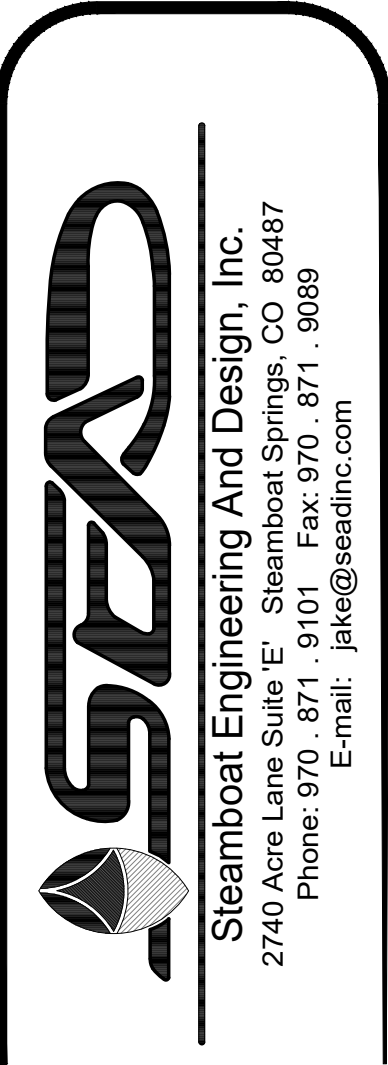
2 BATTERED COLUMN TO DISTRIBUTION BEAM CONNECTION

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



1 DISTRIBUTION BEAM TO DECK FRAMING

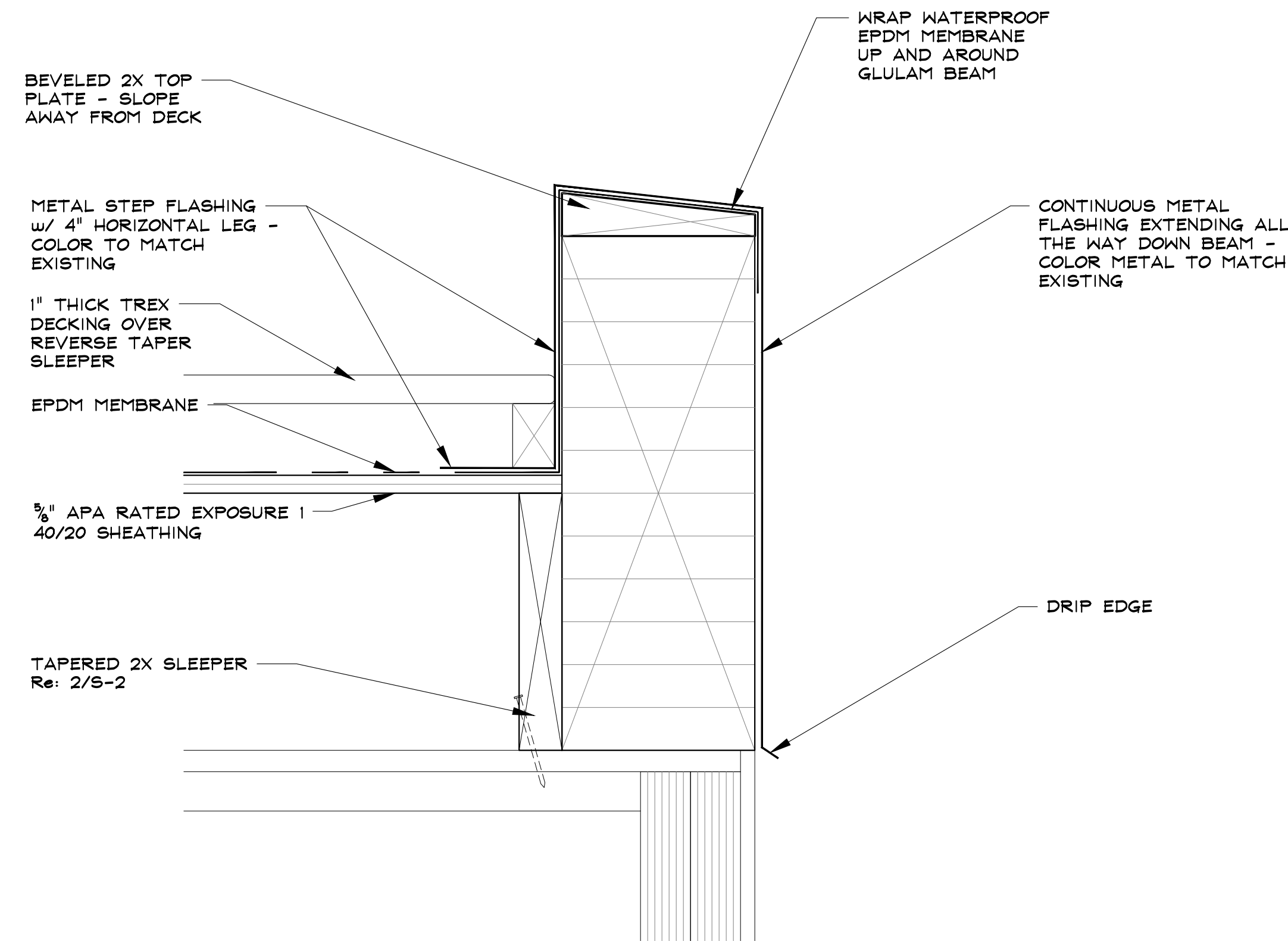
SCALE: 1 1/2" = 1'-0"



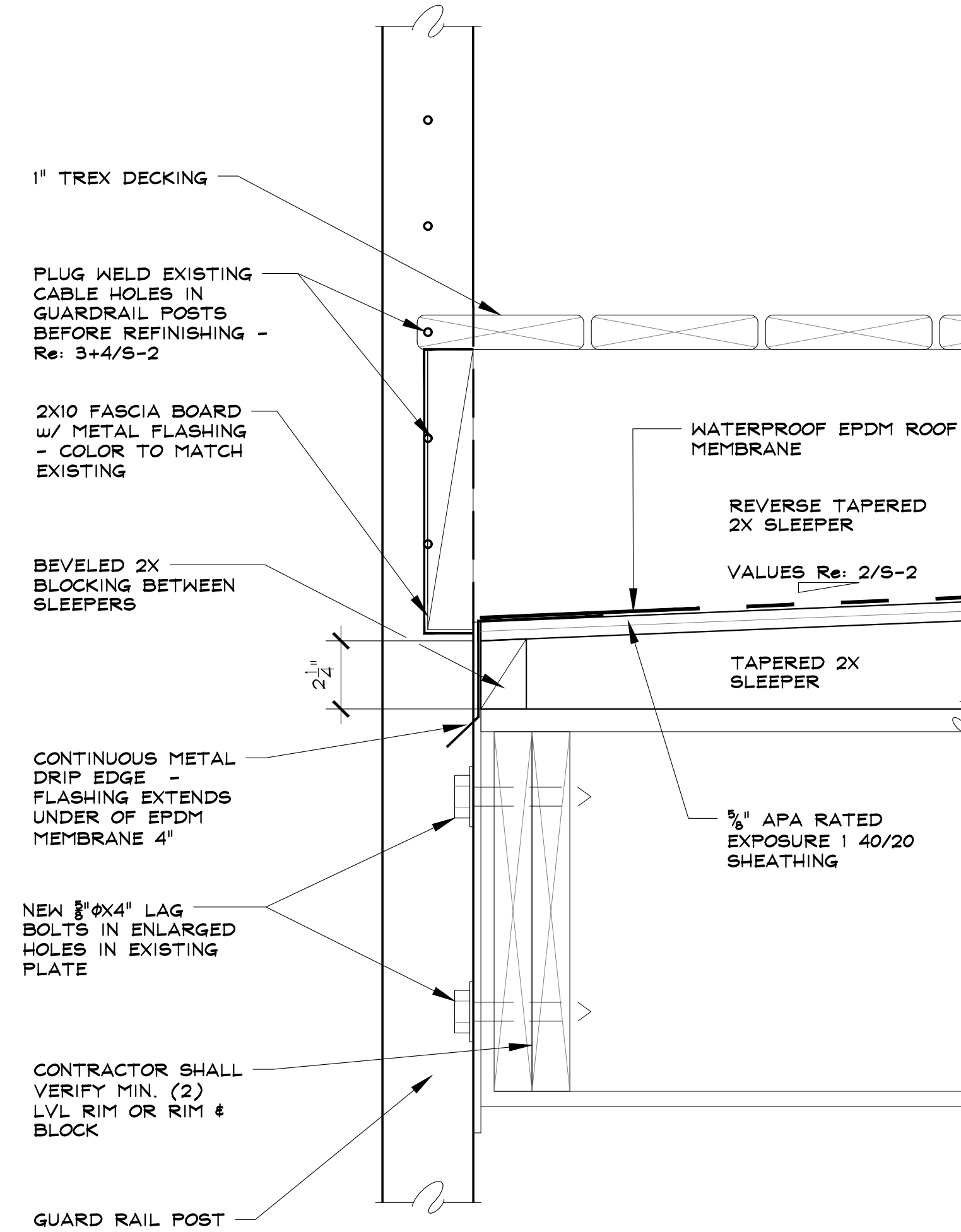
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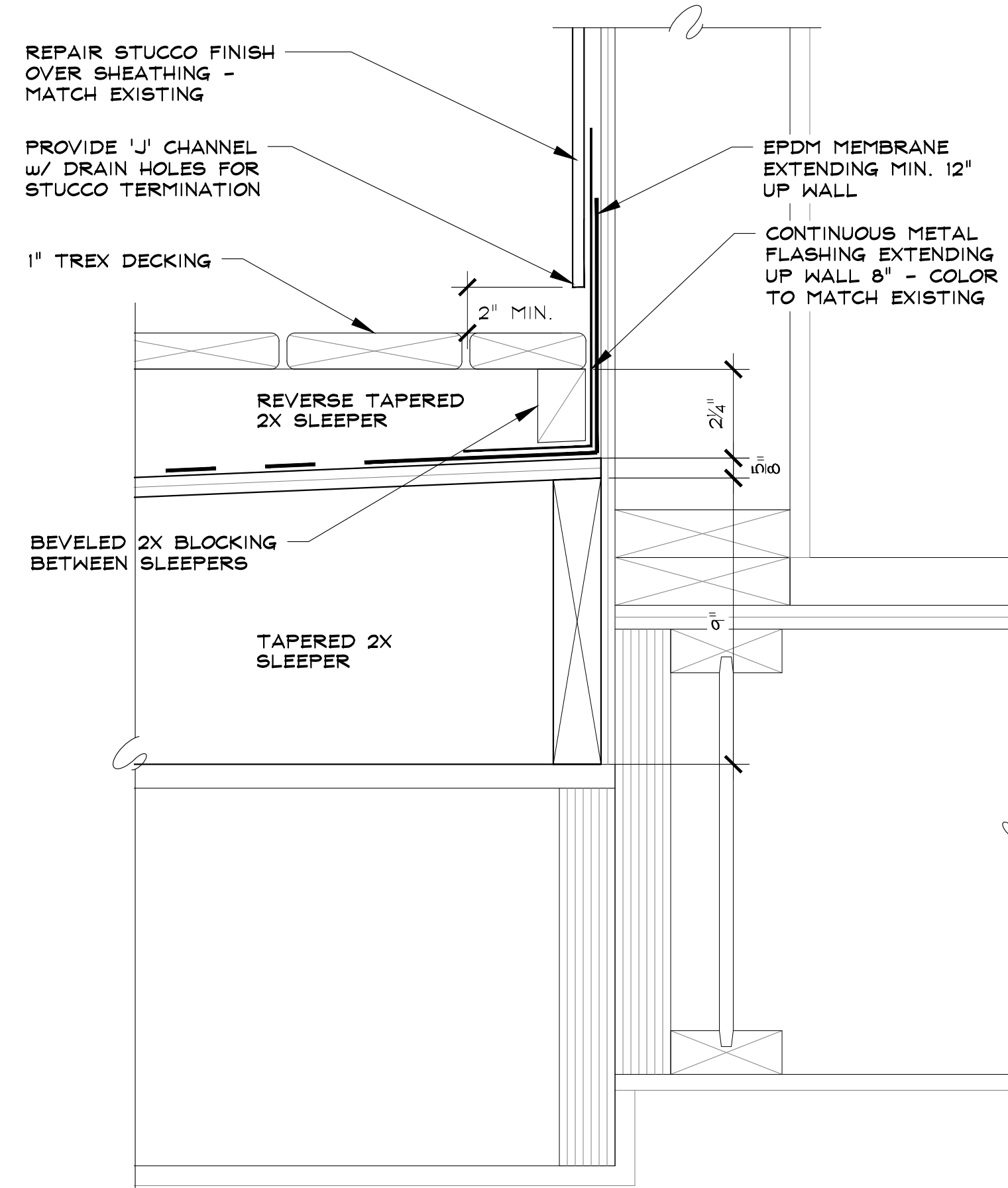
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FLASHING /
WATERPROOFING
DETAILS



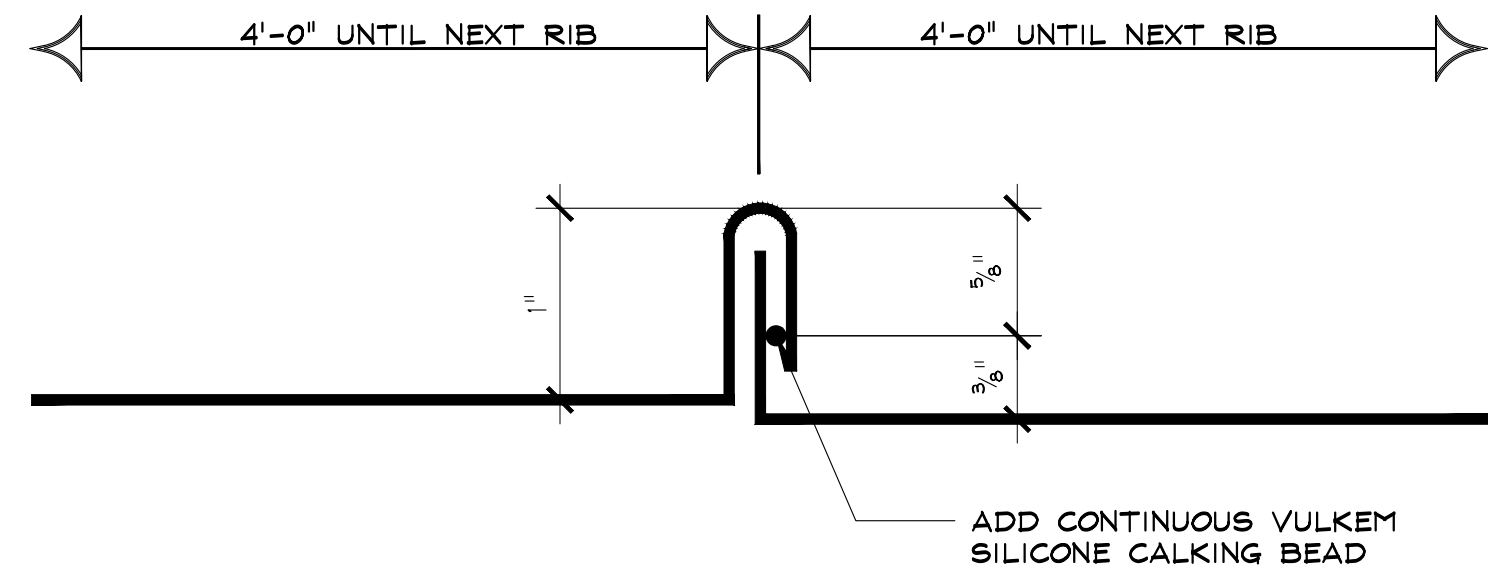
4 WATERPROOFING AT EXPOSED BM. BEYOND DIVIDER WALL
EXPLODED VIEW SCALE: 3" = 1'-0"



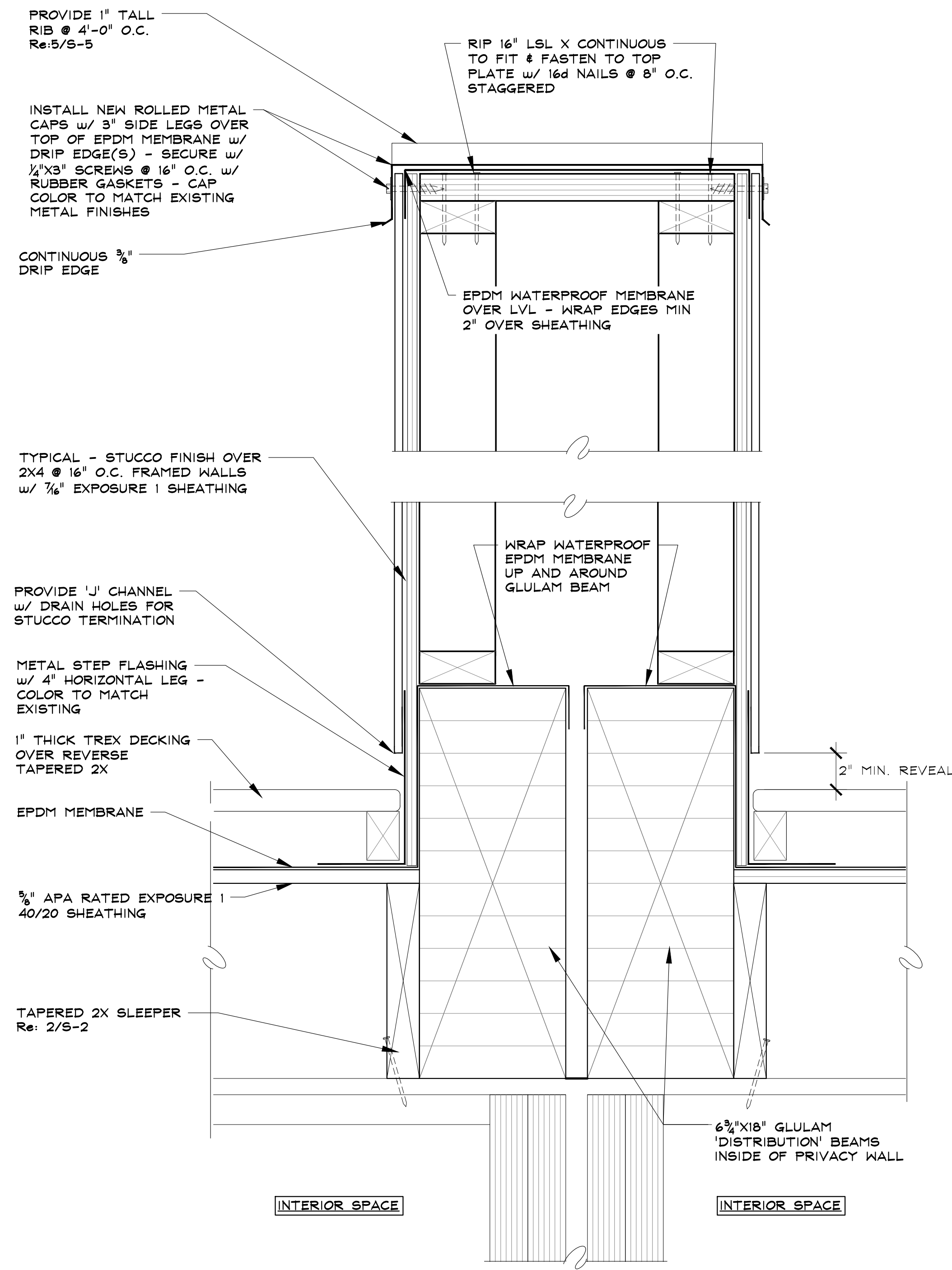
3 SOUTH END OF ROOF DECK
EXPLODED VIEW SCALE: 3" = 1'-0"



2 NORTH END OF ROOF DECK
EXPLODED VIEW SCALE: 3" = 1'-0"

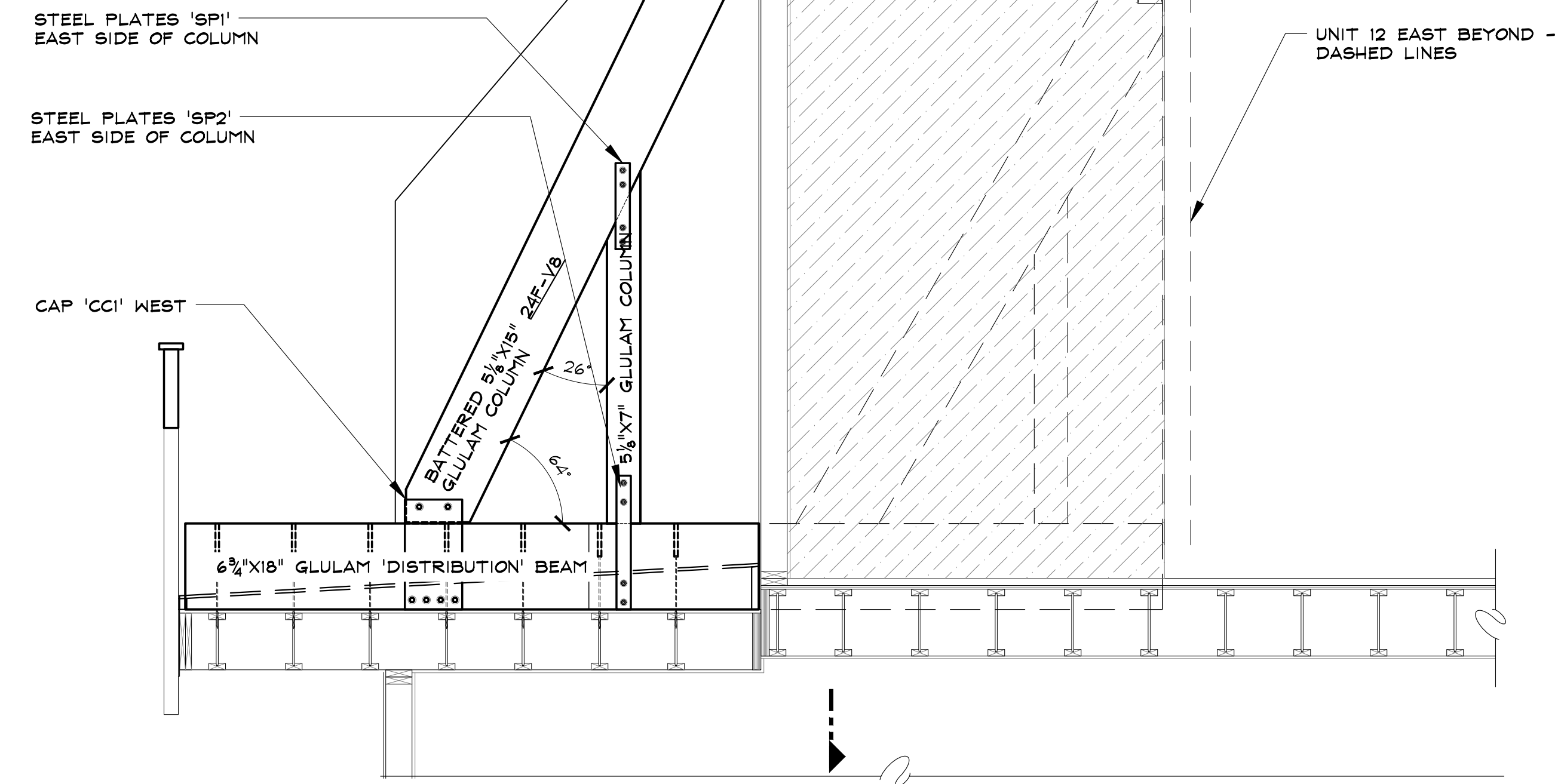


5 METAL CAP RIB
EXPLODED VIEW SCALE: 1'-0" = 1'-0"

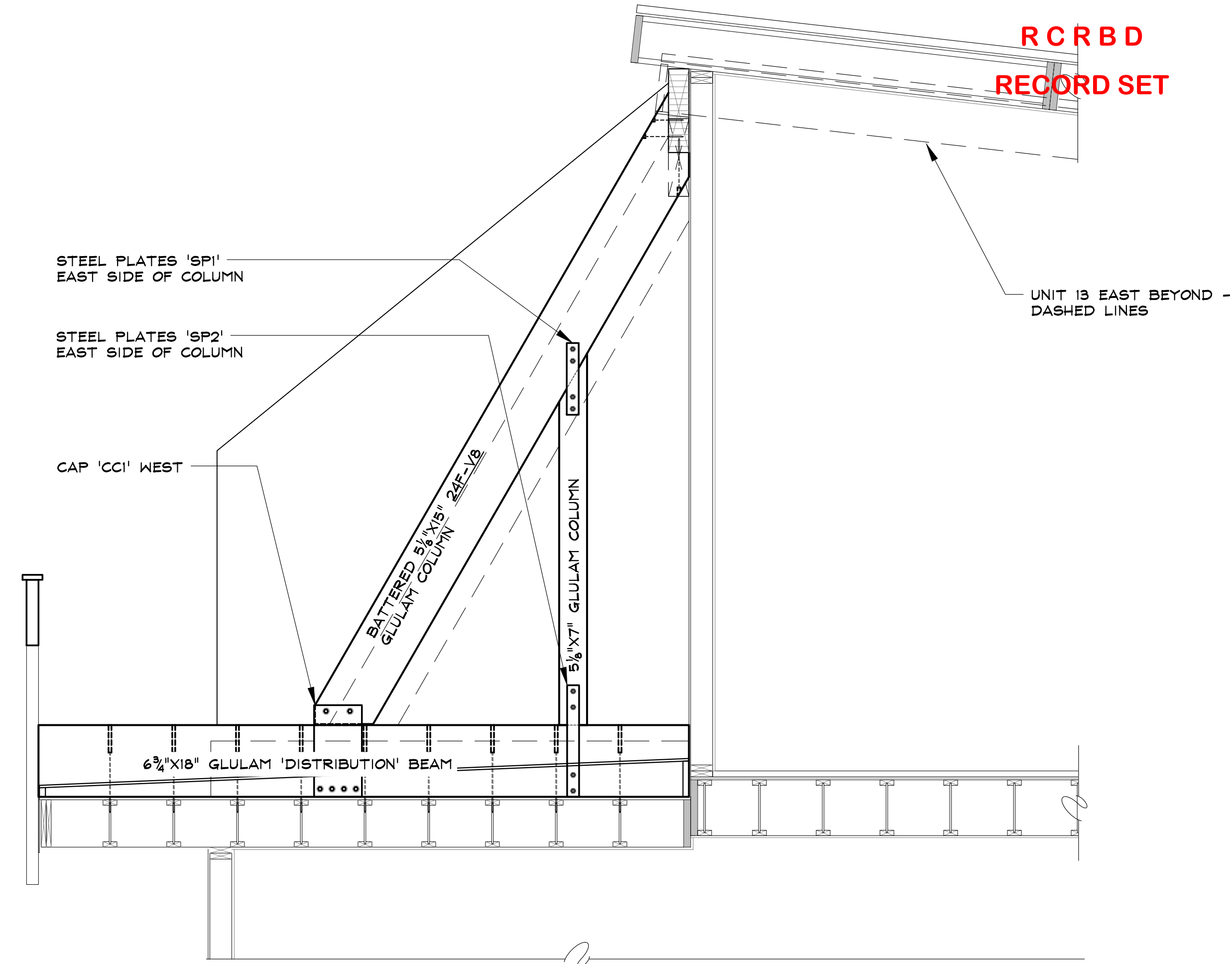


1 FLASHING DETAIL - TYPICAL AT DIVIDER WALL
EXPLODED VIEW SCALE: 3" = 1'-0"

NOTE:
ADJUST ANGLE OF
BATTERED COLUMN TO
STAY BEHIND EXISTING
GUARD RAIL @ UNIT 12
EAST

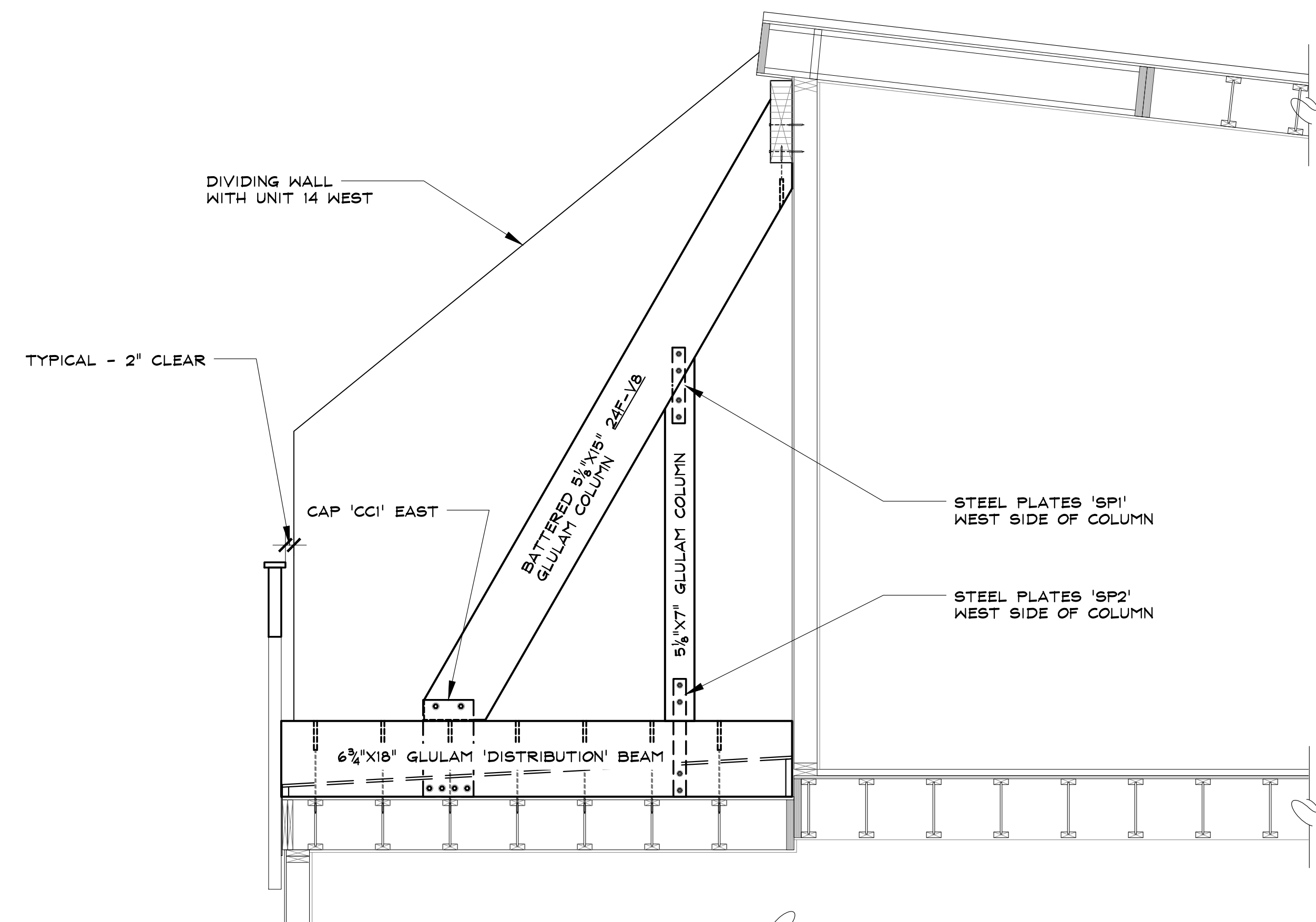


4 UNIT 13 WEST END WALL SECTION
Re: 1/S-3 FOR TYPICAL NOTES
SCALE: 1/2" = 1'-0"

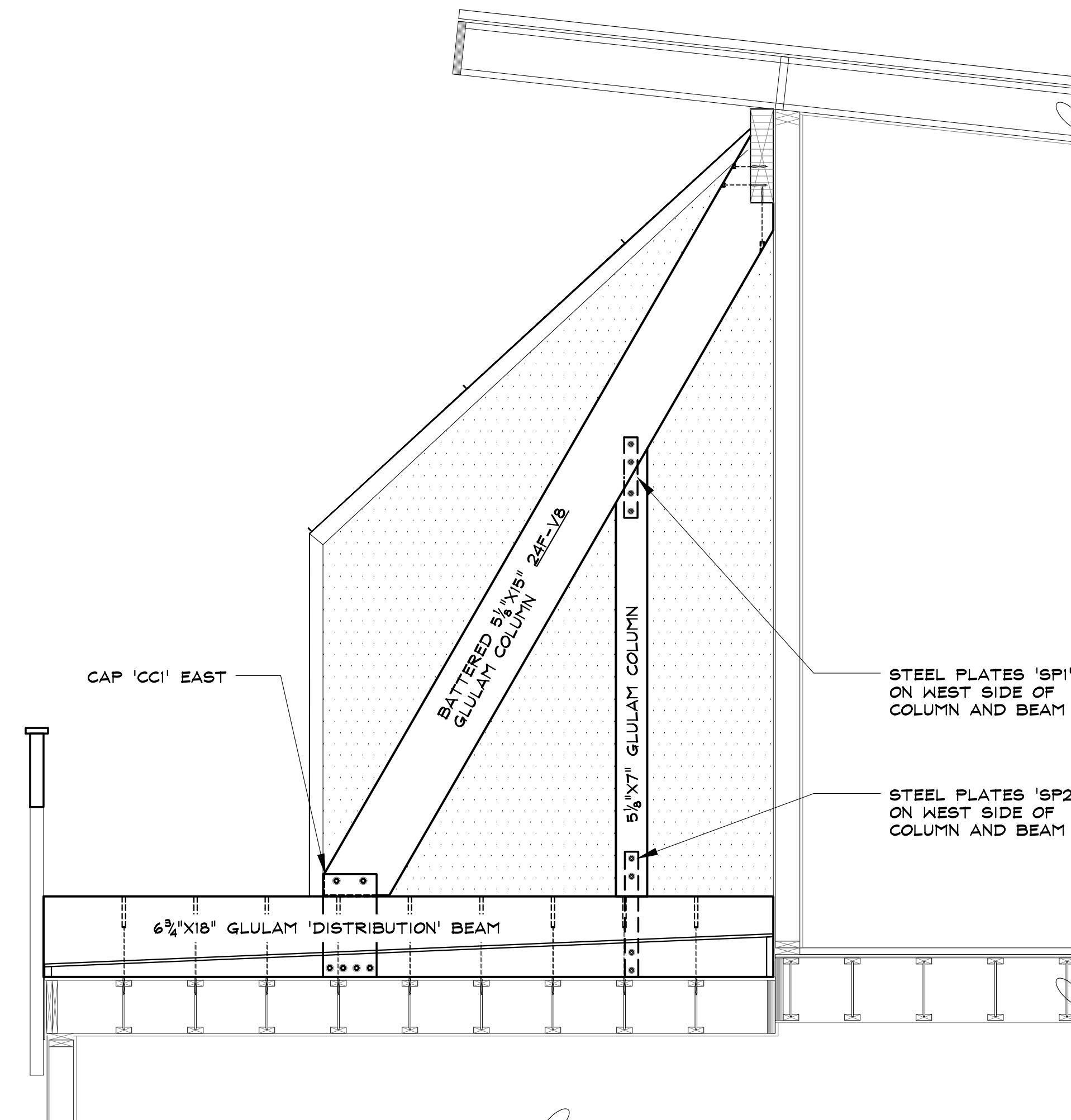


2 UNIT 14 WEST END WALL SECTION
Re: 1/S-3 FOR TYPICAL NOTES
SCALE: 1/2" = 1'-0"

NOTE: NEW DECK
FRAMING NOT SHOWN FOR
CLARITY THESE SECTIONS



3 UNIT 13 EAST END WALL SECTION
Re: 1/S-3 FOR TYPICAL NOTES
SCALE: 1/2" = 1'-0"



1 UNIT 14 EAST END WALL SECTION
Re: 1/S-3 FOR TYPICAL NOTES
DECK/ROOF FRAMING NOT SHOWN FOR CLARITY
SCALE: 1/2" = 1'-0"

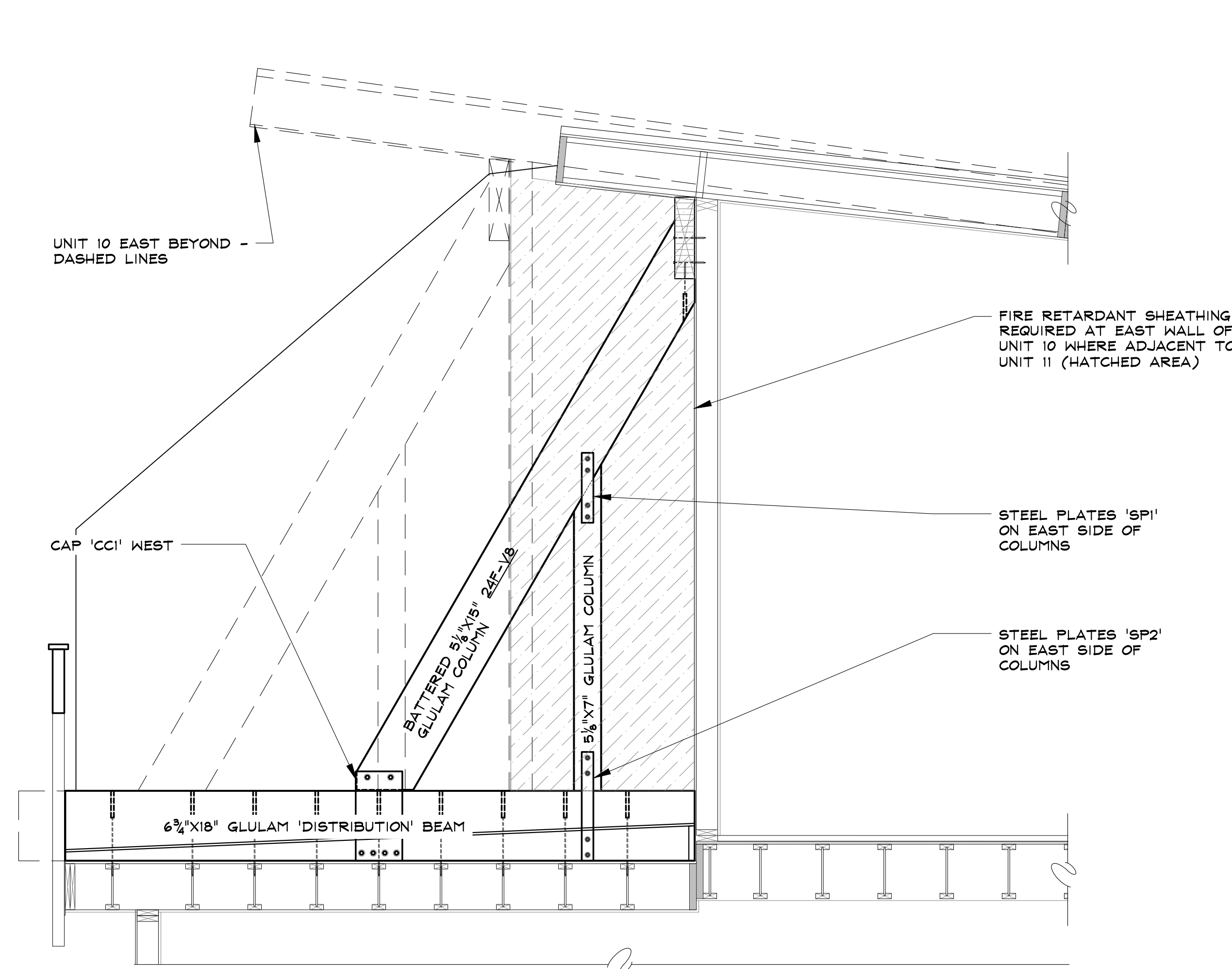


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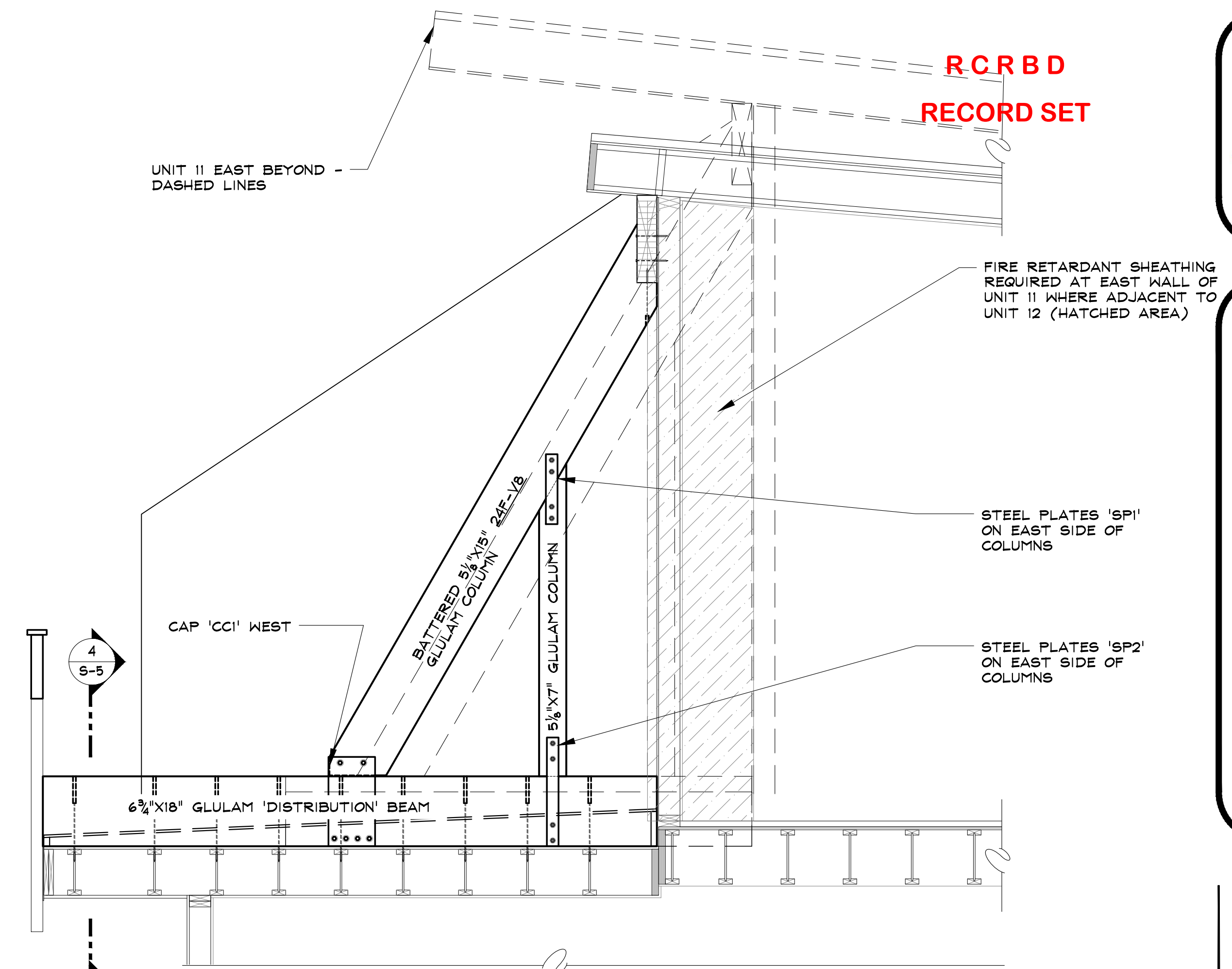
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PROJECT # 17075
SECTIONS
THROUGH
PRIVACY WALL
UNITS 14-13



4 UNIT 11 WEST END WALL SECTION

Re: 1/S-3 FOR TYPICAL NOTES

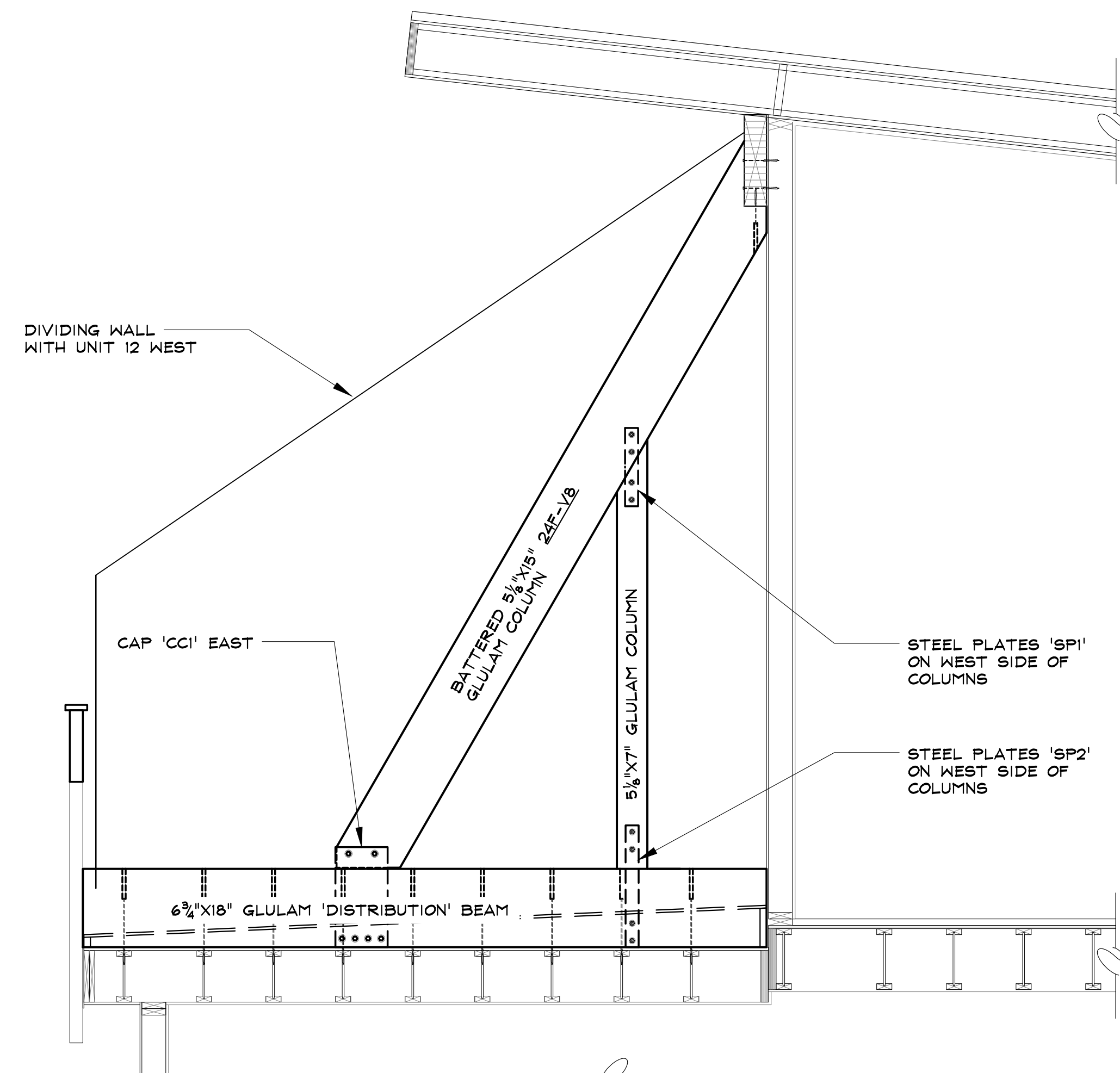
SCALE: $\frac{1}{2}" = 1'-0"$



2 UNIT 12 WEST END WALL SECTION

Re: 1/S-3 FOR TYPICAL NOTES

SCALE: $\frac{1}{2}" = 1'-0"$

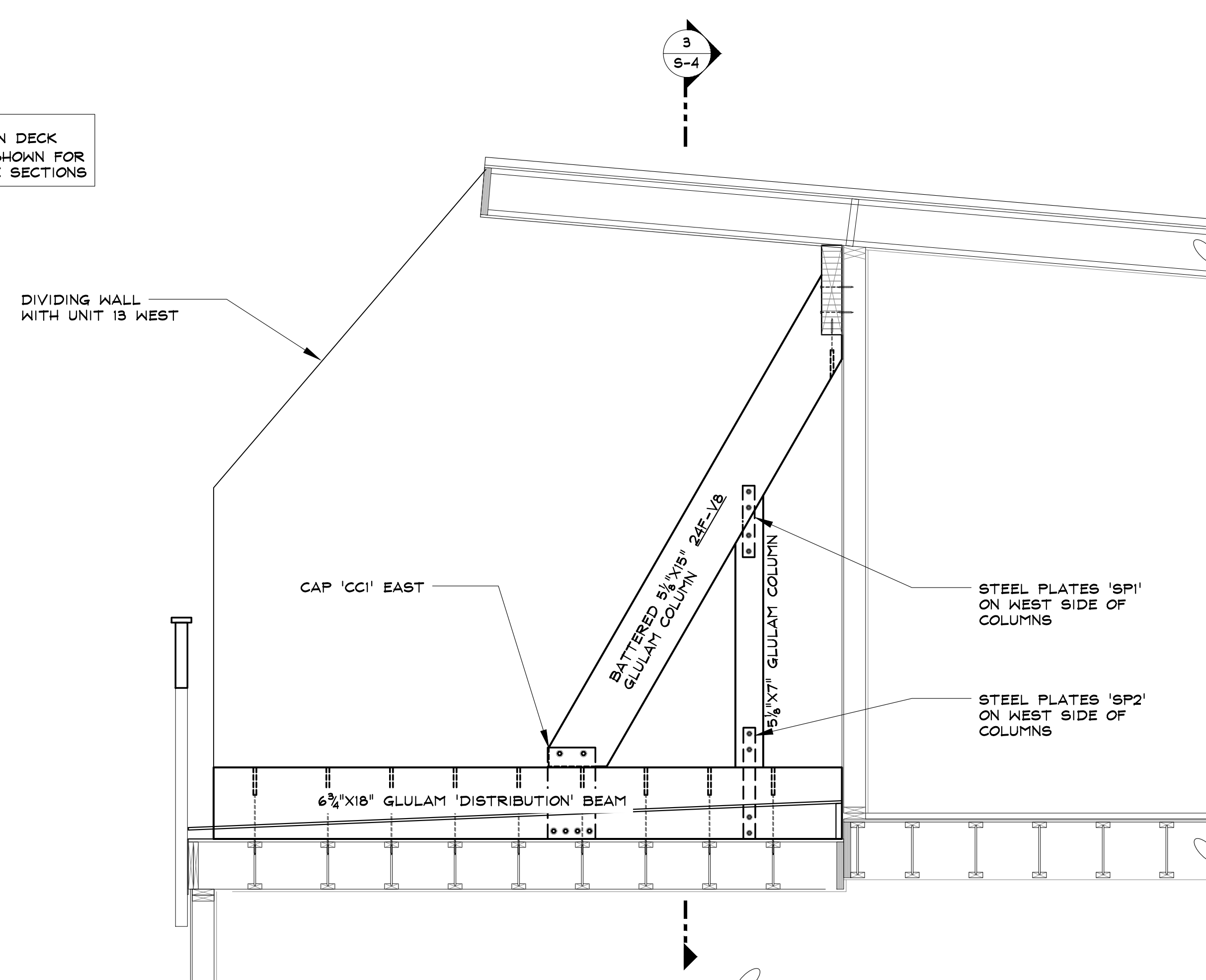


3 UNIT 11 EAST END WALL SECTION

Re: 1/S-3 FOR TYPICAL NOTES

SCALE: $\frac{1}{2}" = 1'-0"$

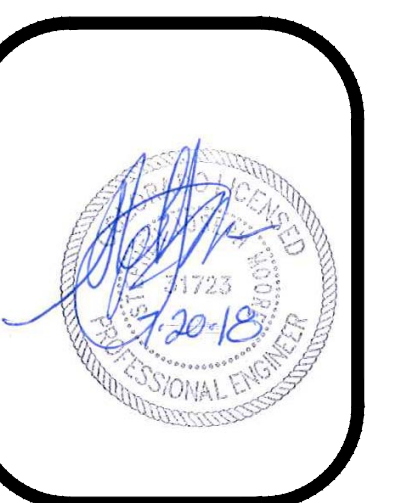
NOTE: NEW DECK FRAMING NOT SHOWN FOR CLARITY THESE SECTIONS



1 UNIT 12 EAST END WALL SECTION

Re: 1/S-3 FOR TYPICAL NOTES

SCALE: $\frac{1}{2}" = 1'-0"$



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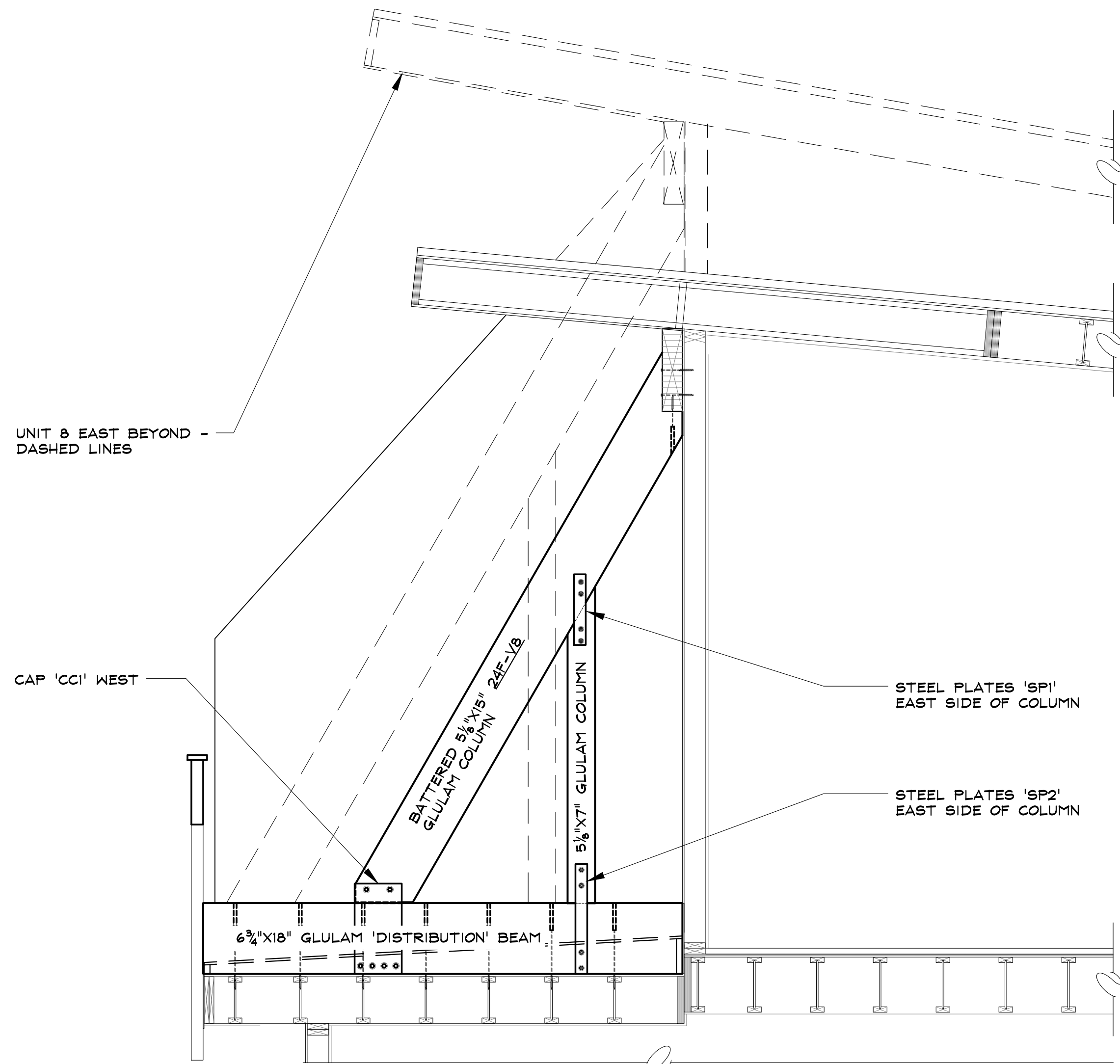
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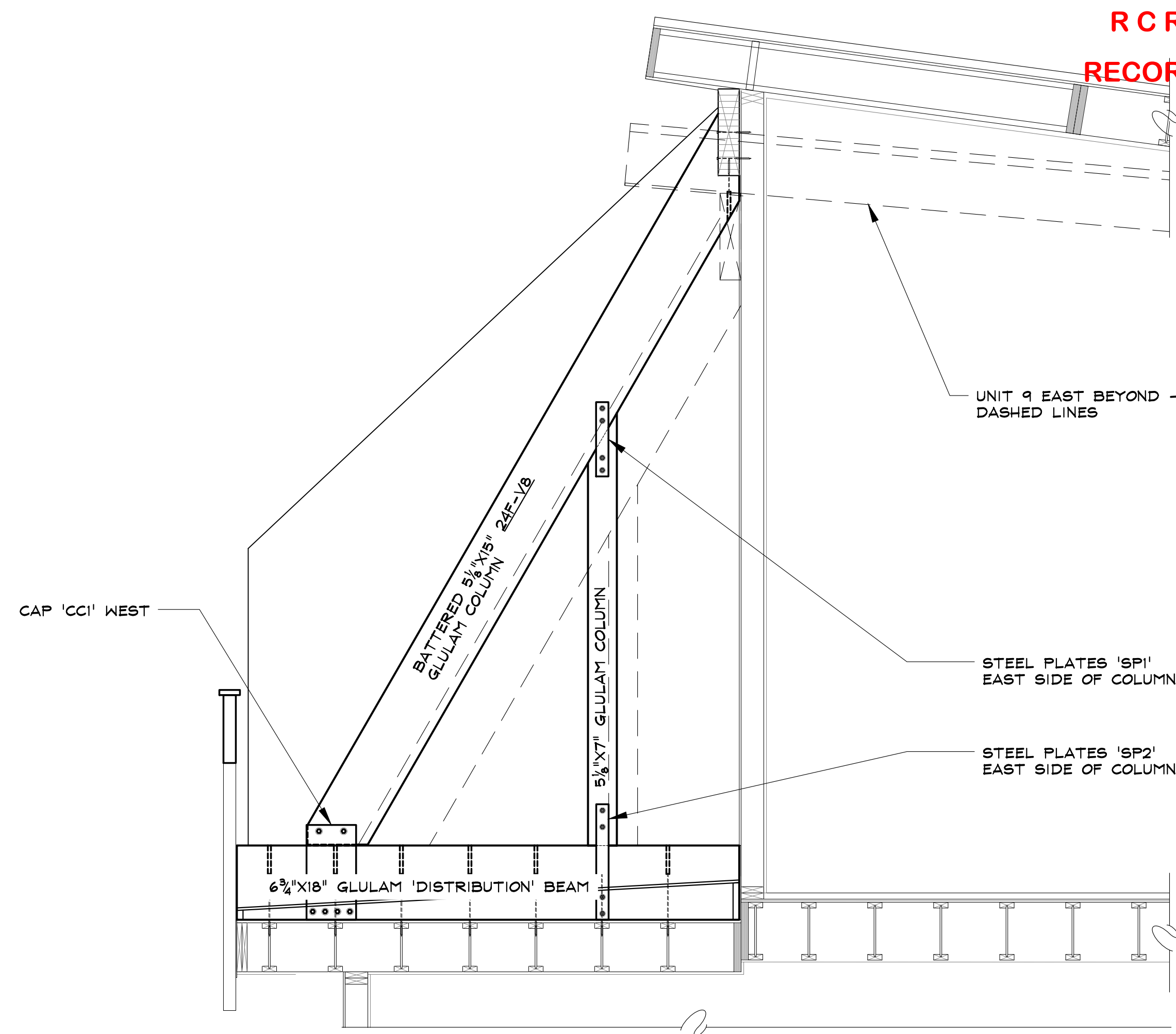
SECTIONS
THROUGH
PRIVACY WALL
UNITS 12-11

S - 7

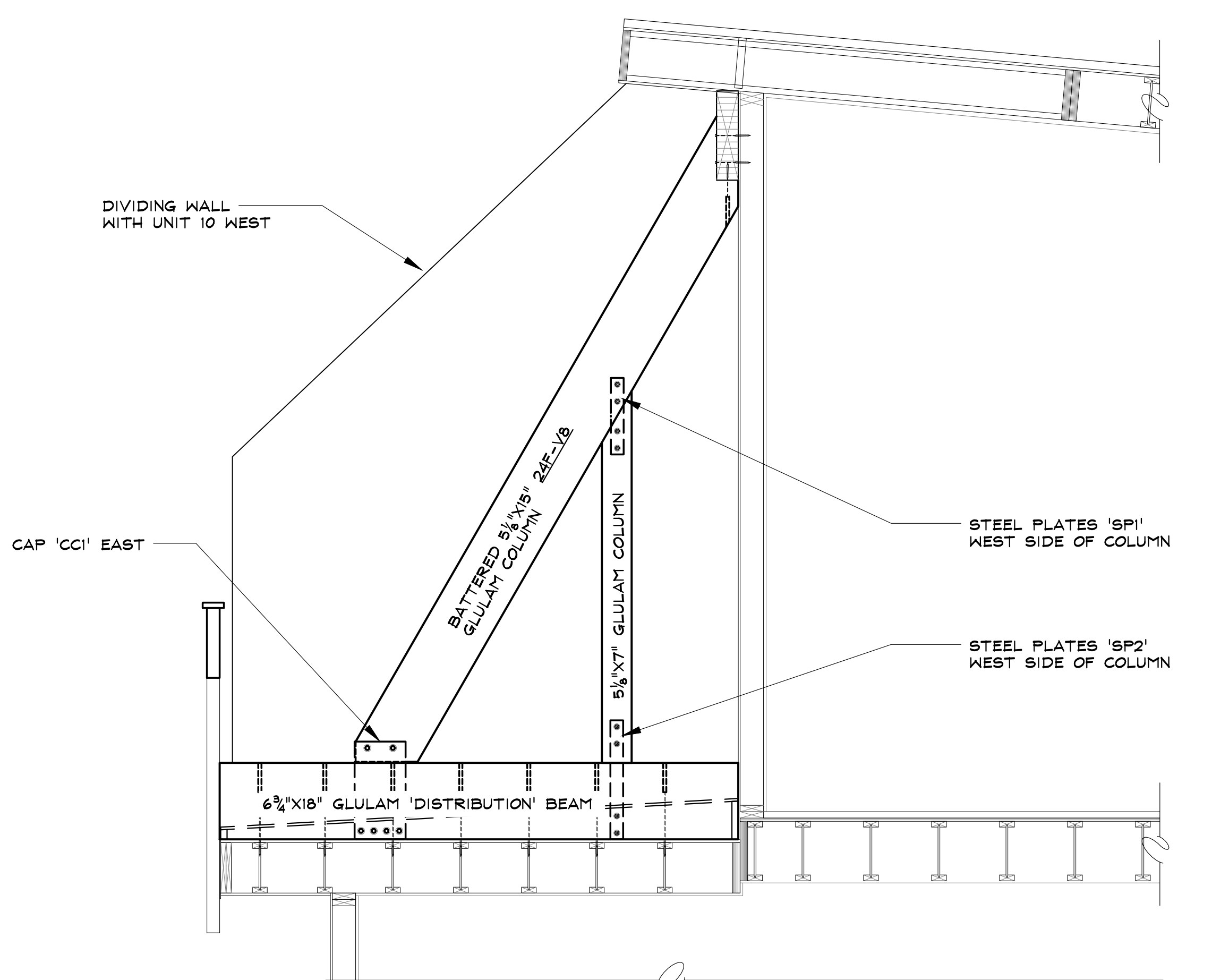
SHEET 8 of 10



4 UNIT 9 WEST END WALL SECTION
 Re: 1/5-3 FOR TYPICAL NOTES
 SCALE: 1/2" = 1'-0"

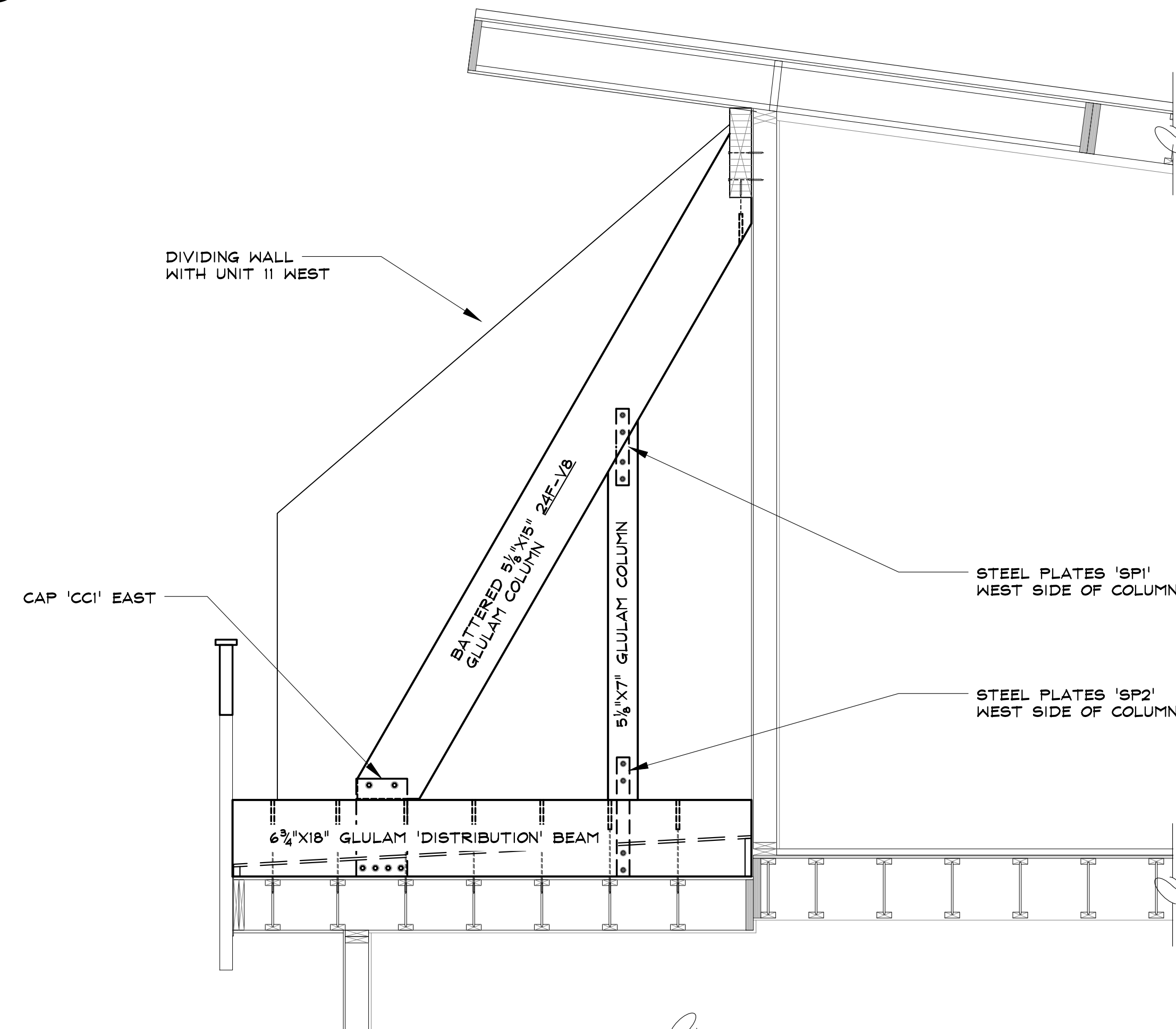


2 UNIT 10 WEST END WALL SECTION
 Re: 1/5-3 FOR TYPICAL NOTES
 SCALE: 1/2" = 1'-0"



3 UNIT 9 EAST END WALL SECTION
 Re: 1/5-3 FOR TYPICAL NOTES
 SCALE: 1/2" = 1'-0"

NOTE: NEW DECK
 FRAMING NOT SHOWN FOR
 CLARITY THESE SECTIONS



1 UNIT 10 EAST END WALL SECTION
 Re: 1/5-3 FOR TYPICAL NOTES
 SCALE: 1/2" = 1'-0"

RCRBD
 RECORD SET



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SECTIONS
 THROUGH
 PRIVACY WALL
 UNITS 10-9

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ROOF & DECK REPAIR - BUILDING 4
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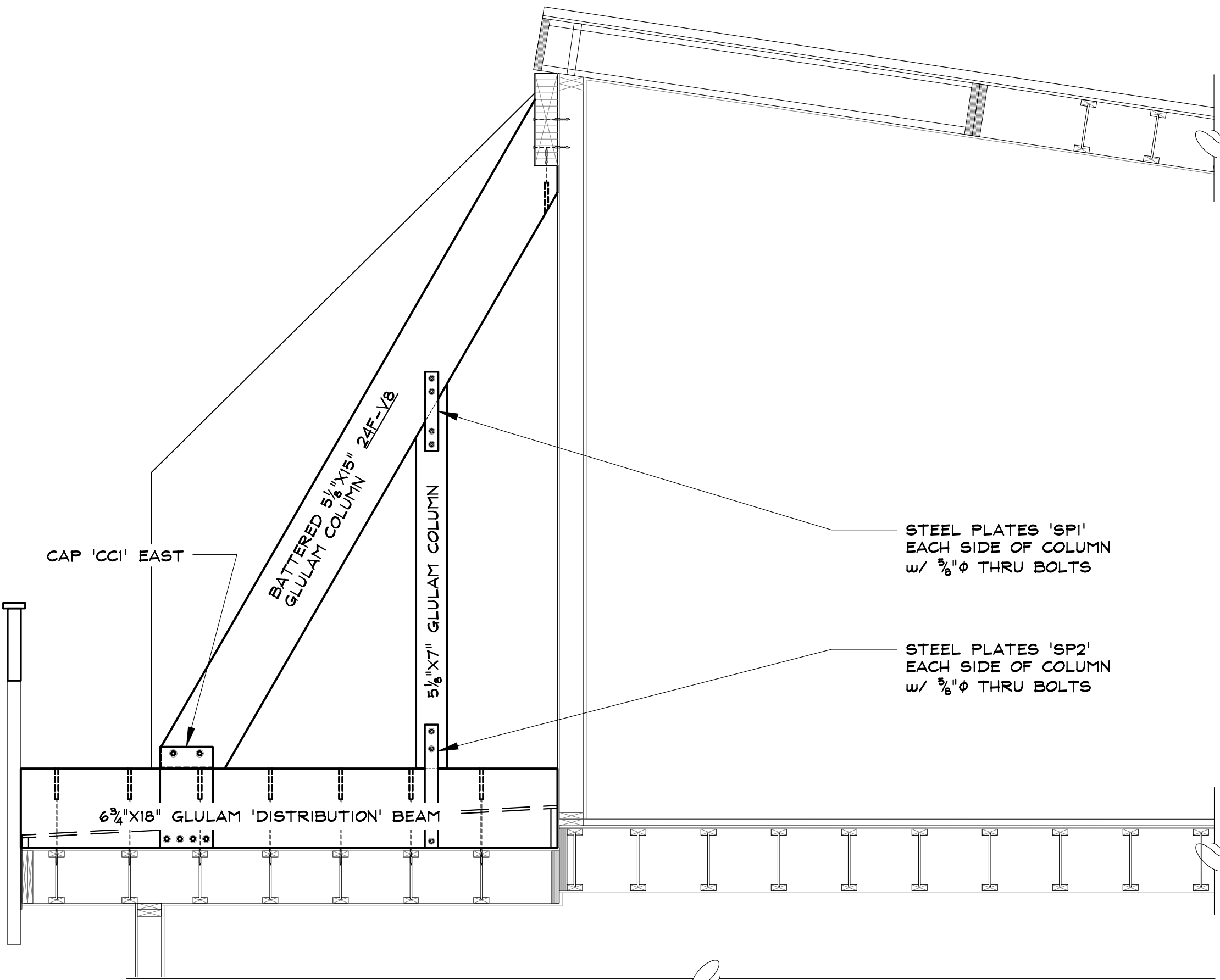
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PROJECT # 17075

SECTIONS
THROUGH
PRIVACY WALL
UNIT 8

S - 9

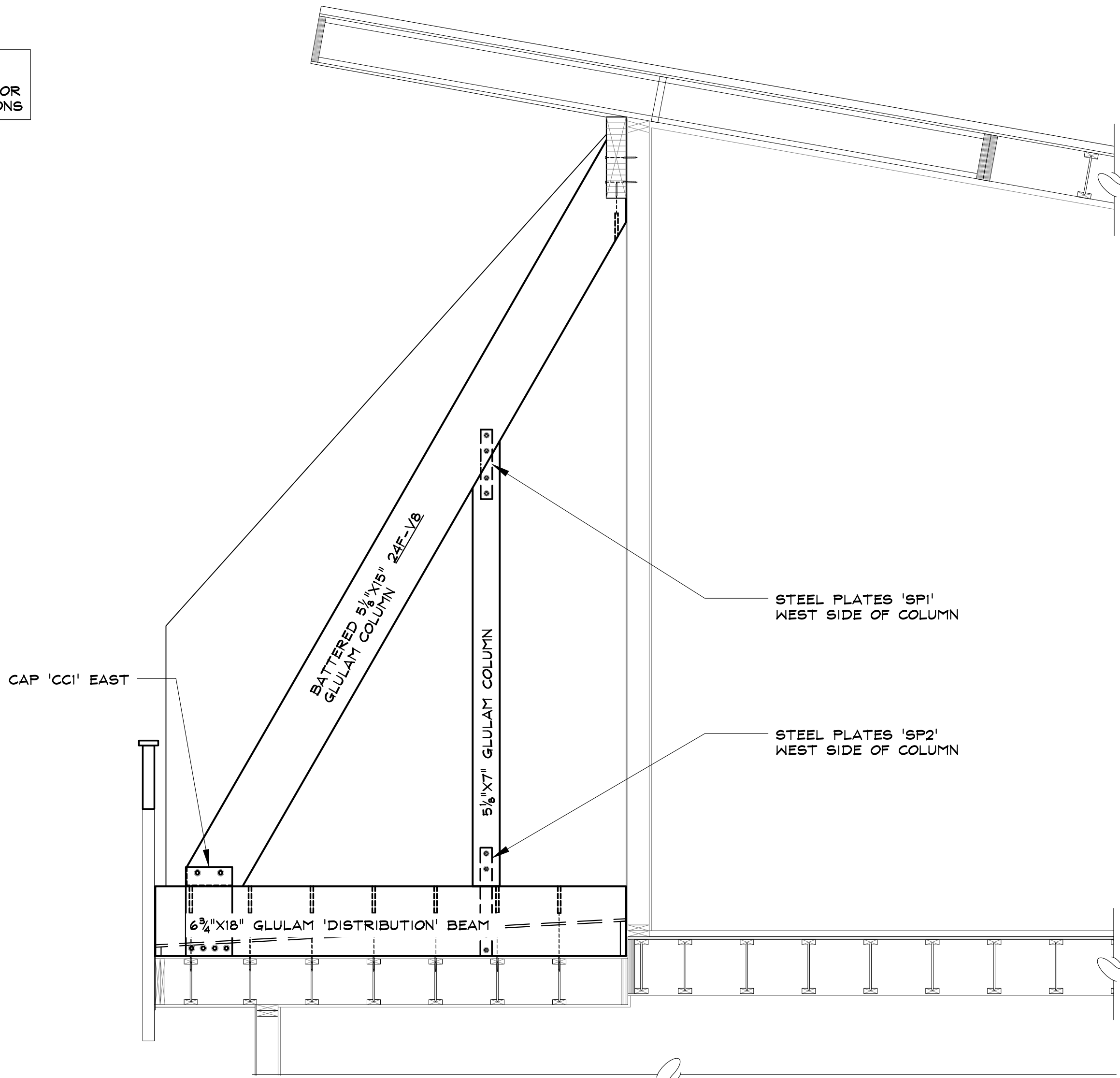
SHEET 10 of 10

NOTE: NEW DECK
FRAMING NOT SHOWN FOR
CLARITY THESE SECTIONS



2 UNIT 8 WEST END WALL SECTION
Re: 1/5-3 FOR TYPICAL NOTES

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



1 UNIT 8 EAST END WALL SECTION
Re: 1/5-3 FOR TYPICAL NOTES

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