

CODE STUDY

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

BUILDING TYPE: V- 1 HOUR

'B' & R-2 OCCUPANCIES

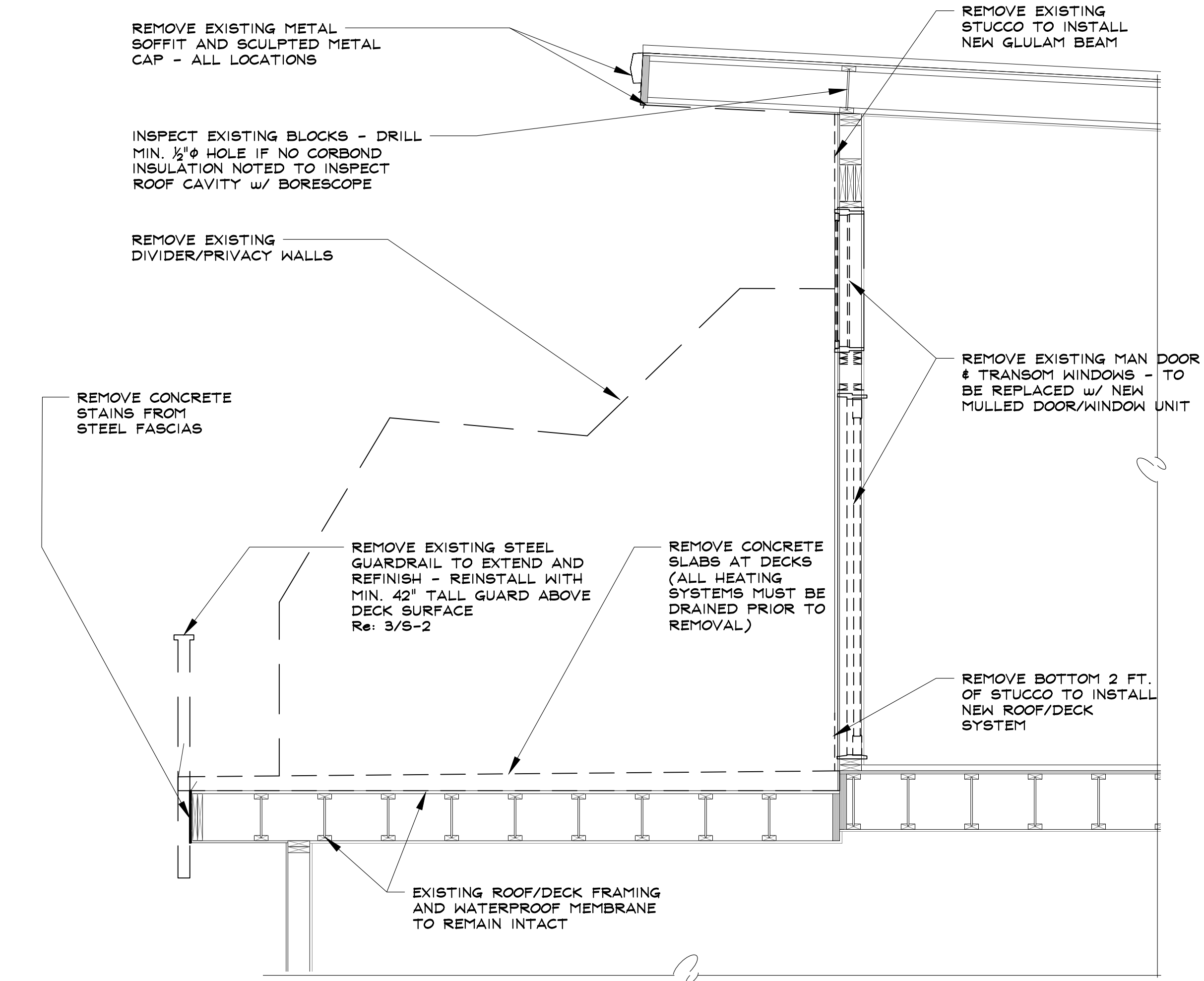
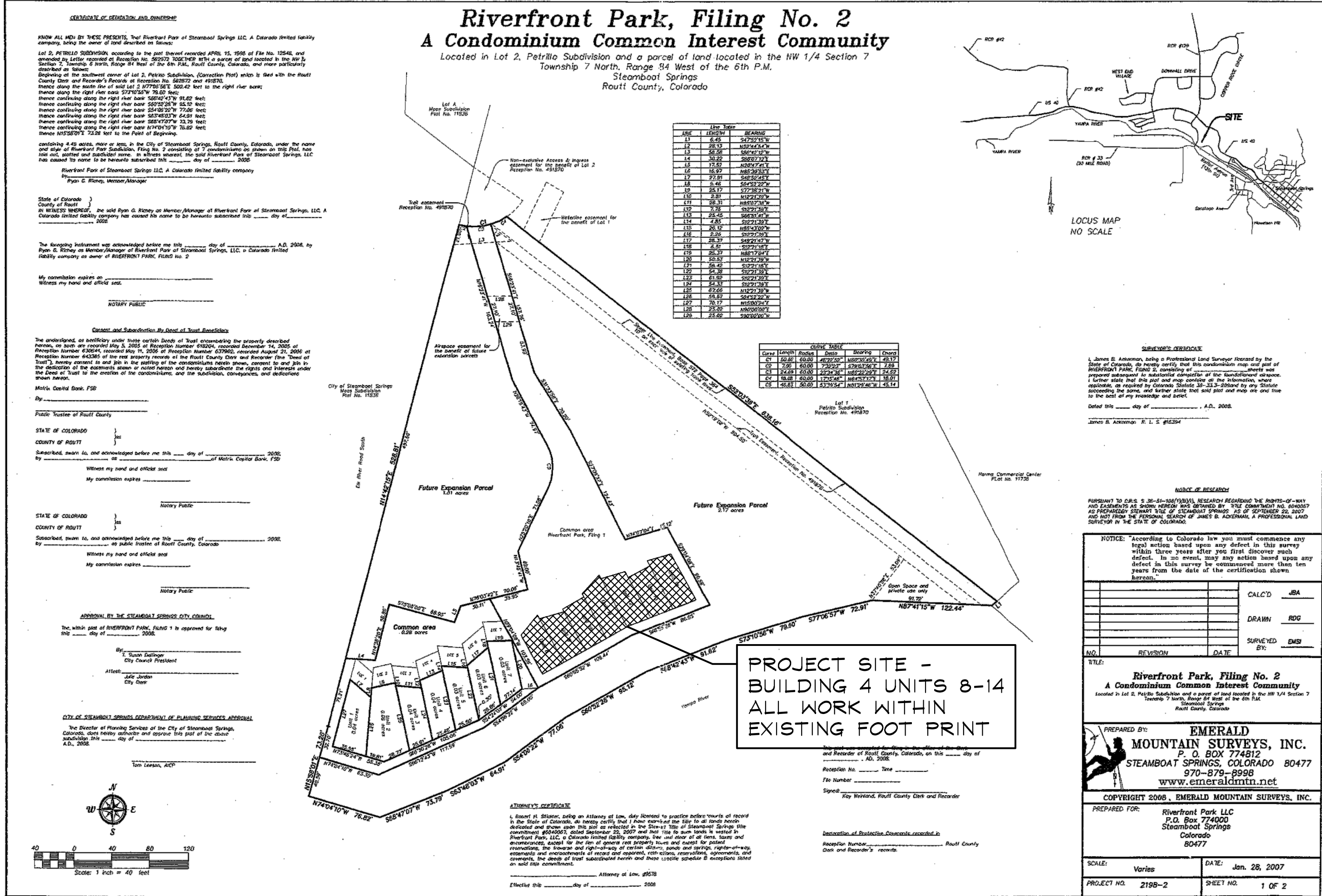
NO CHANGE TO BUILDING USE, OCCUPANCY OR EGRESS WITH PROPOSED ROOF/DECK REPAIR

SHEET SCHEDULE

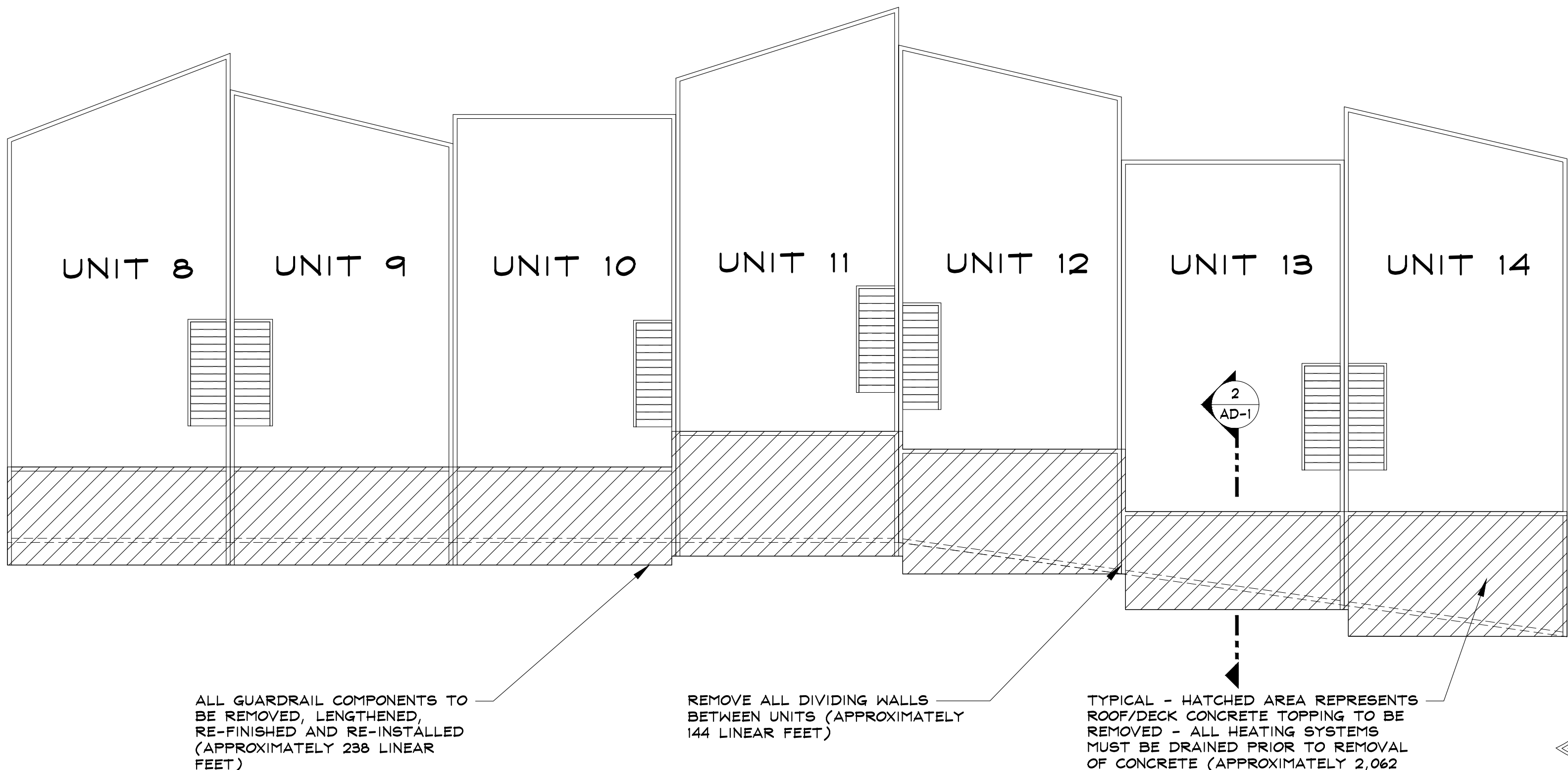
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S-9	SECTIONS THROUGH PRIVACY WALL UNIT 8
R-1	ROOF DEMO PLAN, SECTION, AND PARAPET PLAN
R-2	PROPOSED PARAPET AND ROOF SECTIONS
R-3	PROPOSED ELEVATIONS

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 SOFFITS @ SOUTH EAVES, INSPECT BLOCKING BETWEEN RAFTERS, AND DRILL 1/2" HOLES IN AREAS WHERE NO CORBOND INSULATION IS VISIBLE TO INSPECT ROOF CAVITY w/ BORESCOPE
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 'U' CHANNEL
12. REPLACE ROOF SOFFITS - CUT TO FIT AT NEW GLULAM BEAMS
13. REMOVE SOFFITS, GUTTERS AND METAL FASCIA AT NORTH EAVES. INSPECT BLOCKING BETWEEN RAFTERS AND DRILL 1/2" HOLES IN AREAS WHERE NO CORBOND INSULATION IS VISIBLE TO INSPECT ROOF CAVITY w/ BORESCOPE
14. REMOVE 2 FT. WIDE STRIP OF ROOFING AND SHEATHING TO INSTALL NEW PARAPET WALLS Re: 1/R-1 2/R-2
15. REMOVE ALL SCULPTED METAL CAPS AND ABOVE ROOF SIDEWALL METAL SIDING.
16. INSTALL NEW SNOW FENCES - DETAILS TO BE SUPPLIED BY MANUFACTURER
17. INSTALL 2" POLYISO FLUTE FILLER, 4" POLYISO INSULATION BOARDS AND 1/2" CARLISLE SECURESHIELD HD SHEATHING FOR FULLY ADHERED CARLISLE EPDM MEMBRANE. DETAILS TO BE SUPPLIED BY MANUFACTURER.



3 SITE PLAN COPY OF PLAT FROM JAN. 28, 2007



2 TYPICAL ROOF/DECK DEMOLITION SECTION

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

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.



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

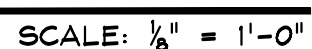
ISSUE DATES
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SJM/SWS
PROJECT # 17075

SITE AND
DEMOLITION
PLANS

AD-1

SHEET 1 of 13



NO WORK INSIDE OF UNITS

- A. 2015 International Building Code (including all local adoptions)
- B. 2015 International Residential Code (including all local adoptions)
- C. City of Steamboat Springs Community Development Code
- D. "Minimum Design Loads for Buildings and Other Structures" - ASCE 7-10
- E. "Building Code Requirements for Structural Concrete" - ACI318
- F. "Steel Construction Manual" - AISC fourteenth edition
- G. "National Design Specification for Wood Construction" - ANSI/APFA-NDS 2015

A. Roofs: 75 psf
B. Floors: 40 psf
C. Decks: 75 psf
D. Wind: 120 mph, Exposure B
E. Seismic Design: Category B, Soil Type D

A. Unless noted otherwise, all 2" lumber shall be Douglas Fir S4S No. 2 and better. All solid timber beams and posts shall be DF-L No. 1 or better.

B. Unless noted otherwise, minimum nailing shall be provided as specified in Table No. 2304.10.1, "Fastening Schedule", of the 2015 IBC or Table No. R602.3(1), "Fastening Schedule", of the 2015 IRC.

C. Wall and floor sheathing shall be APA rated with exterior glue and graded in accordance with APA standards. Panel identification and thickness shall be as noted on the drawings.

D. Where light gauge framing anchors are shown or required, they shall be Simpson "Strong Tie" (or equal approved by ICBO). They shall be installed with the number and type of fasteners recommended by the manufacturer to develop the rated capacity.

E. Laminated Veneer Lumber shall be of such stress grade to provide an allowable bending stress of 2,600 psi, allowable shear stress parallel to the grain line of 285 psi and a modulus of elasticity of 1,900,000 psi.

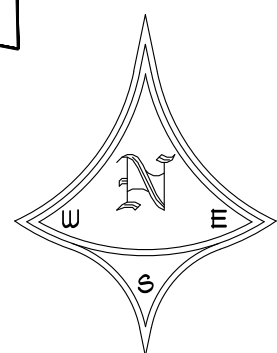
F. Glue laminated timber shall be stress grade marked 24F-V4 for simple spans 24' or less for multiple spans as designed.

G. Roof trusses shall be designed by a Registered Professional Engineer to support the full live load and dead loads of the roof, ceiling, and any other superimposed loads. Calculations and shop drawings, including member sizes, lumber species, and grade and substantiating data for connector capacities and truss bearing, shall be submitted to the Architect or Engineer for review and approval prior to fabrication.

H. Floor joists shall be plant fabricated 1 series with LVL or solid wood flanges and plywood or OSB webs, and shall carry ICBO approval for a complete section. Joists shall be designed to carry full live and dead loads of the roof(s), floor(s), and any superimposed loads.

J. Roof overframing shall be 2x6 rafters @ 24" O.C. w/ 2x6 studs @ 24" O.C. to stack over rafters or purlins below.

A. The contractor shall thoroughly inspect and survey the existing structure to verify dimensions, elevations, framing, etc., which may affect the work shown on the drawings and report any variations or discrepancies to the Engineer.



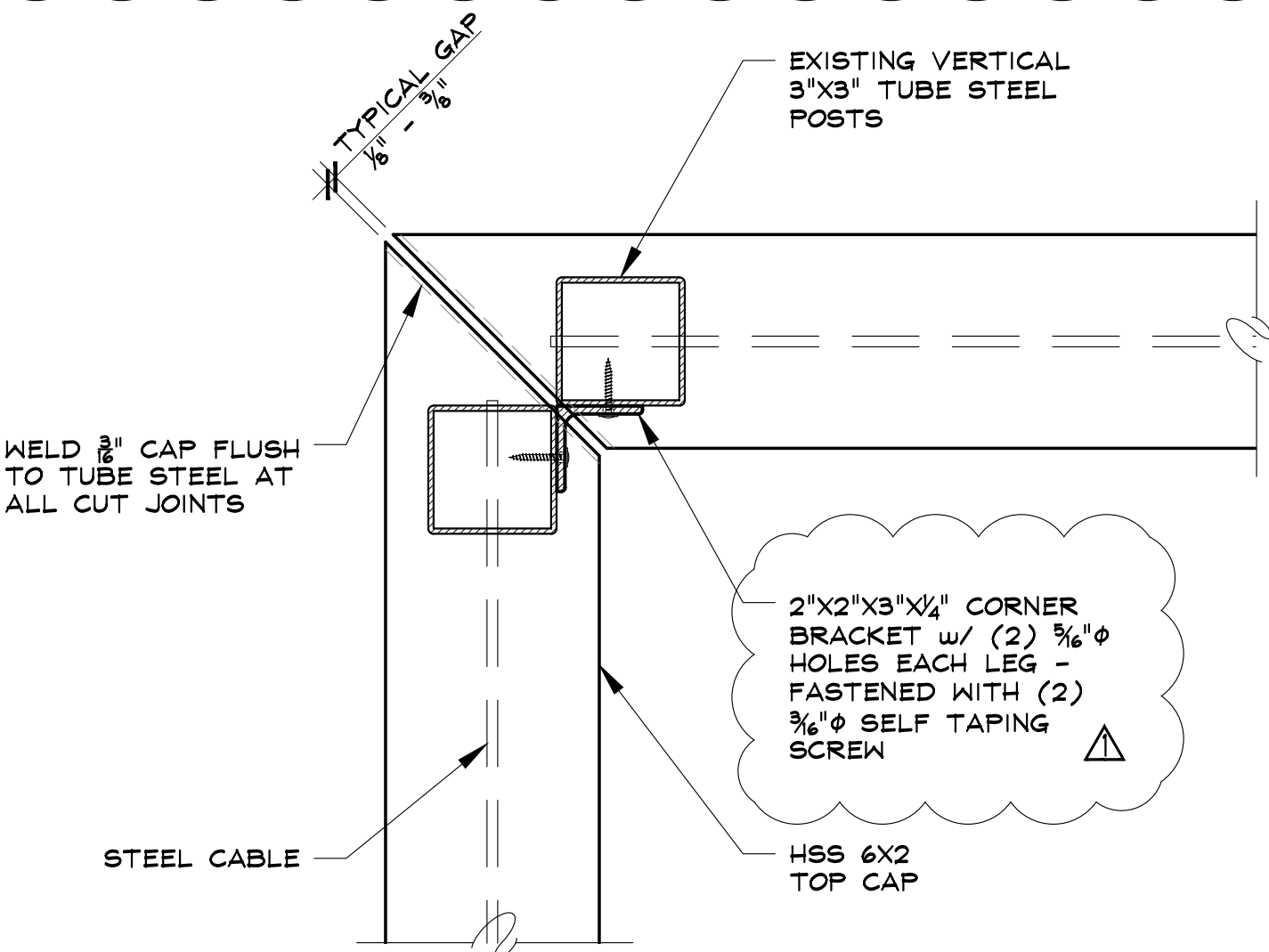
ADD NEW ROOF BEAMS AT SOUTH WALLS

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



GUARDRAIL REPAIR SCOPE OF WORK

1. FIELD CUT CAP FOR MANAGEABLE SIZED GUARDRAIL SECTIONS TO BE REMOVED.
2. CUT 3"x3" TUBE STEEL GUARDRAIL POSTS FROM MOUNTING PLATES.
3. DRILL EXISTING GUARDRAIL MOUNTING PLATES TO 1/8"Ø FOR NEW 3/8"Ø LAGS.
4. WELD 3"x3" POSTS TO MOUNTING PLATES IN NEW CONFIGURATION TO PROVIDE A MIN. 42" HEIGHT ABOVE NEW DECK SURFACE Re:3/5-2.
5. DRILL 1"Ø DRAIN HOLE IN BOTTOM CAPS OF EACH VERTICAL TUBE STEEL BEFORE FINISHING.
6. DRILL NEW HOLES TO ADD 3 OR 4 NEW CABLES - SIZE AND SPACING TO MATCH EXISTING - FIELD VERIFY MAX 4" SPACE BETWEEN BOTTOM CABLE & TOP OF NEW DECKING Re: 3/5-5.
7. RAILING ASSEMBLY TO BE SAND BLASTED PRIOR TO APPLICATION OF POWDER COATING.
8. NO FIELD WELDING OF RAILING AFTER POWDER COAT IS APPLIED.
9. NO DRILLING/REAMING OF CABLE HOLES AFTER POWDER COAT PAINT.
10. ALL CABLE FERRULES TO HAVE STAINLESS STEEL WASHERS, HEX NUT AND ACORN NUT AT TERMINATION.
11. NO EXPOSED FERRULE THREADS. BETWEEN HEX NUT AND ACORN NUT.

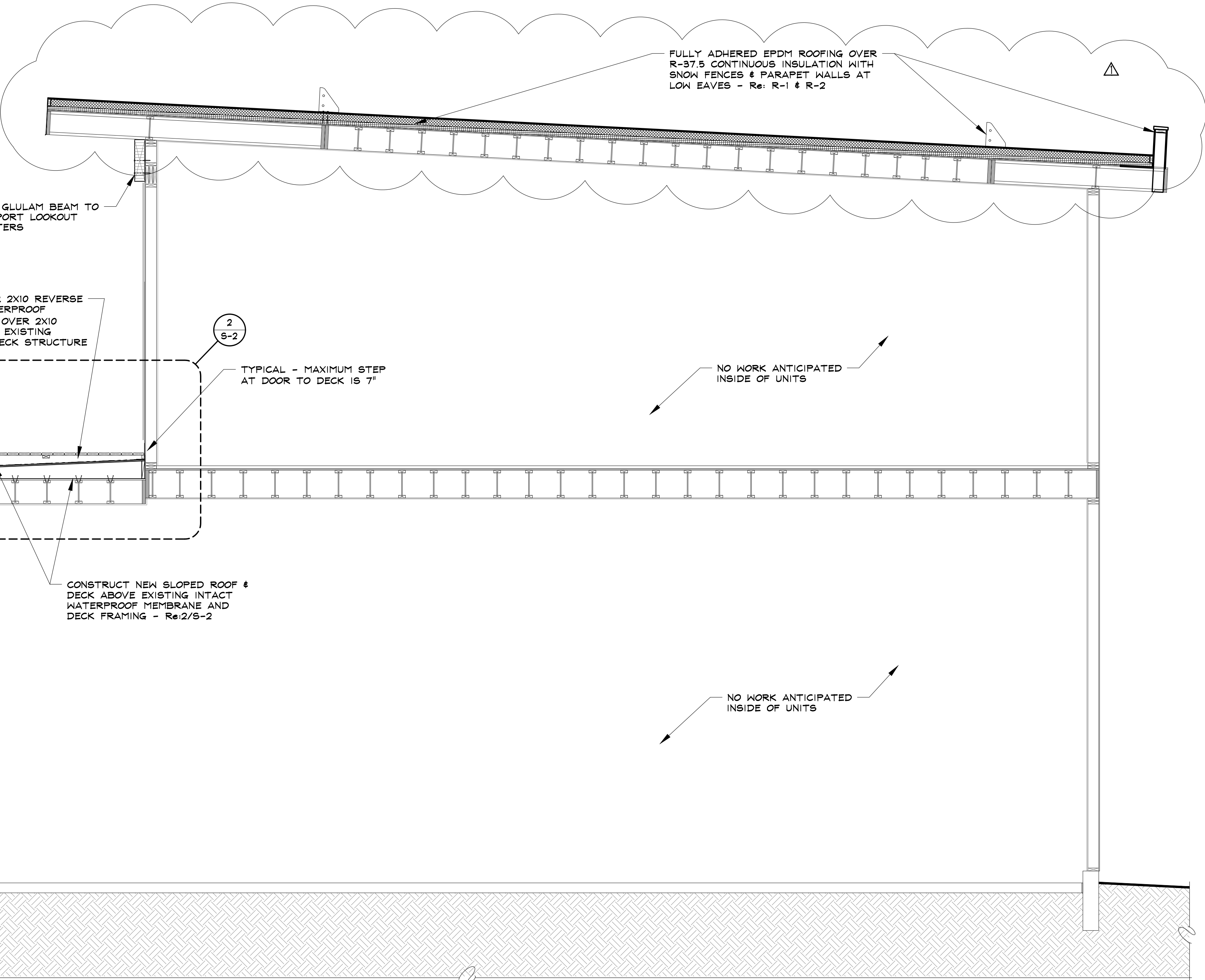


SLOPE OF TAPER		
UNIT	APPROXIMATE SLOPE	
14	.5/12	
13	.66/12	
12	.5/12	
11	.54/12	
10	.66/12	
9	.66/12	
8	.66/12	

NOTE:
FIELD VERIFY ALL MEASUREMENTS

2 CONCEPTUAL BUILDING REPAIR SECTION DETAIL

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

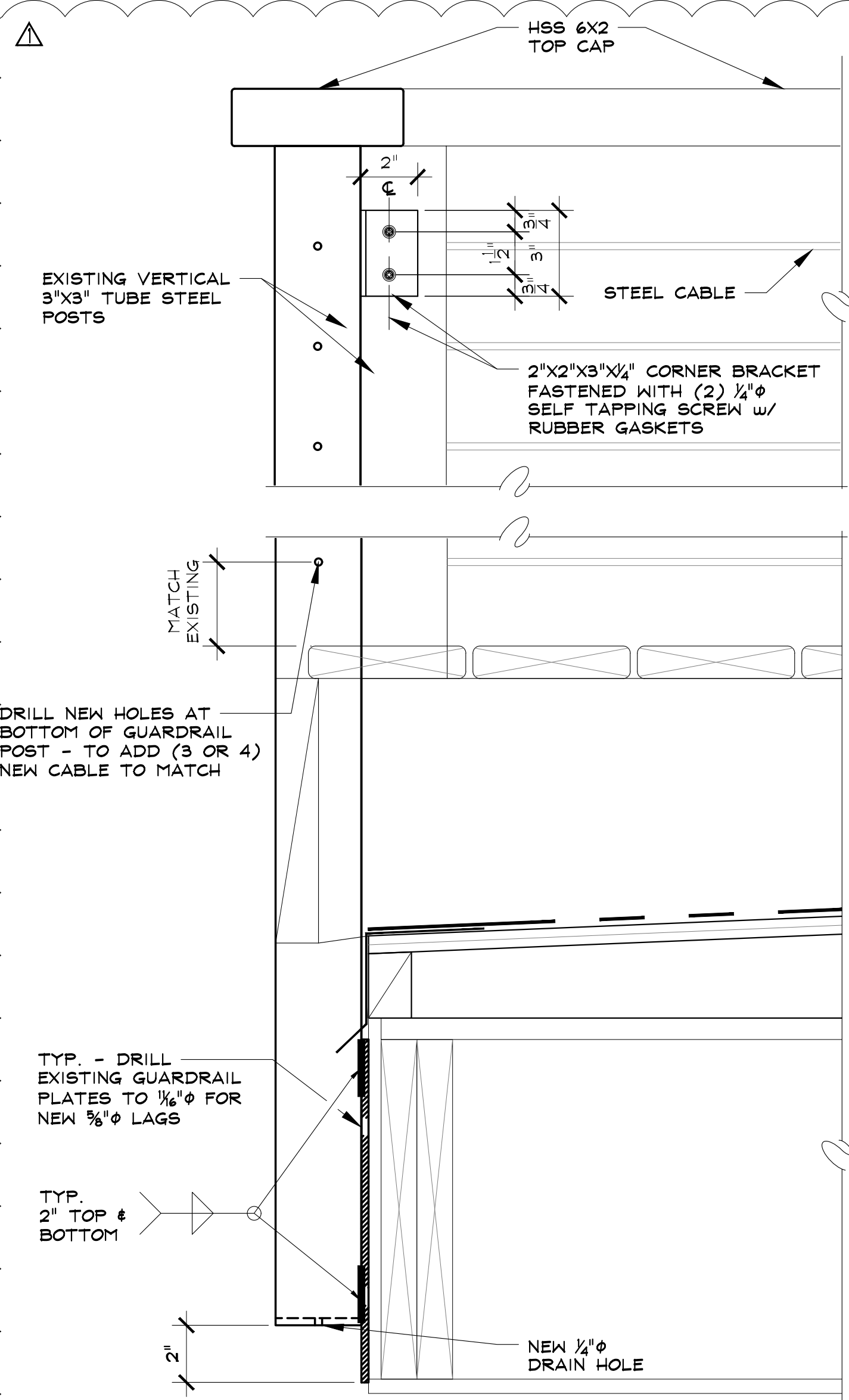


2 CONCEPTUAL BUILDING REPAIR SECTION DETAIL

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

4 HANDRAIL SPECS

SCALE: 3/8"=1'-0"

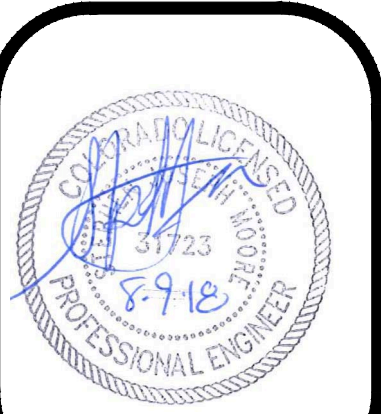


3 HANDRAIL SPECS

SCALE: 3/8"=1'-0"

1 CONCEPTUAL BUILDING REPAIR SECTION

SCALE: 3/8"=1'-0"



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ROOF & DECK REPAIR - BUILDING 4

1900 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A REPAIR & RENOVATION FOR:
RIVERFRONT PARK HOMEOWNERS ASSOCIATION

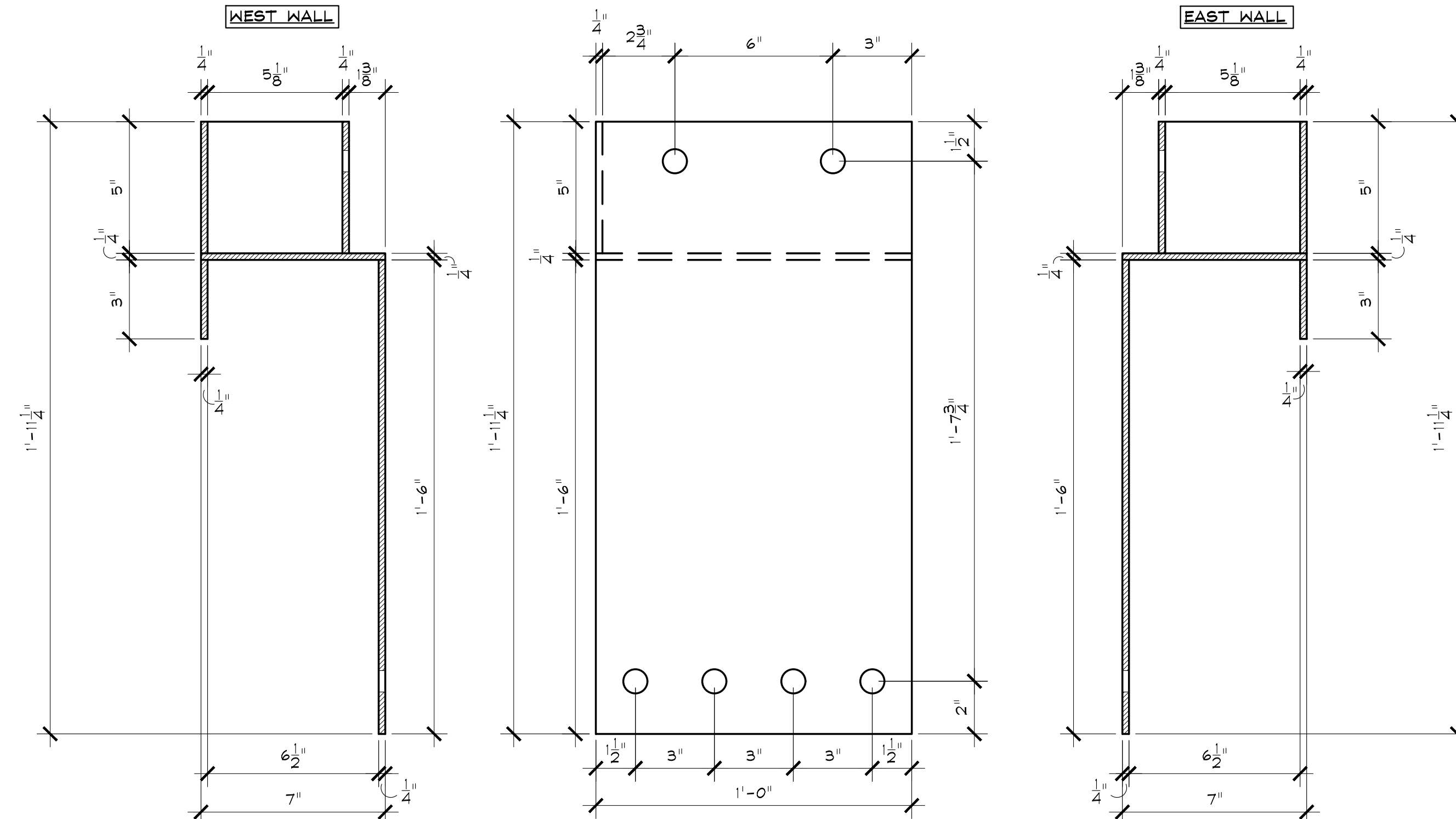
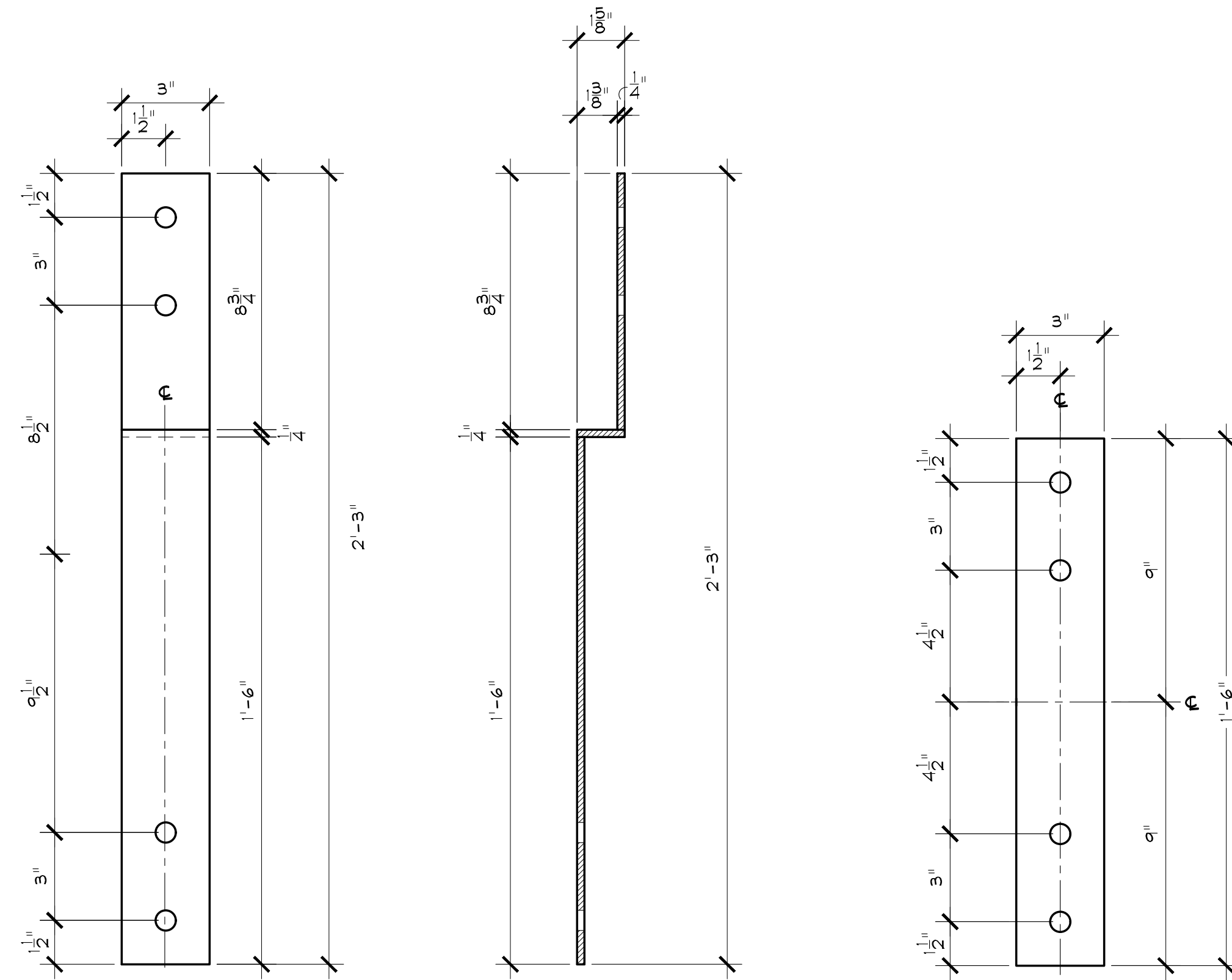
ISSUE DATES	
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BUILDING &
DECK SECTIONS

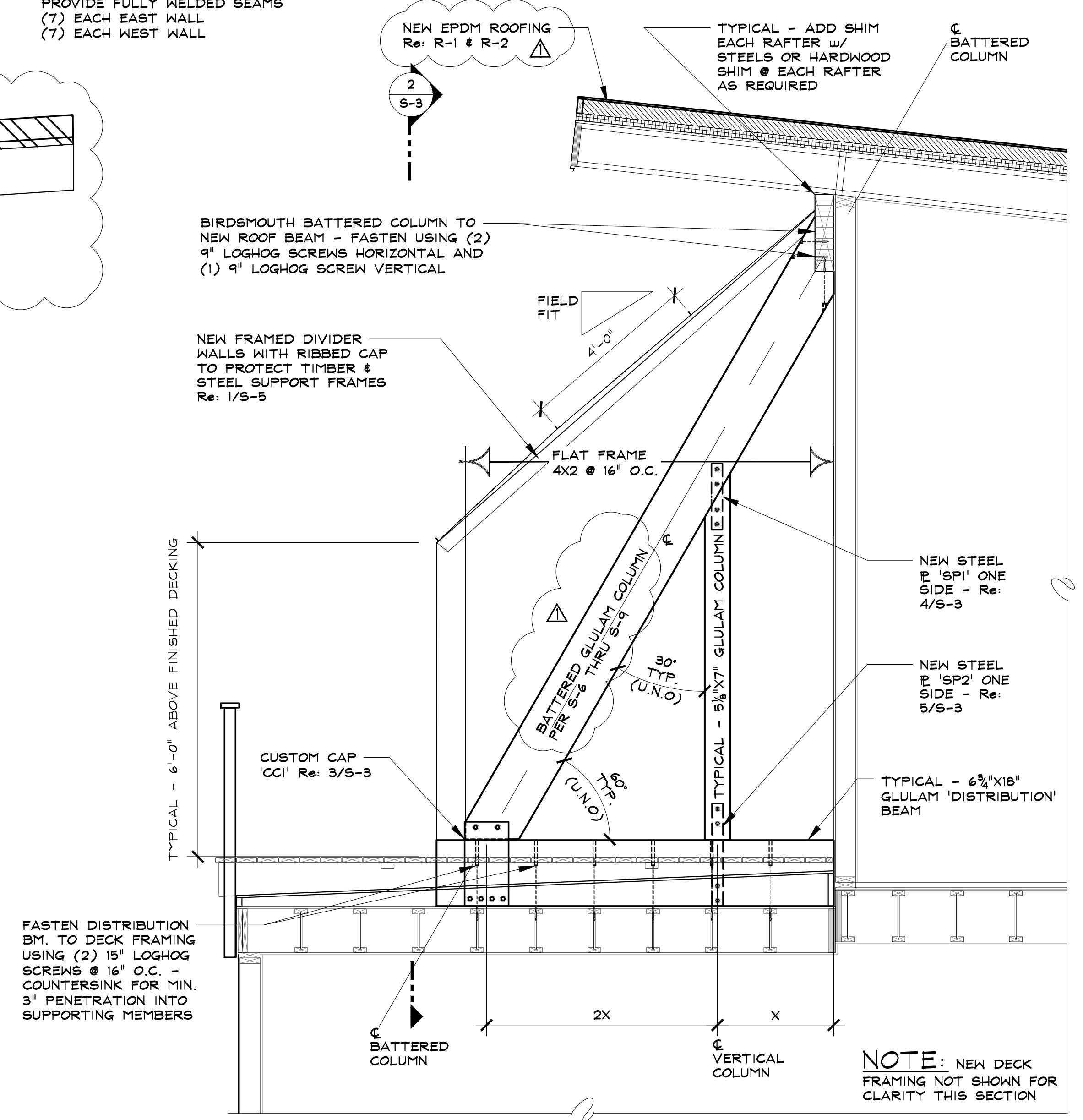
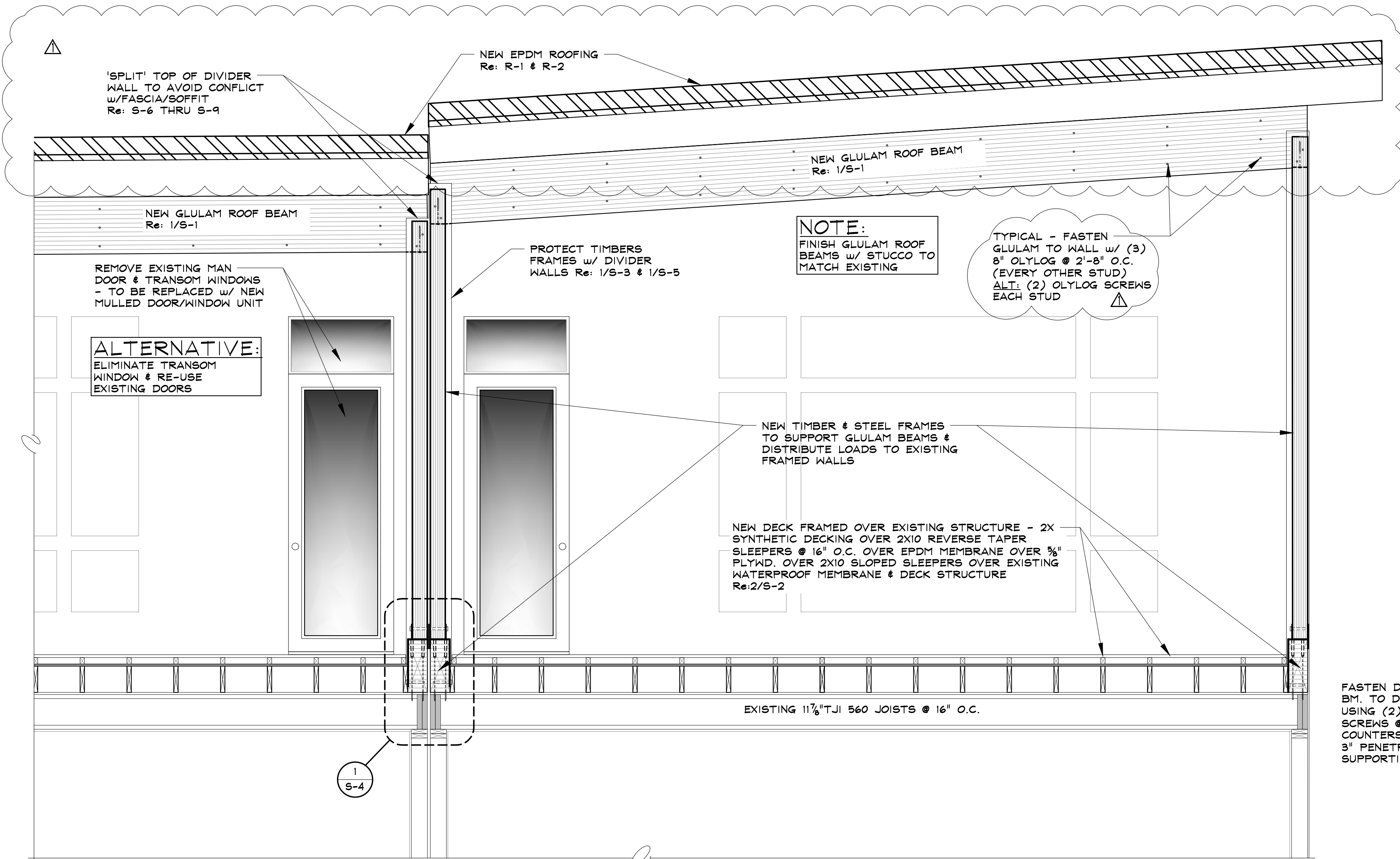
S-2

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3 CUSTOM STEEL CAP 'CCI'

FABRICATE WITH 1/4" PLATE
 PROVIDE (6) 1/8" Ø THRU HOLES FOR 3/4" Ø LAGS
 PROVIDE FULLY WELDED SEAMS
 (7) EACH EAST WALL
 (7) EACH WEST WALL



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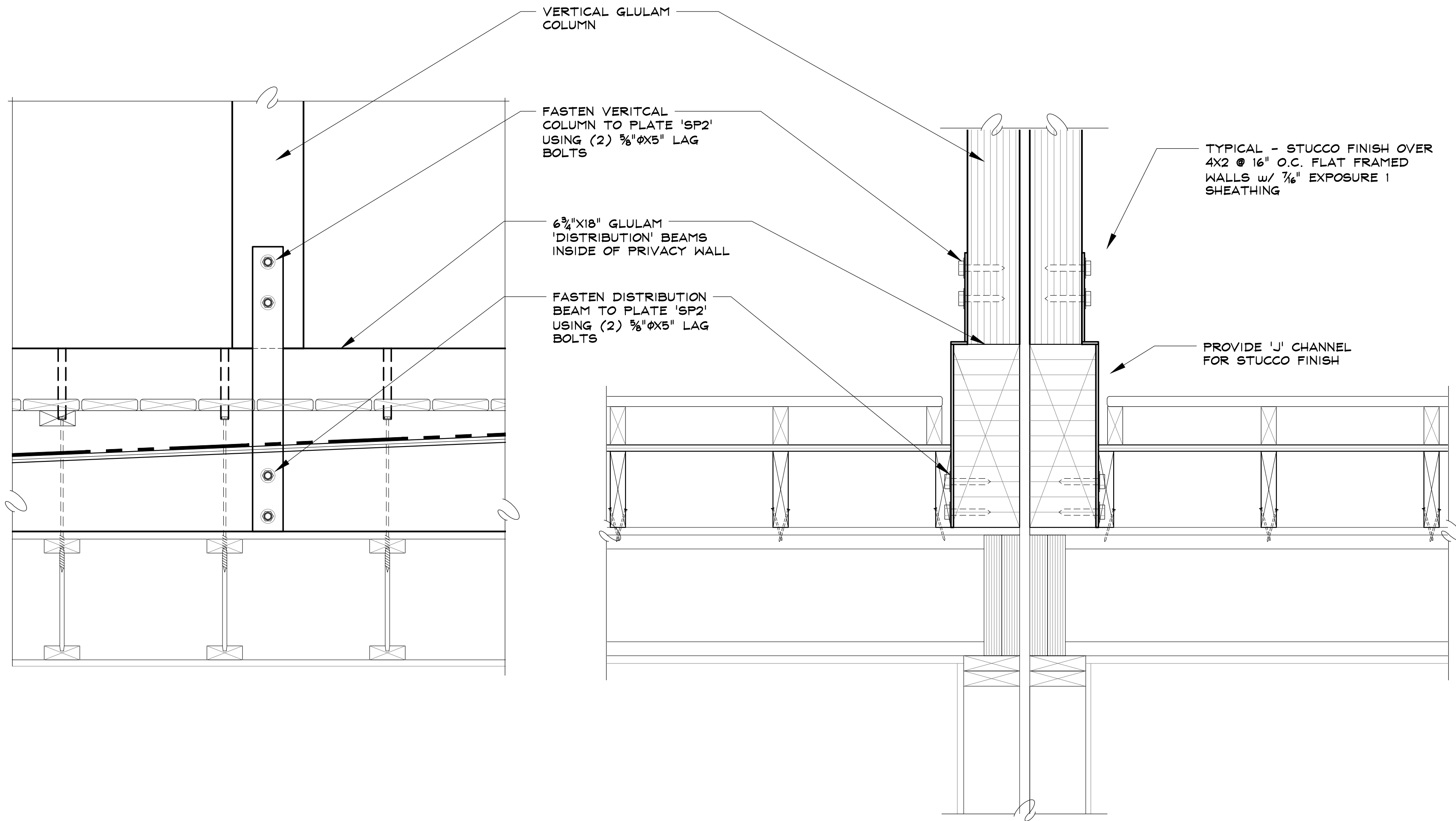
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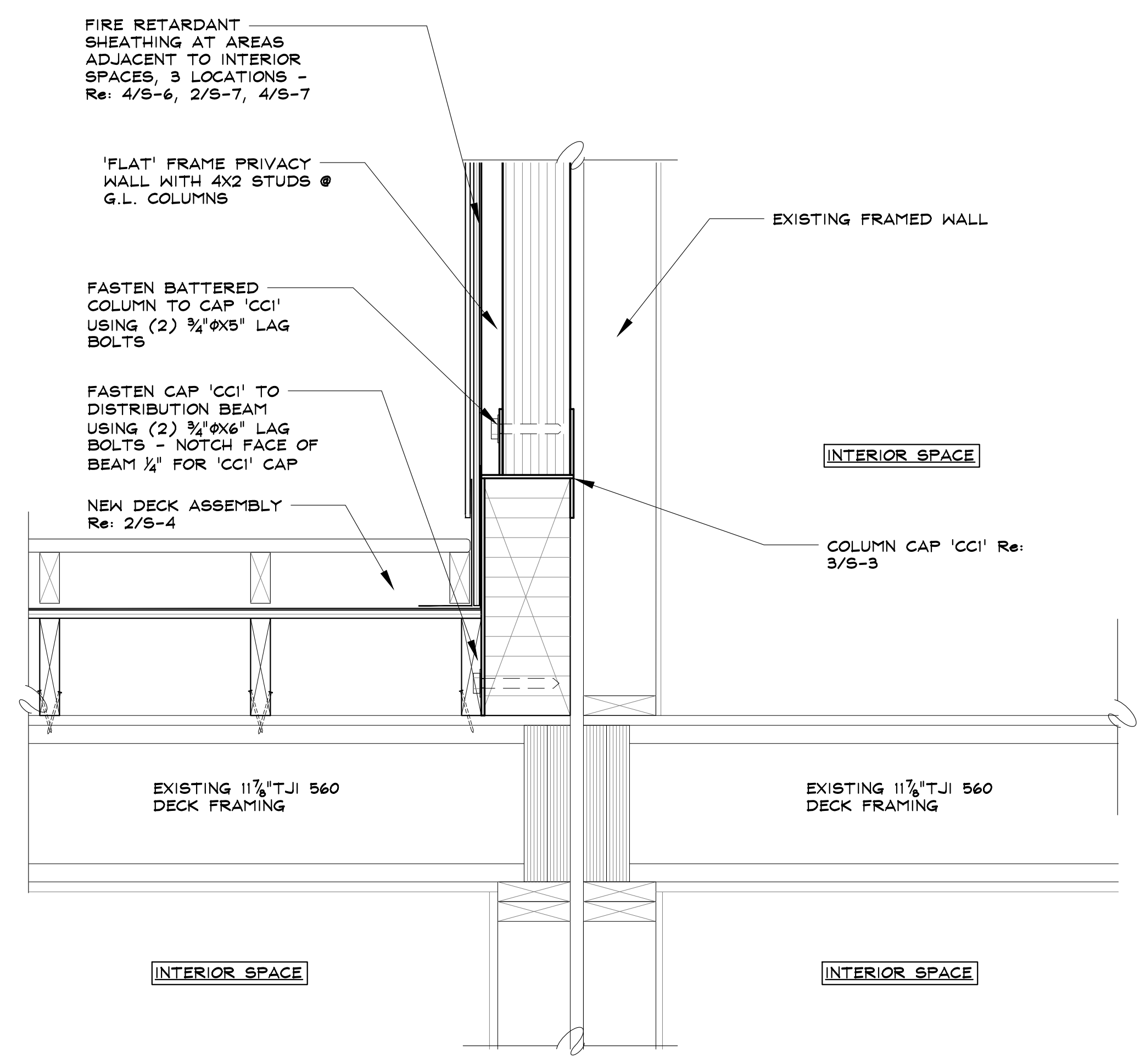
SECTIONS THROUGH
 PRIVACY WALL

S-3
 SHEET 4 of 13



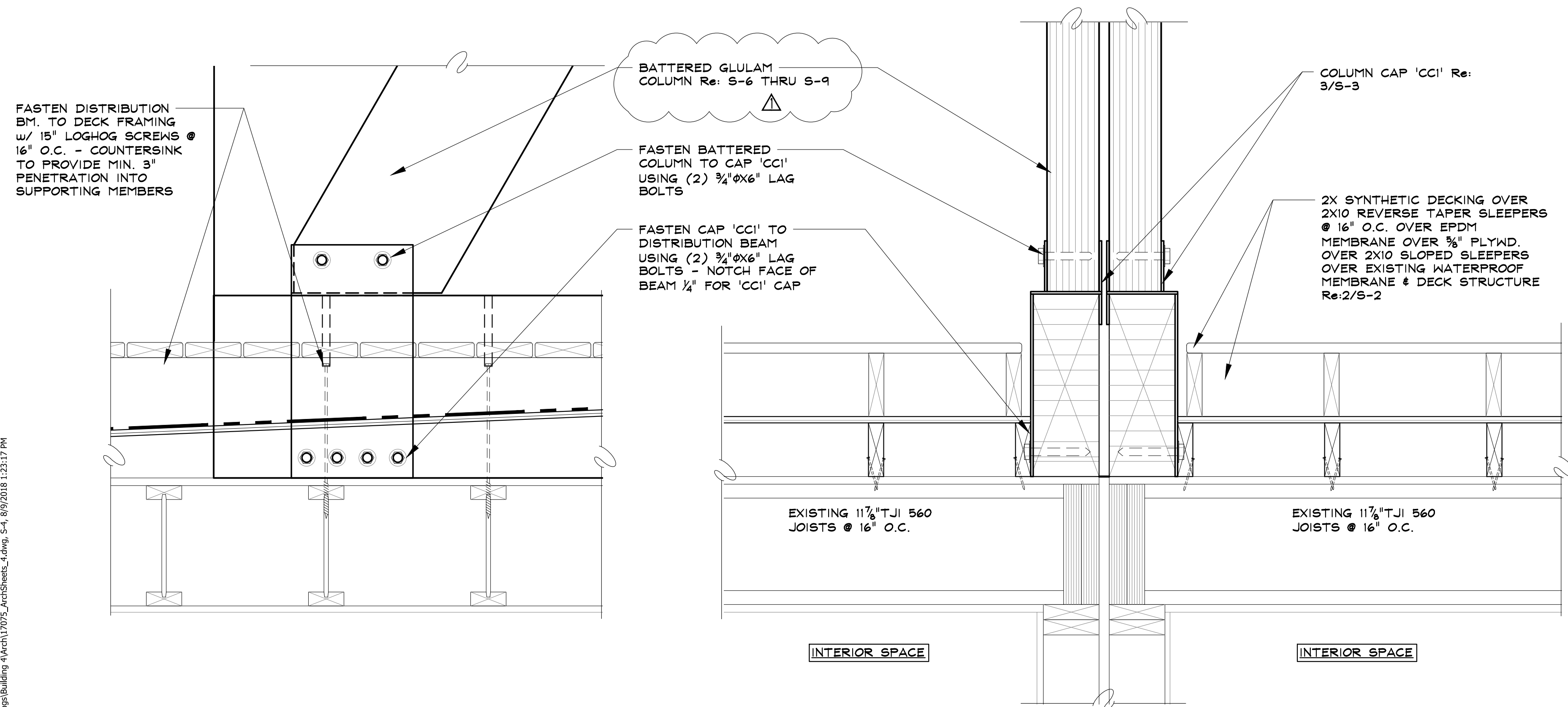
3 VERTICAL COLUMN TO DISTRIBUTION BEAM CONNECTION

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



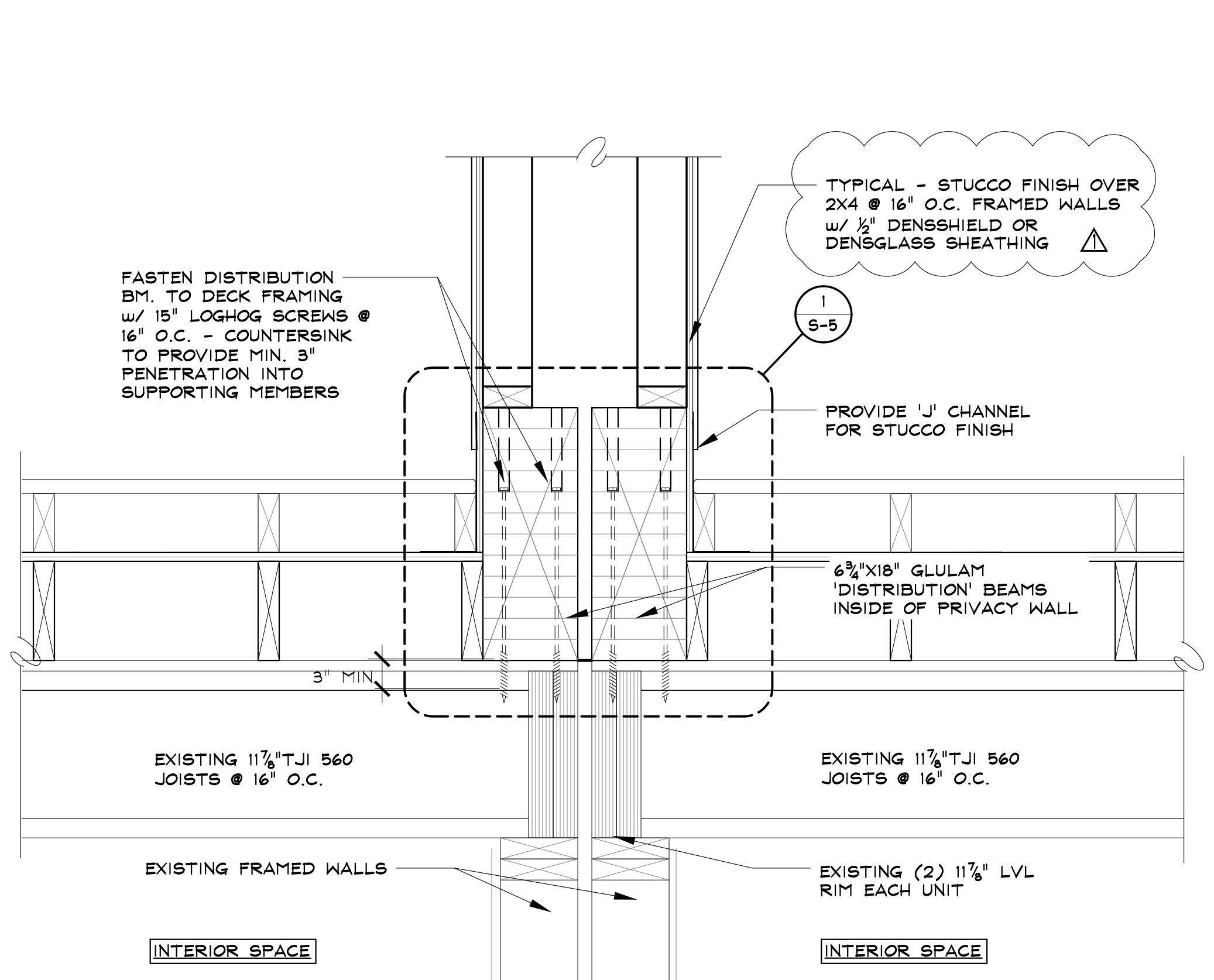
4 BATTERED COLUMN TO DISTRIBUTION BEAM @ EXISTING WALL

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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CONNECTION
DETAILS

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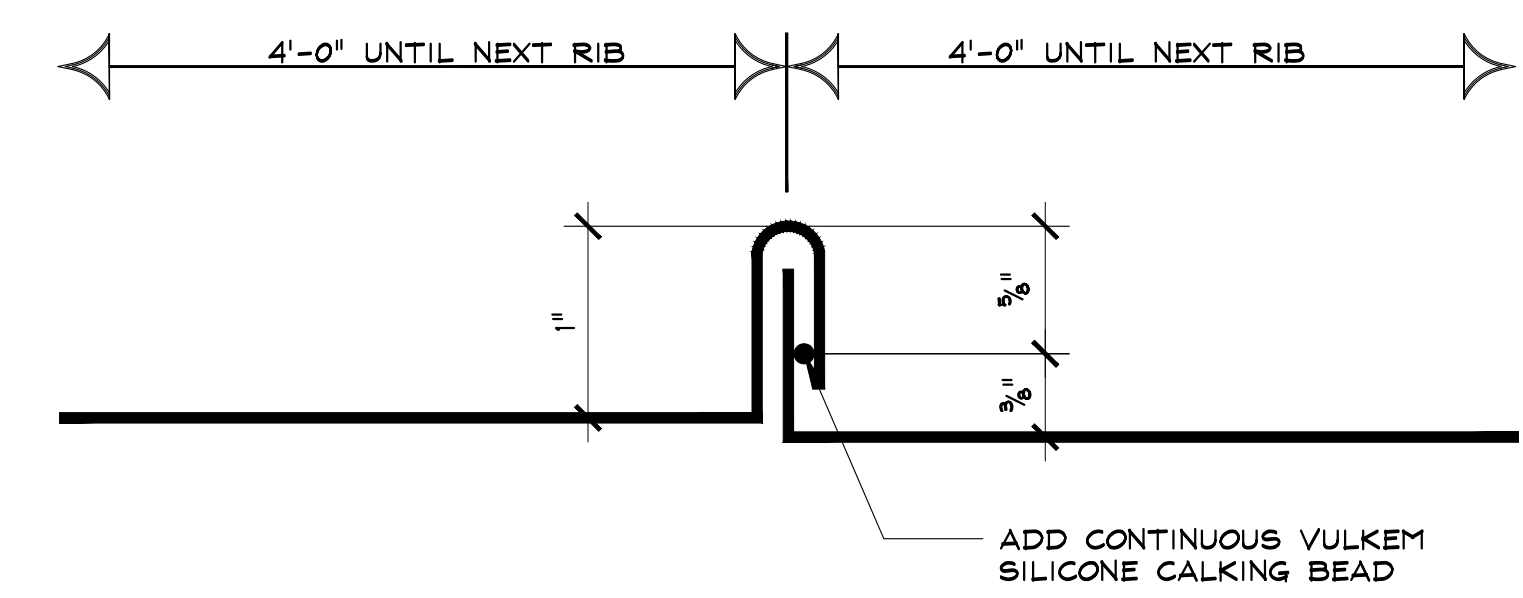
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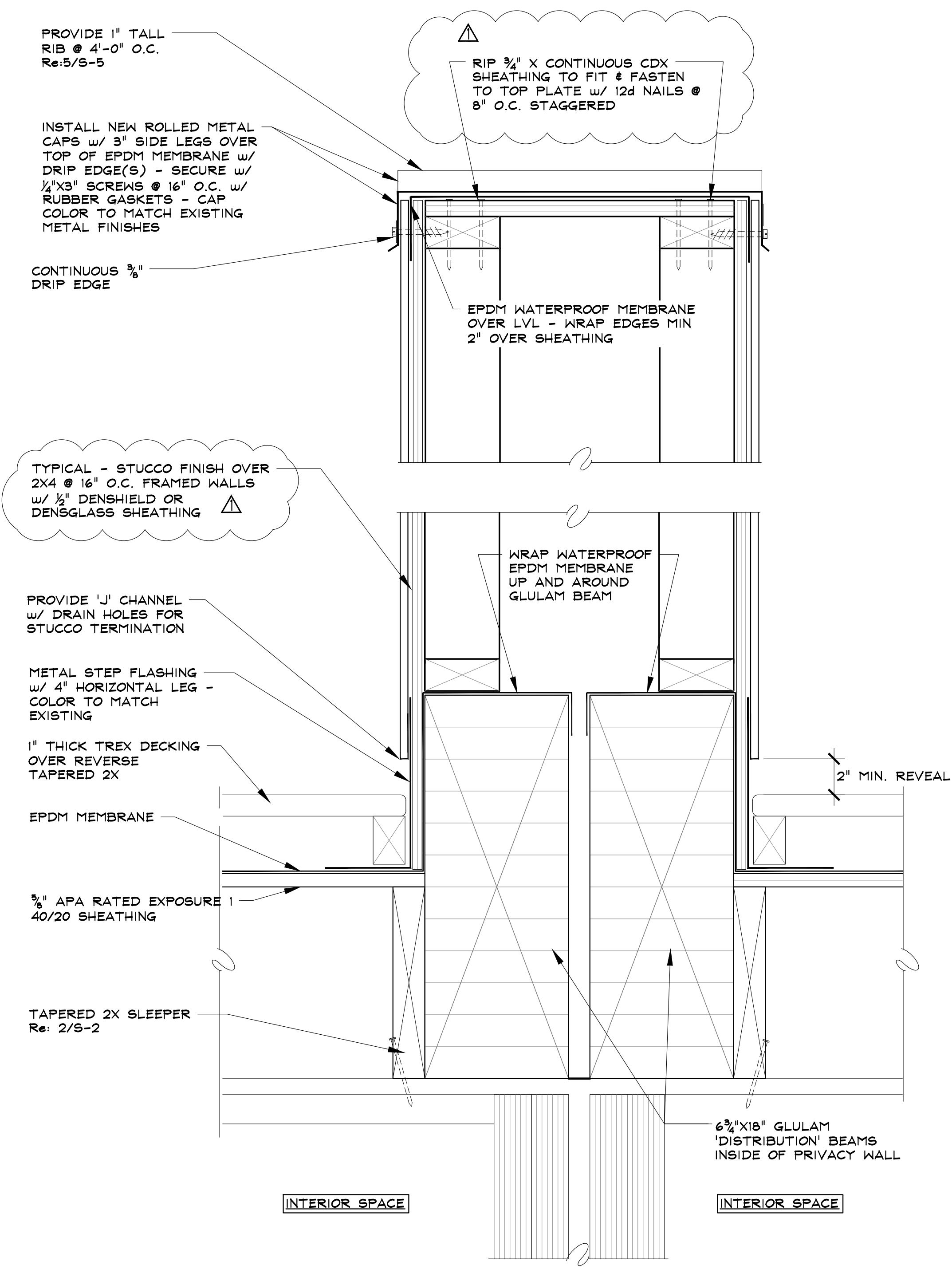
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FLASHING /
WATERPROOFING
DETAILS

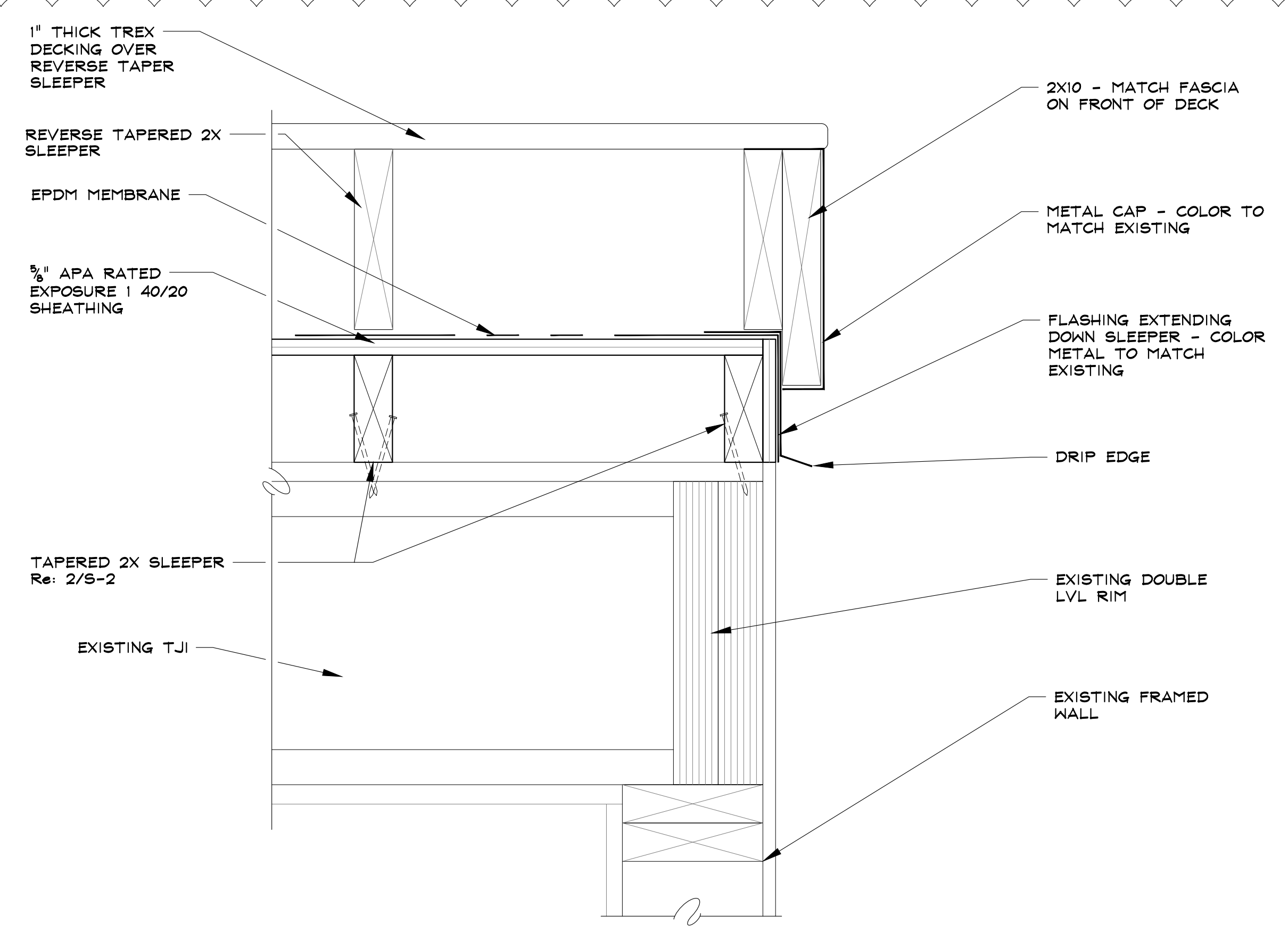
S-5
SHEET 6 of 13



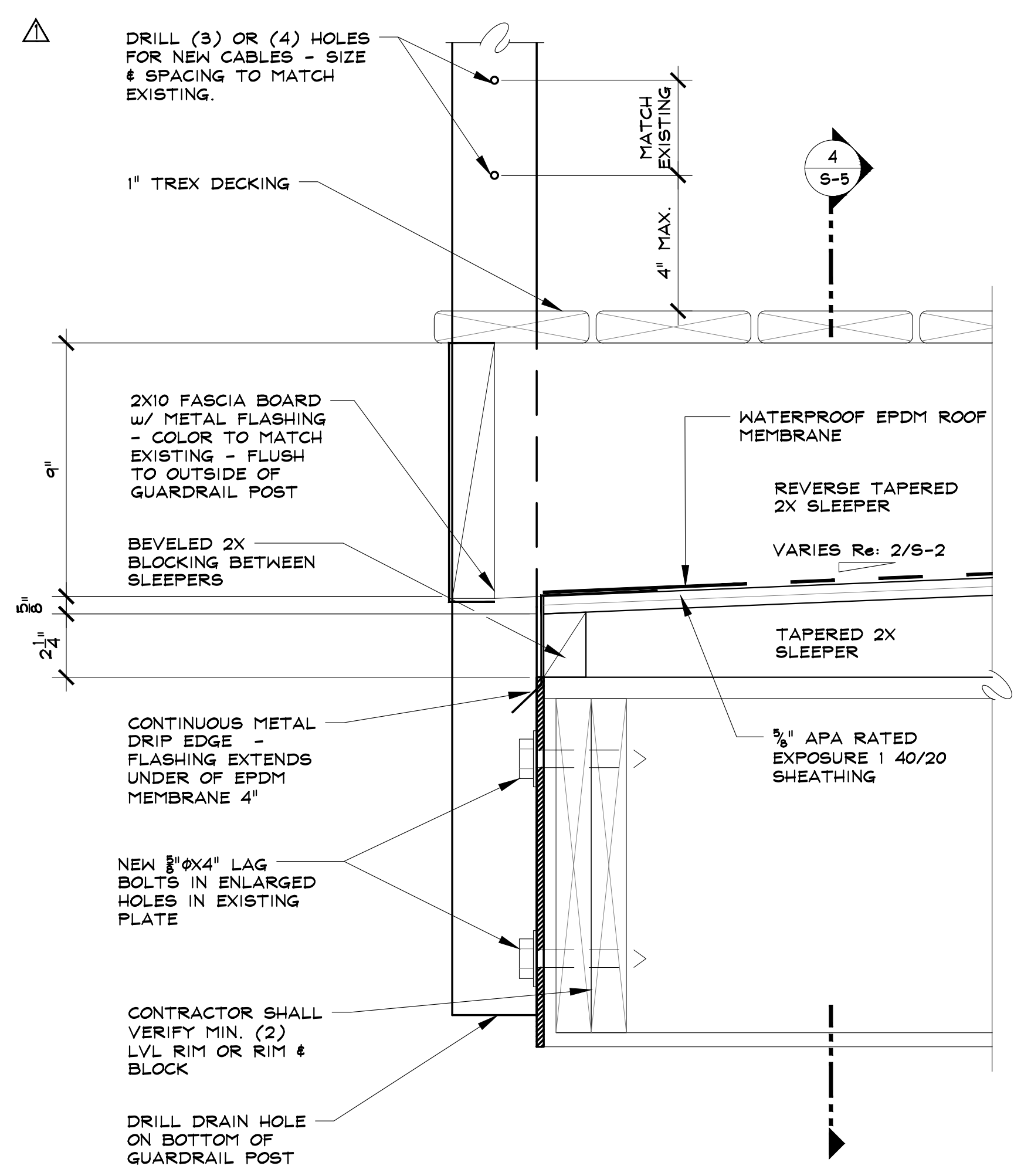
5 METAL CAP RIB
EXPLODED VIEW SCALE: 1'-0" = 1'-0"



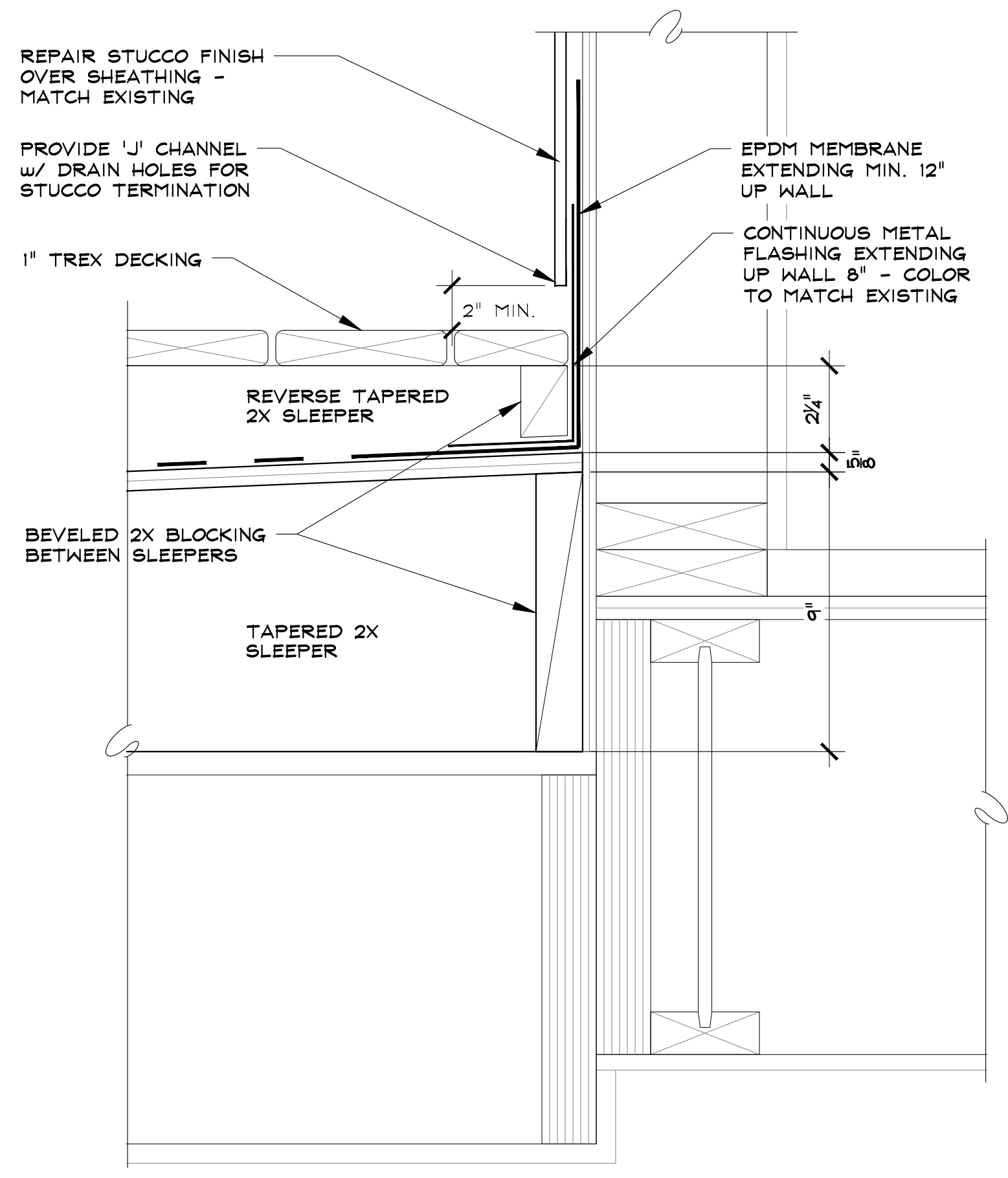
1 FLASHING DETAIL - TYPICAL AT DIVIDER WALL
EXPLODED VIEW SCALE: 3" = 1'-0"



4 ROOF DECK EDGE
EXPLODED VIEW SCALE: 3" = 1'-0"

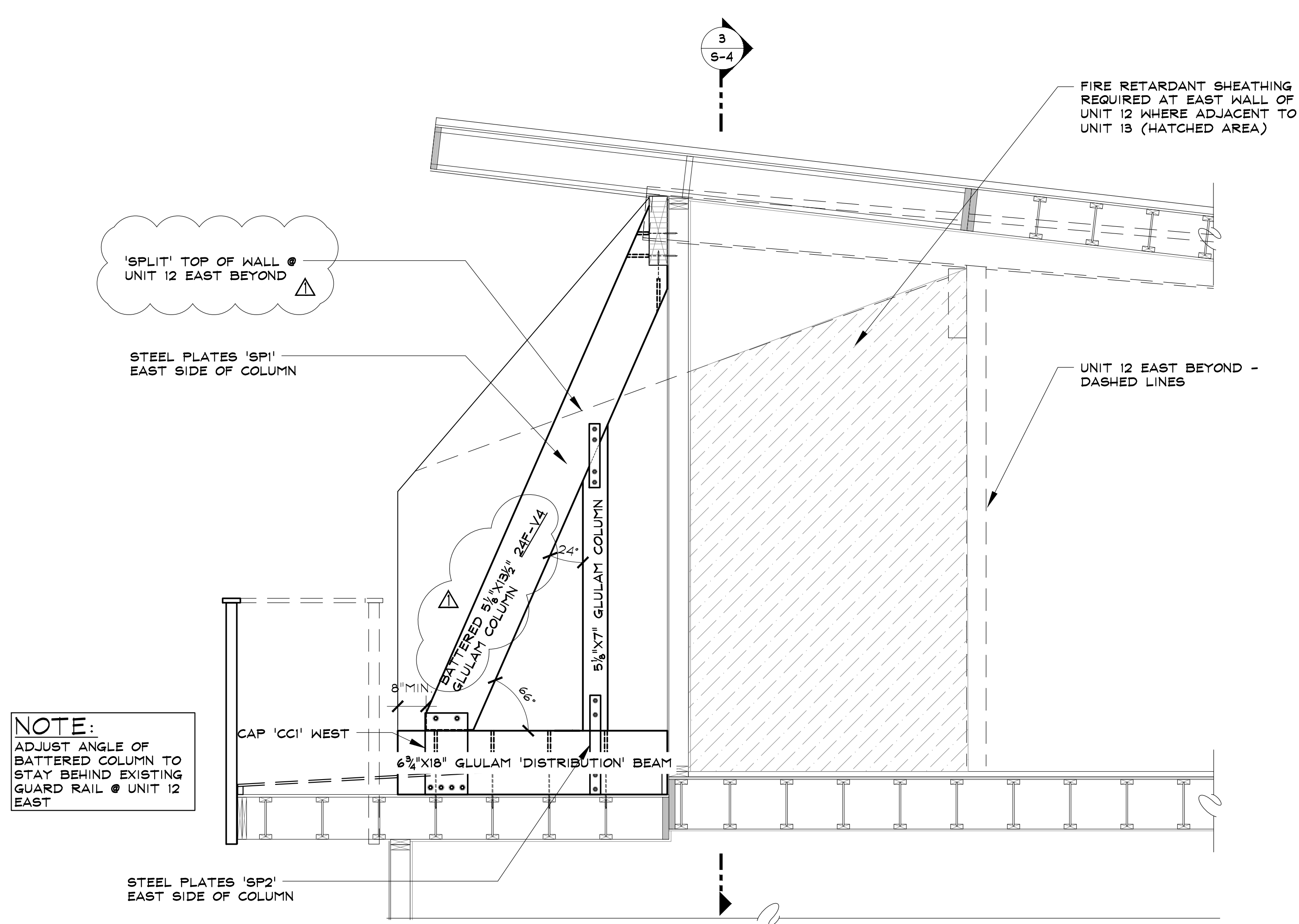


3 SOUTH END OF ROOF DECK
EXPLODED VIEW SCALE: 3" = 1'-0"



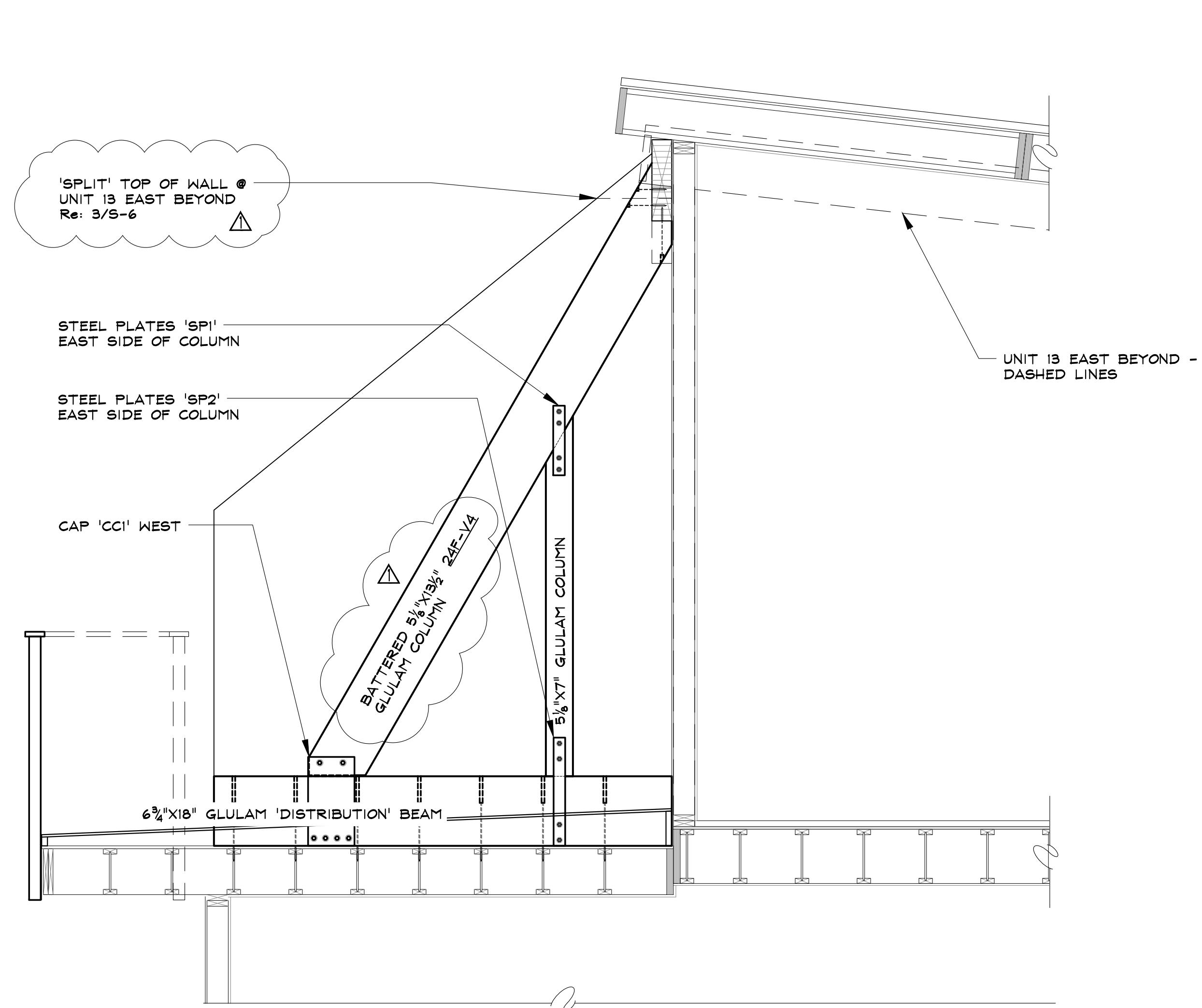
2 NORTH END OF ROOF DECK
EXPLODED VIEW SCALE: 3" = 1'-0"

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4 UNIT 13 WEST END WALL SECTION
Re: 1/5-3 FOR TYPICAL NOTES

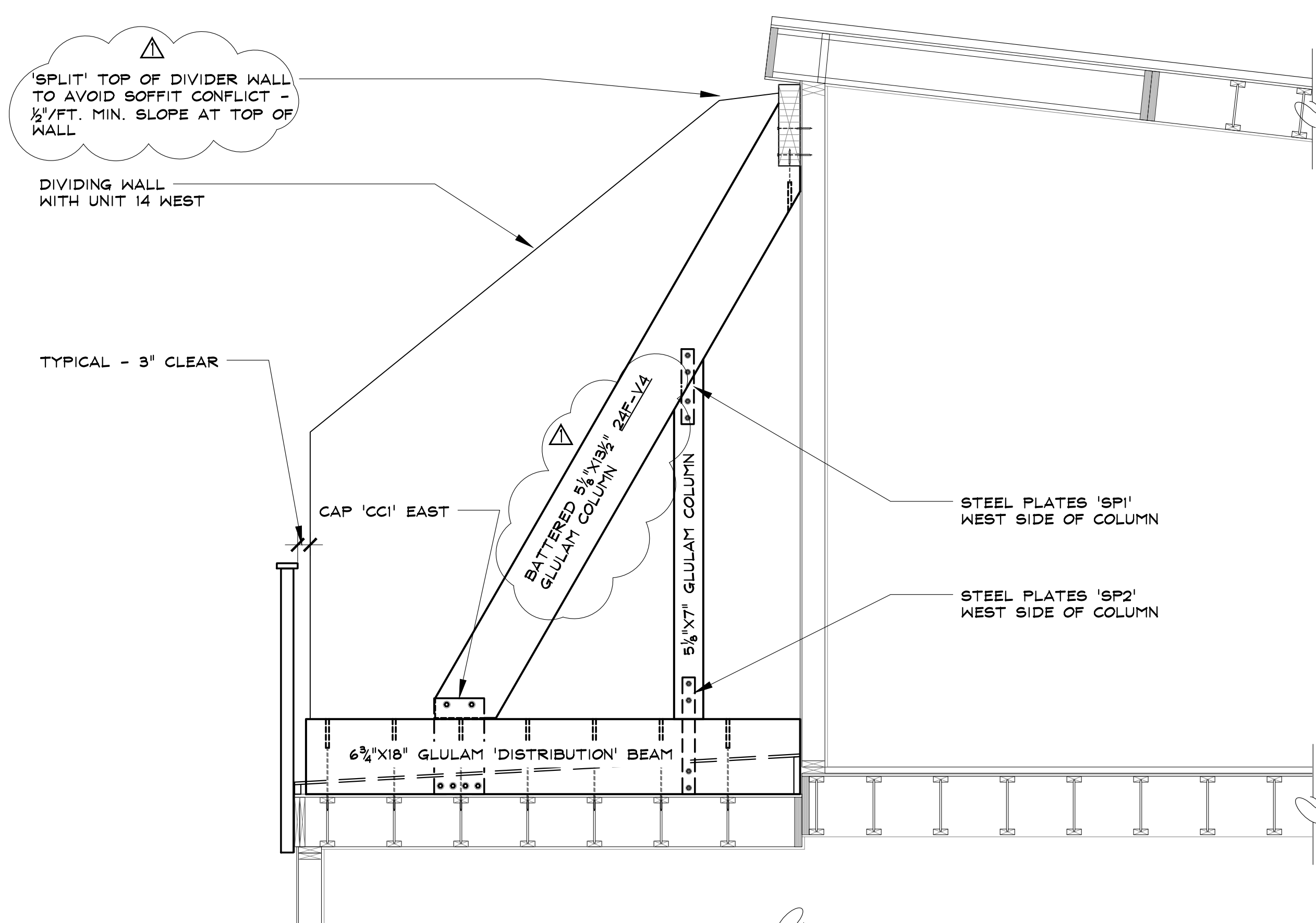
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2 UNIT 14 WEST END WALL SECTION
Re: 1/5-3 FOR TYPICAL NOTES

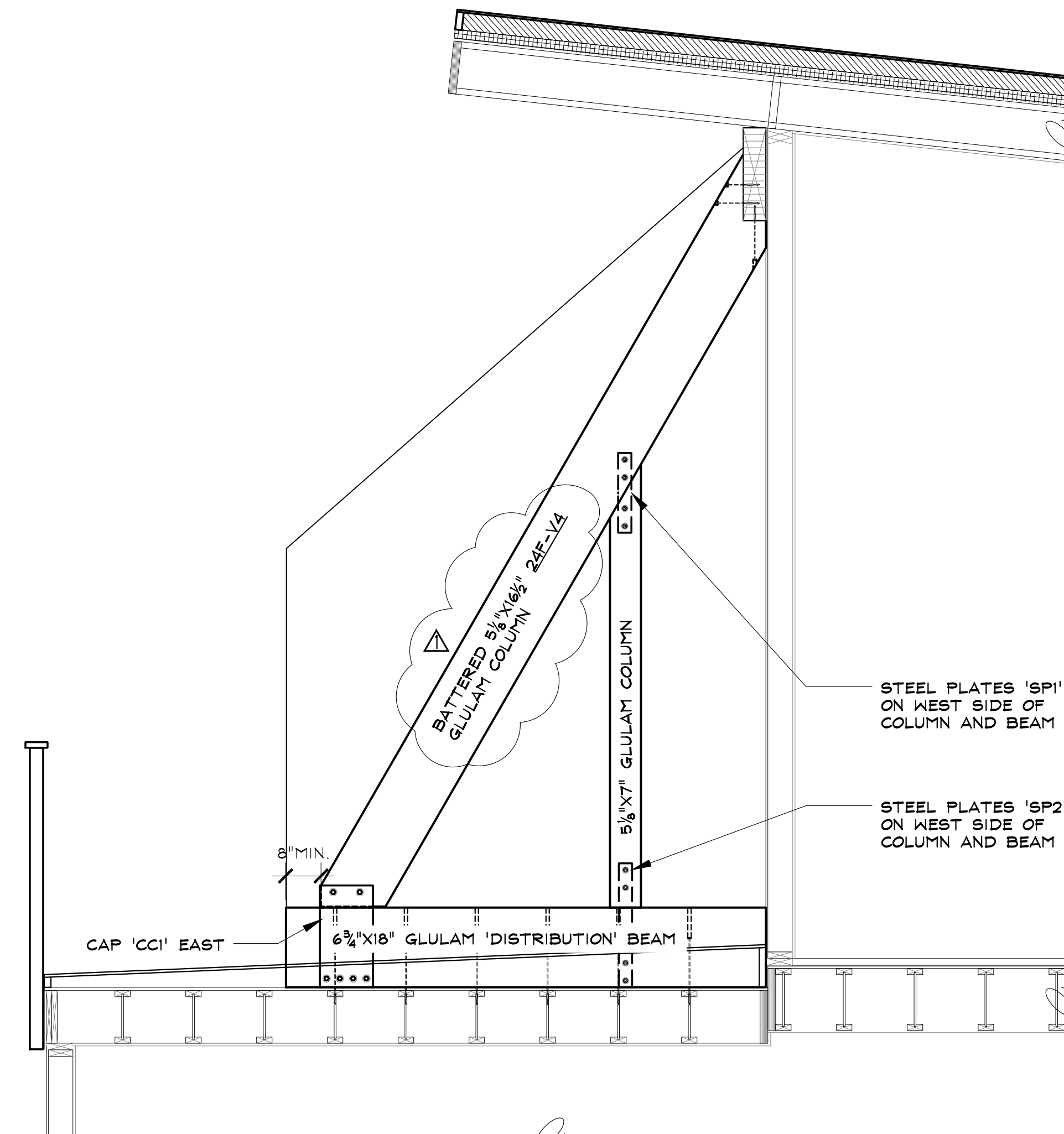
SCALE: 1/2" = 1'-0"

NOTE: NEW DECK FRAMING NOT SHOWN FOR CLARITY THESE SECTIONS



3 UNIT 13 EAST END WALL SECTION
Re: 1/5-3 FOR TYPICAL NOTES

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



1 UNIT 14 EAST END WALL SECTION
Re: 1/5-3 FOR TYPICAL NOTES
DECK/ROOF FRAMING NOT SHOWN FOR CLARITY

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



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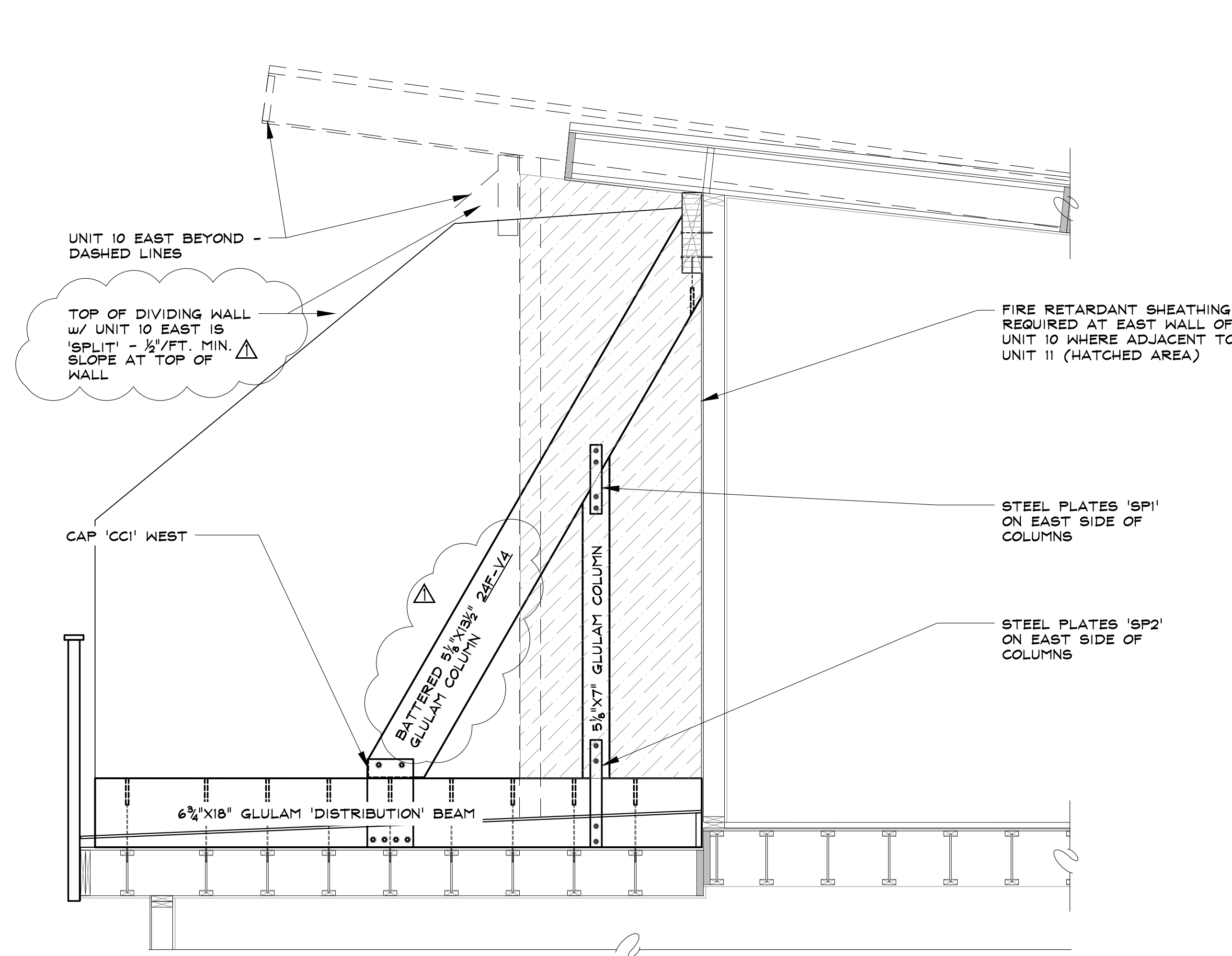
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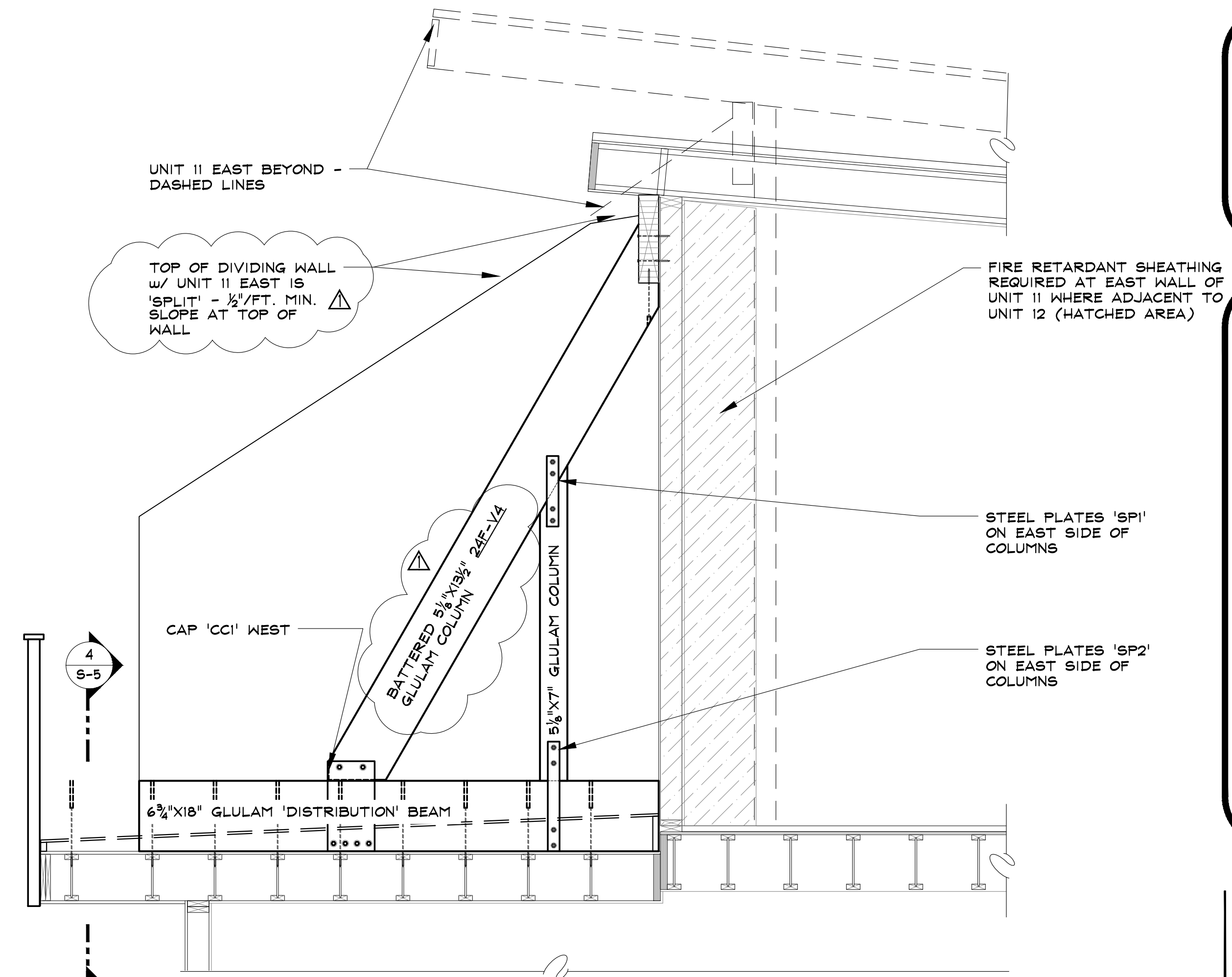
SECTIONS THROUGH
PRIVACY WALL
UNITS 14-13

S-6

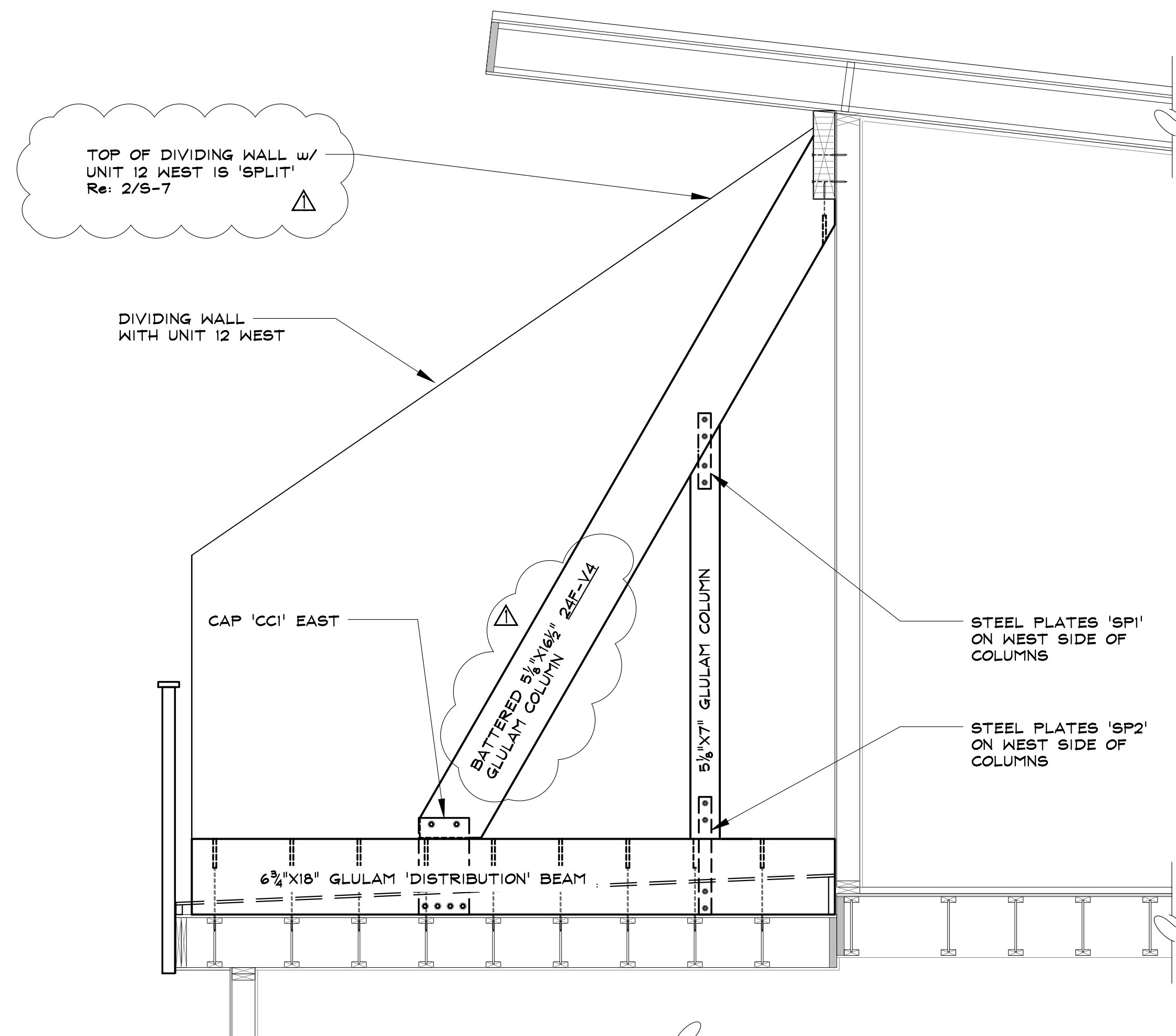
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4 UNIT 11 WEST END WALL SECTION
Re: 1/S-3 FOR TYPICAL NOTES
SCALE: 1/2" = 1'-0"

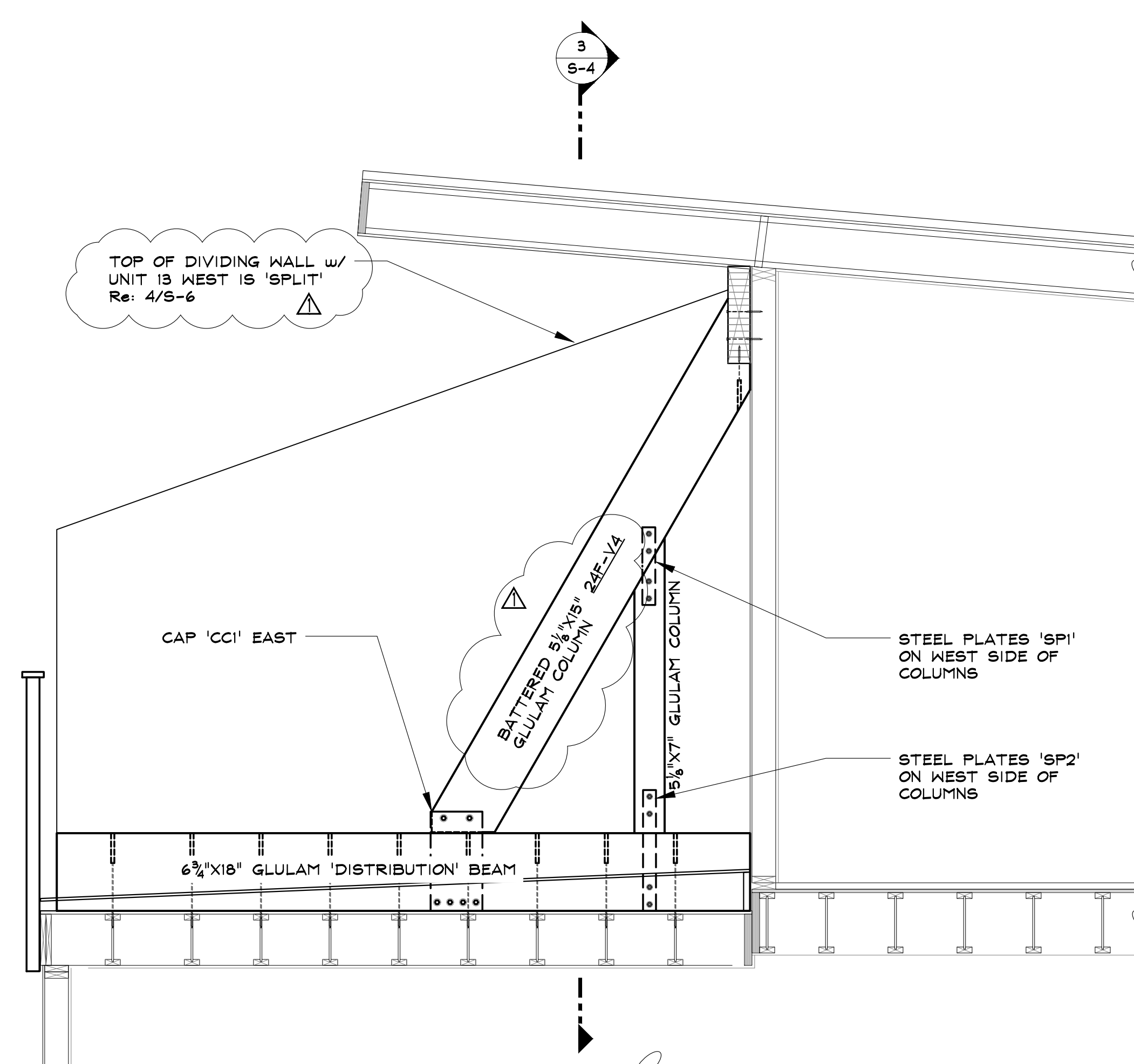


2 UNIT 12 WEST END WALL SECTION
Re: 1/S-3 FOR TYPICAL NOTES
SCALE: 1/2" = 1'-0"



3 UNIT 11 EAST 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



1 UNIT 12 EAST END WALL SECTION
Re: 1/S-3 FOR TYPICAL NOTES
SCALE: 1/2" = 1'-0"



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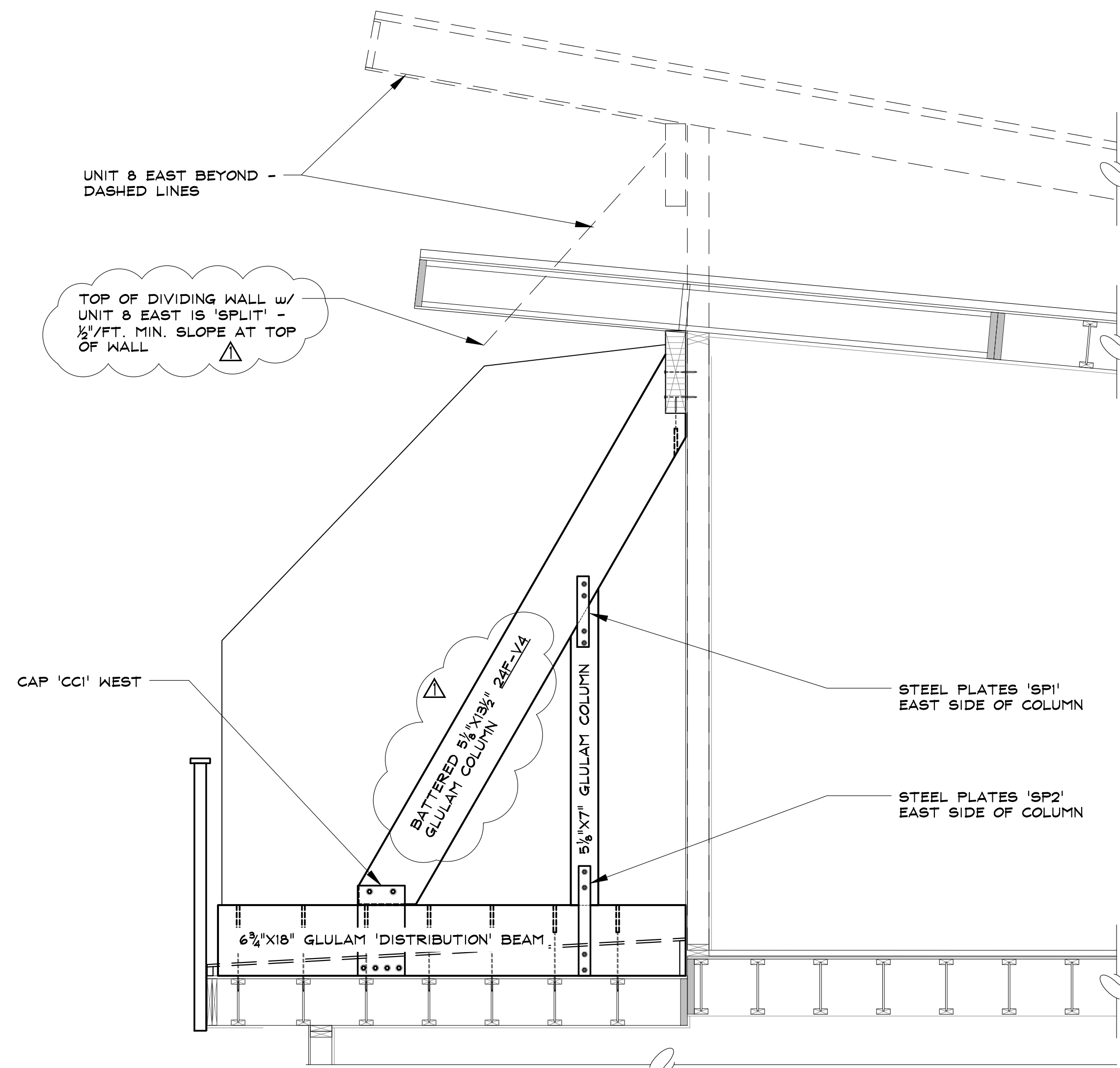
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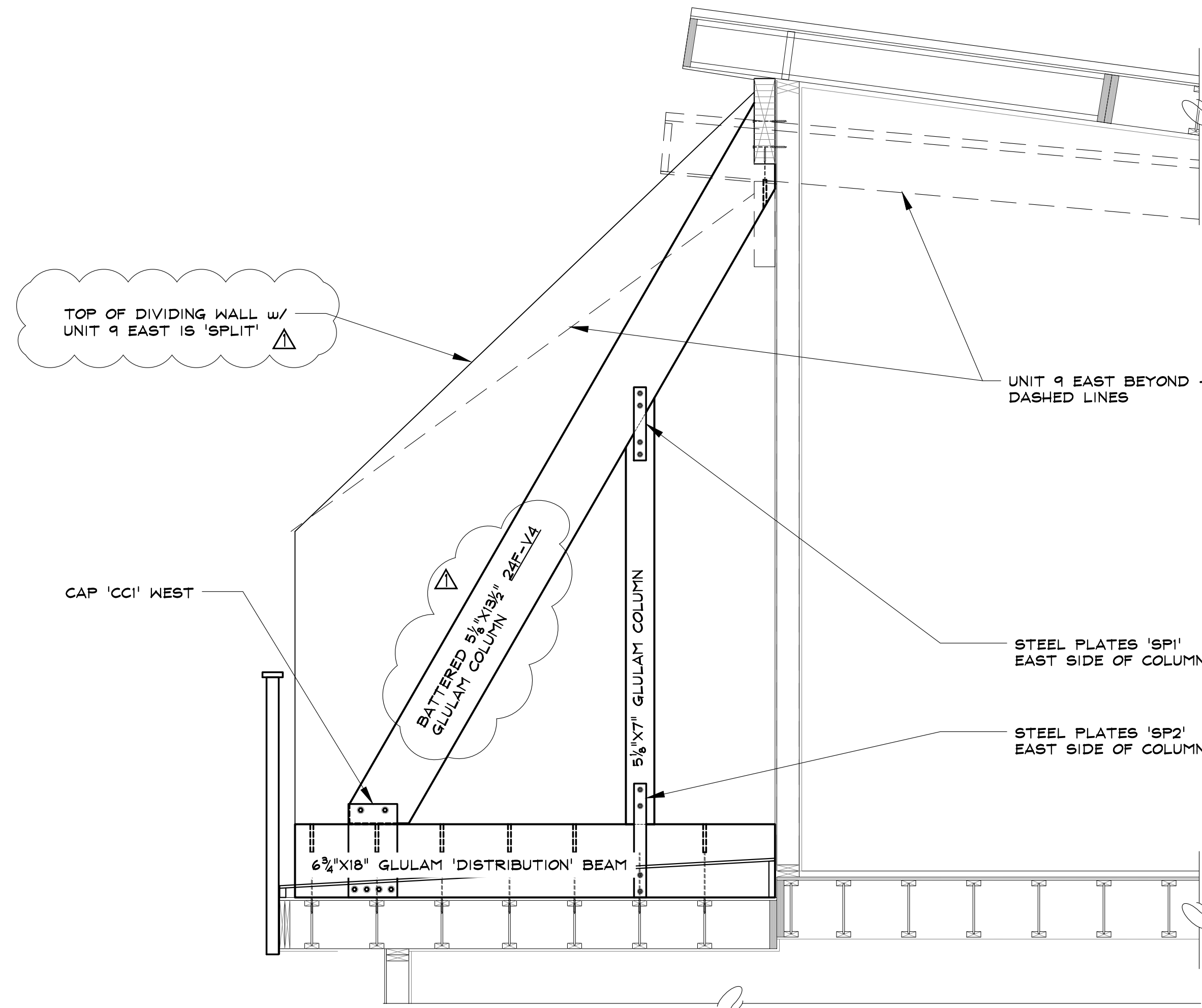
SECTIONS THROUGH
PRIVACY WALL
UNITS 12-11

S-7

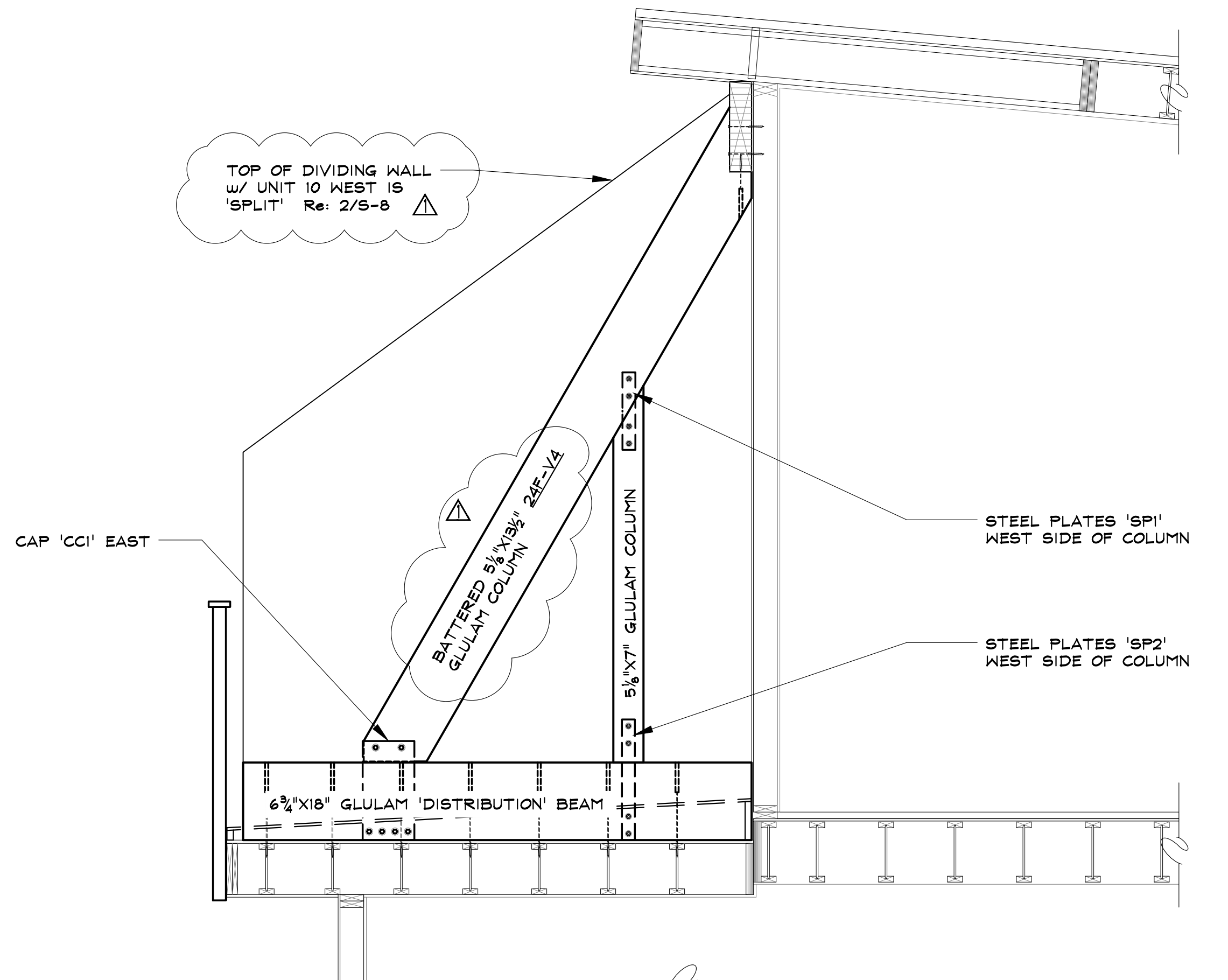
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4 UNIT 9 WEST END WALL SECTION
 Re: 1/5-3 FOR TYPICAL NOTES
 SCALE: 1/2" = 1'-0"

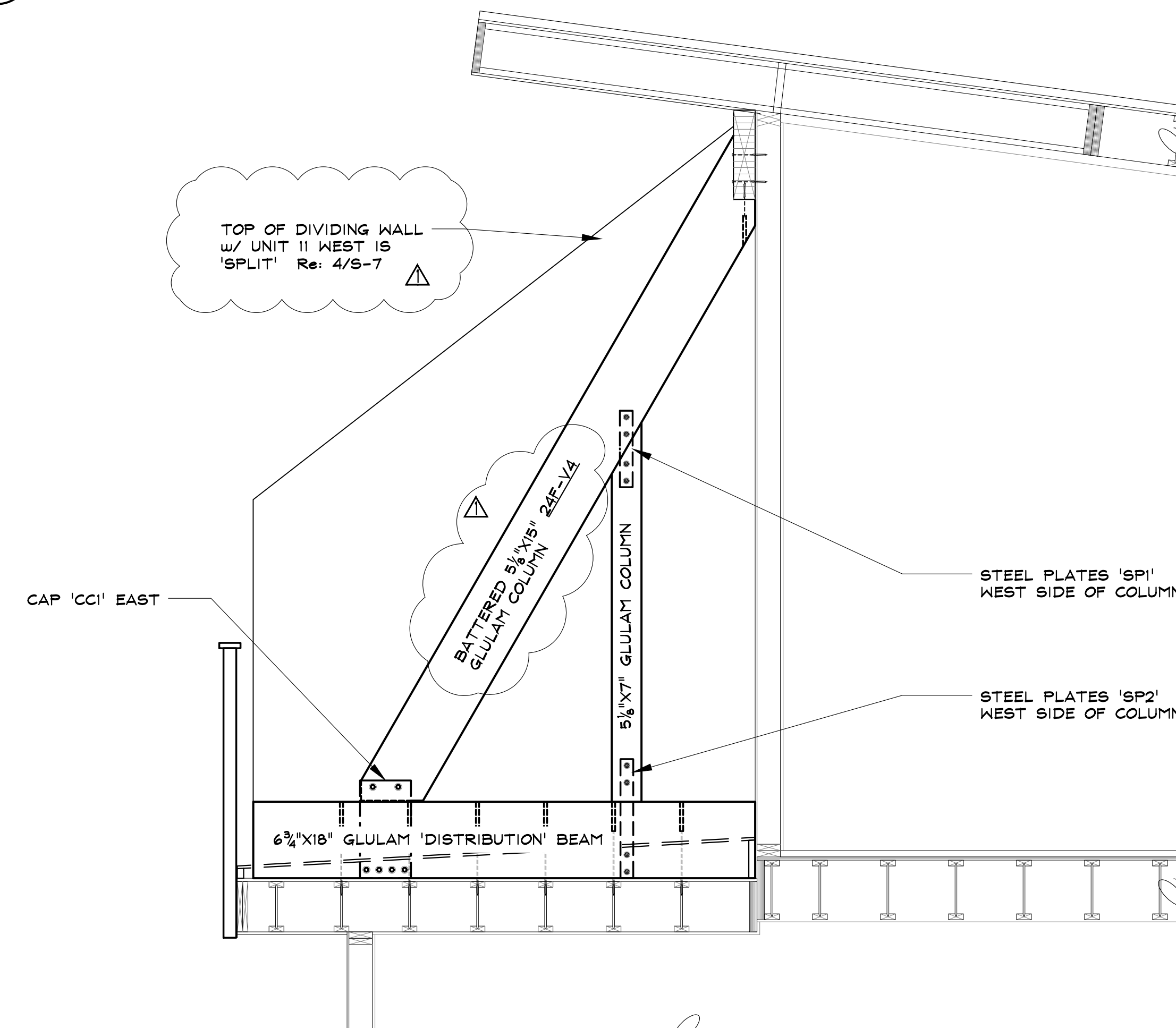


2 UNIT 10 WEST END WALL SECTION
 Re: 1/5-3 FOR TYPICAL NOTES
 SCALE: 1/2" = 1'-0"



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"



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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
REVISION 1 & ROOF ADDENDUM	08 . 09 . 18

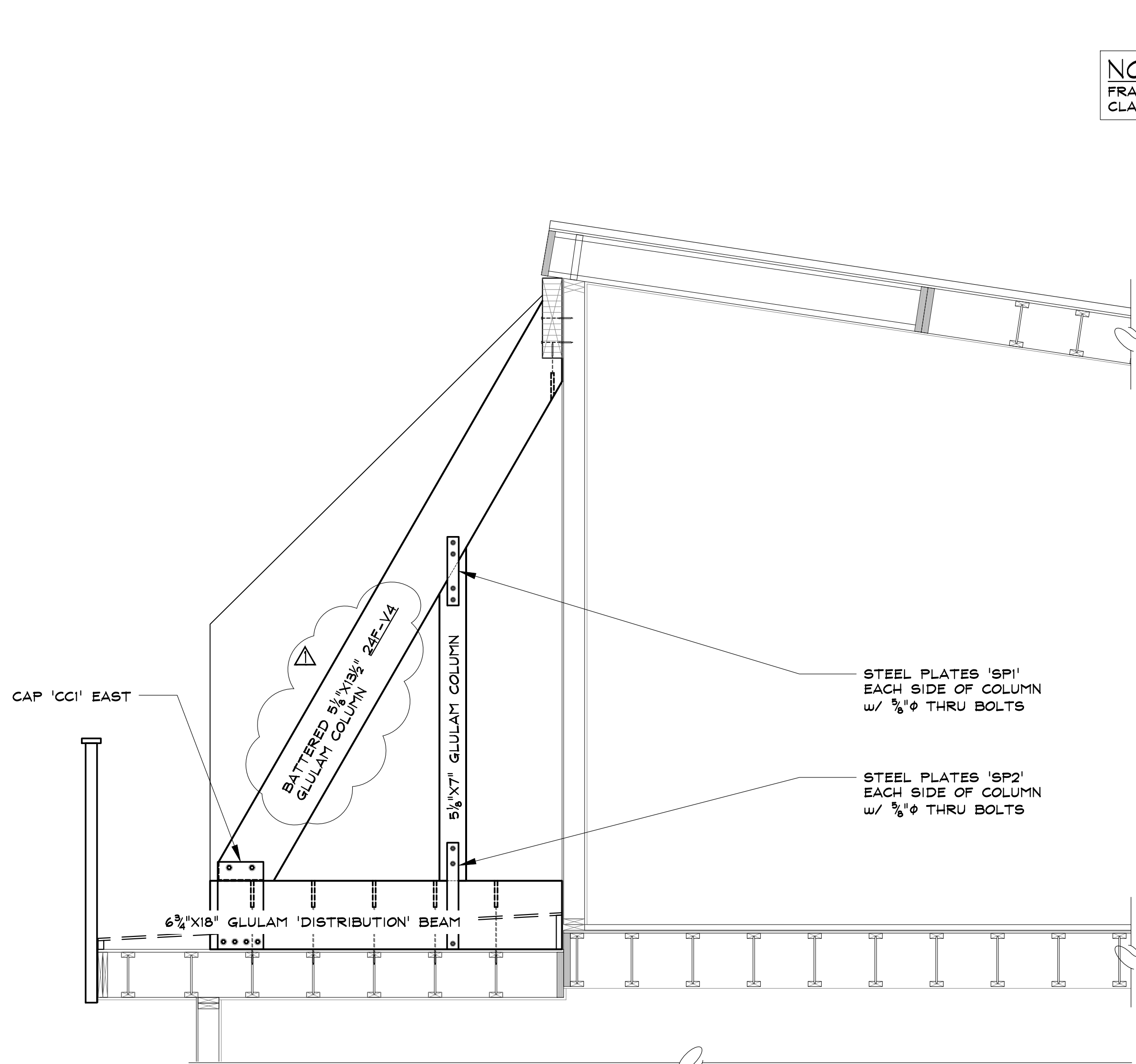
DRAWN BY:
 SJM/SWS
 PROJECT # 17075

SECTIONS THROUGH
 PRIVACY WALL
 UNITS 10-9

S-8

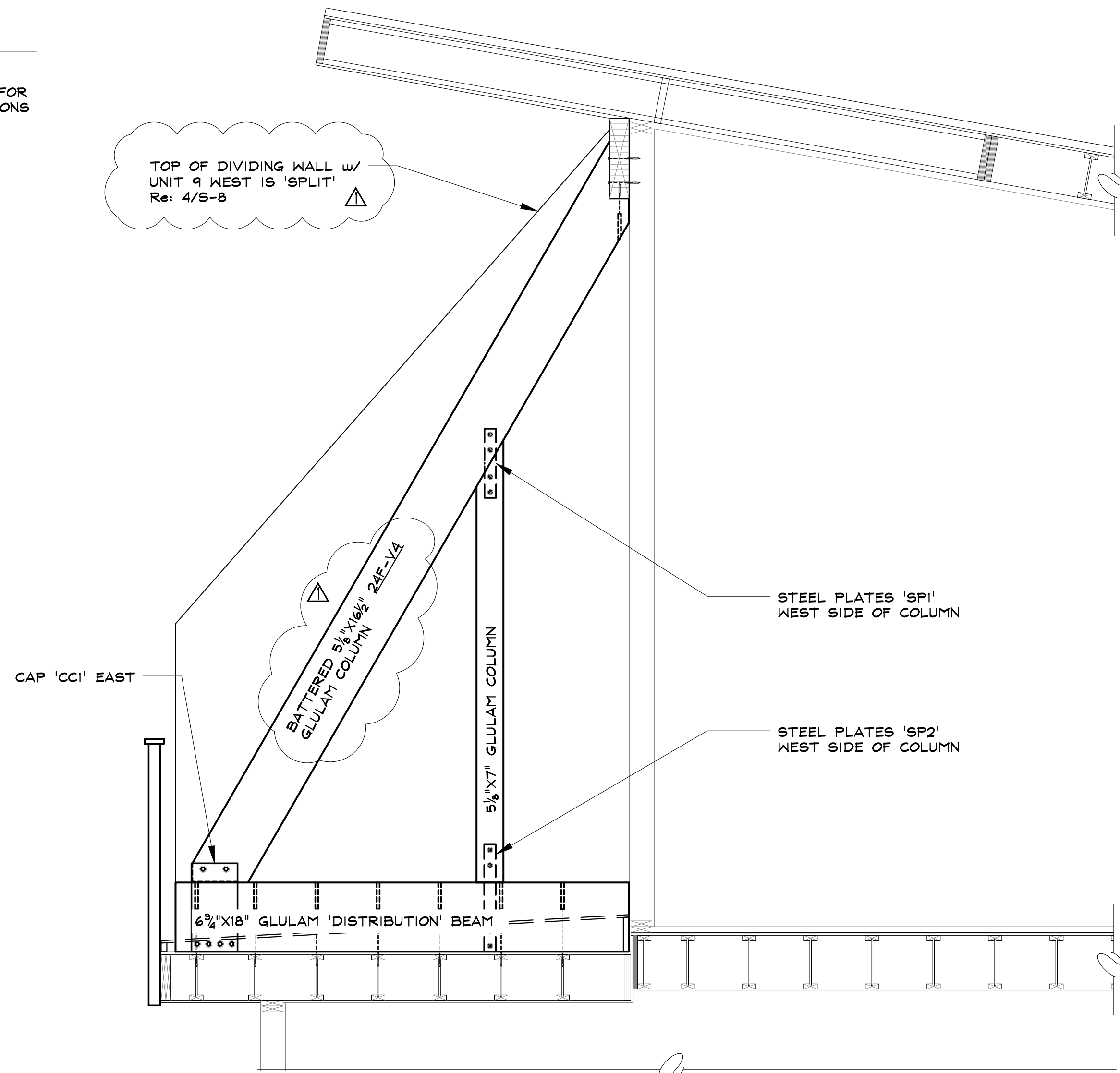
SHEET 9 of 13

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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"



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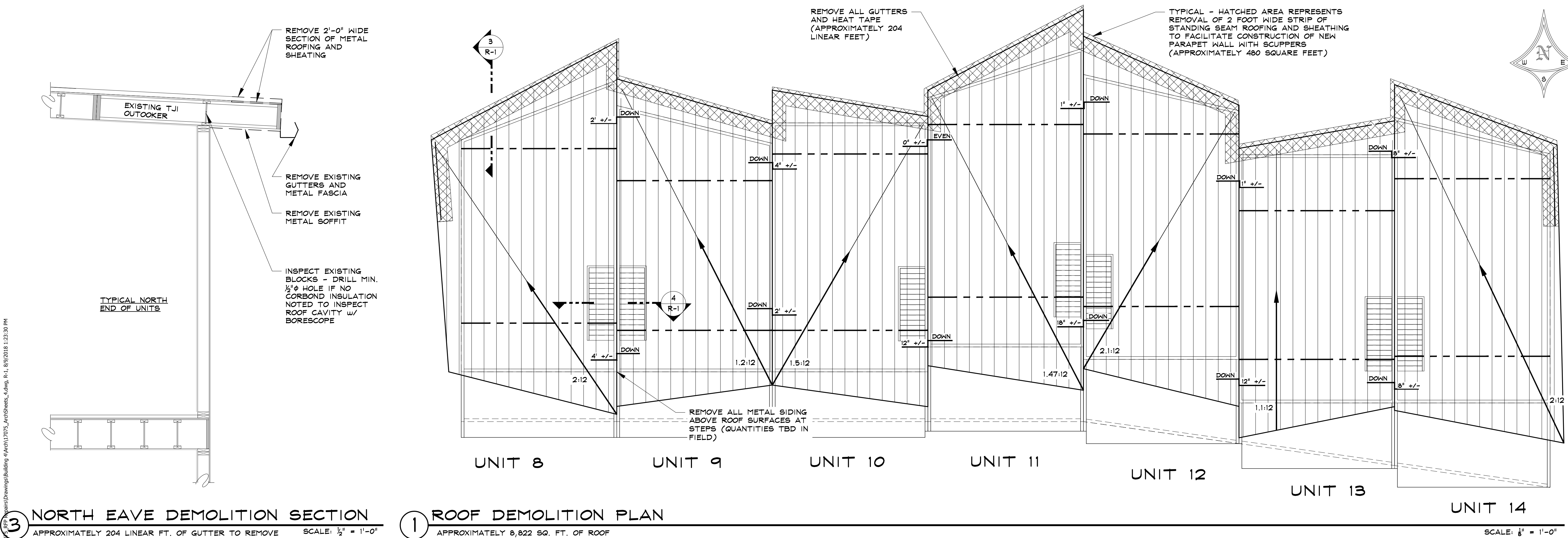
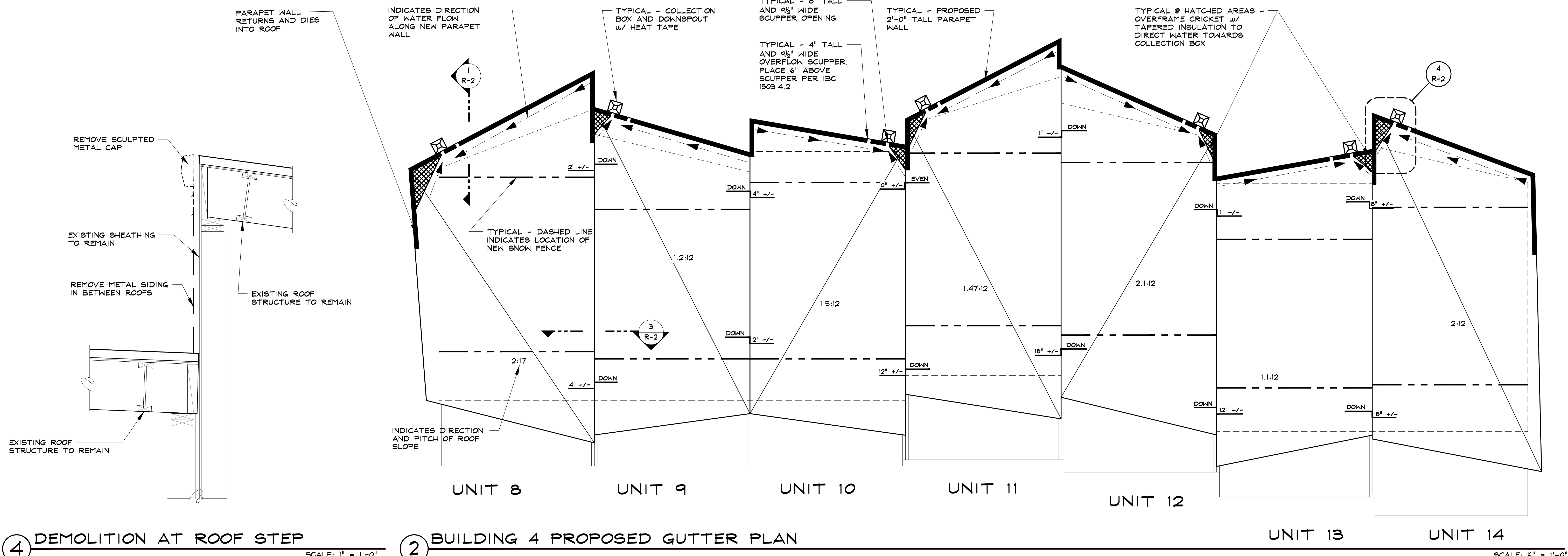
CONCEPTUAL
05 . 03 . 18
OWNER REVIEW
07 . 06 . 18
PERMIT
07 . 19 . 18
REVISION 1 & ROOF
ADDENDUM
08 . 09 . 18

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SECTIONS
THROUGH
PRIVACY WALL
UNIT 8

S-9

SHEET 10 of 13



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ROOF DEMO PLAN, SECTION, AND PARAPET PLAN

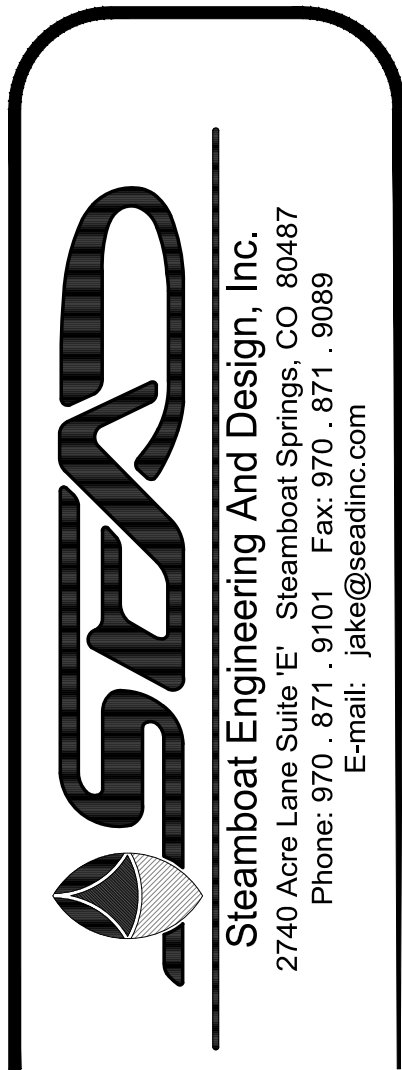
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SHEET 11 of 13

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3 PROPOSED SECTION AT ROOF STEP(S) SCALE: 1/2" = 1'-0"



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

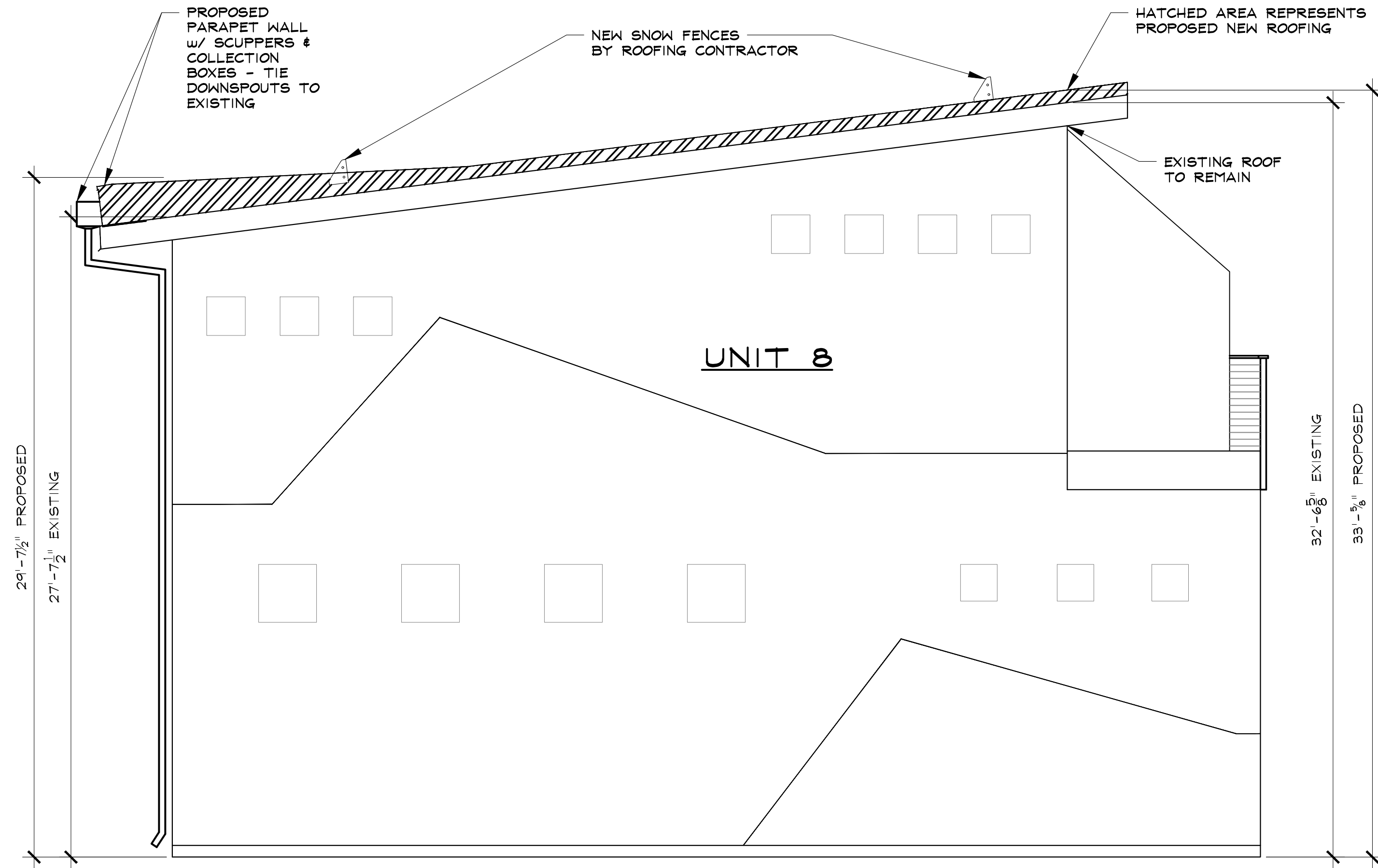
REVISION 1 & ROOT
ADDENDUM
▲ 08 . 09 . 18

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PROJECT # 17075

PROPOSED PARAPET
AND ROOF SECTIONS

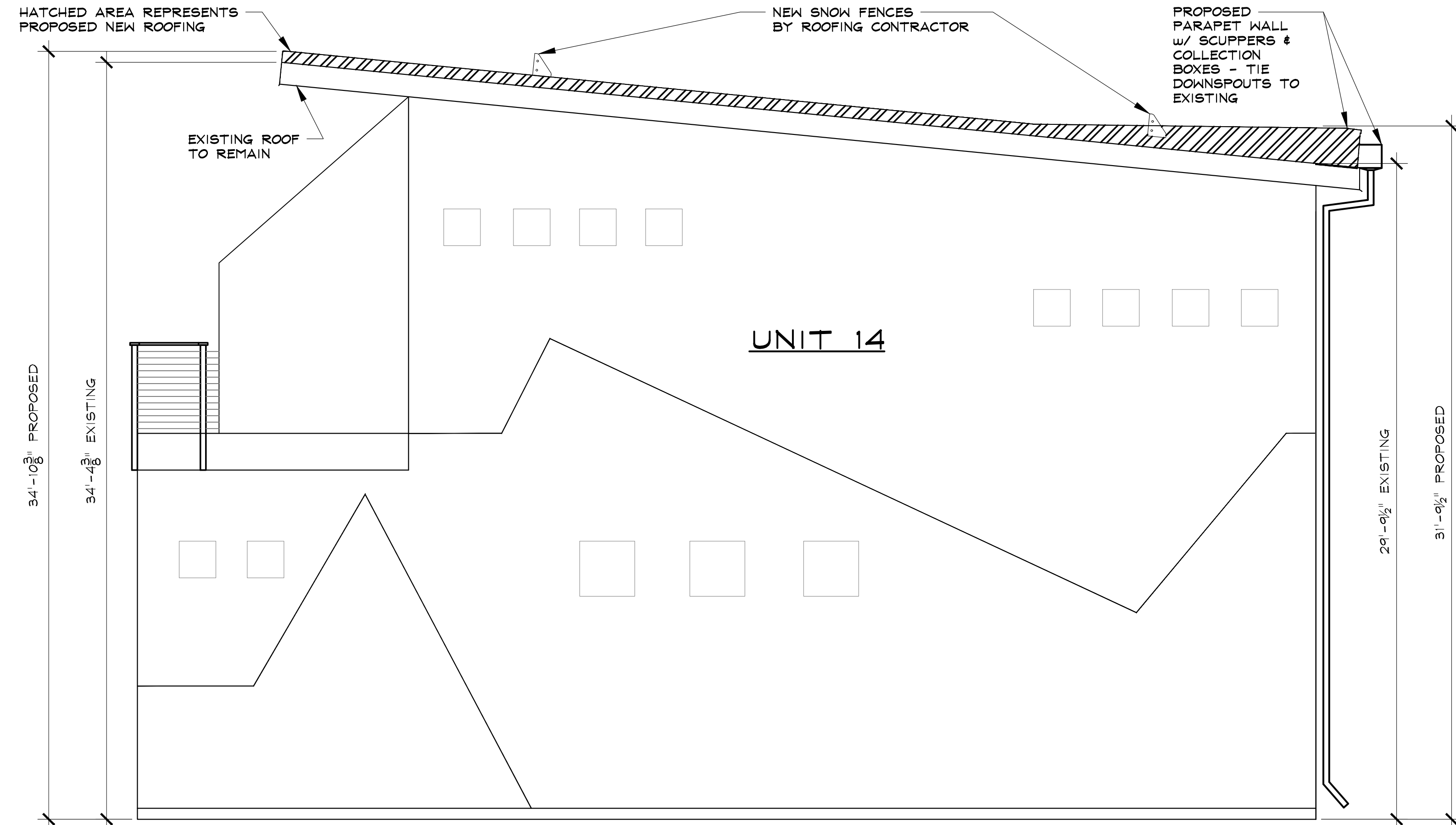
R-2

SHEET 12 of 13



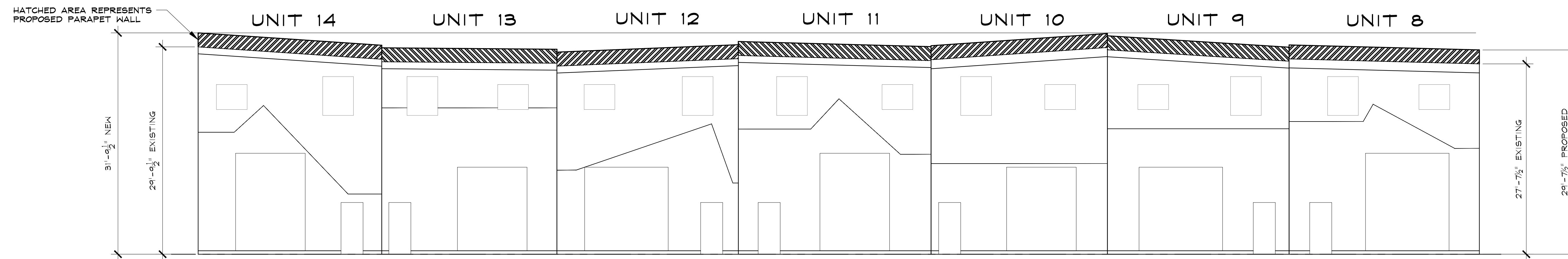
4 BUILDING 4 UNIT 8 - PROPOSED EAST ELEVATION

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



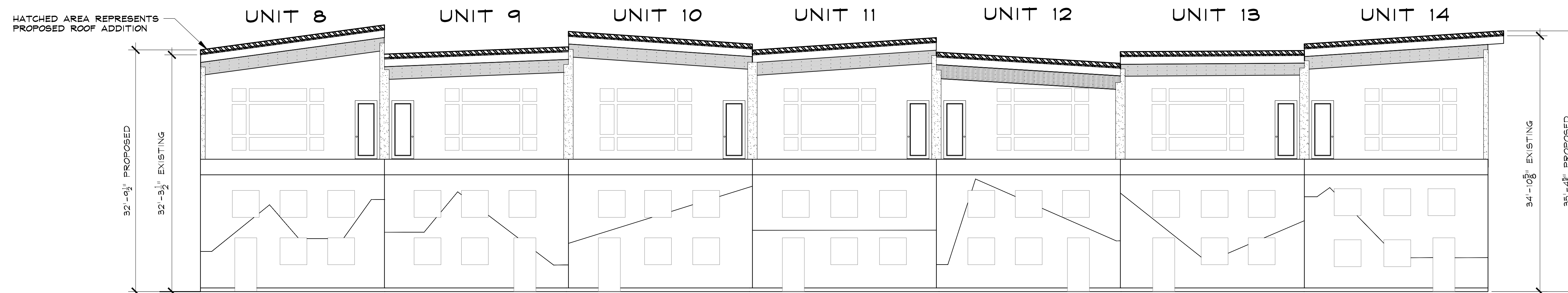
3 BUILDING 4 UNIT 14 - PROPOSED WEST ELEVATION

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



2 BUILDING 4 PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



1 BUILDING 4 EXISTING SOUTH ELEVATION

BASED ON DRAWINGS BY ARCHITECTURE ONE DATED 08.22.07
FOR RCRBD PERMIT SB-06-732

SCALE: 1/8" = 1'-0"



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PROPOSED
ELEVATIONS

N-3

SHEET 13 of 13