

CODE STUDY

RFP BUILDING 3 WAS COMPLETED UNDER RCRBD PERMIT NO. SB-06-826

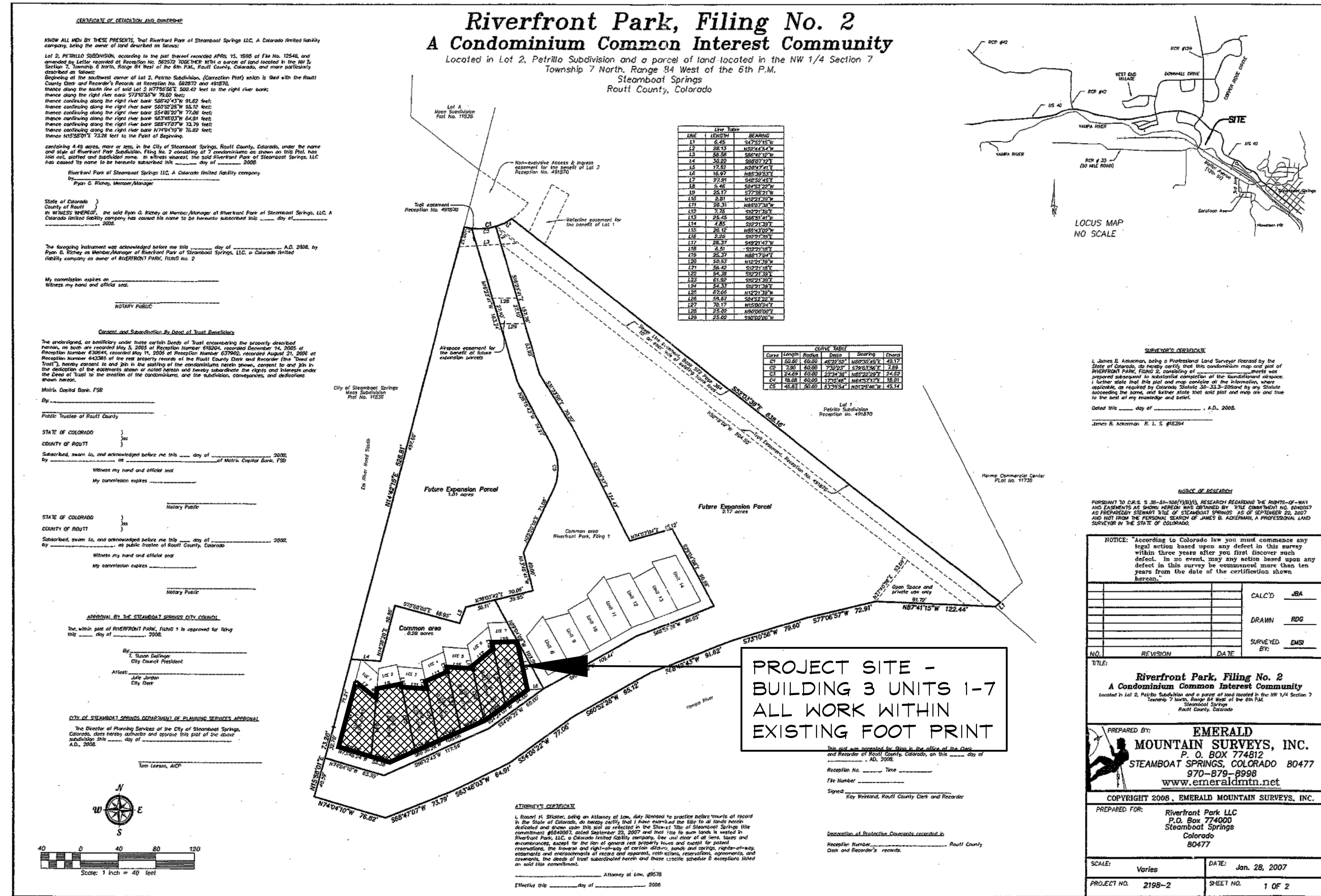
BUILDING TYPE: V-1 HOUR
'B' & R-2 OCCUPANCIES

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-2.1	GUARDRAIL CONSTRUCTION
S-3	TYPICAL SECTIONS THROUGH PRIVACY WALL
S-4	TYPICAL CONNECTION DETAILS
S-5	FLASHING & WATERPROOFING DETAILS
S-6	SECTIONS THROUGH PRIVACY WALL UNITS 7 & 6
S-7	SECTIONS THROUGH PRIVACY WALL UNITS 5 & 4
S-8	SECTIONS THROUGH PRIVACY WALL UNITS 3 & 2
S-9	SECTIONS THROUGH PRIVACY WALL UNIT 1
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

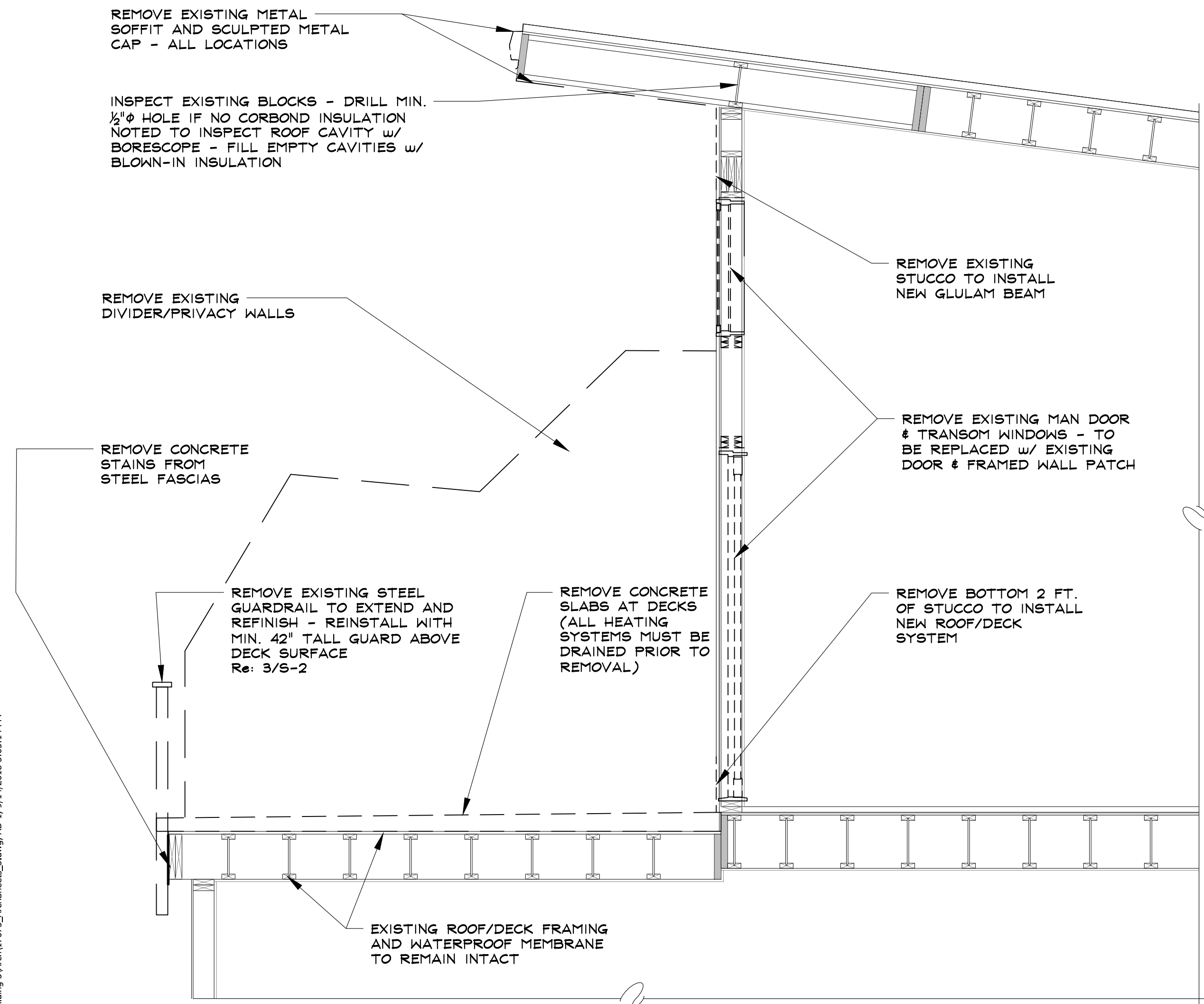
1. REMOVE EXISTING STEEL GUARDRAILS AND CABLES FOR EXTENSION, RE-FINISHING & RE-USE
2. REMOVE EXISTING DIVIDING WALLS BETWEEN UNITS
3. REMOVE EXISTING CONCRETE TOPPING SLABS - LEAVE WATERPROOF MEMBRANES & STRUCTURES INTACT
4. REMOVE BOTTOM 2 FEET OF STUCCO SIDING ABOVE DECKS
5. REMOVE SOFFITS @ SOUTH EAVES, INSPECT BLOCKING BETWEEN RAFTERS, AND DRILL 1/2" HOLES IN AREAS WHERE NO CORBOND INSULATION IS VISIBLE TO INSPECT ROOF CAVITY w/ BORESCOPE - FILL EMPTY CAVITIES WITH BLOWN-IN CELLULOSE INSULATION
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 6 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
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 - FILL EMPTY CAVITIES WITH BLOWN-IN CELLULOSE INSULATION
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

SCALE: N.T.S.



2 TYPICAL ROOF/DECK DEMOLITION SECTION

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

1 CONCEPTUAL ROOF/DECK DEMOLITION PLAN

APPROXIMATELY 2,900 SQ. FT. OF CONCRETE TOPPING TO BE REMOVED
APPROXIMATELY 298 LINEAR FT. OF GUARDRAILS TO BE REMOVED, EXTENDED, REFINISHED, & REINSTALLED
APPROXIMATELY 62 LINEAR FT. OF DIVIDING WALLS TO BE REMOVED AND REPLACED

SCALE: N.T.S.



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RIVERFRONT PARK - BUILDING 3
1900 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A REPAIR FOR:
RIVERFRONT PARK OWNER'S ASSOCIATION

ISSUE DATES	
OAC REVIEW	09 . 06 . 18
PERMIT	09 . 14 . 18

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SITE AND DEMOLITION PLANS

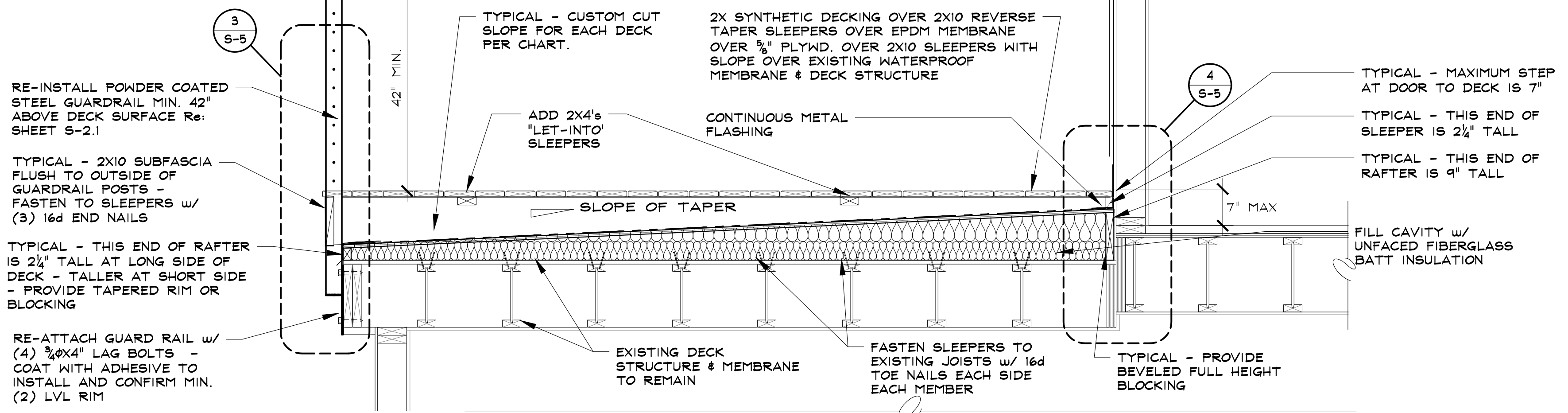
AD-1

SHEET 1 of 14

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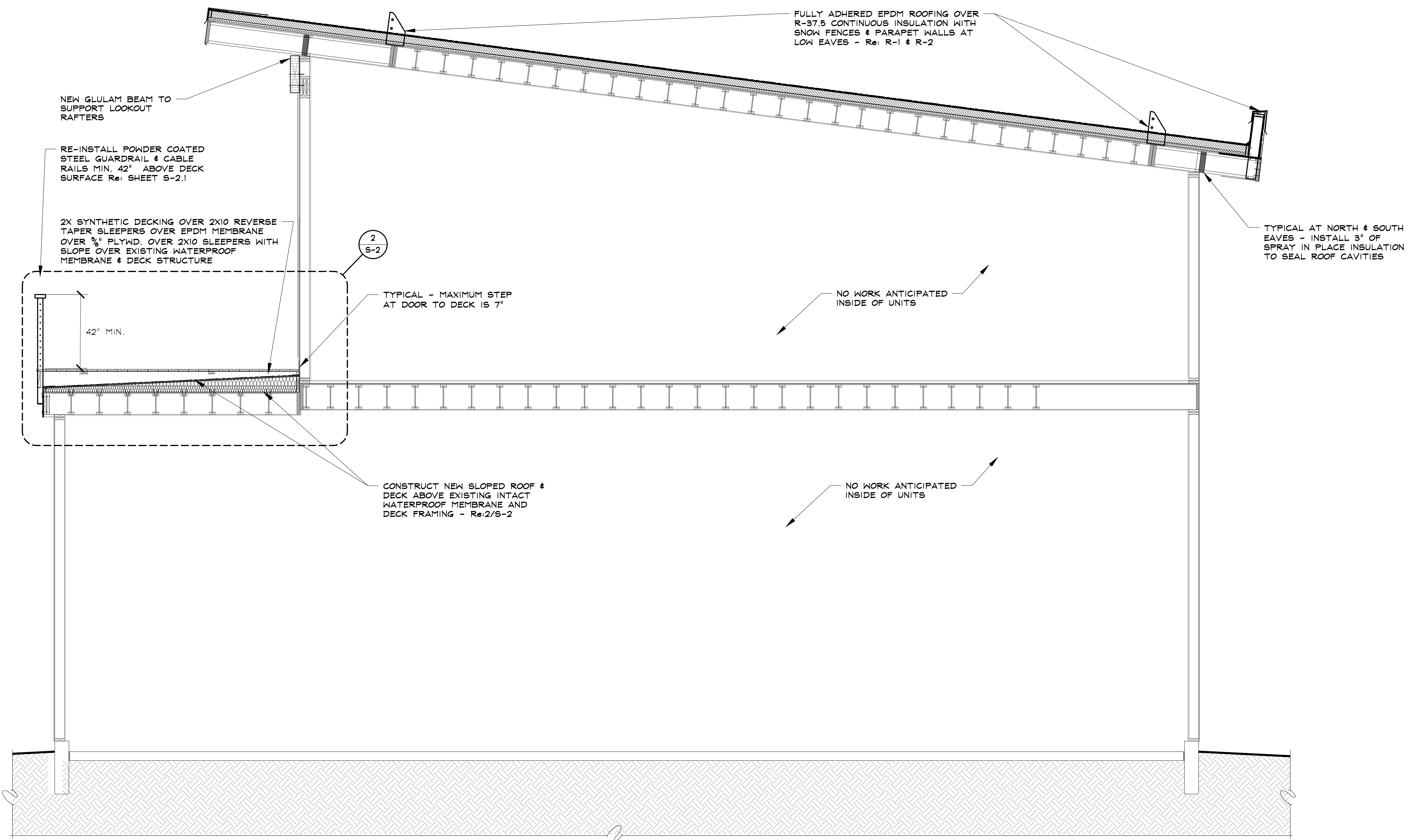
SLOPE OF TAPER	
UNIT	APPROXIMATE SLOPE
1	East: (1/8)/12 West: (1/4)/12
2	East: (1/32)/12 West: (1/32)/12
3	(1/8)/12
4	(1/8)/12
5	(1/8)/12
6	(1/32)/12
7	(5/16)/12

NOTE:
FIELD VERIFY ALL MEASUREMENTS
SLOPE OF TAPERS TO BE DETERMINED
AT LONG POINT OF DECK FRAMING,
TYPICALLY ON WEST SIDE EXCEPT
UNITS 1 & 2



2 CONCEPTUAL BUILDING REPAIR SECTION DETAIL

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



1 CONCEPTUAL BUILDING REPAIR SECTION

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



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SECTION THROUGH DECK

S-2

SHEET 3 OF 13

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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 3/8"φ FOR NEW 3/8"φ LAGS.
4. WELD 3"x3" POSTS TO MOUNTING PLATES IN NEW CONFIGURATION TO PROVIDE A MIN. 42" HEIGHT ABOVE NEW DECK SURFACE R_e:3/5-2.
5. DRILL 1/2"φ 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 R_e: 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.



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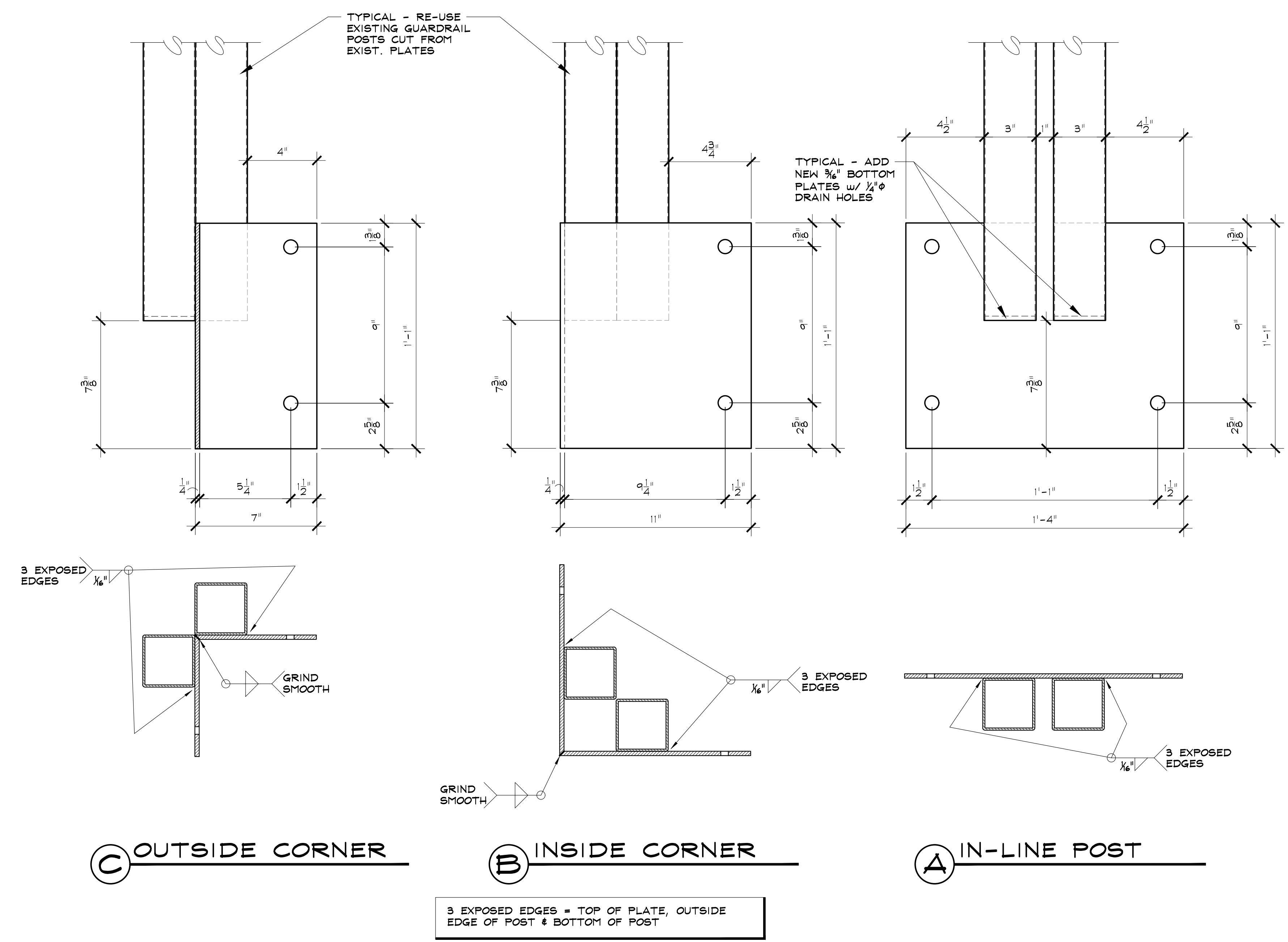
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GUARDRAIL CONSTRUCTION

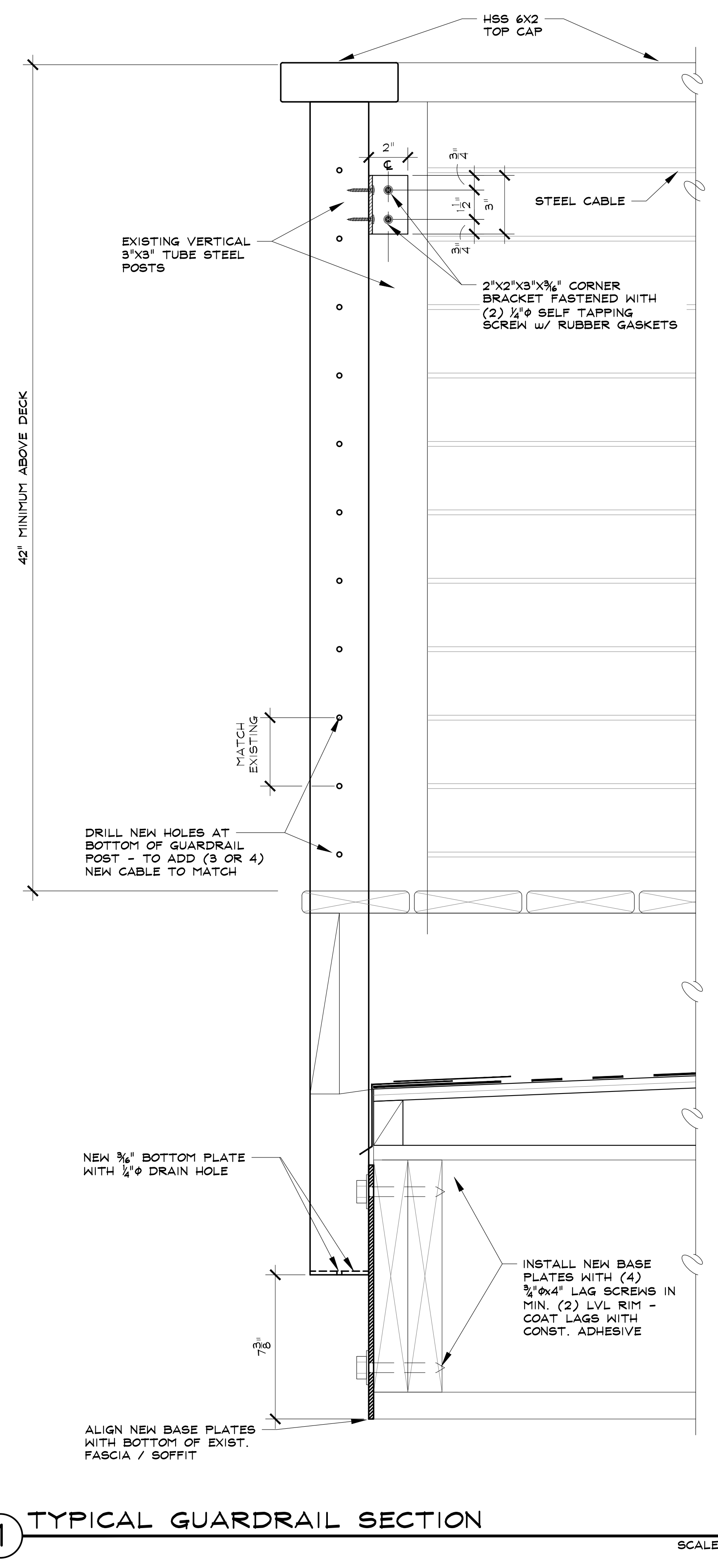
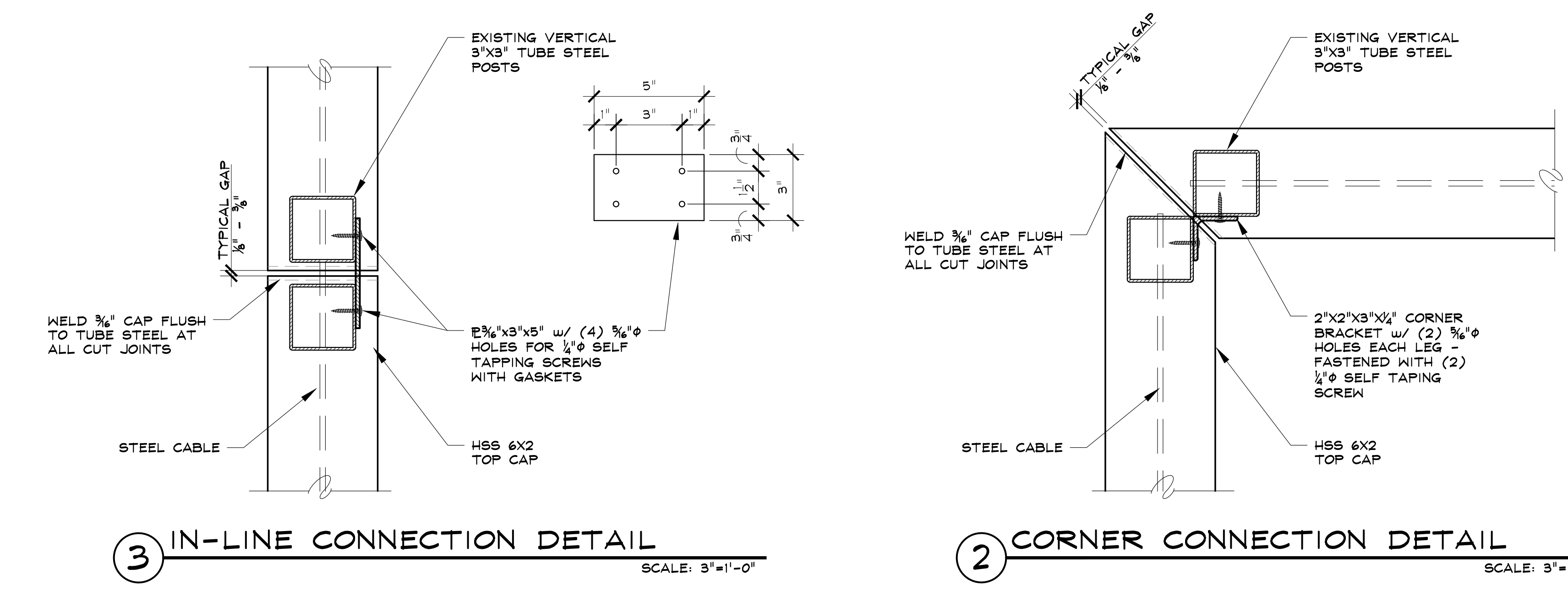
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SHEET 4 of 14

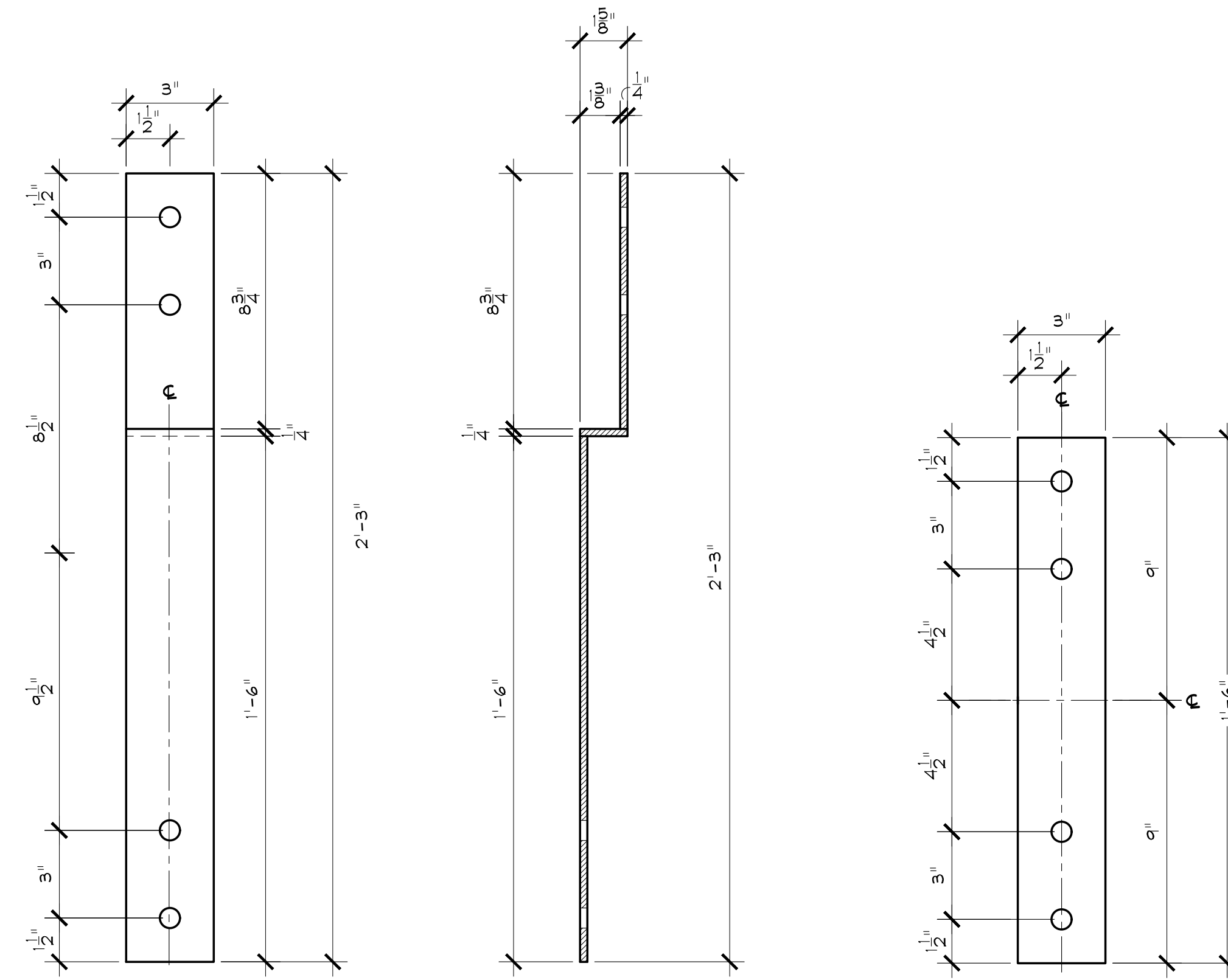


3 EXPOSED EDGES = TOP OF PLATE, OUTSIDE EDGE OF POST & BOTTOM OF POST

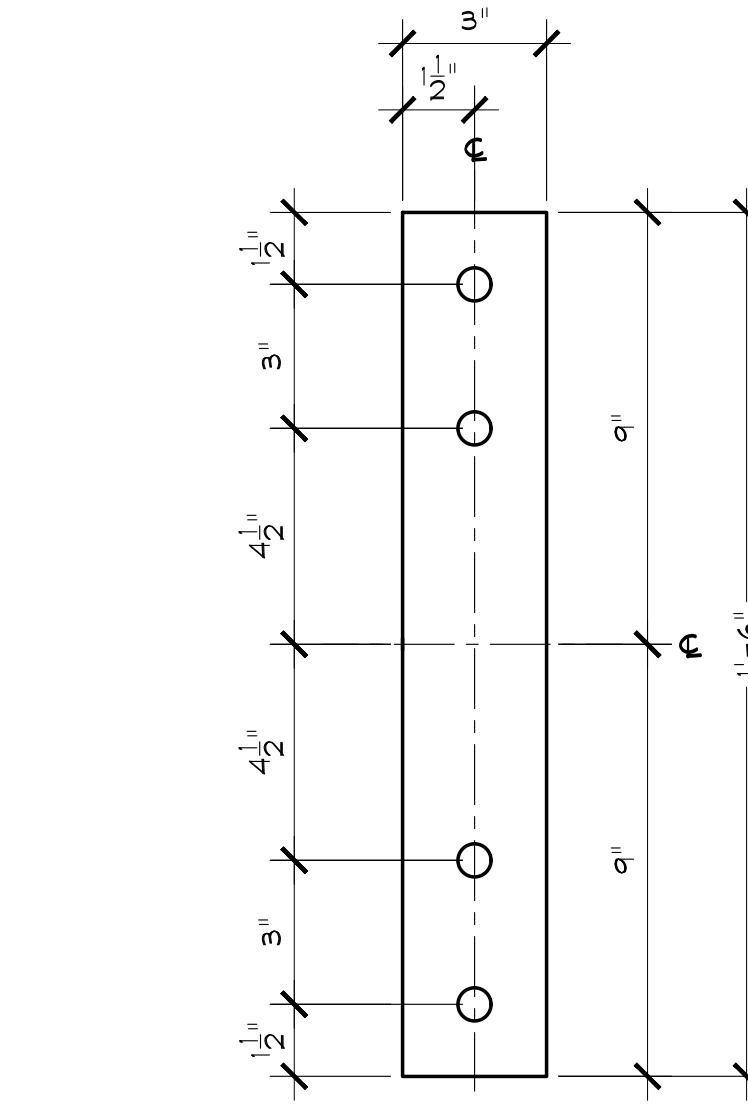
4 GUARDRAIL BASE PLATES
 ALL GUARDRAIL POST BASES SHALL BE 1/4" PLATE - ALL SEAMS SHALL BE FULLY WELDED AND GROUND FLUSH
 ALL HOLES SHALL BE 3/8" DIAMETER FOR 3/8" DIAMETER LAG SCREWS
 SCALE: 3"=1'-0"



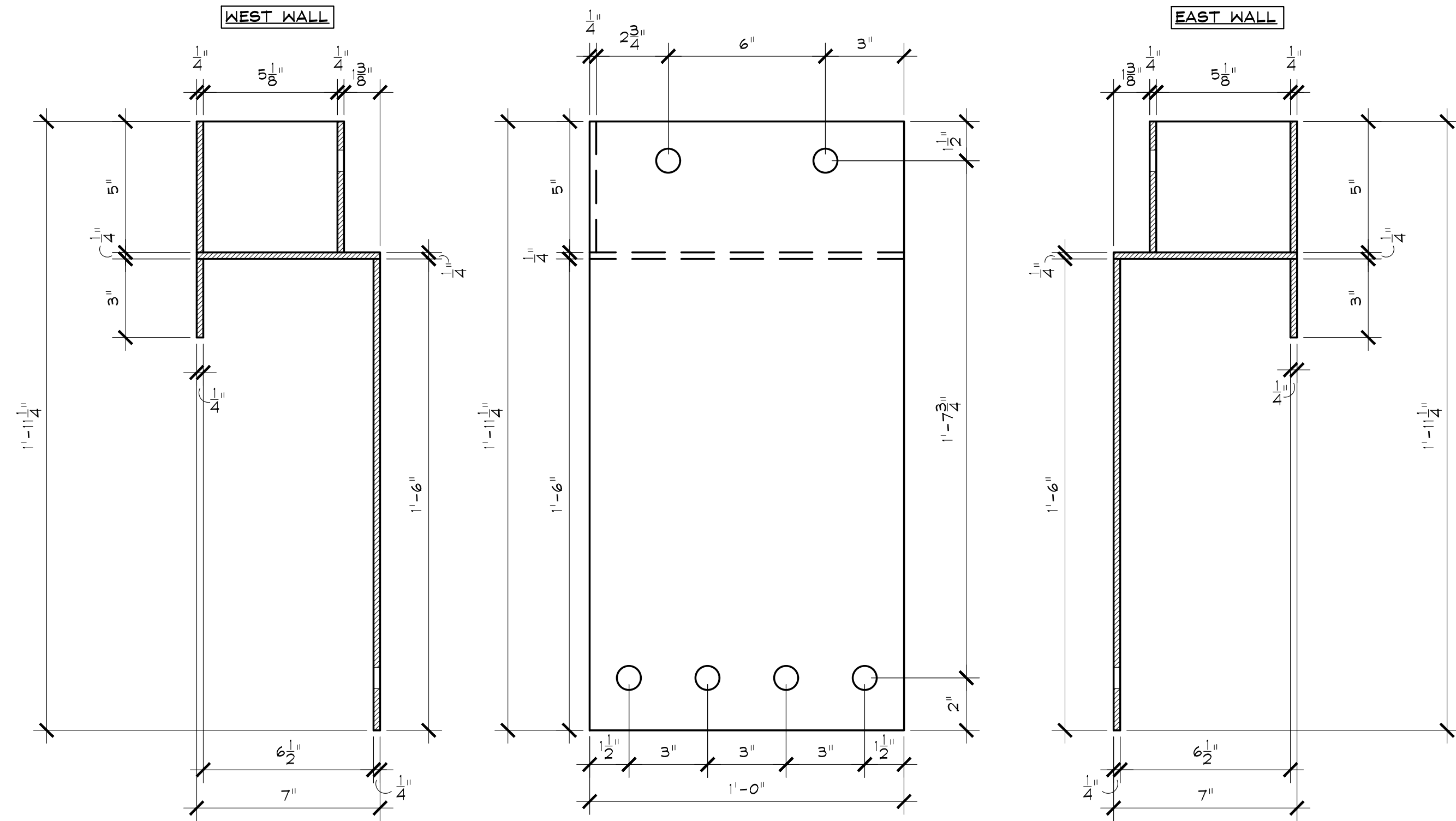
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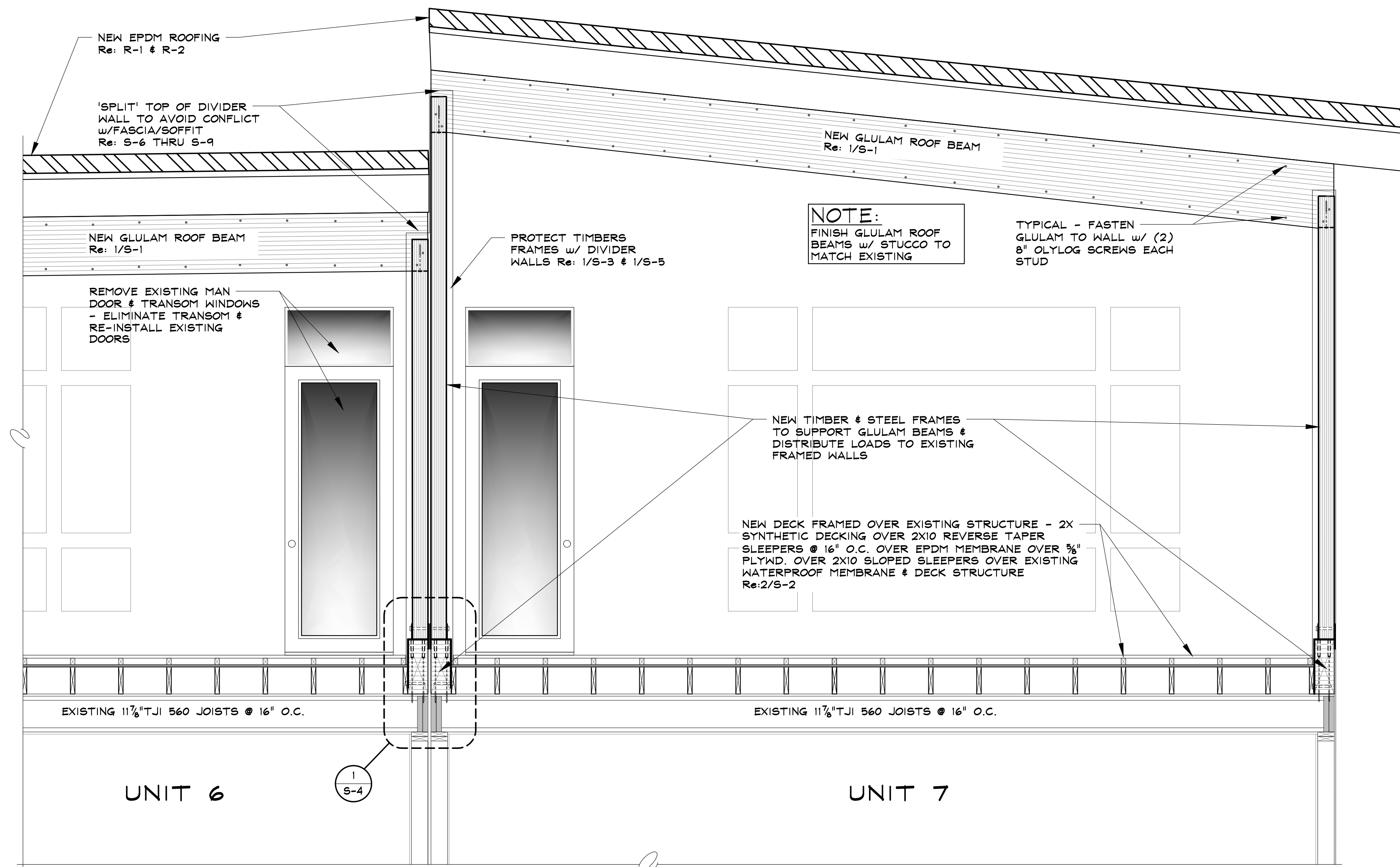
5 STEEL PLATE 'SP2'
 1/4" PLATE
 PROVIDE (4) 3/8" Ø HOLES FOR 3/4" Ø LAGS
 (12) EACH
 SCALE: 3" = 1'-0"



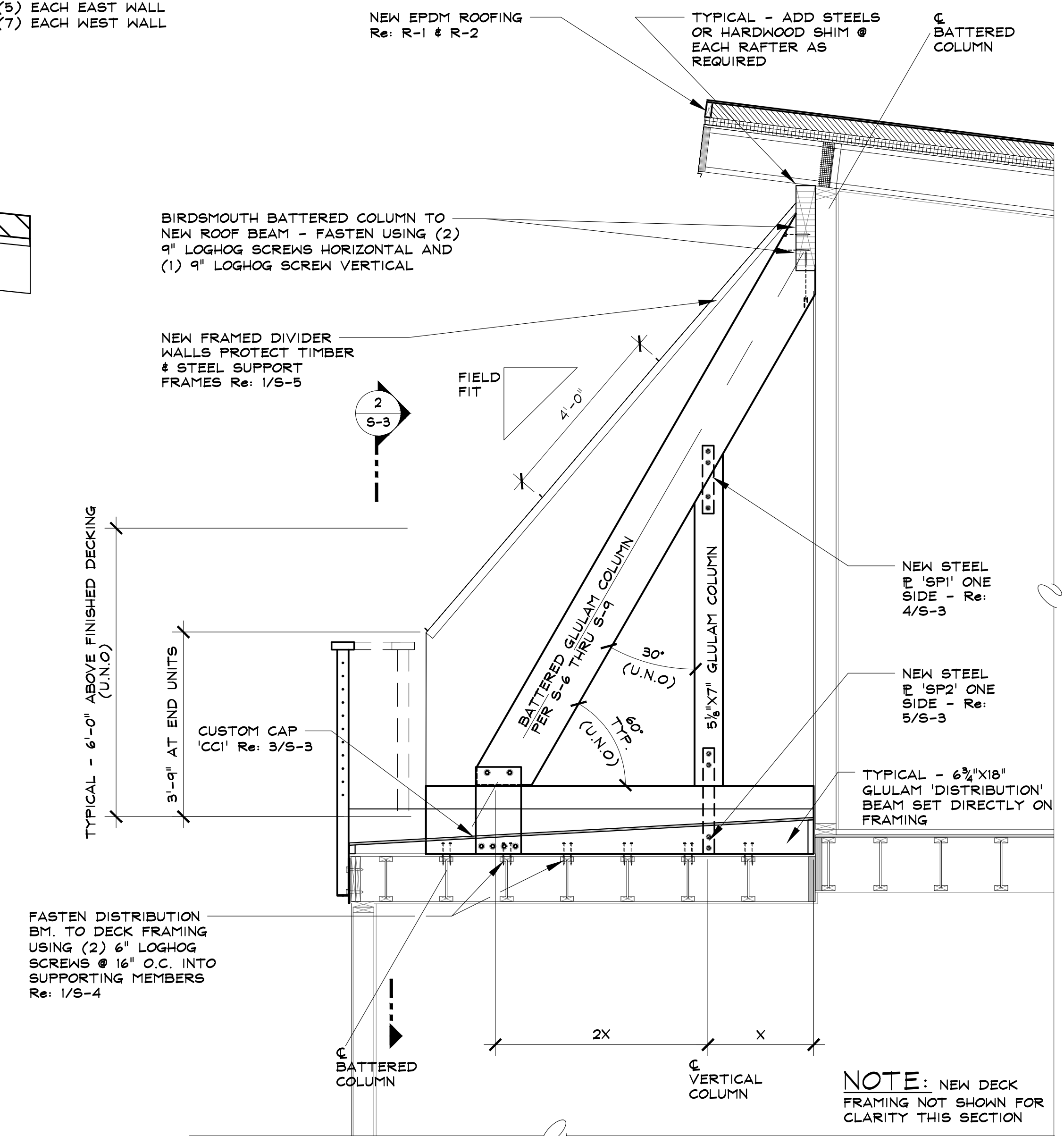
4 STEEL PLATE 'SPI'
 1/4" PLATE
 PROVIDE (4) 1/2" Ø HOLES FOR 3/4" Ø LAGS
 (12) EACH
 SCALE: 3" = 1'-0"



3 CUSTOM STEEL CAP 'CCI'
 FABRICATE WITH 1/4" PLATE
 PROVIDE (6) 3/8" Ø HOLES FOR 3/4" Ø LAGS
 PROVIDE FULLY WELDED SEAMS
 (5) EACH EAST WALL
 (7) EACH WEST WALL
 SCALE: 3" = 1'-0"



2 TYPICAL SOUTH WALL ELEVATION/SECTION
 SCALE: 1/2" = 1'-0"



1 TYPICAL END WALL SECTION
 NOTE: ALL BATTERED GLULAM COLUMNS SHALL BE STRESSED GRADE 24F-V4 Re: S-6 THRU S-9
 SCALE: 1/2" = 1'-0"



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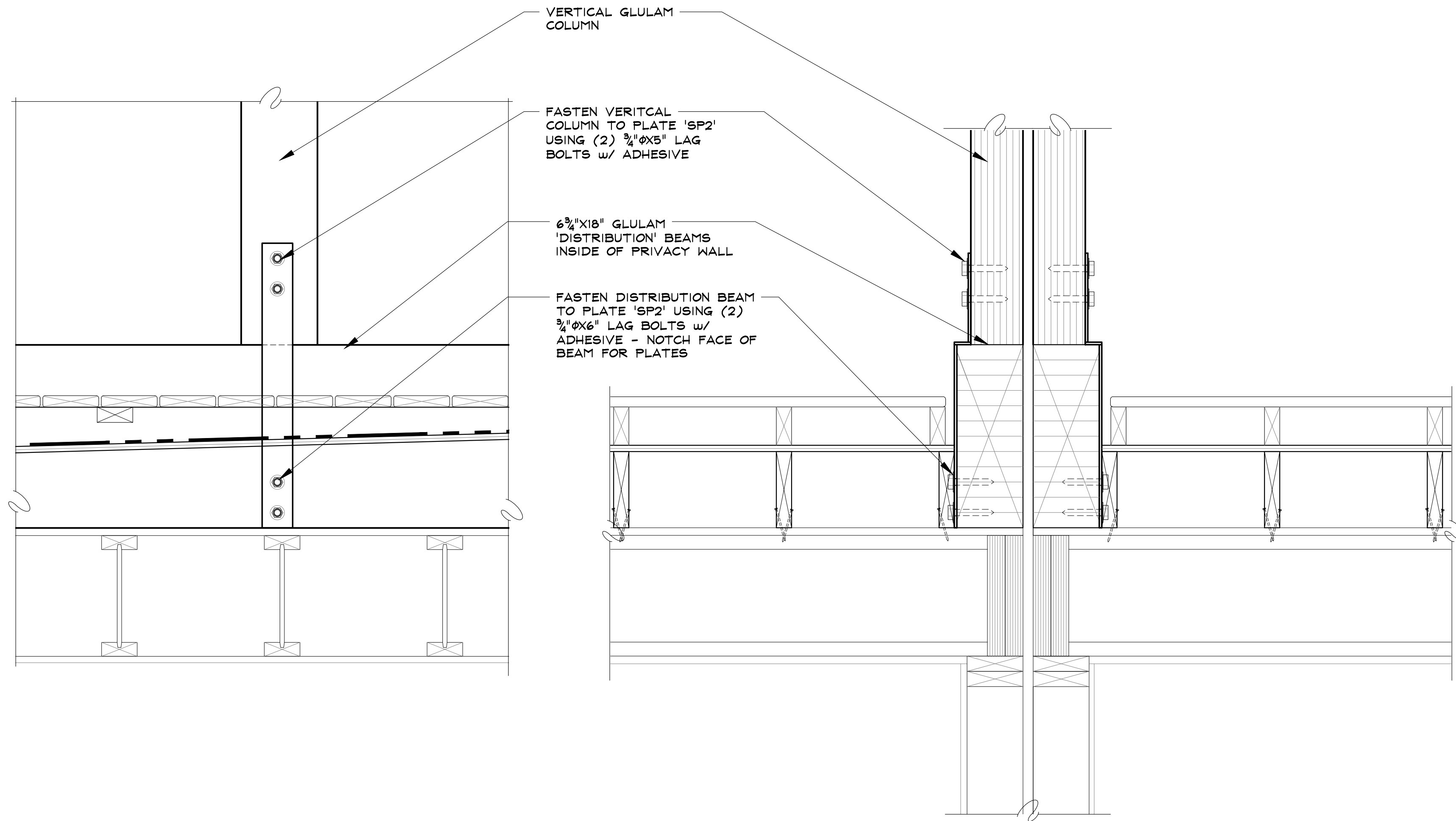
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SECTIONS THROUGH
 PRIVACY WALL

S-3

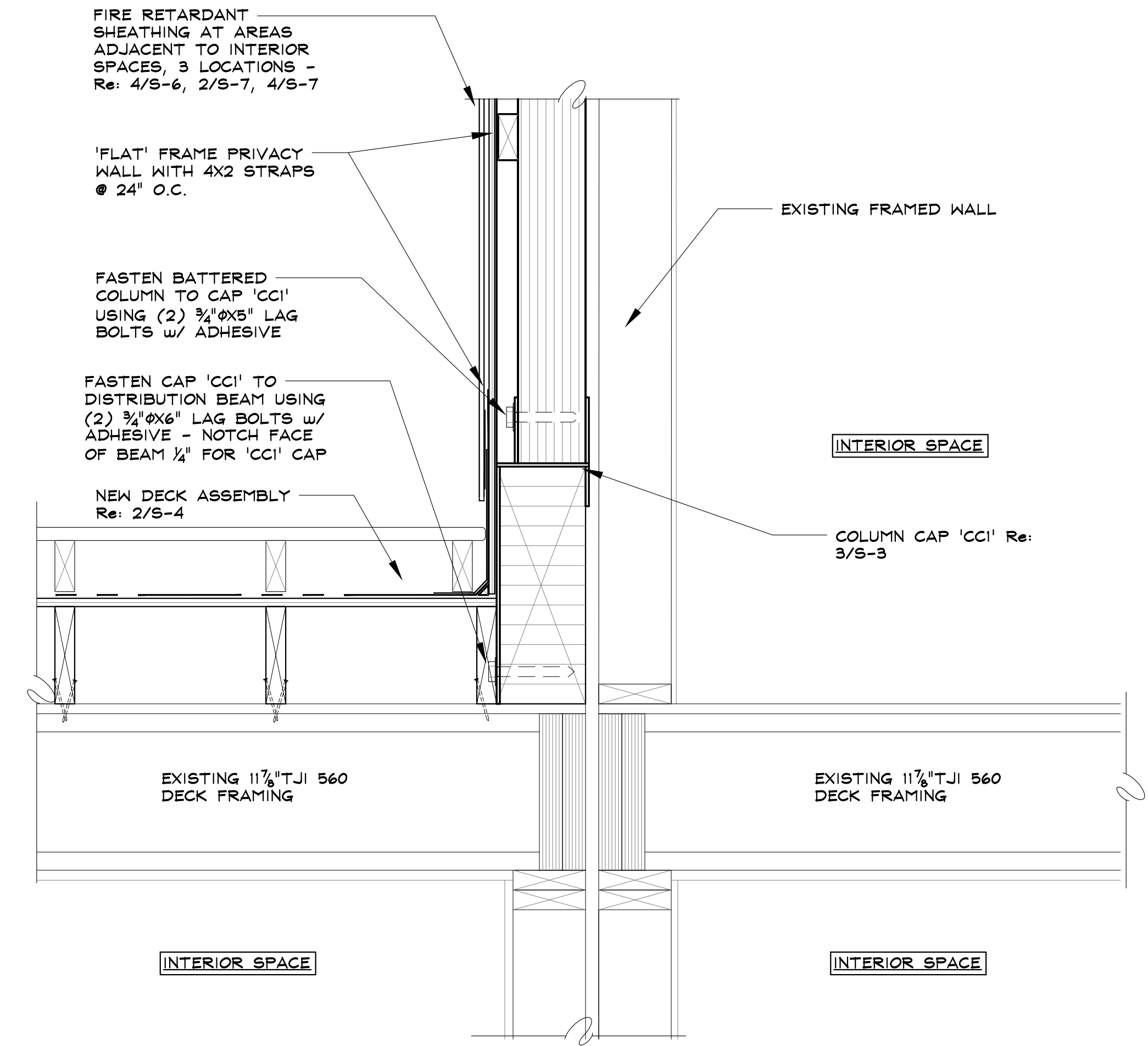
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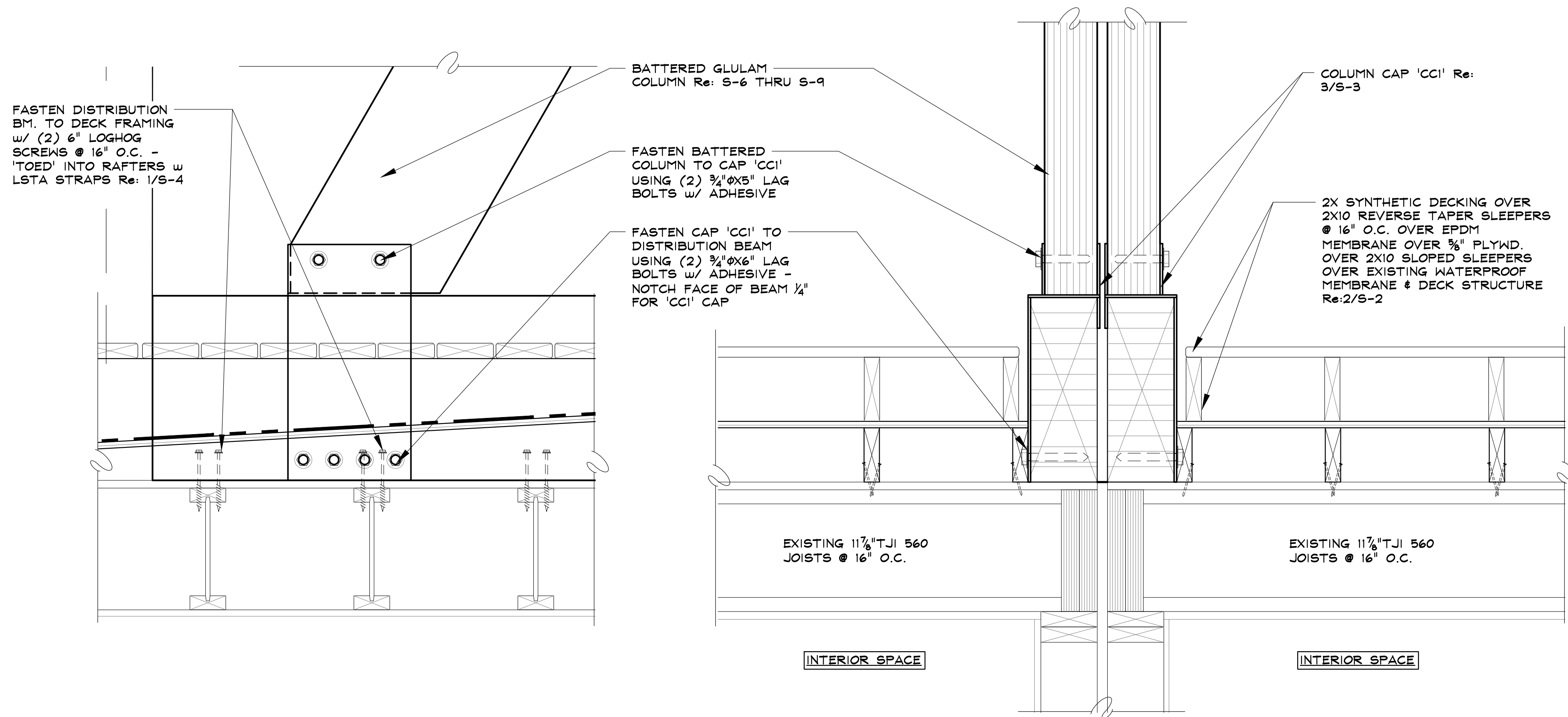
3 VERTICAL COLUMN TO DISTRIBUTION BEAM CONNECTION

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



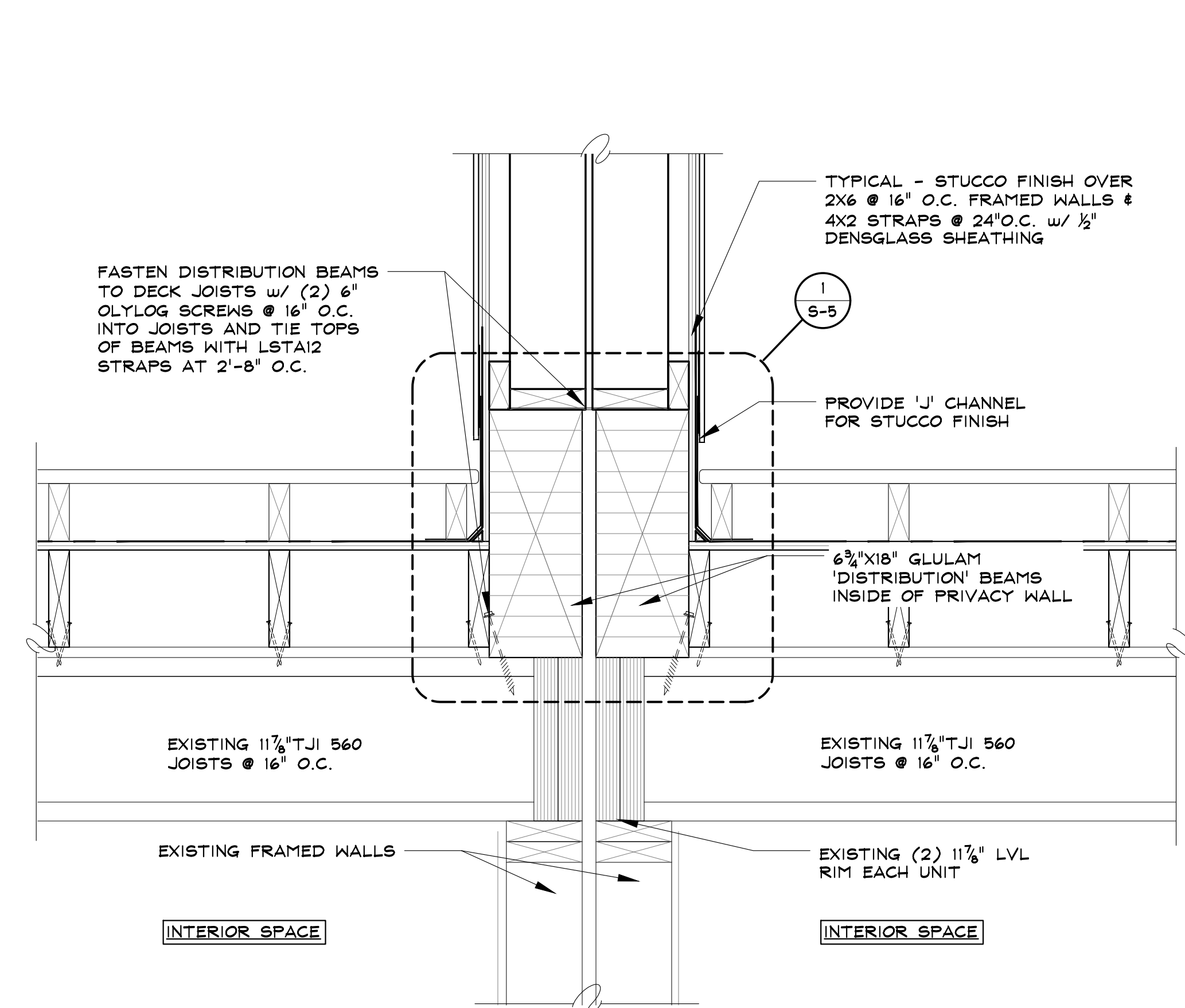
4 BATTERED COLUMN TO DISTRIBUTION BEAM @ EXISTING WALL

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



2 BATTERED COLUMN TO DISTRIBUTION BEAM CONNECTION

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



1 DISTRIBUTION BEAM TO DECK FRAMING

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



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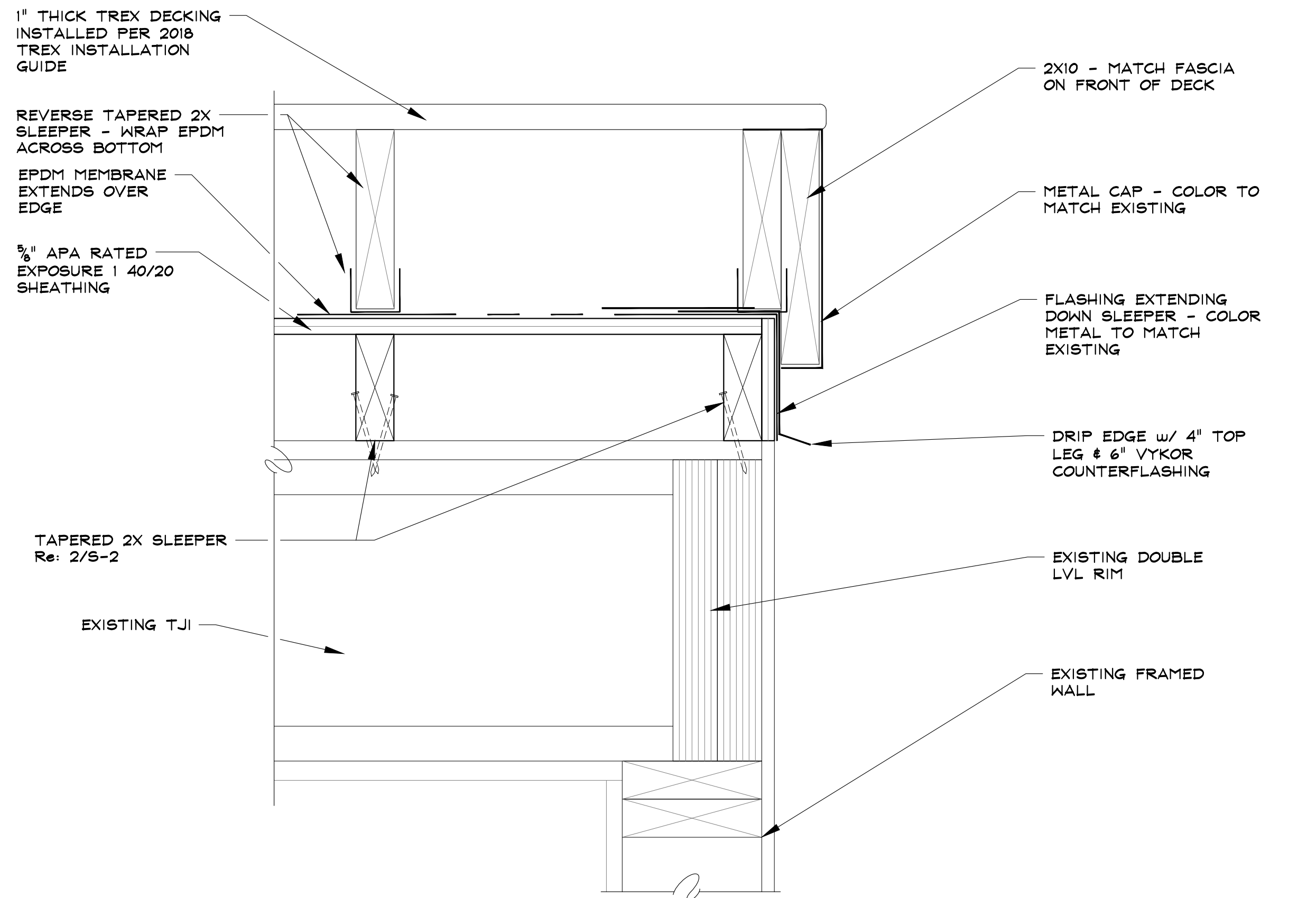
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CONNECTION
DETAILS

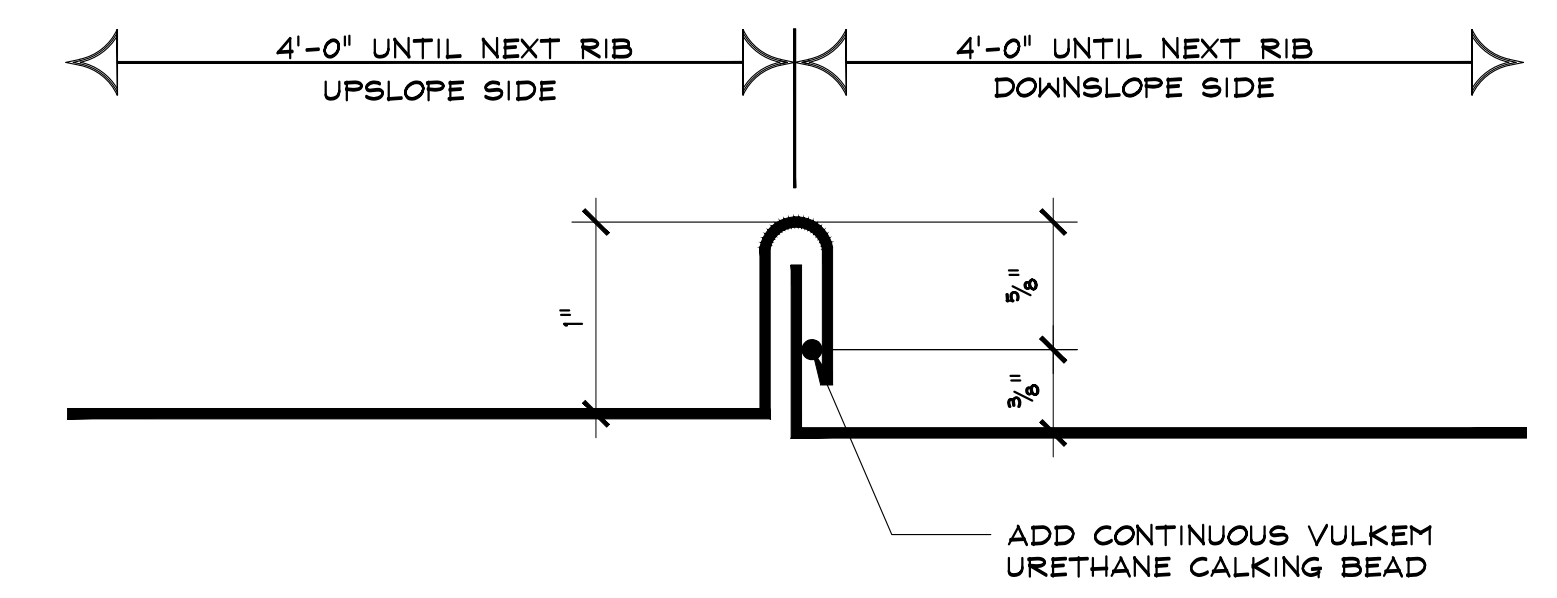
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SHEET 6 of 14

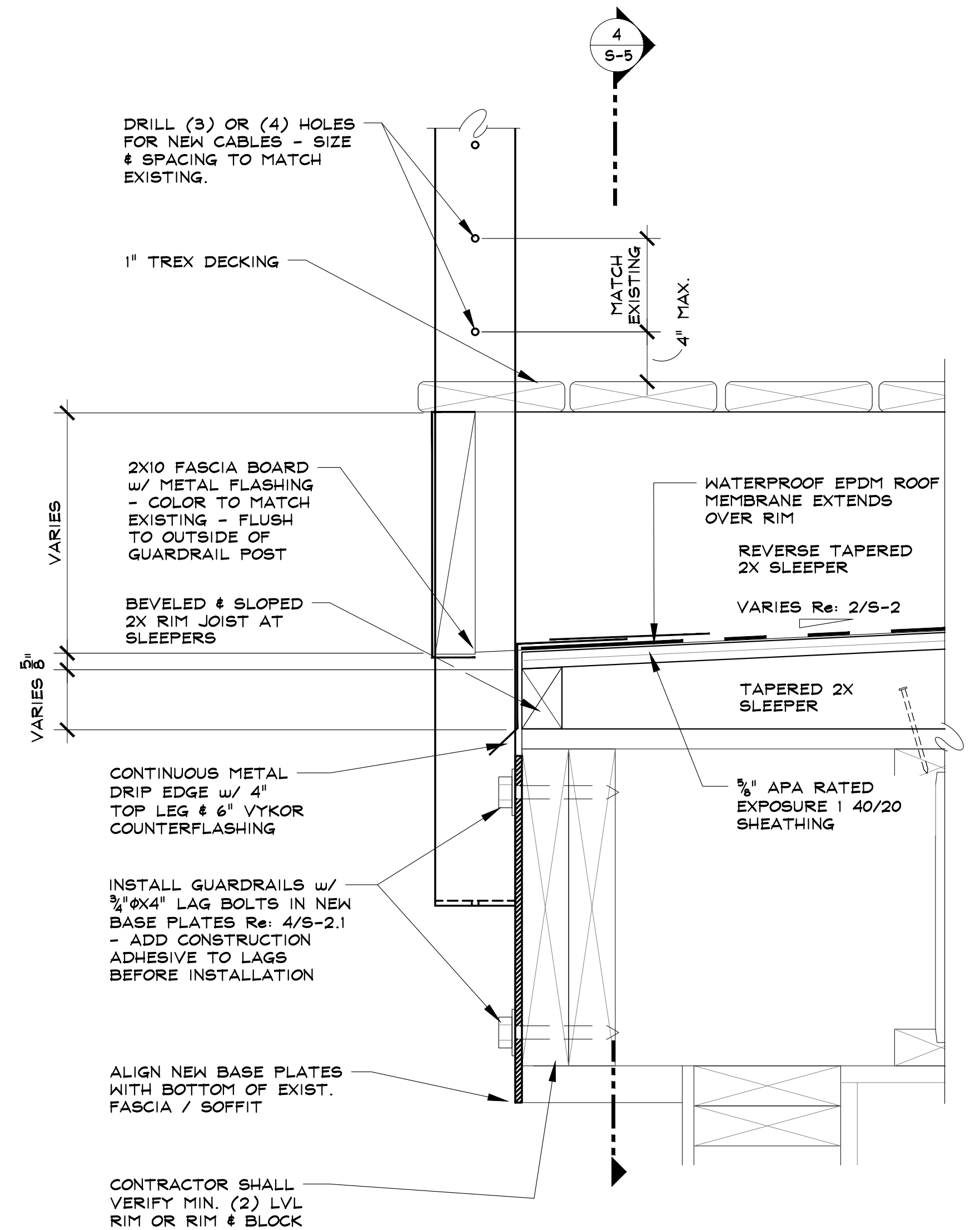
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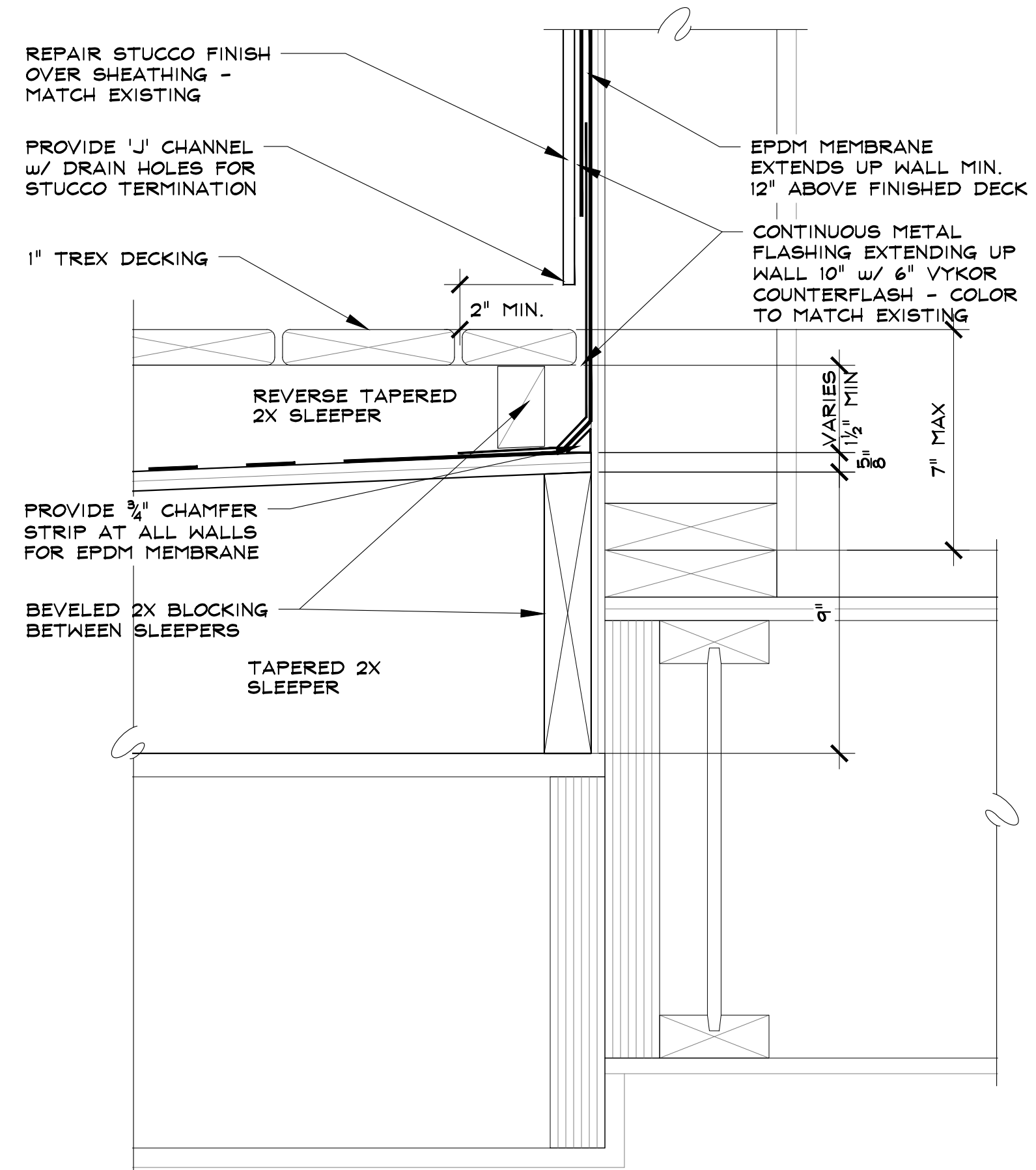
4 ROOF DECK EDGE
EXPLODED VIEW SCALE: 3" = 1'-0"



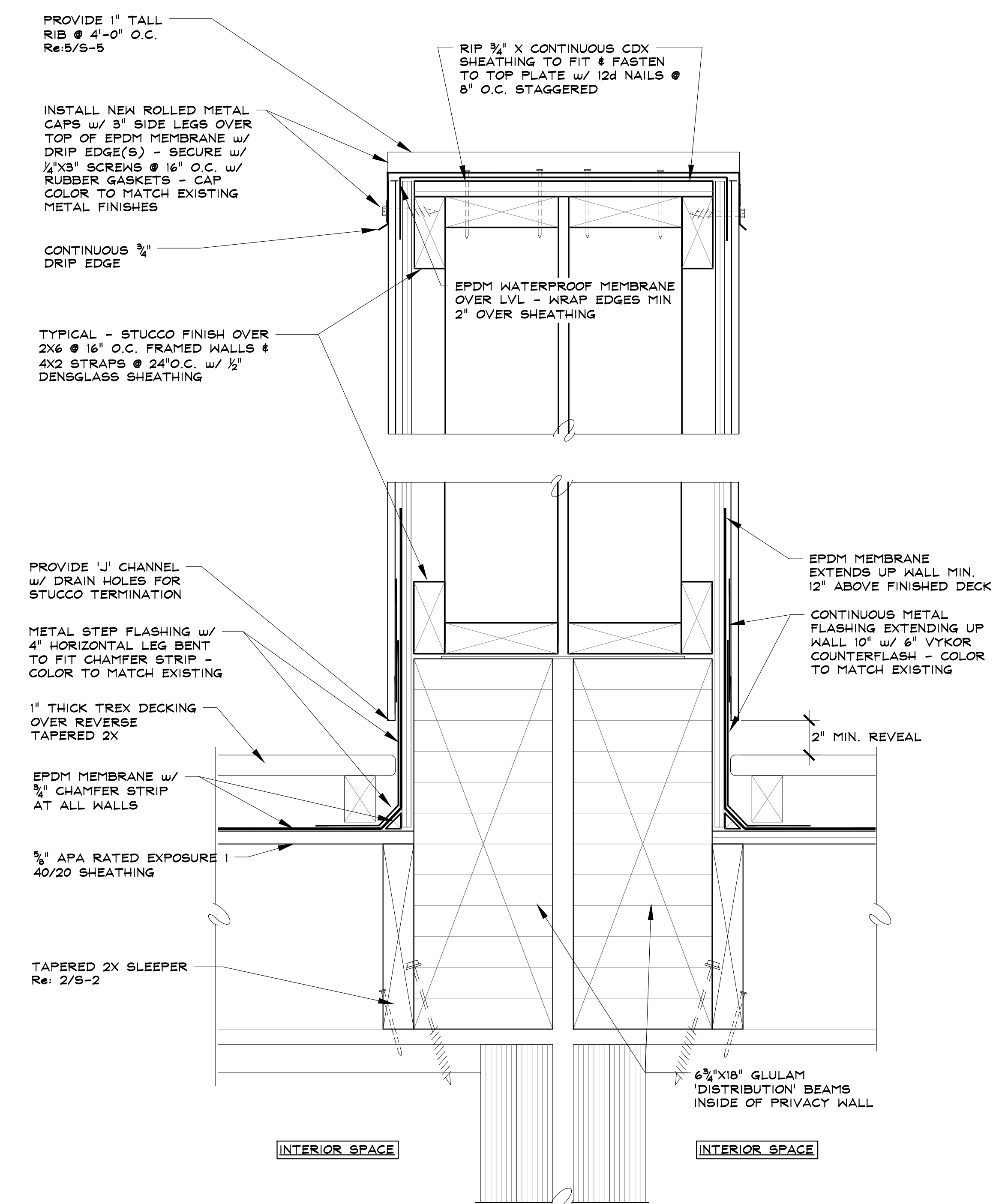
5 METAL CAP RIB
EXPLODED VIEW SCALE: 1'-0" = 1'-0"



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



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



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



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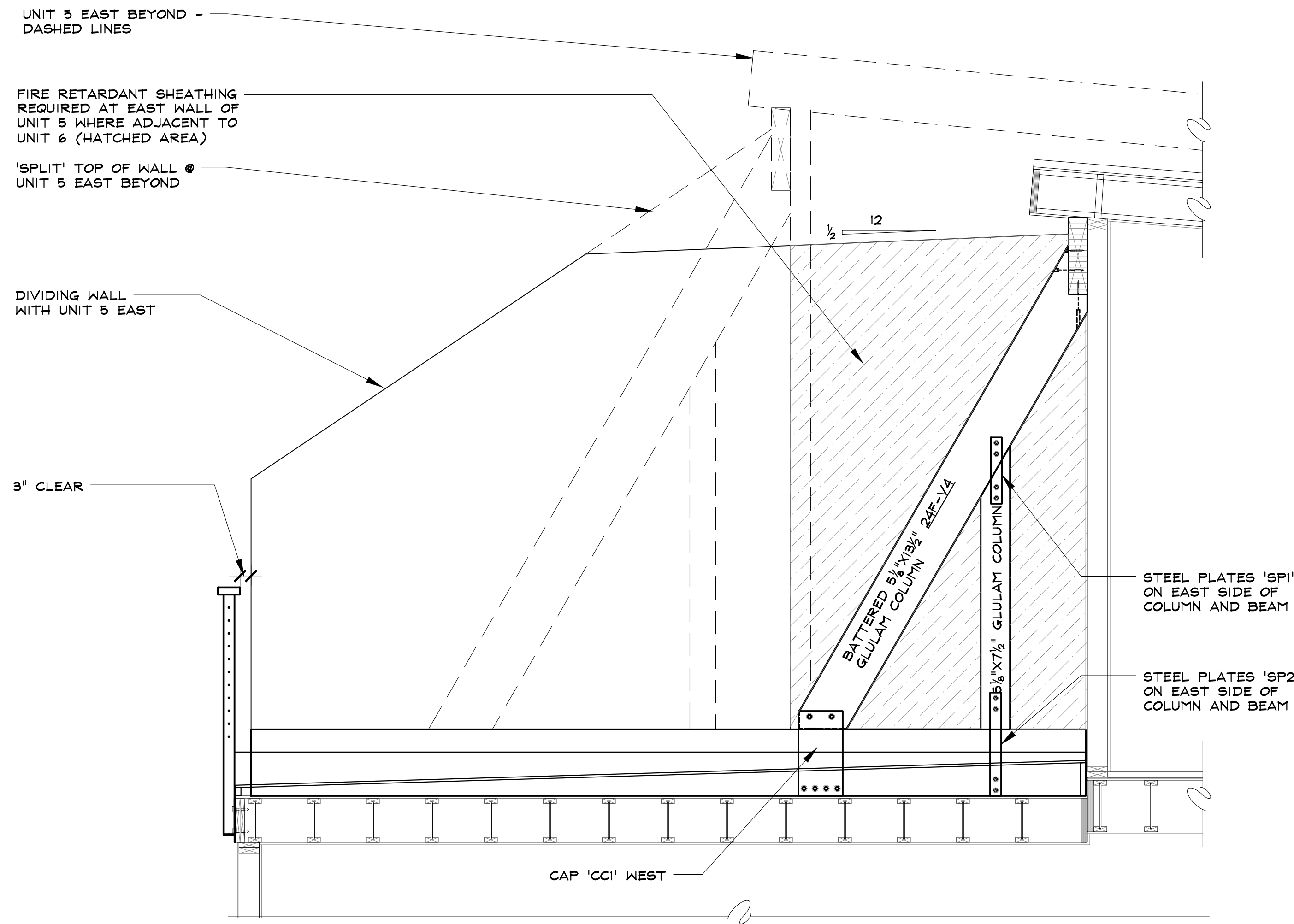
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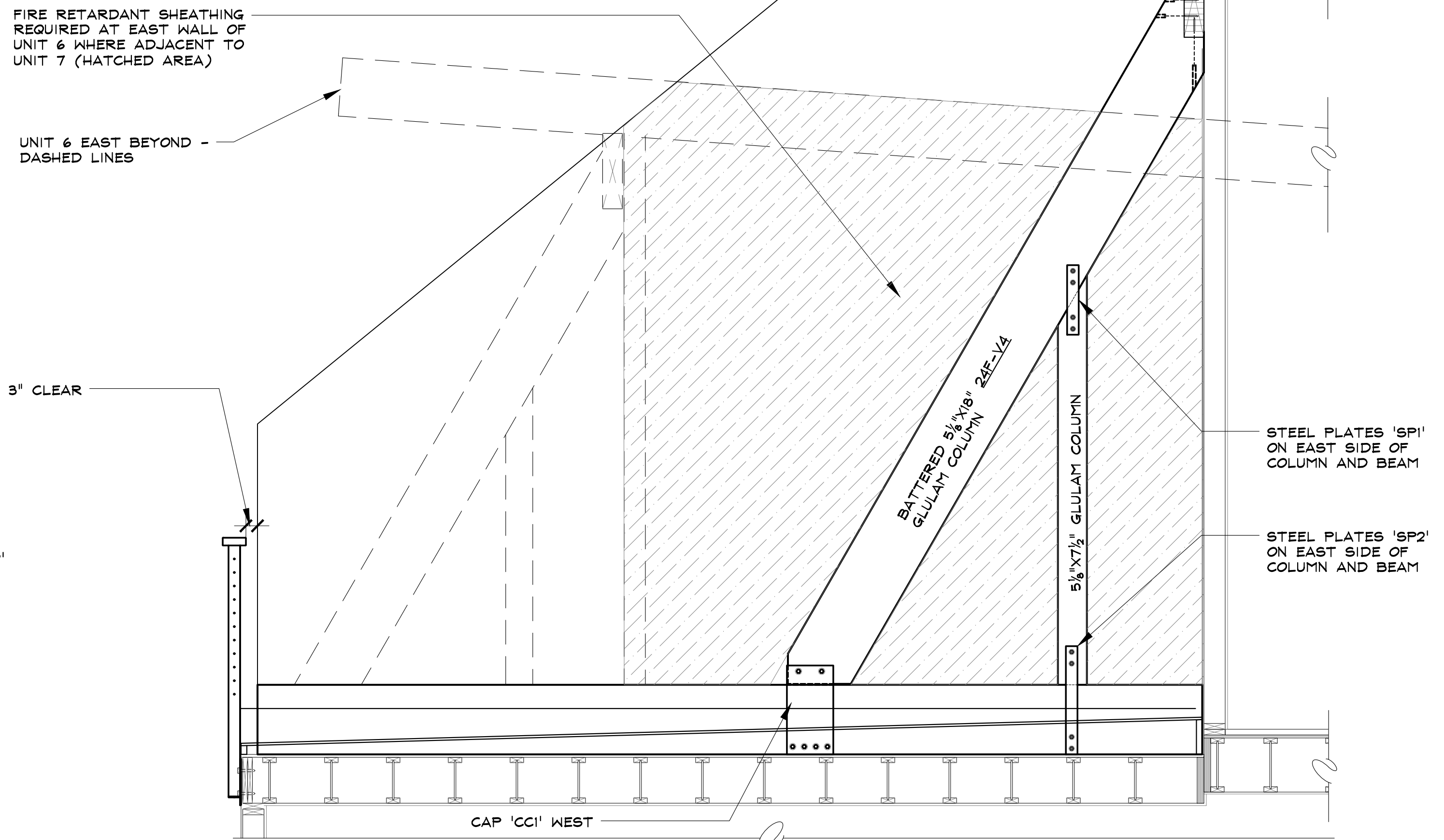
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FLASHING /
WATERPROOFING
DETAILS
S-5
SHEET 7 of 14

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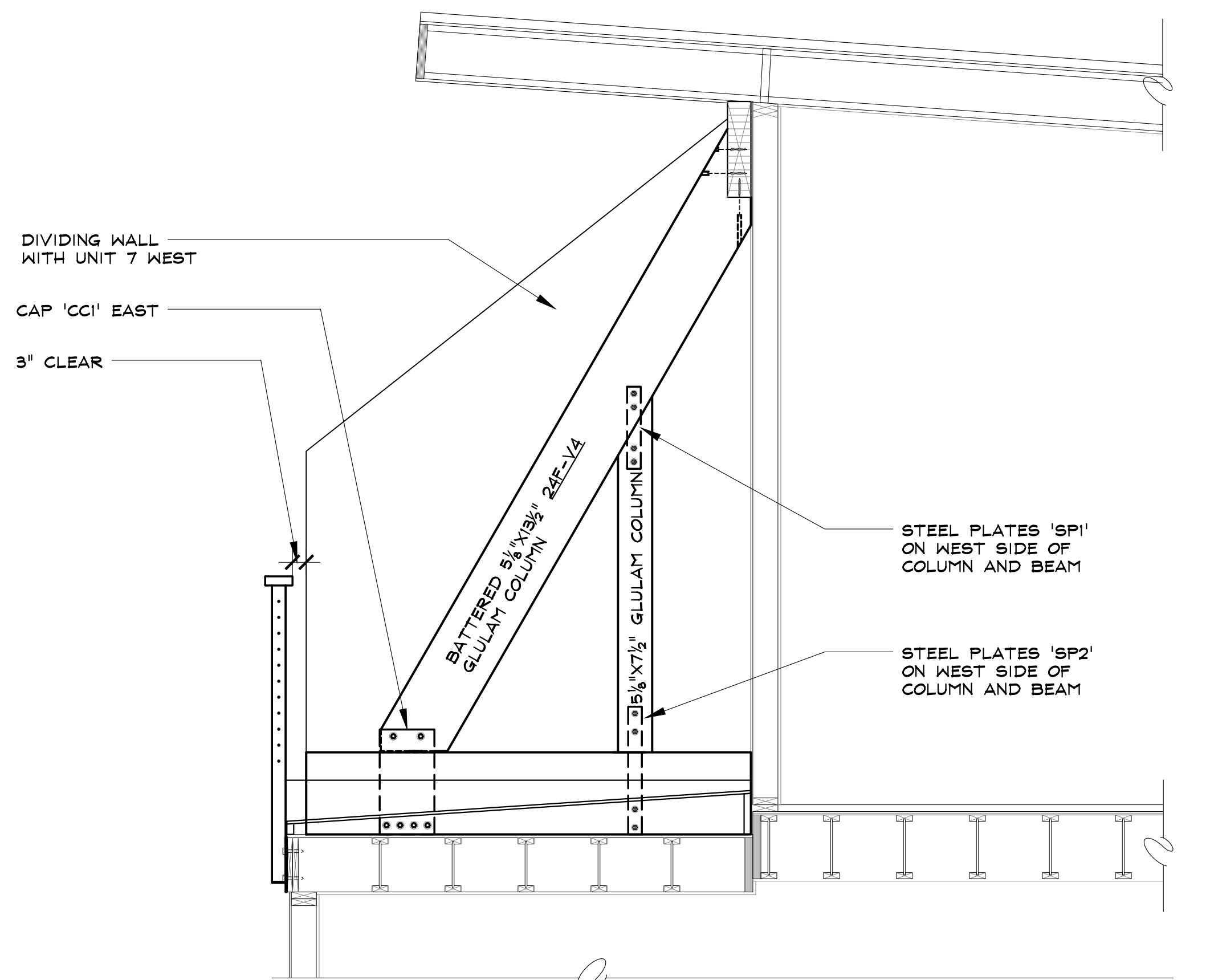


4 UNIT 6 WEST END WALL SECTION
 Re: 1/5-3 FOR TYPICAL NOTES SCALE: 1/2" = 1'-0"

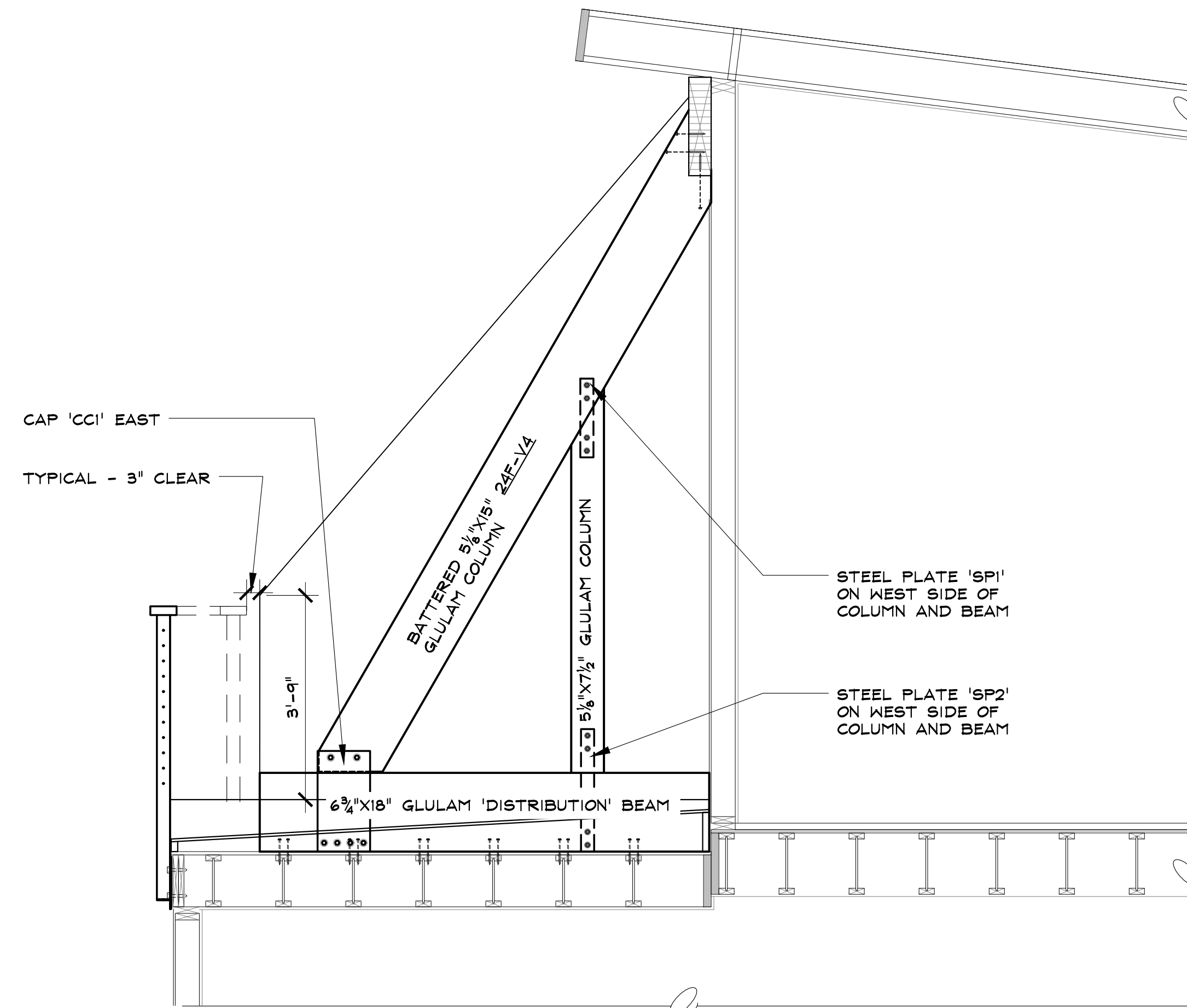


2 UNIT 7 WEST END WALL SECTION
 Re: 1/5-3 FOR TYPICAL NOTES SCALE: 1/2" = 1'-0"

NOTE: NEW DECK FRAMING NOT SHOWN FOR CLARITY THESE SECTIONS



3 UNIT 6 EAST END WALL SECTION
 Re: 1/5-3 FOR TYPICAL NOTES SCALE: 1/2" = 1'-0"



1 UNIT 7 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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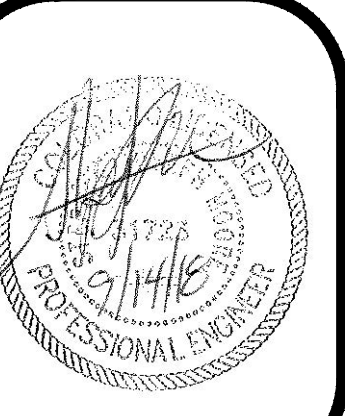
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SECTIONS THROUGH PRIVACY WALL UNITS 7 & 6

S-6

SHEET 8 of 14



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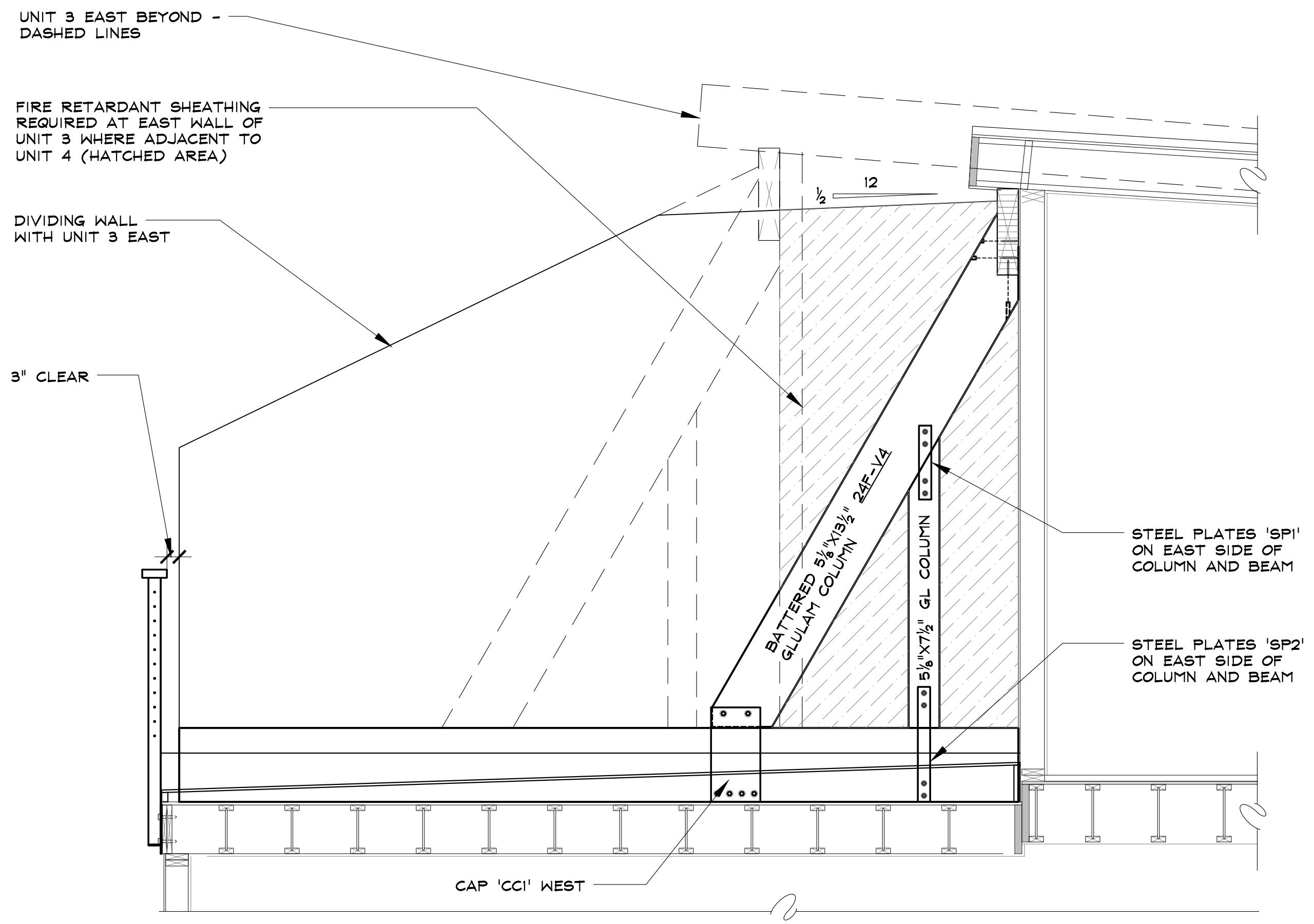
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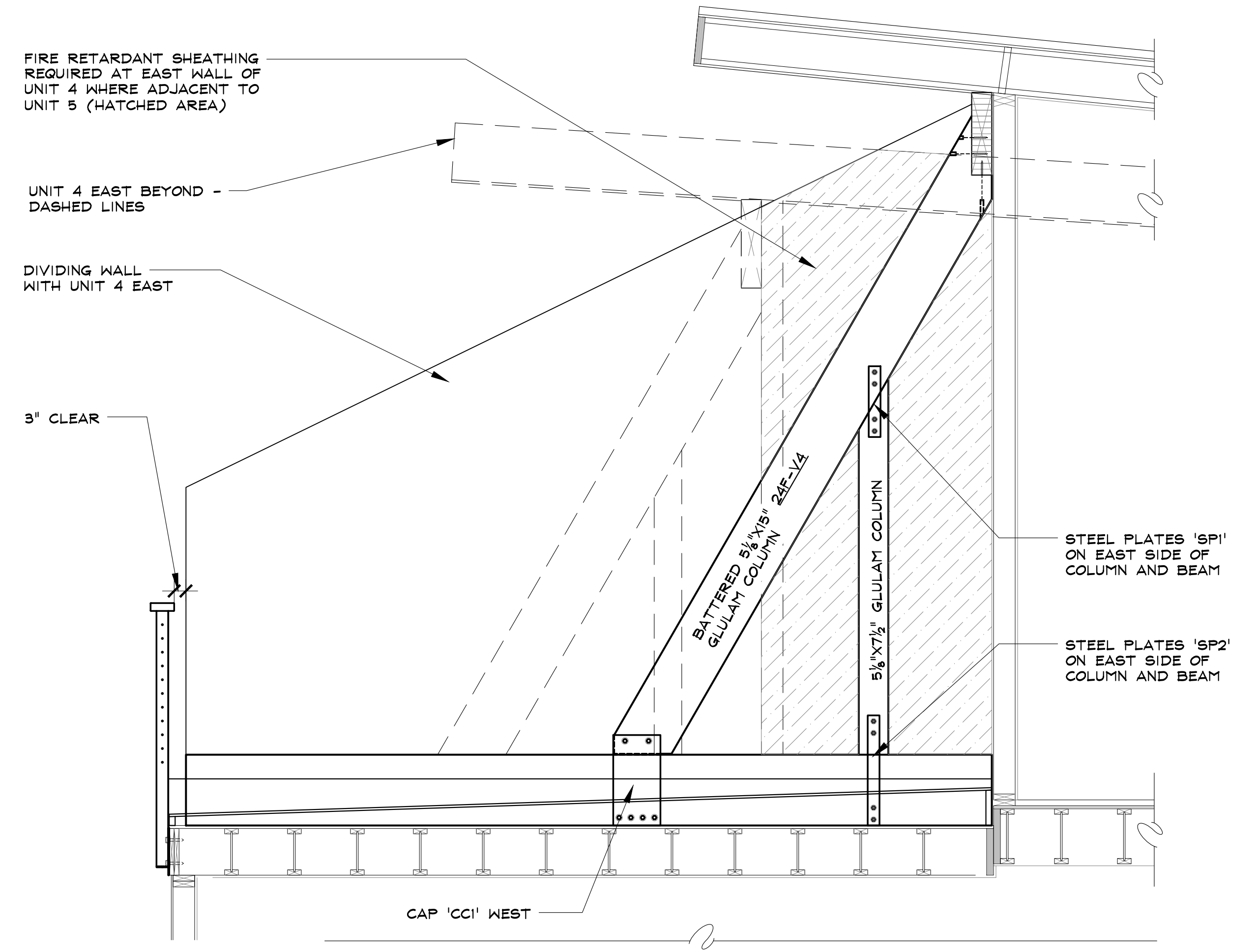
SECTIONS THROUGH
 PRIVACY WALL
 UNITS 5 & 4

S-7

SHEET 9 of 14

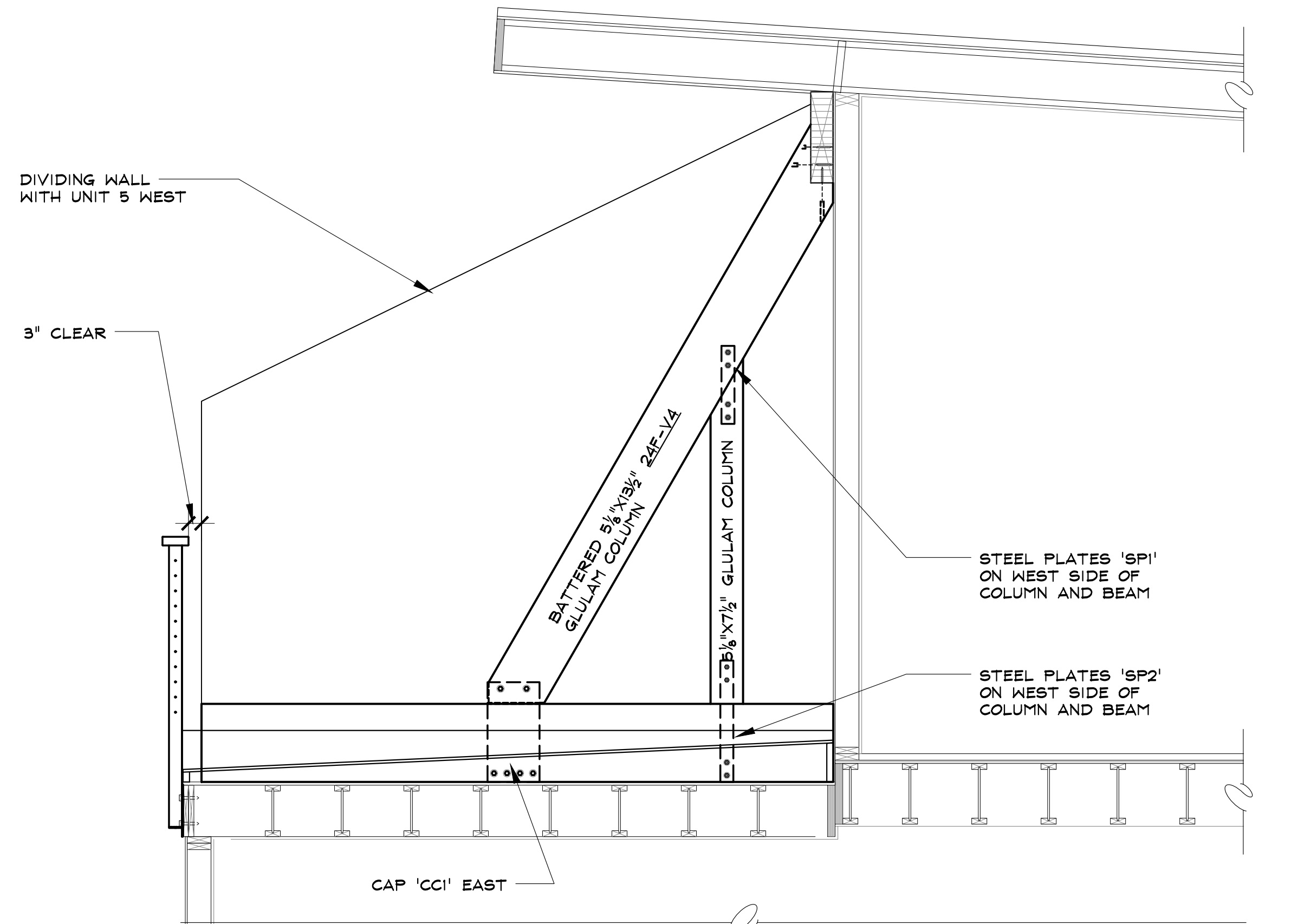


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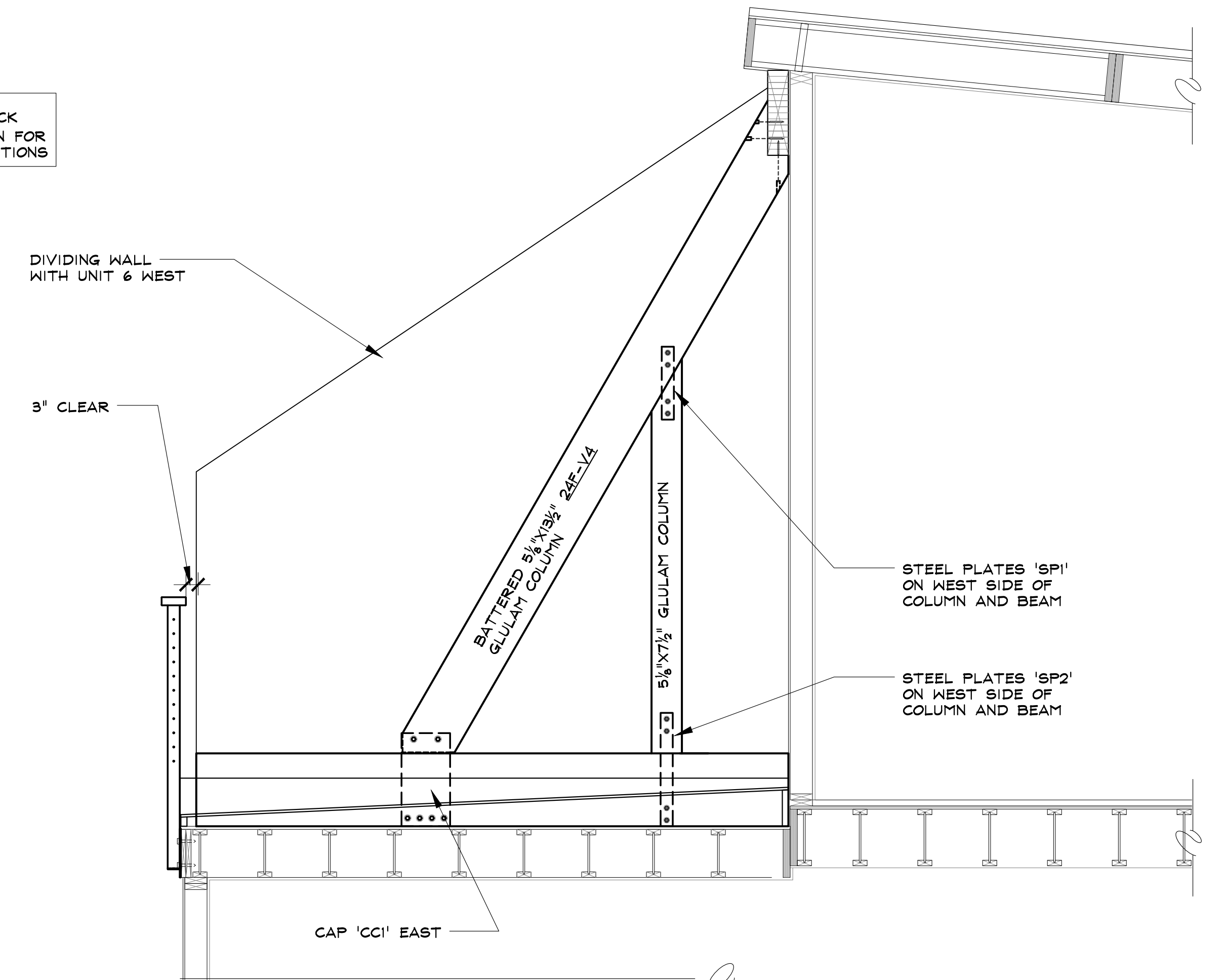


2 UNIT 5 WEST END WALL SECTION
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NOTE: NEW DECK FRAMING NOT SHOWN FOR CLARITY THESE SECTIONS

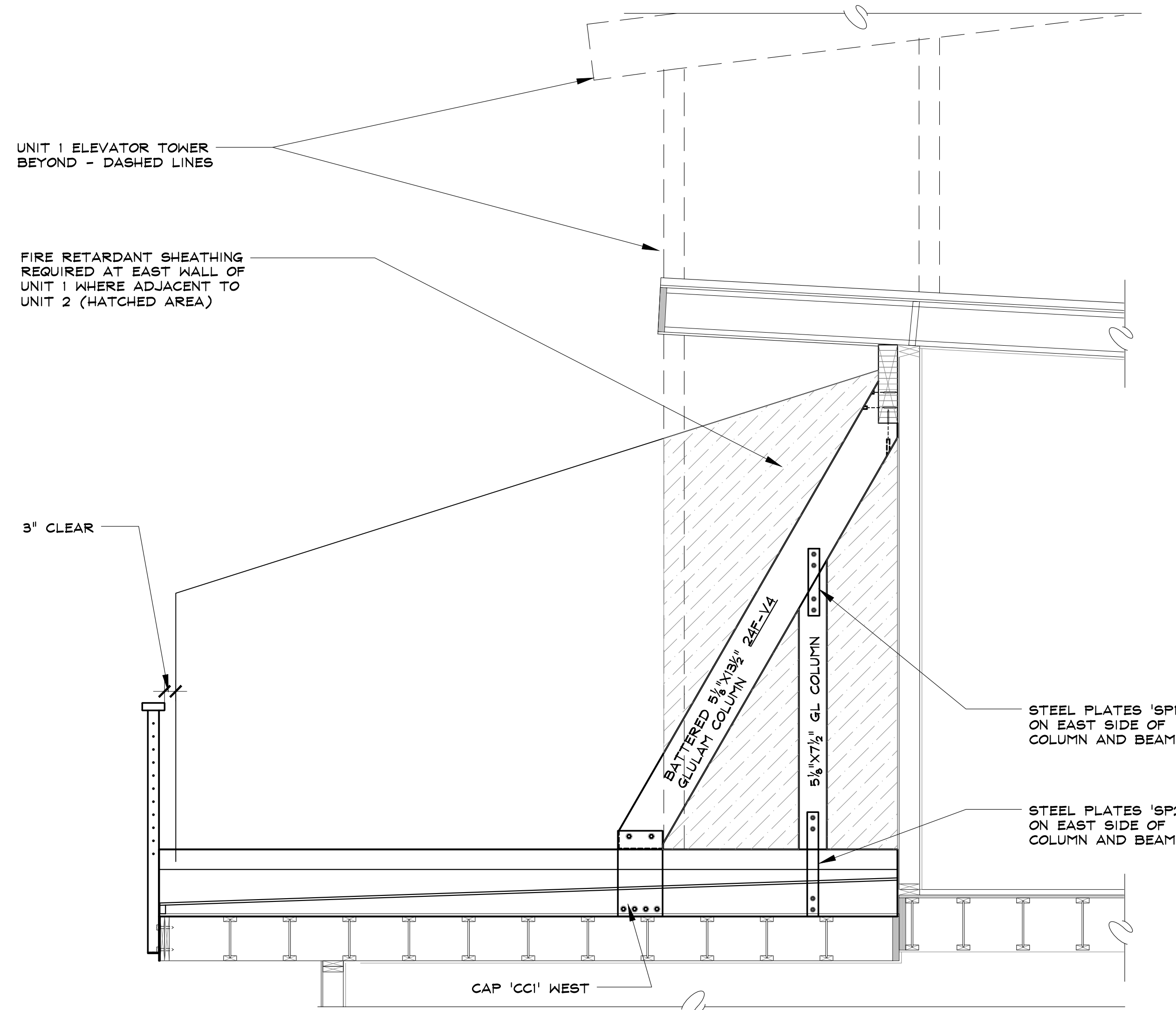


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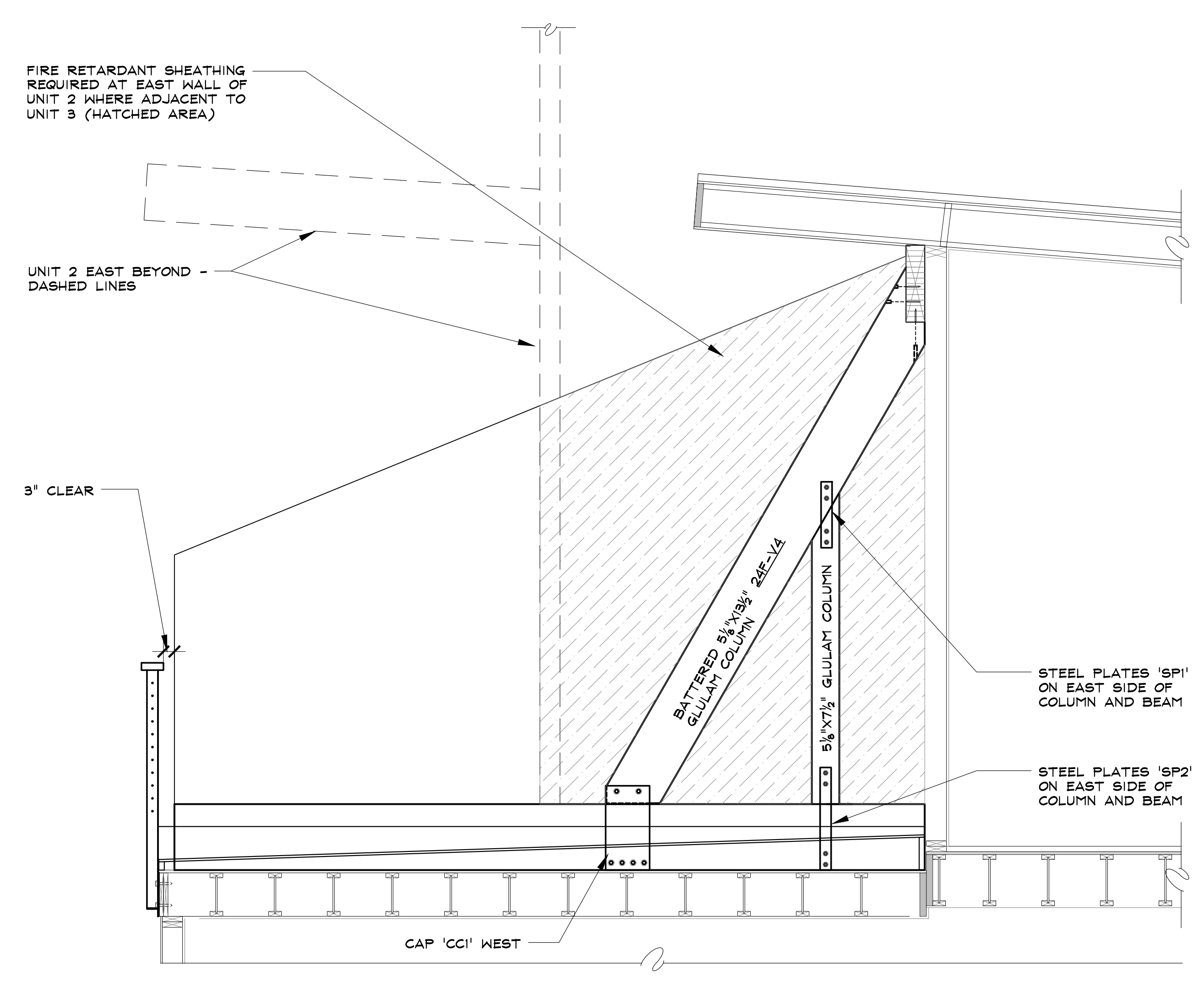


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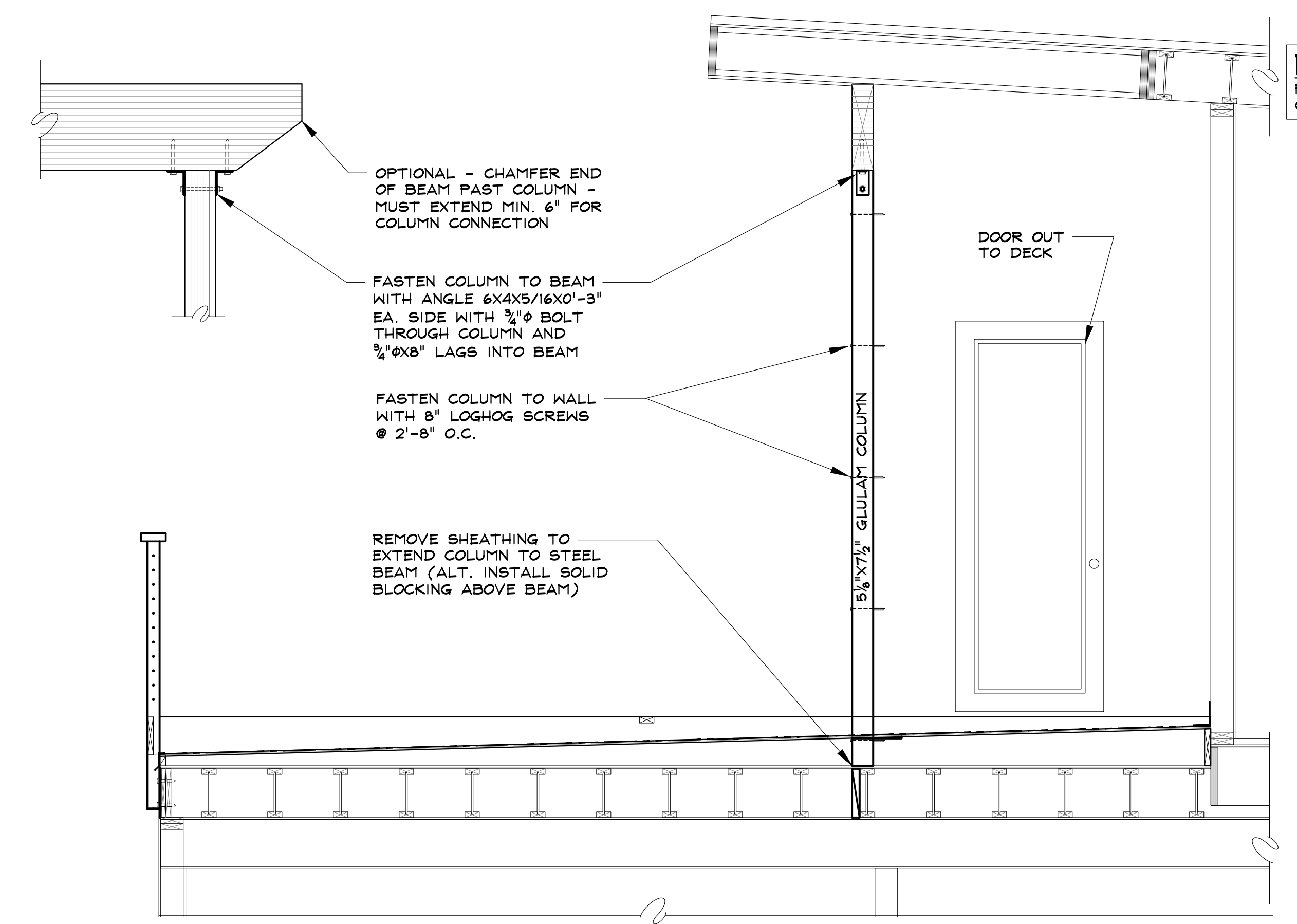
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4 UNIT 2 WEST END WALL SECTION
 Re: 1/5-3 FOR TYPICAL NOTES
 THIS IS A SINGLE WIDTH WALL - NO DISTRIBUTION BEAM AT UNIT 1 EAST
 SCALE: 1/2" = 1'-0"

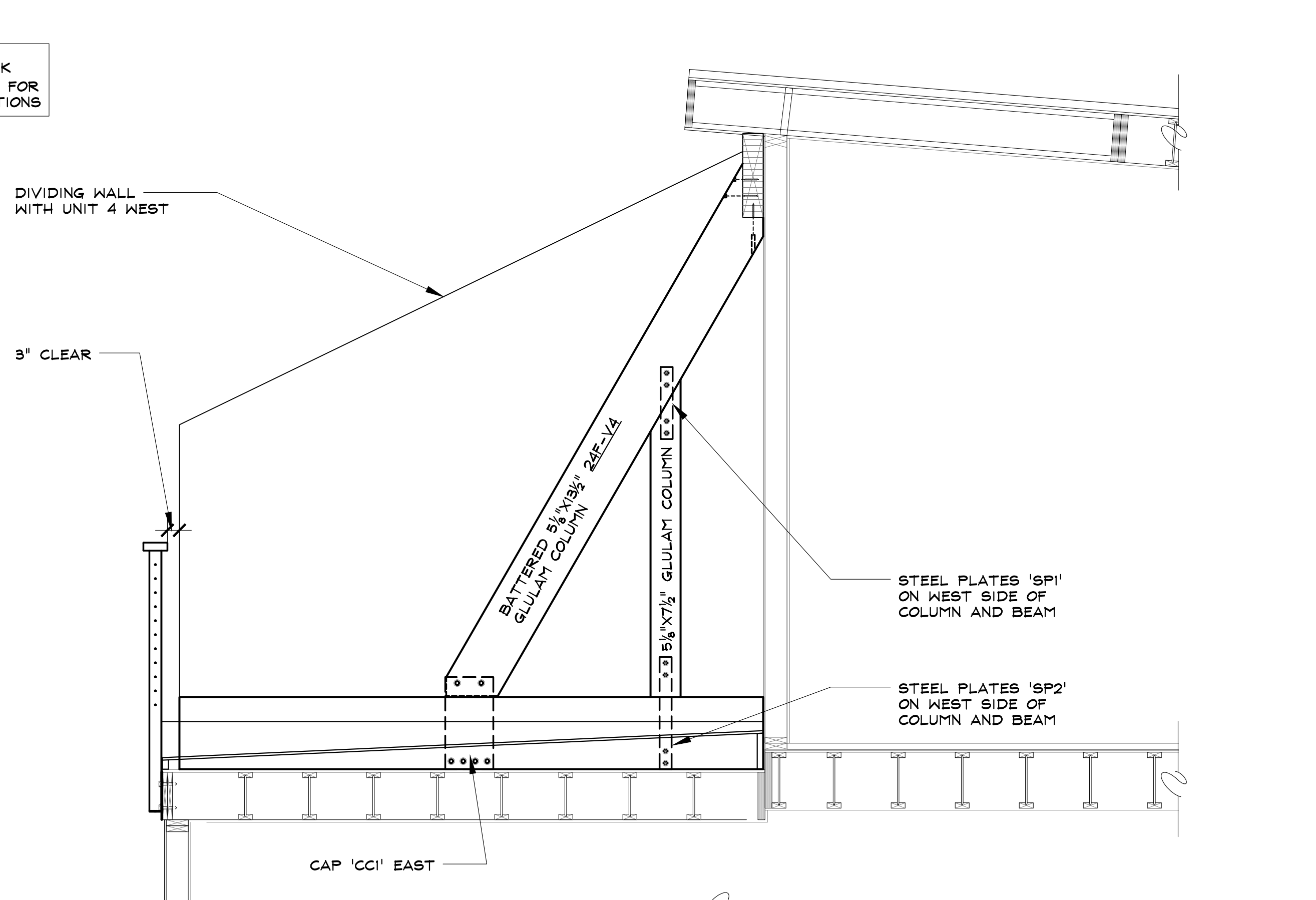


2 UNIT 3 WEST END WALL SECTION
 Re: 1/5-3 FOR TYPICAL NOTES
 THIS IS A SINGLE WIDTH WALL - NO DISTRIBUTION BEAM AT UNIT 2 EAST
 SCALE: 1/2" = 1'-0"



3 UNIT 2 AT VERTICAL COLUMN & STEEL BEAM
 Re: 1/5-3 FOR TYPICAL NOTES
 SCALE: 1/2" = 1'-0"

NOTE: NEW DECK FRAMING NOT SHOWN FOR CLARITY THESE SECTIONS



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



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RIVERFRONT PARK - BUILDING 3
 1900 BRIDGE LANE
 STEAMBOAT SPRINGS, COLORADO
 A REPAIR FOR:
 RIVERFRONT PARK OWNER'S ASSOCIATION

ISSUE DATES
 OAC REVIEW 09.06.18
 PERMIT 09.14.18

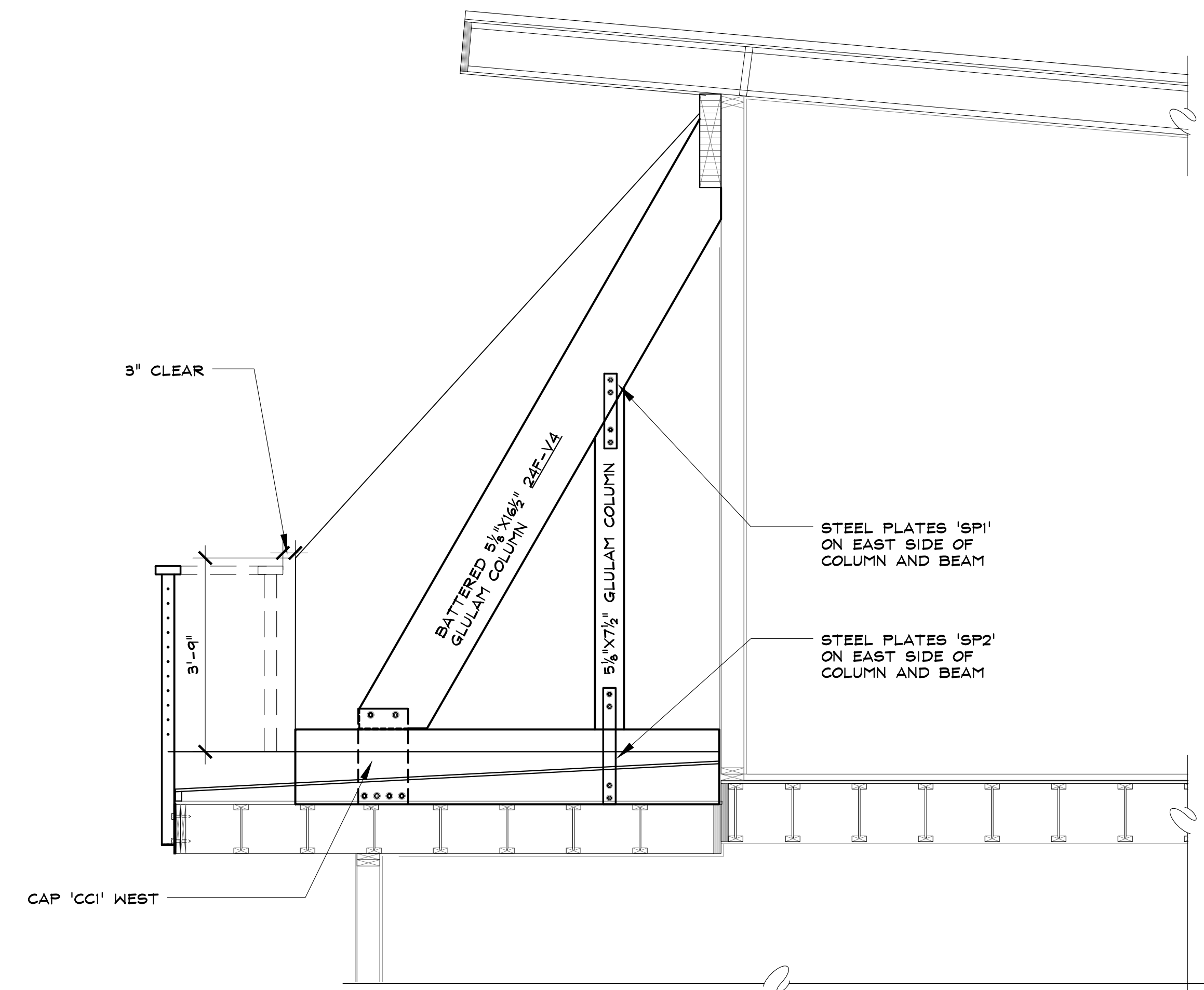
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 REVIEWED BY: SJM
 PROJECT # 17075

SECTIONS THROUGH PRIVACY WALL UNITS 3 & 2

S-8
 SHEET 10 of 14

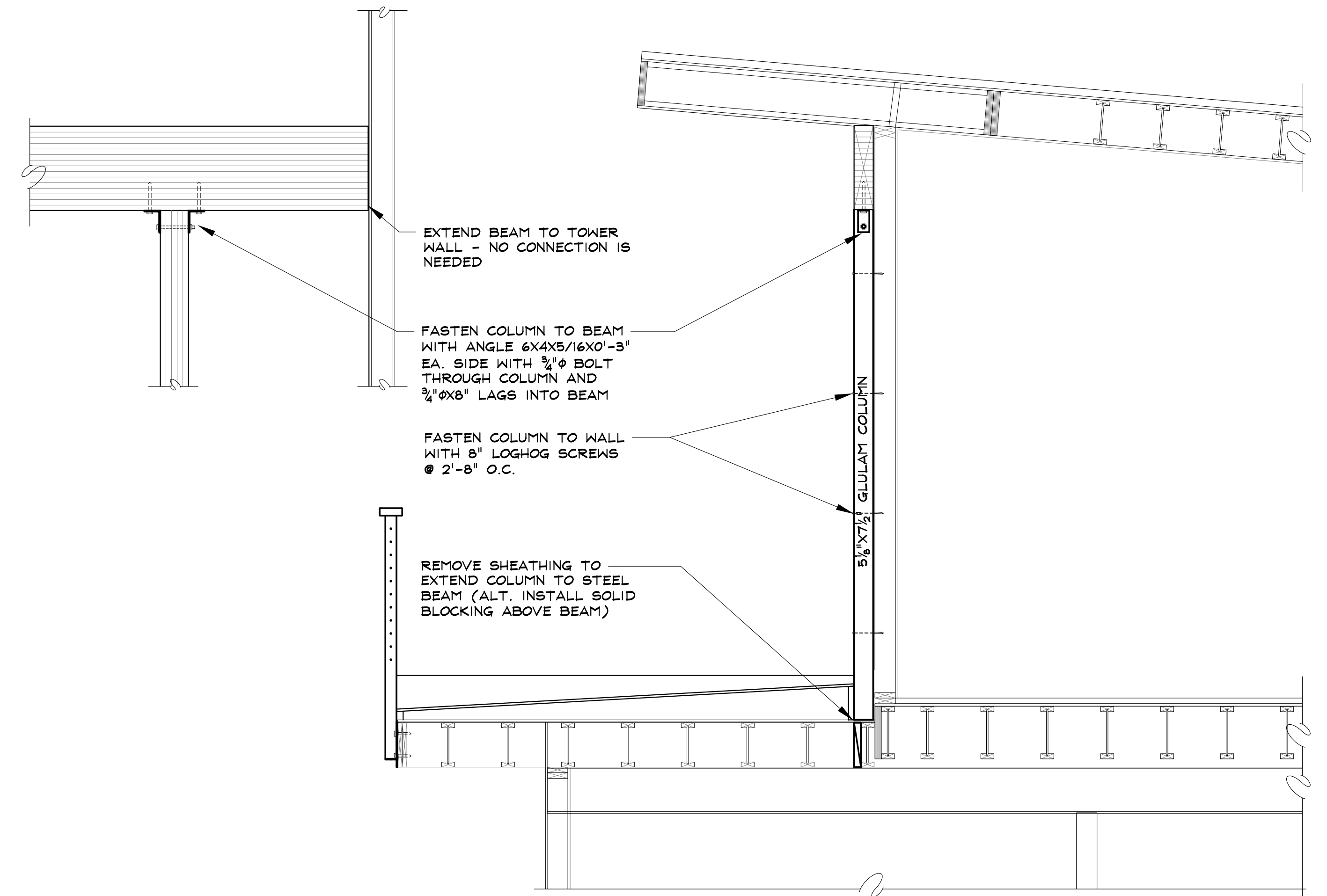
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2 UNIT 1 WEST END WALL SECTION
 Re: 1/8-3 FOR TYPICAL NOTES SCALE: 1/2" = 1'-0"

NOTE: NEW DECK FRAMING NOT SHOWN FOR CLARITY THESE SECTIONS



1 UNIT 1 AT VERTICAL COLUMN & STEEL BEAM
 Re: 1/8-3 FOR TYPICAL NOTES SCALE: 1/2" = 1'-0"



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RIVERFRONT PARK - BUILDING 3
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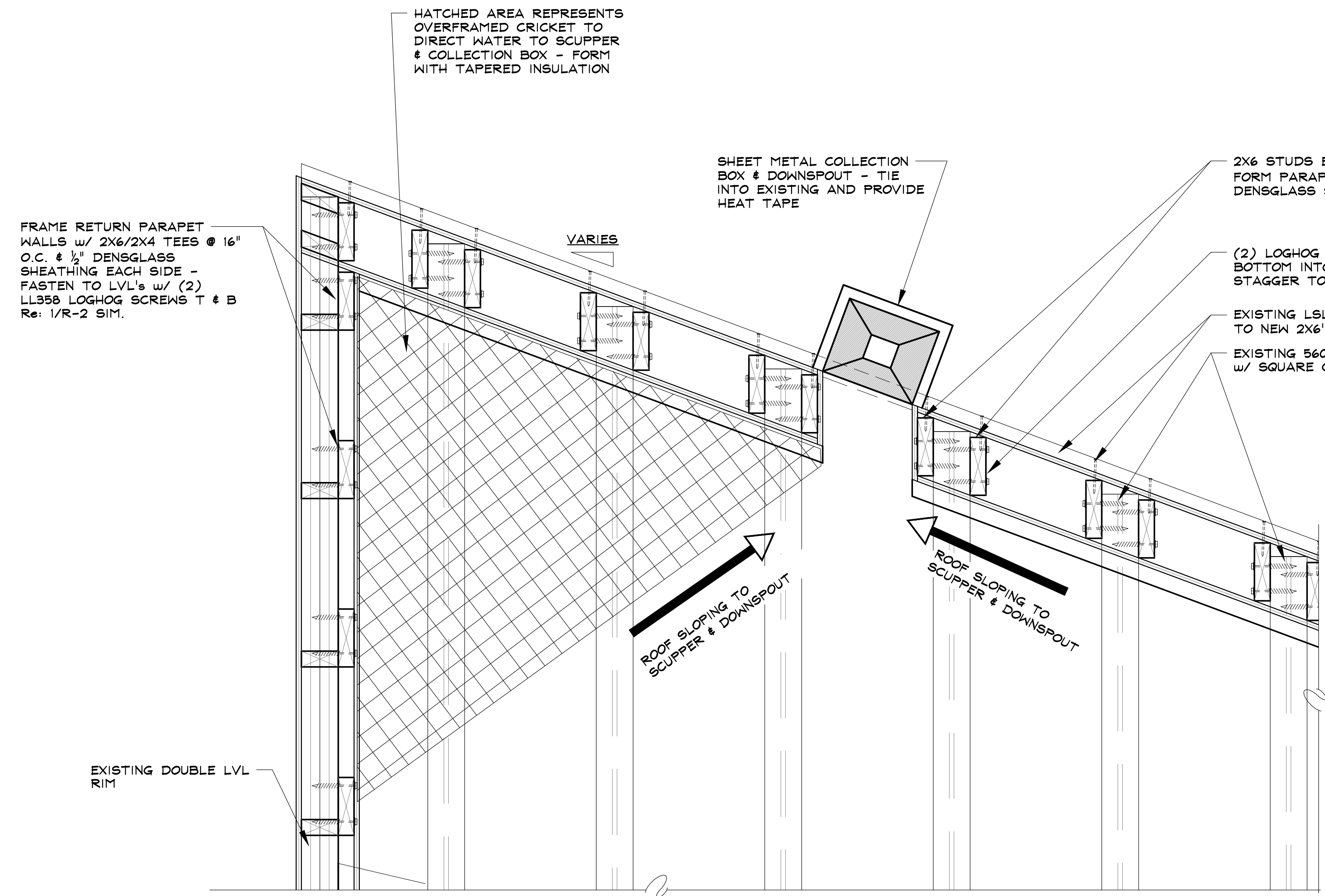
ISSUE DATES
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SECTIONS THROUGH
 PRIVACY WALL
 UNIT 1

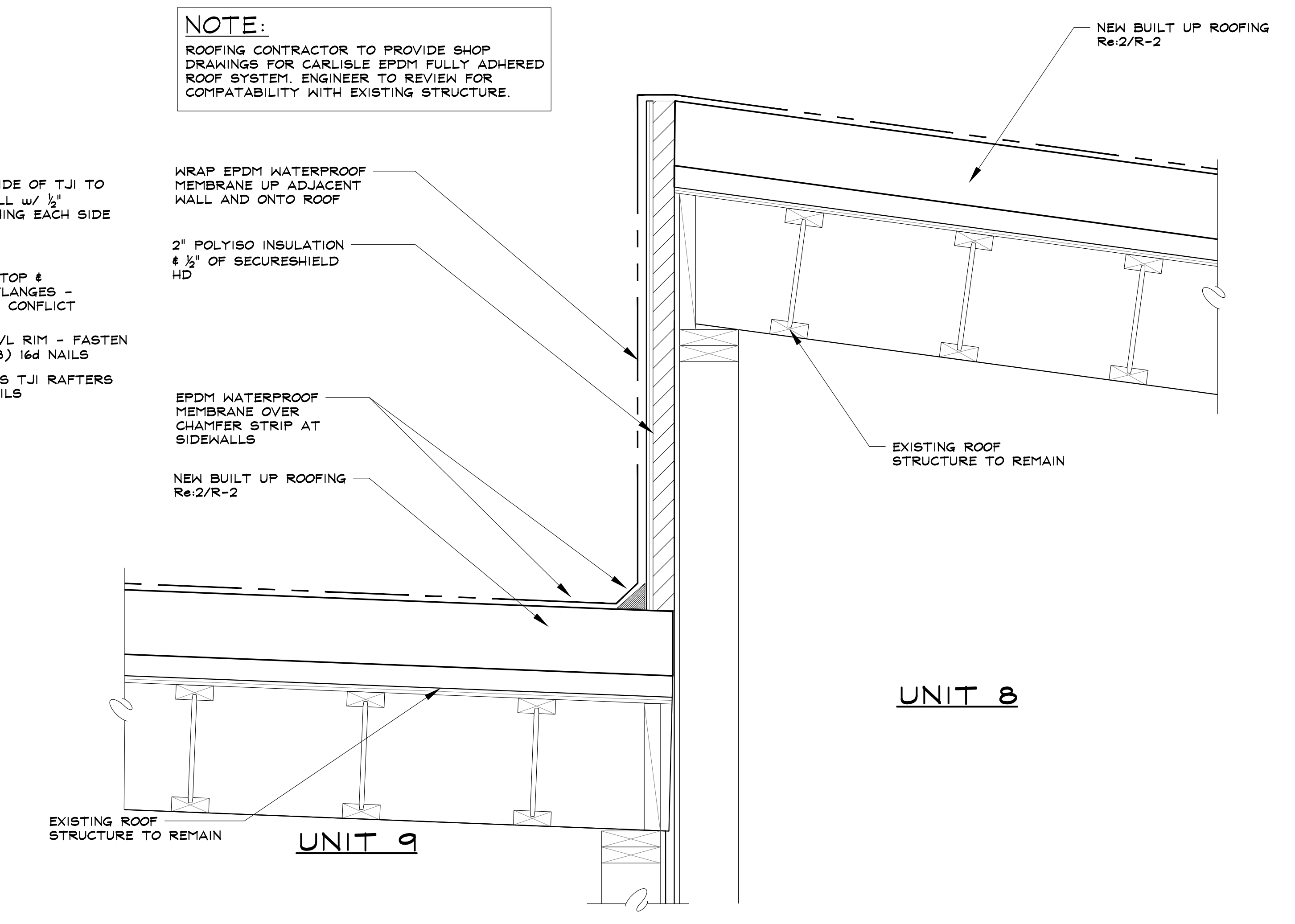
S-9

SHEET 11 of 14



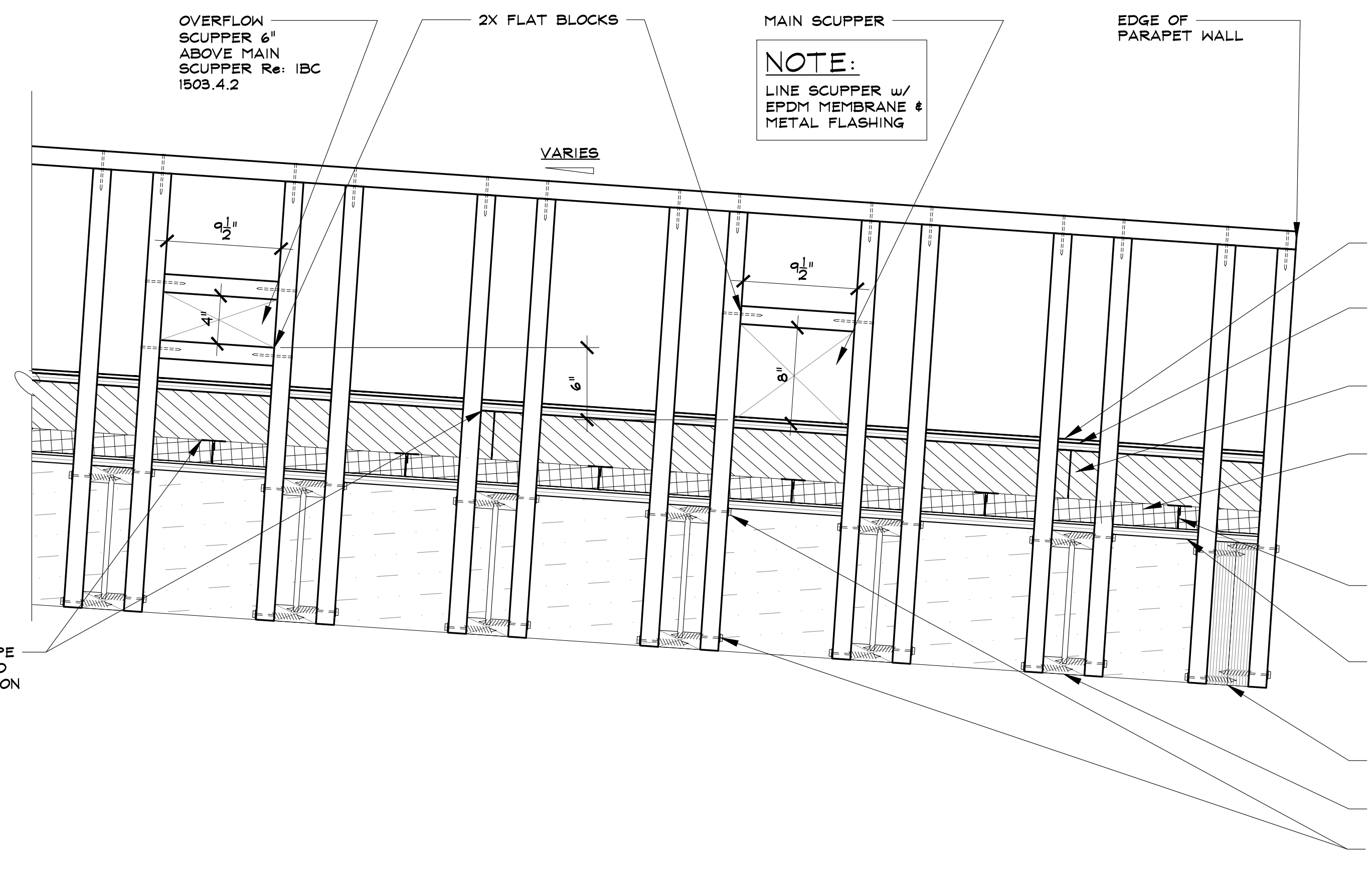
4 TYPICAL PARAPET WALL & DRAINAGE DETAIL

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



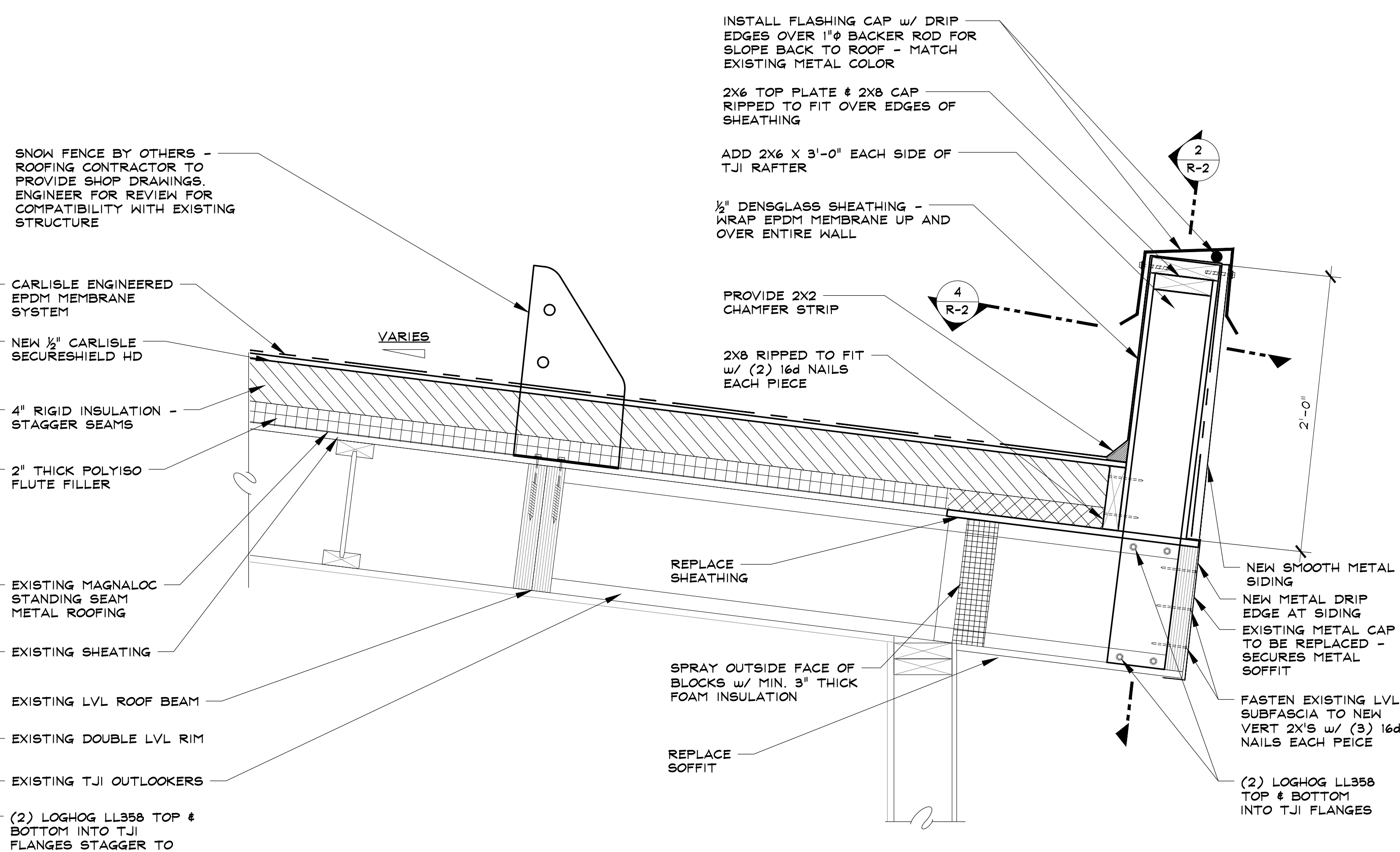
3 PROPOSED SECTION AT ROOF STEP(S)

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



2 TYPICAL PARAPET WALL ROOF ELEVATION/SECTION

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



1 TYPICAL PARAPET WALL SECTION

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

NOTE:
ROOFING CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CARLISLE EPDM FULLY ADHERED ROOF SYSTEM. ENGINEER TO REVIEW FOR COMPATIBILITY WITH EXISTING STRUCTURE.



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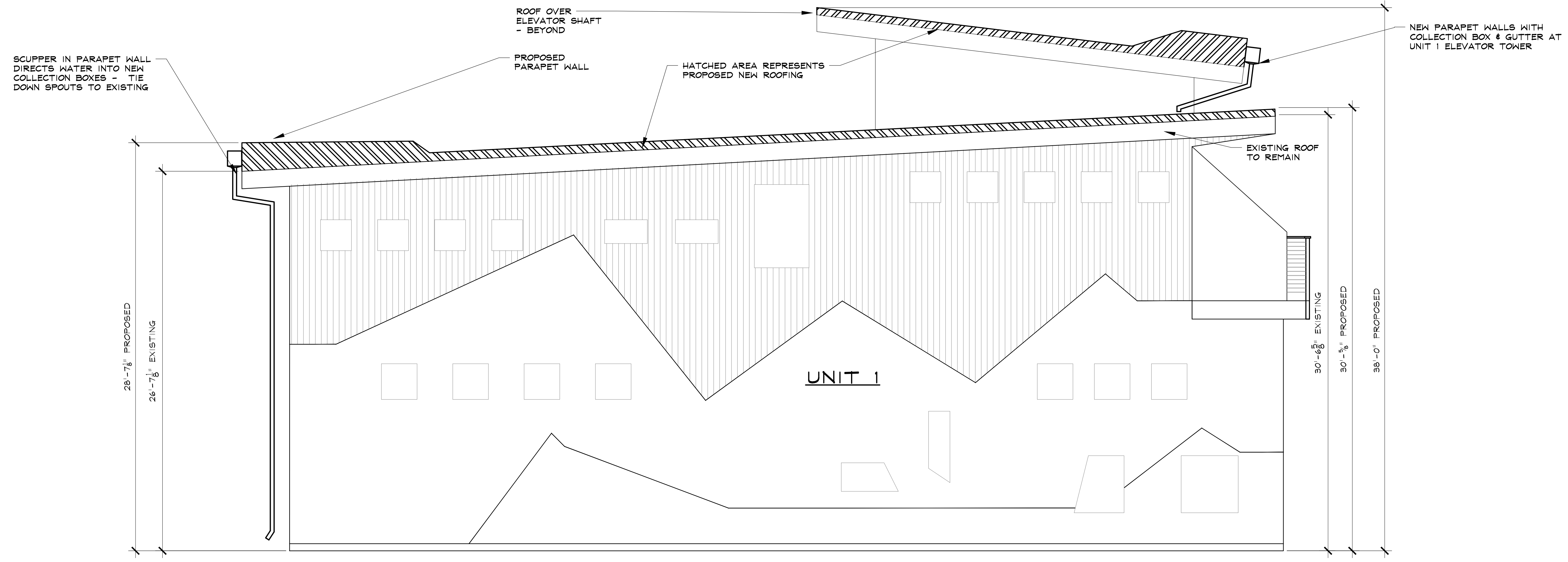
RIVERFRONT PARK - BUILDING 3
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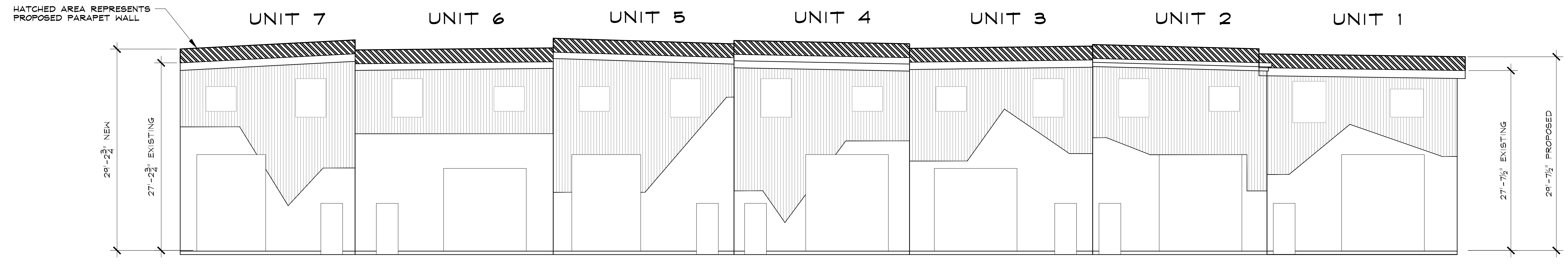
PROPOSED ROOF DETAILS & SECTIONS
R-2
SHEET 13 OF 14

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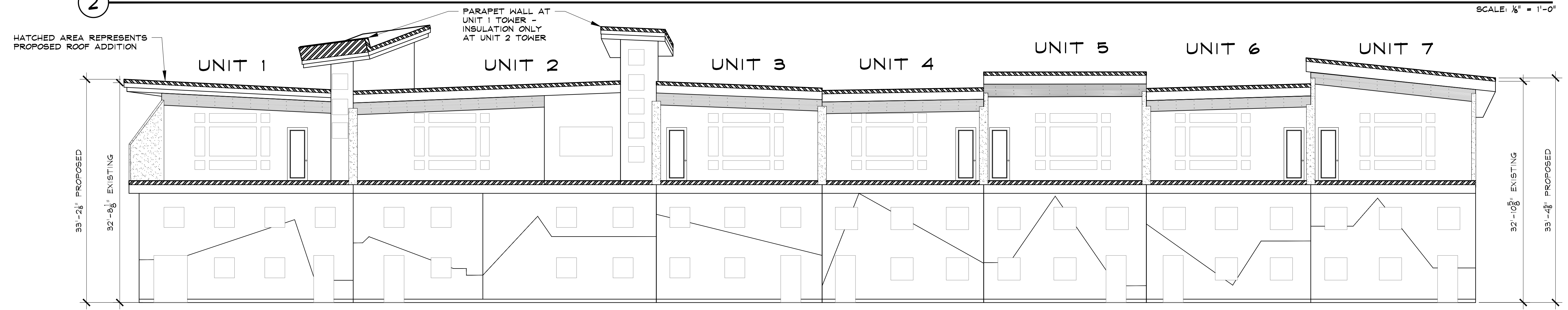
4 BUILDING 3 UNIT 1 - PROPOSED EAST ELEVATION

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



2 BUILDING 3 PROPOSED NORTH ELEVATION

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



1 BUILDING 3 PROPOSED SOUTH ELEVATION

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

SCUPPER IN PARAPET WALL DIRECTS WATER INTO NEW COLLECTION BOXES - TIE DOWN SPOUTS TO EXISTING

PROPOSED PARAPET WALL

HATCHED AREA REPRESENTS PROPOSED NEW ROOFING

NEW PARAPET WALLS WITH COLLECTION BOX & GUTTER AT UNIT 1 ELEVATOR TOWER

HATCHED AREA REPRESENTS PROPOSED PARAPET WALL

HATCHED AREA REPRESENTS PROPOSED ROOF ADDITION

PARAPET WALL AT UNIT 1 TOWER - INSULATION ONLY AT UNIT 2 TOWER

BASED ON DRAWINGS BY ARCHITECTURE ONE DATED 08.22.07 FOR RCORBD PERMIT SB-06-792



RIVERFRONT PARK - BUILDING 3
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PROPOSED ELEVATIONS

7-3

SHEET 14 of 14

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