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EDGEMONT - BLDG. A

STEAMBOAT SPRINGS, CO



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REVISIONS:

© OZ ARCHITECTURE

SHEET TITLE:
ROOF PLAN

SCALE: As Noted
SHEET NUMBER:

A2.10

ROOF KEY:

- 1 MAIN ROOF: TYPICAL U.N.O.
 - 2 ACCENT ROOF:
 - 3 ROOF DORMERS:
 - 4 BYLIN ROOF PANELS:
 - 5 CHIMNEY:
 - 6 ROOF ACCESS HATCH:
- FIBERGLASS ASPHALT SHINGLES
STANDING SEAM METAL
FIBERGLASS ASPHALT SHINGLES
COLOR TO MATCH STANDING SEAM METAL
THIN VENEER STONE
4' X 4' CLEAR ROOF HATCH WITH BUILT-IN LADDER

ROOF LEGEND:

- HEAT TRACE. RE: ELECT
- HEATED GUTTERS & COPPER DOWNSPOUT SYS. (COPPER D.S. FROM GUTTERS TO TERMINATION AT BLDG TO INTERNAL DRAINS).
- SNOW FENCE (RE: STRUCTURAL)
- 24" METAL PANEL @ EDGE (TYP) 8" (EACH SIDE) @ 1/3 OF VALLEYS (BYLIN SYSTEM, RE: SPEC)
- FALL PROTECTION ANCHORS @ 12'-0" O.C. (RE: STRUCT)
- WINDOW WASHING EQUIPMENT ANCHORS / PLATFORM - TWO NEEDED AT MAIN ROOF (POWER)

GENERAL ROOF NOTES:

- THE ROOF WILL BE CONSTRUCTED OF NON-COM MATERIALS AND ALL UTILITIES ARE TO BE PROTECTED PER CODE.
 - ALL THROUGH VENTS AND PIPES SHOULD BE LOCATED AS CLOSE TO A RIDGE AS POSSIBLE, NOT TO BE WITHIN 10'-0" OF A VALLEY.
 - DIMENSION OF EAVES ARE FROM FACE OF STUD OR NEAREST GRID TO THE END OF ROOF FRAMING, (RE: A9.5.1 FOR TYPICAL EAVE).
 - ALL ROOF PENETRATIONS ARE TO BE ADEQUATELY FLASHED AND SEALED PER SPECIFICATIONS AND MANUFACTURES RECOMMENDATIONS.
 - ADD LAYER OF ICE AND WATER SHIELD AT ALL SLOPES LESS THAN 4:12 PITCH.
 - ALL DUCT WORK WITHIN THE ROOF MUST MAINTAIN A 2-HOUR FIRE RATING. THIS SHOULD BE ACHIEVED WITH DUCT WRAP OR TWO LAYERS OF GYPBOARD ENCLOSURE.
 - ALL GUTTERS AND DOWNSPOUTS TO BE HEAT TRACED TO PREVENT FREEZING
 - WALLS ADJACENT TO ROOF - WRAP ICE & WATERSHIELD UP WALL 48" MINIMUM OR PER SPECIFICATIONS
 - EACH ROOF VALLEY SHALL HAVE ACCESS TO AN ELECTRICAL RECEPTACLE. INSTALL ACCORDING TO THE ELECTRICAL CODE.
 - FALL PROTECTION ANCHORS TO BE LOCATED AT 12'-0" O.C. DESIGNED FOR 5,000 LB CAPACITY AND SUCH THAT A PERSON CAN NEITHER FALL MORE THAN SIX FEET NOR CONTACT ANY LOWER LEVEL.
 - INSTALL WINDOW WASHING EQUIPMENT ANCHORS AT FIVE LOCATIONS AT MAIN ROOF TO ACCESS ALL WINDOWS. POWER IS NEEDED.
- Remove and replace exterior stone and drywall framing - to match existing conditions at BOILER FLUE chimney

GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, FACE OF CMU, OR COLUMN CENTERLINE, U.N.O.
- DIMENSION FROM INTERIOR DOOR JAMB TO ADJACENT WALL IS 6" UNLESS NOTED OTHERWISE
- SEE OVERALL FLOOR PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS
- PROVIDE 5/8" TYPE "X" GYP BOARD BEHIND ELECTRICAL PANELS, FEC CABINETS AND TUB/SHOWER ENCLOSURES. ALL TUB/SHOWER ENCLOSURES AT RATED WALLS TO MAINTAIN FIRE RATING.
- PROVIDE 5/8" NON-COMBUSTIBLE BLOCKING FOR WALL MOUNTED ELECTRICAL FIXTURES, GRAB BARS, BATH ACCESSORIES, MIRRORS, CURTAIN RODS, WALL-HUNG TV'S, HANDRAILS, WOOD CHAIRRAILS & WAINSCOT, ETC.
- CCJ INDICATES CONTROL JOINTS IN GYP BOARD WALLS, CEILINGS, AND CONC FLOORS. PROVIDE CONTROL JOINTS IN GYP BOARD WALLS WITH LENGTHS GREATER THAN 25'-0" L.F. - TO BE CONCEALED BY WOOD ELEMENTS SPANNING COMMON CORRIDORS WHEN POSSIBLE.
- ALL PARTITIONS ARE FLOOR TO STRUCTURE, UNLESS NOTED OTHERWISE. CONTINUE GYP BOARD AT RATED WALLS FROM FLOOR TO UNDERSIDE OF RATED STRUCTURE (CONCRETE FLOOR OR RATED CEILING AT ROOFS).
- ENLARGED UNIT PLAN MAY BE MIRRORED OR FLIPPED TO OVERALL FLOOR PLAN. FOLLOW OVERALL FLOOR PLAN FOR PROPER ORIENTATION
- GARAGE, ATTIC, AND ALL HABITABLE FLOORS AND MECHANICAL/ELECTRICAL ROOMS TO BE SPRINKLED PER NFPA-13. STANDPIPES TO BE DESIGNED AND INSTALLED PER NFPA-13. FIRE SUPPRESSION SYSTEM TO BE DESIGN/BUILD. GENERAL CONTRACTOR RESPONSIBLE FOR ALL PERMITS AND APPROVALS FOR FIRE SUPPRESSION/DETECTION SYSTEM.
- PROVIDE RECESSED FIRE CABINETS AND FIRE EXTINGUISHERS PER FIRE DEPT. REQUIREMENTS
- PROVIDE SHAFT WALL AT ROOF DRAINS AND VERTICAL MECHANICAL/PLUMBING RISERS INDEPENDENT OF RATED PARTITIONS
- CORRIDORS SHALL HAVE MIN. 5'-0" CLEAR DIMENSION U.N.O.
- PIPE PROTECTION SHALL BE INSTALLED ANYWHERE IN GARAGE WHERE PIPES OR MECHANICAL EQUIPMENT IS LARGER THAN A 4" DIAMETER. CC TO USE BOLLARDS, WHEEL STOPS, OR METAL STRAPPING FOR PROTECTION. PROVIDE PIPE PROTECTION (STEEL CAGE) AT ALL PIPES THAT ARE EXPOSED IN THE GARAGE AT COLUMNS AND WHERE CARS COULD HIT.
- RE: SHEET A7.0.0 AND 7.0.0s FOR ADA, FHA AND IBCO SIGNAGE AND STRIPING REQUIREMENTS.
- PENETRATIONS THROUGH RATED CONCRETE FLOOR SHALL NOT EXCEED 6" IN DIAMETER OR A TOTAL OF 144 INCHES IN 100 SQUARE FEET.
- PENETRATIONS THROUGH ROOF MEMBRANE SHALL BE FIRESTOPPED TO COORDINATE 2-HOUR RATING.
- GARAGE SLOPED TO DRAIN VARIES. (RE: STRUCT). - SLOPE TO BE 1" PER FOOT MAXIMUM.
- PENETRATIONS @ EXPOSED STEEL ANGLES, PLATES & BOLTS TO BE SEALED ALL AROUND FOR WATERPROOFING.

KEY NOTES

DIVISION 3-CONCRETE

- 3.1 PRECAST CONCRETE CAP
- 3.2 CONCRETE CRICKET-SLOPE 1/4" PER FOOT MINIMUM AND 1/4" PER FOOT MAX.
- 3.3 DEPRESSED SLAB FOR ROLL-IN SHOWER
- 3.4 DEPRESSED SLAB FOR ENTRANCE MAT
- 3.5 CONCRETE RAMP WITH POWDER COATED STEEL HANDRAIL
- 3.6 4" HIGH HOUSEKEEPING PAD, CONFORM PAD SIZE W/ EQUIPMENT - SUBMIT FOR REVIEW
- 3.7 CONC. STONE LEDGE RE: STRUCT.
- 3.8 CONC. WHEEL STOP
- 3.9 CONC. SLAB ON GRADE WITH SNOWMELT
- 3.10 CONCRETE STAIR WITH POWDER COATED STEEL HANDRAIL / GUARDRAILS - COLOR TO BE SELECTED BY ARCHITECT/LANDSCAPE
- 3.11 4" HIGH CONCRETE CURB

DIVISION 4-MASONRY

- 4.1 CONC. PAVERS ON SAND BED W/ SNOWMELT
- 4.2 STONE VENEER (RE: SPECIFICATIONS)
- 4.3 PRE-CAST CAP

DIVISION 5-METALS

- 5.1 NOT USED
- 5.2 GALVANIZED METAL GRATE (75% FREE AREA)
- 5.3 METAL GUTTER WITH HEAT TRACE
- 5.5 METAL DOWNSPOUT WITH HEAT TRACE

DIVISION 6-METALS (CONT.)

- 6.6 METAL SNOWFENCE (RE: STRUCTURAL)
- 6.7 NOT USED
- 6.8 FALL PROTECTION FOR WINDOW WASHING EQUIPMENT AND MAINTENANCE (RE: STRUCT)
- 6.9 NOT USED.
- 6.10 ONE-WAY GATE AT STAIR CORES (MUST SWING IN TOWARD THE PATH OF EGRESS)
- 6.11 STEEL RAILING WITH MESH PANEL
- 6.12 PIPE BOLLARD
- 6.13 42" HIGH STEEL GUARDRAIL
- 6.14 SCUPPER
- 6.15 METAL LADDER TO ROOF HATCH
- 6.16 DECORATIVE LOUVER
- 6.17 RESILIENT CHANNELS

DIVISION 6-WOODS & PLASTICS

- 6.1 ADD FIRE-TREATED PLYWOOD TO WALLS TO MOUNT EQUIPMENT (4"x8" SHEETS, FULL WALL HEIGHT AND WIDTH U.N.O.).
- 6.2 BLOCKING FOR OWNER PROVIDED SHELVING UNITS.

DIVISION 10-SPECIALTY

- 10.1 WATERHOG WALK-OFF MAT
- 10.2 PEDIGRID FLOORING SYSTEM, RE: 31/A10.2.4

DIVISION 7-THERMAL AND MOISTURE PROTECTION

- 7.1 CONCRETE SLAB ON GRADE
- 7.2 SLIP AND WATER RESISTANT PEDESTRIAN DECK COATING: ADD ADDITIONAL LAYER OVER OCCUPIED SPACE.
- 7.3 SLIP AND WATER RESISTANT PEDESTRIAN DECK COATING (MINIMUM 3 COAT SYSTEM)
- 7.4 WATERPROOF MEMBRANE WITH PROTECTION / DRAINAGE MAT (RE: SPEC)
- 7.5 VAPOR BARRIER UNDER SLAB AT ALL LIVABLE AREAS U.N.O.
- 7.6 DOUBLE SLAB SYSTEM WITH WATERPROOF MEMBRANE AND PROTECTION BOARD BETWEEN SLABS
- 7.7 MEMBRANE ROOFING ON TAPERED INSULATION- SLOPE TO DRAIN
- 7.8 BYLIN PANEL
- 7.9 NOT USED
- 7.10 SNOW MELT, RE: LANDSCAPE AND MECHANICAL FOR EXTENT

DIVISION 8-DOORS & WINDOWS

- 8.1 45 MINUTE - GLAZING
- 8.2 METAL GARAGE DOOR (RE: SPEC) PAINT - COLOR BY ARCHITECT

DIVISION 11-EQUIPMENT

- 11.1 TRASH CHUTE (RE: SPEC)
- 11.2 WINDOW WASHING EQUIPMENT (RE: SPEC)
- 11.3 NOT USED
- 11.4 SKI LOCKERS-PROVIDE 2 ACCESSIBLE MIN.
- 11.5 CARD KEY READER AT GARAGE ENTRY
- 11.6 HOUSE PHONE - CALL FOR ENTRY SYSTEM

DIVISION 13-SPECIAL CONSTRUCTION

- 13.1 WIRE SHELVING

DIVISION 15-MECHANICAL

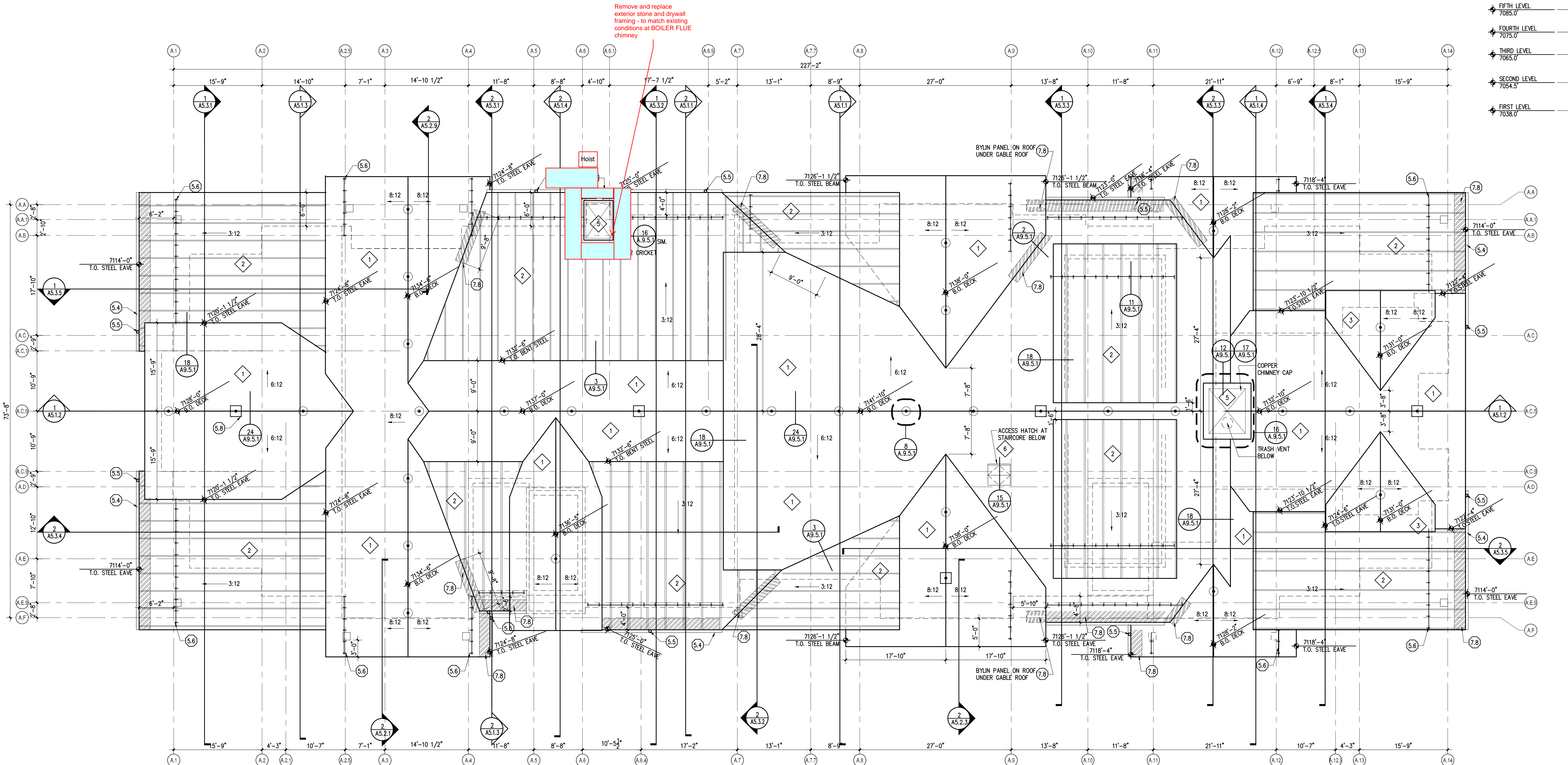
- 15.1 STANDPIPE (RE: PLUMBING)
- 15.2 MOP SINK
- 15.3 STORM GRADE MECHANICAL LOUVER (RE: MECH)
- 15.4 DECK DRAINS (RE: PLUMBING)
- 15.5 FLOOR DRAINS (RE: PLUMBING)
- 15.6 ROOF DRAINS (RE: PLUMBING)
- 15.7 NOT USED
- 15.8 TRENCH DRAIN RE: CIVIL

DIVISION 16-ELECTRICAL

- 16.1 EXTERIOR LIGHT FIXTURE RE: ELEC.
- 16.2 HEAT TRACE
- 16.3 OUTLET FOR WINDOW WASHING EQUIPMENT

BUILDING A - 7038'

- ATTIC LEVEL 7125.0'
- EIGHTH LEVEL 7115.0'
- SEVENTH LEVEL 7105.0'
- SIXTH LEVEL 7095.0'
- FIFTH LEVEL 7085.0'
- FOURTH LEVEL 7075.0'
- THIRD LEVEL 7065.0'
- SECOND LEVEL 7054.5'
- FIRST LEVEL 7038.0'



1 BUILDING 'A'
ROOF PLAN
SCALE: 1/8" = 1'-0"