

Unit L1: This deck appears to be of the original design. The deck is connected to unit L2 and is separated in the middle by a framed partition wall. The deck is framed with 2x8 deck joists spaced at 20" on center with 2x6 decking. Most of the joists bear on mechanical steel hangers or are toe-nailed on the east end and cantilever approximately 1'-2" on the west. The east end hangers are nailed to either a 2x8 ledger that is perpendicular with the deck joists or toe-nailed to a 2x8 ledger that is on an approximate 45 degree angle to the deck joists. The ledgers appear to be nailed to the side of the building. The cantilevered ends of the joists bear on a dropped 3 1/8 x 12 glulam beam. Some of the nails appear to be weathered and show signs of rust. Some of the deck joists are cracking and appear to be taking on a blackish/gray weathered look. The 3 1/8 x 12 glulam beam spans continuously over two separate 6x6 posts that are spaced apart approximately 10'-3" and cantilevers to the south approximately 3'-6". The top of the posts appear to have a notch at the top where the glulam beam bears. There does not appear to be a mechanical steel cap or any type of bolts connecting the two members together. The posts bear on concrete circular piers and do not appear to have a mechanical steel base plate. (See Image A)

Unit L2: The deck for this unit appears to have been remodeled at some point in time. This unit's deck is connected to unit L1 and is separated in the middle by a framed partition wall. The section of deck located to the north of the cantilevered floor above appears to have been added on at some point in time. The deck is framed with 2x8 deck joists spaced at 20" on center with 2x6 decking. Most of the joists bear on mechanical steel hangers or are toe nailed on the east end and cantilever approximately 1'-2" on the west except for the southerly four joists, which cantilever approximately 4'-3". These southerly cantilevered joists support the top of the stair stringers and the landing. The east end hangers are nailed to either a 2x8 ledger that is perpendicular with the deck joists or toe-nailed to a 2x8 ledger that is on an approximate 45 degree angle to the deck joists. The ledgers appear to be nailed to the side of the building. The cantilevered ends of the joists bear on two separate dropped 3 1/8 x 12 glulam beams. Some of the nails appear to be weathered and show signs of rust. Some of the deck joists are cracking and appear to be taking on a blackish/gray weathered look. The glulam beam to the south also supports some of the deck for unit L1. The glulam beam to the north also supports some of the deck for unit L3. The glulam beam to the south spans continuously over two separate 6x6 posts as described in unit L1. The glulam beam to the north spans continuously over three separate 6x6 posts that are spaced out 14'-7" and 15'-3" starting from the south. The top of the posts appear to have a notch at the top where the glulam beam bears. There does not appear to be a mechanical steel cap or any type of bolts connecting the two members together. The posts bear on concrete circular piers and do not appear to have a mechanical steel base plate. The top of the concrete pier closest to the bottom of the stairs appears to be

flush with the finished grade. (See Image D) This unit has a set of stairs that lead down to the grade below. The stairs appear to be framed with three separate stair stringers with 2x6 decking for treads. The two stringers on the outsides of the stairs appear to be (2)-2x12 stringers, and one located in the middle appears to be (1)-2x12. The stair stringers appear to be connected to (2)-2x8's with mechanical steel hangers. The (2)-2x8's appear to be connected to the cantilevered end of (2)-2x8 deck joist mentioned above, with a combination of steel plates and 2x6 strips of wood. (See Image E) The (2)-2x8 cantilevered deck joist appear to have a horizontal crack along the mid-depth of the joists at the cantilevered end. The stair landing at the top is approximately 4'-0" x 4'-3" in size and appears to be sagging to the west. (See Image F) All of the stringers appear to bear on a built up wooden landing at the bottom of the stairs that appears to bear on the ground. (See Image G) At the bottom of the two outside stair stringers, there were 6x6 newel posts that are bolted or lagged to them that appear to also bear on built up concrete pavers. (See Image H) These newel posts appear to be the support for the open steel railing of each side of the stairs. The stairs also move significantly upon putting any force on them.



(Image D)



(Image E)



(Image F)

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(Image G)



(Image H)

Unit L3: The deck for this unit appears to have been remodeled at some point in time. This unit's deck is connected to unit L2 and L4 and is separated from the other units in the middle by a framed partition wall. It is framed with 2x8 deck joists spaced at 20" on center with 2x6 decking. The joists bear on mechanical steel hangers on the east end and cantilever approximately 1'-2" on the west except for the northerly three joists, which are (2)-2x8's at 20" o.c. and they cantilever approximately 4'-0". (Refer to layout) The east end hangers are nailed to either a 2x8 ledger that is perpendicular with the deck joists or to a (2)-2x8 beam that is on an approximate 45 degree angle to the deck joists. The ledgers appear to be nailed to the side of the building. The cantilevered ends of the joists bear on two separate dropped 3 1/8 x 12 glulam beams. Some of the nails appear to be weathered and show signs of rust. Some of the deck joists are cracking and appear to be taking on a blackish/gray weathered look. The glulam beam to the south also supports some of the deck for unit L2. The glulam beam to the north also supports some of the deck for unit L4. The glulam beam to the south spans continuously over three separate 6x6 posts as described in unit L2. The glulam beam to the north spans continuously over three separate 6x6 posts that are spaced out 10'-1" and 12'-4" starting from the south. The top of the posts appear to have a notch at the top where the glulam beam bears. There is one steel T-shaped cap on the northerly post but the remainder of the posts do not appear to have any type of mechanical steel cap or any bolts connecting the two members together. The posts bear on concrete circular piers and do not appear to have a mechanical steel base plate. (See Image I and J)



(Image I)



(Image J)