

FISHERS MILL APARTMENTS RENOVATION: BUILDING J

VANCOUVER, WASHINGTON

VANCOUVER HOUSING AUTHORITY

2500 MAIN STREET
VANCOUVER, WASHINGTON 98660
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TBD

CIDA, INC.

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PORTLAND, OREGON 97224
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LEGAL DESCRIPTION AND ZONING SUMMARY

SITE ADDRESS:	1000 SE 160TH AVENUE VANCOUVER, WASHINGTON 98683
PROPERTY IDENTIFICATION NUMBER:	115292000
SECTION-TOWNSHIP-RANGE:	NW 1/4S36,T2N,R2E & SW 1/4S36,T2N,R2E
CITY:	VANCOUVER
COUNTY:	CLARK COUNTY
ZONING DESIGNATION:	HIGHER DENSITY RESIDENTIAL (R-22)
ZONING OVERLAY:	NONE
COMPREHENSIVE PLAN:	URBAN HIGH DENSITY RESIDENTIAL (UH)

BUILDING INFORMATION

YEAR BUILT:	1989
OCCUPANCY:	R-2
CONSTRUCTION TYPE:	V-B, NON SPRINKLERED
BUILDING HEIGHT:	(NO CHANGE)
NUMBER OF STORIES:	2 STORIES, (NO CHANGE)
BUILDING AREA:	EXISTING, (NO CHANGE)
SITE AREA:	EXISTING, (NO CHANGE)
CURRENT DESIGN CODE:	2015 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS (IBC)

PROJECT DESCRIPTION

IN BRIEF AND WITHOUT FORCE AND EFFECT ON THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE PROJECT CONSISTS OF THE FOLLOWING: **THE WORK INCLUDES EXTERIOR IMPROVEMENT TO AN EXISTING TWO-STORY, WOOD FRAMED MULTI-FAMILY APARTMENT BUILDING INCLUDING REMOVAL AND REPLACEMENT OF EXISTING ASPHALT ROOFING, THE INSTALLATION OF NEW EXTERIOR SIDING NEW EXTERIOR SLIDING GLASS DOOR ASSEMBLIES AT LOCATIONS INDICATED IN THE DRAWINGS, AND NEW EXTERIOR PAINT.**

DEFERRED SUBMITTAL (DELEGATED DESIGN)

NOTE: DEFERRED SUBMITTAL(S) INDICATED BELOW WILL BE PREPARED BY OTHERS AND SUBMITTED UNDER SEPARATE COVER.

- NONE AT THIS TIME.

WORK UNDER SEPARATE CONTRACT(S) (BY OTHERS)

NOTE: DESIGN ELEMENTS INDICATED BELOW WILL BE PREPARED BY OTHERS.

- NONE AT THIS TIME.

OCCUPIED STRUCTURES DISCLAIMER

THE WORK INCLUDES REPAIRS TO UNITS AND STRUCTURES THAT WILL BE OCCUPIED BY AND OPEN TO THE TENANTS DURING CONSTRUCTION WHILE PERFORMING THE WORK DESCRIBED WITHIN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL AT ALL TIMES ADHERE TO THE FOLLOWING REQUIREMENTS, INCLUDING ANY AND ALL ADDITIONAL REQUIREMENTS THAT THE GOVERNING AUTHORITIES HAVING JURISDICTION MAY ALSO REQUIRE.

- CONTRACTOR SHALL MAINTAIN AND NOT COMPROMISE THE EXISTING BUILDING'S VERTICAL AND LATERAL LOAD CAPACITIES OF THE EXISTING STRUCTURE.
- CONTRACTOR SHALL MAINTAIN AND NOT COMPROMISE THE EXISTING BUILDING'S FIRE ALARMS, AUTOMATIC FIRE EXTINGUISHING SYSTEMS AND THEIR MONITORING ALARMS, STANDOPPS, SMOKE CONTROL SYSTEMS, EXIT SIGNS, EGRESS LIGHTING, AND FIRE-RESISTIVE CONSTRUCTION ASSEMBLIES.
- ANY PORTION(S) OF THE EXISTING STRUCTURE WHICH IS DETERMINED TO PROVIDE INADEQUATE STRUCTURAL INTEGRITY, FIRE PROTECTION, OR OCCUPANT LIFE SAFETY, MUST BE CLOSED TO THE TENANTS DURING THE TIME IN WHICH THE STRUCTURE IS BEING COMPROMISED. THE AFFECTED AREAS SHALL NOT BE RE-OPENED TO THE TENANTS UNTIL THE AUTHORITIES HAVING JURISDICTION DETERMINE THAT THE AFFECTED AREAS MEET THE REQUIREMENTS FOR STRUCTURAL INTEGRITY, FIRE PROTECTION AND OCCUPANT LIFE SAFETY.
- IF IT IS DETERMINED THAT THE BUILDING OCCUPANT'S SAFETY CANNOT BE ACCOMPLISHED AT ALL TIMES, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE OWNER, ARCHITECT, AND THE AUTHORITIES HAVING JURISDICTION IN WRITING. THE CONTRACTOR SHALL PROVIDE TO THE OWNER, ARCHITECT, AND THE AUTHORITIES HAVING JURISDICTION A WRITTEN SCHEDULE OF TIMES OF CLOSURE TO THE TENANTS ALONG WITH THE PLANS ILLUSTRATING THE AREA AND/OR AREAS OF CLOSURE FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH THE WORK.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR AND SHALL PROVIDE ALL NECESSARY SAFETY MEASURES TO PROTECT THE PUBLIC, THE BUILDING OCCUPANTS, AND THEIR EMPLOYEES DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PROTECTION AND SAFEGUARDS TO PREVENT THE PUBLIC AND BUILDING TENANTS FROM ENTERING THE CONSTRUCTION AREA(S) AT ALL TIMES DURING CONSTRUCTION.
- THE BUILDING'S EXISTING MEANS OF EGRESS INCLUDING, BUT NOT LIMITED TO, EXIT STAIRWAYS, COMMON PATHS OF EGRESS, AND EXIT DISCHARGE AREAS, SHALL NOT BE USED BY CONSTRUCTION PERSONNEL DURING CONSTRUCTION FOR MATERIAL STAGING AND/OR THE REMOVAL OF CONSTRUCTION DEBRIS AND SHALL REMAIN UNOBSSTRUCTED AND FULLY FUNCTIONAL IN EACH OF THEIR INTENDED USE DURING THE ENTIRETY OF THE CONSTRUCTION DURATION.
- THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE SECTION 901.7 SHALL BE IMPLEMENTED UPON COMMENCEMENT OF CONSTRUCTION. IF ANY PART/PORTION OF THE EXISTING FIRE PROTECTION SYSTEM IS TAKEN OUT OF SERVICE AT ANY TIME DURING CONSTRUCTION AND SPECIFICALLY AFFECTS THE BUILDING'S ABILITY TO COMPLY WITH INTERNATIONAL FIRE CODE SECTION 901.7, THE REQUIREMENTS OF INTERNATIONAL FIRE CODE SECTION 901.7.4 SHALL BE MET IN THEIR ENTIRETY, INCLUDING, BUT NOT LIMITED TO THE NECESSARY NOTIFICATIONS.

FIRESTOPPING PLAN DESCRIPTION

IF EXISTING CONDITIONS REQUIRE INSTALLATION OF NEW FIRESTOPPING, THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUB CONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (E.U. LIST, OR OTHER APPROVED REPORT LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

OWNER

GENERAL CONTRACTOR

ARCHITECT/STRUCTURAL ENGINEER

ARCHITECTURAL GENERAL PROJECT NOTES

DISCLAIMER: THESE ARCHITECTURAL GENERAL NOTES SHALL APPLY TO THE ENTIRE PROJECT UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THE CONSTRUCTION DOCUMENTS.

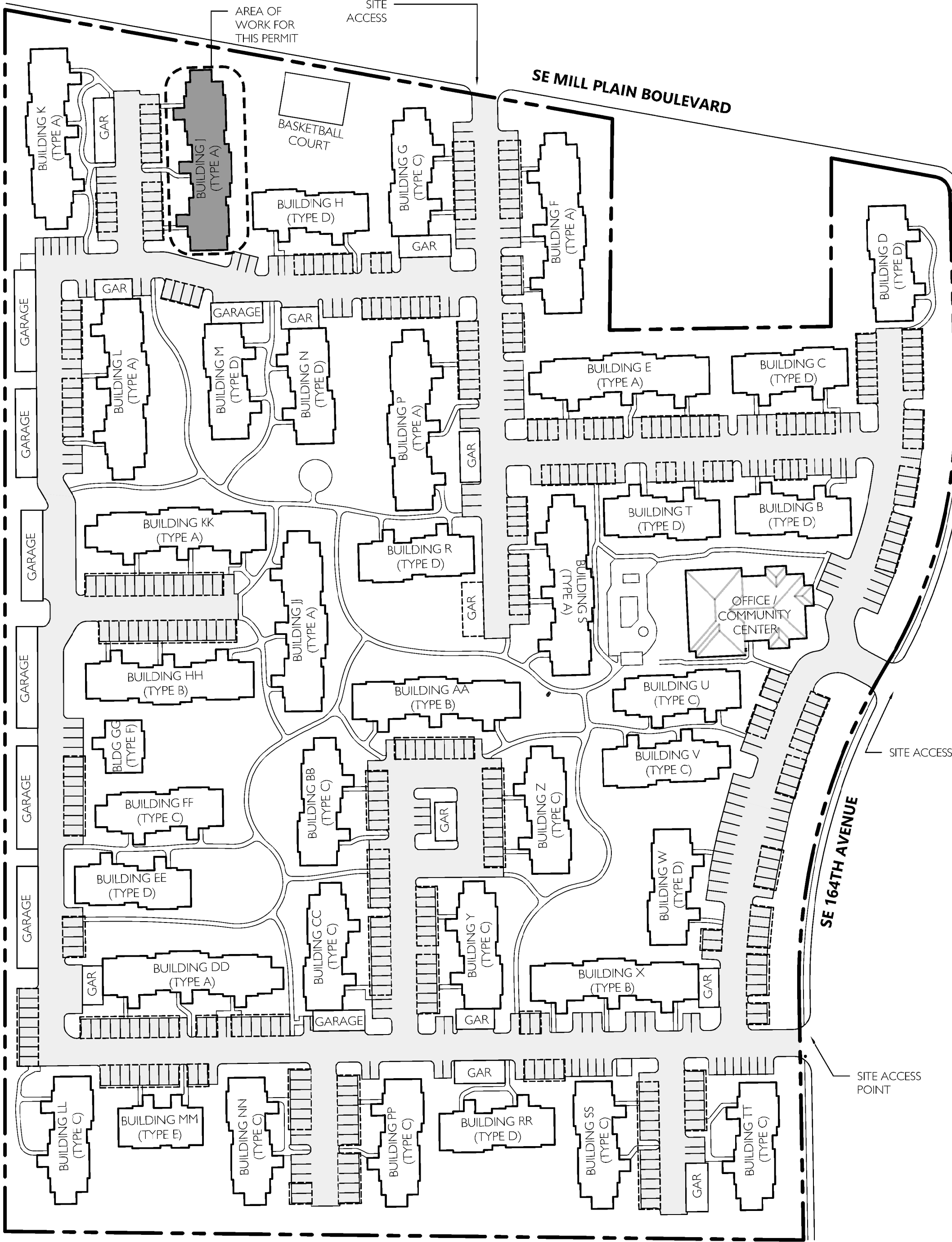
- ALL MATERIALS AND DESIGN SPECIFICATIONS CITED HEREIN SHALL CONFORM TO THE MOST RECENT BUILDING CODE AND FIRE CODE AS ADOPTED BY THE GOVERNING LOCAL AUTHORITIES HAVING JURISDICTION.
- ANY DISCREPANCY FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE NOTES, AND ANY SITE CONDITIONS SHALL BE REPORTED IN A TIMELY MANNER IN WRITING TO THE ARCHITECT, WHO SHALL CLARIFY ANY DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK AND EXPENSE.
- SCOPE OF WORK LIMITED TO "AREA OF WORK" ILLUSTRATED IN CONTRACT DOCUMENTS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER THOSE SHOWN GRAPHICALLY.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
- THE ARCHITECTURAL DRAWINGS REPRESENT THE COMPLETED DESIGN INTENT AND ARE NOT INTENDED TO INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, SECURITY AND SAFETY REQUIRED FOR THIS PROJECT.
- ALL DESIGN, BUILDING AND DETAIL ELEMENTS FOR CONSTRUCTION NOT FULLY SHOWN SHALL BE THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
- ALL PRODUCTS AND MATERIALS BEING PROVIDED AND INSTALLED BY THE CONTRACTOR SHALL BE APPLIED, PLACED, ERECTED OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- PROVIDE, FURNISH AND INSTALL ALL ITEMS INDICATED IN THE CONTRACT DOCUMENTS, COMPLETE AND READY FOR THEIR INTENDED USE, AT NO ADDITIONAL COST TO THE PROJECT.
- THESE DOCUMENTS CONTAIN NOTES THAT MAY APPLY GENERALLY TO ALL DESIGN ELEMENTS, SPECIFICALLY TO ONE SHEET, OR SPECIFICALLY TO ONE OR MORE DESIGN ELEMENTS. THE NOTES ARE NOT MERE GUIDELINES, THEY ARE PART AND PARCEL OF THE DESIGN. ANY WORK THAT IS PERFORMED THAT IS NOT IN COMPLIANCE WITH THE NOTES IS NOT IN COMPLIANCE WITH THE DESIGN AND IS SUBJECT TO REJECTION. ANY ALTERATION, MODIFICATION, DELETION, OR ADDITION TO THE NOTES BY WRITING, ACT OR FAILURE TO ACT, SHALL BE CARRIED OUT ONLY WITH THE PRIOR EXPRESS WRITTEN CONSENT AND APPROVAL OF THE ARCHITECT.
- DRAWINGS AND DETAILS ARE MEANT TO INDICATE GENERAL DESIGN INTENT AND SHOW ASSEMBLIES OF STRUCTURAL AND NON-STRUCTURAL MEMBERS, SIZES, SHAPES, CONNECTIONS, ETC. COORDINATE WITH OTHER CONTRACT DOCUMENTS FOR COMPLETE SYSTEMS AND ASSEMBLY INFORMATION. ANY ITEMS NOT SHOWN, BUT NECESSARY FOR A COMPLETE AND FINISHED PRODUCT ARE TO BE CONSIDERED PART OF EACH DETAIL AND SHALL BE INCLUDED IN THE CONSTRUCTION TO MEET INDUSTRY STANDARDS.
- PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY THE GOVERNING AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL PROTECT ALL EXTERIOR EXPOSED WORK BEING INSTALLED IN WEATHER TIGHT MANNER.
- A COMPLETE AND CURRENT SET OF THE CONSTRUCTION DOCUMENTS, AS APPROVED BY THE GOVERNING AUTHORITIES HAVING JURISDICTION, MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- WHERE AN EMERGENCY AND STANDBY SYSTEM IS REQUIRED BY THE GOVERNING AUTHORITIES HAVING JURISDICTION, THE ENTIRE SYSTEM SHALL COMPLY WITH THE CURRENT EDITION OF THE GOVERNING CODE(S) REQUIREMENT(S).
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FEET AS SPECIFIED BY THE STRUCTURAL ENGINEER OF RECORD.
- DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
- PROVIDE BLOCKING, BRACING, FRAMING WITHIN ALL WALLS HAVING WALL-MOUNTED FIXTURES, ACCESSORIES, FURNISHINGS AND EQUIPMENT.
- PROVIDE VENTING FOR ALL CONCEALED SPACES PER BUILDING CODE.
- ALL INSULATION AND FINISH MATERIALS INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS OF THE MOST RESTRICTIVE PREVAILING BUILDING CODE FOR SMOKE DENSITY AND FLAME SPREAD.
- PROVIDE WEATHER BARRIER MATERIALS AS REQUIRED FOR WATER-TIGHT CONSTRUCTION. PROVIDE TEMPORARY COVER AS NECESSARY TO PREVENT WATER INFILTRATION INTO THE BUILDING INTERIOR OR WIND DAMAGE DURING CONSTRUCTION.
- PROVIDE SEPARATION BETWEEN DISSIMILAR METALS.
- ALL METAL FLASHING EDGES SHALL BE HEMMED, UNLESS NOTED OTHERWISE.
- ALL EXPOSED EXTERIOR STEEL SHAPES AND FLASHING SHALL BE GALVANIZED AND PRIMED AND PAINTED, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS WHICH ARE PERTINENT TO THIS PROJECT. INFORMATION PROVIDED HEREIN ARE NOT MEANT TO SUPERSEDE THE BUILDING CODE OR AUTHORITIES HAVING JURISDICTION CONCERNING ACCESSIBILITY REQUIREMENTS.
- ARCHITECT'S DIGITAL DATA FILES: ELECTRONIC COPIES OF CAD DRAWINGS OF THE CONTRACT DRAWINGS MAY BE PROVIDED BY ARCHITECT AT ITS DISCRETION FOR CONTRACTOR'S USE IN PREPARING SUBMITTALS. THE CONTRACTOR SHALL NOT ASSUME THAT THE ARCHITECT WILL BE RELEASING SAID FILES.

ARCHITECTURAL GENERAL DEMOLITION NOTES

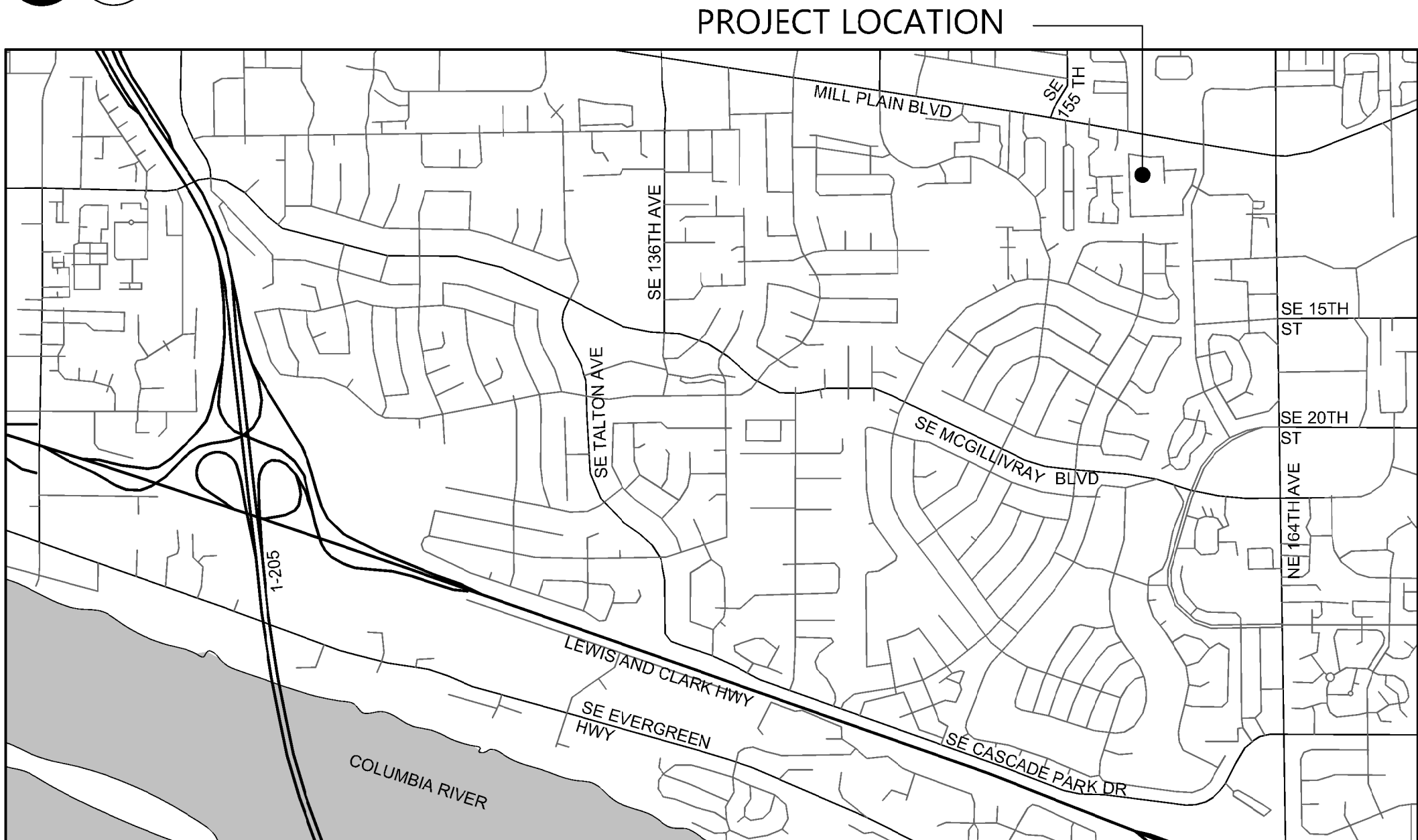
- CONTRACTOR SHALL PROTECT PROJECT WORK AREA, OWNER'S AND/OR TENANT'S PROPERTY (BOTH NEW AND EXISTING), BUILDING UTILITIES AND ANY FINISHES, FIXTURES AND EQUIPMENT FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGES TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO COST TO THE OWNER OR TENANT PRIOR TO SUBSTANTIAL COMPLETION. RESIDENTS SHALL BE SOLELY RESPONSIBLE FOR REMOVAL OF PERSONAL ITEMS FROM THEIR RESPECTIVE EXTERIOR DECKS AND PATIOS, AT THE AREAS OF WORK.
- WHERE NOT INDICATED ON DRAWINGS, OWNER SHALL HAVE RIGHT OF FIRST REFUSAL FOR EQUIPMENT AND MATERIALS REMOVED DURING DEMOLITION AND WILL PROMPTLY REMOVE SELECTED ITEMS, SALVAGEABLE / RECYCLABLE EQUIPMENT AND MATERIALS SHALL BE STOCKPILED AT AN OWNER PROVIDED ON-SITE LOCATION FOR FUTURE USE / RECYCLING. ALL OTHER DEMOLISHED MATERIALS ARE TO BE REMOVED DAILY. FEES ASSOCIATED WITH DISPOSAL SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID.
- WHERE NOT INDICATED ON DRAWINGS, ALL ITEMS NOT REUSED FOR NEW CONSTRUCTION ARE TO BE RECYCLED TO THE MAXIMUM EXTENT ALLOWED PER LOCAL CODE. VERIFY WHICH ITEMS TO BE REUSED WITH BUILDING OWNER AND ARCHITECT PRIOR TO REMOVAL.
- CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- EXISTING MEANS OF EGRESS SHALL BE MAINTAINED (UNOBSSTRUCTED AND FUNCTIONAL) THROUGHOUT THE ENTIRE BUILDING AT ALL TIMES DURING CONSTRUCTION.
- EXISTING EXIT SIGNAGE AND EMERGENCY LIGHTING TO REMAIN, UNLESS OTHERWISE NOTED.
- EXISTING EGRESS ENCLOSURES AND ASSOCIATED ASSEMBLIES TO REMAIN. MAINTAIN EXISTING FIRE AND SMOKE RATINGS, EGRESS HARDWARE (WHERE NOT INDICATED TO BE REMOVED AND/OR REPLACED), AND SIGNAGE.
- EXISTING PRIMARY STRUCTURE ELEMENTS - BEAMS, COLUMNS, BEARING WALLS, SHEAR WALLS, ETC. - AND ASSOCIATED ASSEMBLIES TO REMAIN.
- WHERE PLANS CALL FOR DEMOLITION OF WALLS OR FINISH(ES) ADJACENT TO EXISTING ASSEMBLIES TO REMAIN, PATCH & REPAIR EXISTING SURFACES THAT REMAIN TO MAINTAIN CURRENT FIRE AND SMOKE RATING(S) AND AESTHETIC APPEARANCE OF ASSEMBLY.

RCW 64.55 STATEMENT

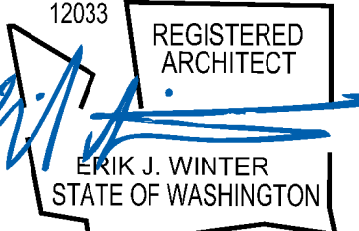
RCW 64.55 IRREVOCABLE COVENANT STATEMENT: VANCOUVER HOUSING AUTHORITY ("OWNER") WILL, PRIOR TO THE CITY OF VANCOUVER'S FINAL INSPECTION FOR THIS PROJECT'S SCOPE OF WORK, RECORD AN IRREVOCABLE COVENANT WITH CLARK COUNTY, WASHINGTON FOR THIS PROJECT TO SATISFY THE REQUIREMENTS OF RCW 64.55.010 THROUGH 64.55.090. OWNER AGREES THAT UNTIL TERMINATION OF THIS COVENANT, NO DWELLING UNIT IN OR ON THE PROJECT SITE MAY BE SOLD AS A CONDOMINIUM UNIT EXCEPT FOR SALES LISTED IN RCW 64.34.400(2). THIS COVENANT WILL TERMINATE ON THE EARLIER OF EITHER: (a) COMPLIANCE WITH THE REQUIREMENTS OF RCW 64.55.090, AS CERTIFIED BY THE OWNER OF THE PROPERTY IN A RECORDED SUPPLEMENT TO THE RECORDED COVENANT; OR (b) THE TENTH ANNIVERSARY OF THE DATE OF FIRST OCCUPANCY OF A DWELLING UNIT AS CERTIFIED BY THE OWNER IN A RECORDED SUPPLEMENT TO THE RECORDED COVENANT.



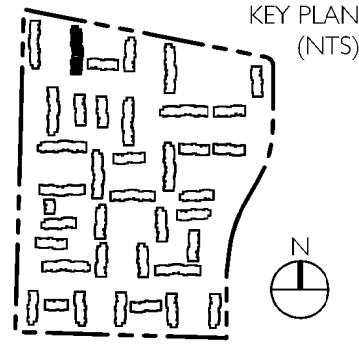
SITE PLAN - ARCHITECTURAL - OVERALL
SCALE: 1" = 80'
(PROVIDED FOR REFERENCE ONLY - NO SITE WORK UNDER THIS CONTRACT)



VICINITY MAP
N.T.S.



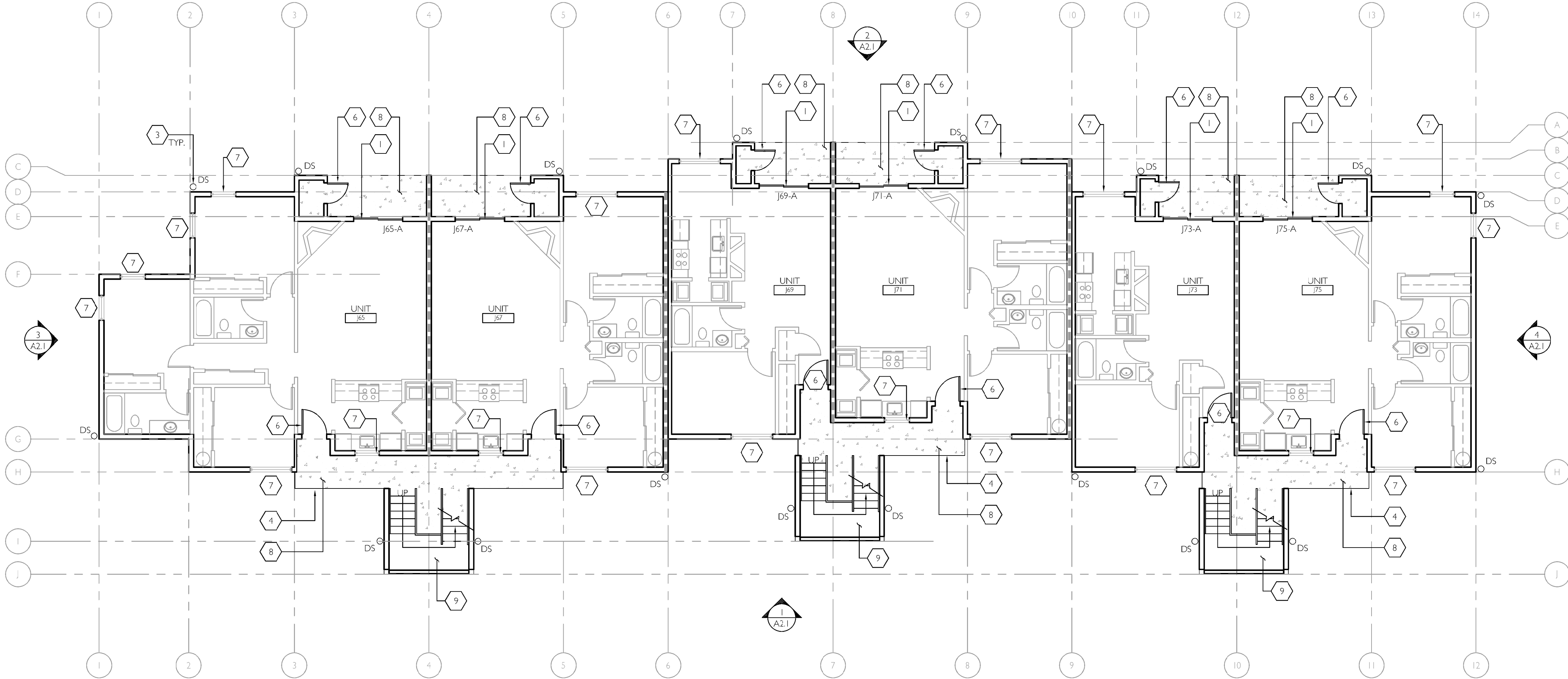
NOTE: CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED AND NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF WORK.



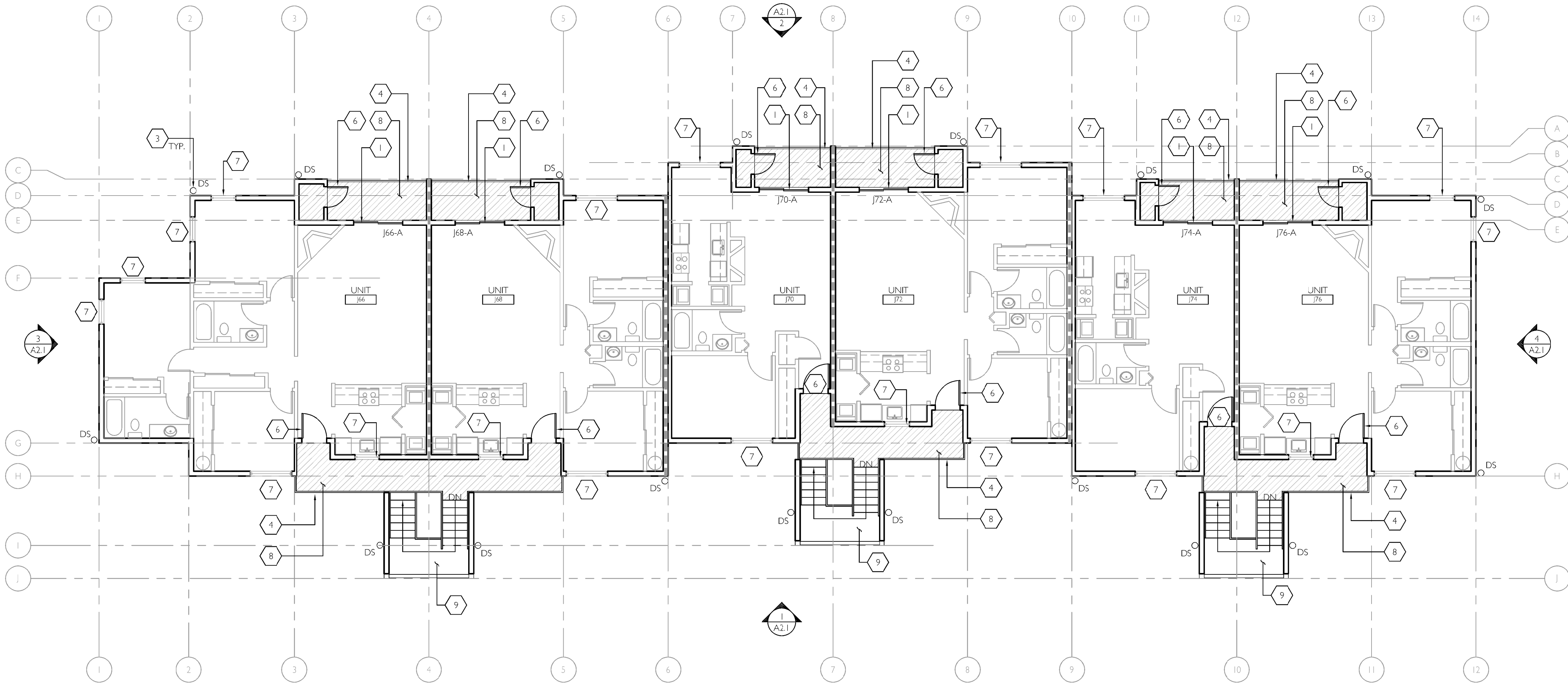
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RENOVATION FOR:
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1000 SE 160TH AVE
VANCOUVER, WASHINGTON 98683

COVER SHEET
CSI
JOB NO. 19039301
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1 FLOOR PLAN - OVERALL - LEVEL 01
1/8" = 1'-0"
REFERENCE KEY PLAN



2 FLOOR PLAN - OVERALL - LEVEL 02
1/8" = 1'-0"
REFERENCE KEY PLAN

GENERAL SHEET NOTES

- A. REFER TO GENERAL PROJECT NOTES ON **SHEET C51** FOR ADDITIONAL REQUIREMENTS.
B. REFER TO DOOR AND WINDOW MANUFACTURER SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE(S).
C. PREPARE ALL EXISTING AND NEW EXTERIOR CLADDING AND TRIM FOR NEW PAINT - REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
D. PREPARE FLOOR AND WALL SURFACES FOR NEW FINISHES, WHERE INDICATED. INSTALL FINISHES PER MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS.
E. REMOVE ALL EXISTING GUTTERS AND DOWNSPOUTS, TYPICAL. PREPARE EXISTING SUBSTRATES FOR INSTALLATION OF NEW GUTTER AND DOWNSPOUT ASSEMBLIES. PROVIDE AND INSTALL TEMPORARY DOWNSPOUTS AT THE END OF EACH WORK DAY.
F. CONTRACTOR TO FIELD VERIFY AND CONFIRM EXISTING AND PROPOSED DOWNSPOUT CONNECTION POINTS AT GRADE PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT, IN WRITING, IF EXISTING CONDITIONS DIFFER THAN THOSE ILLUSTRATED IN THESE CONTRACT DOCUMENTS.
G. AT AREAS OF WORK:
1. MAINTAIN EXISTING RATED WALL ASSEMBLIES, INCLUDING FULL HEIGHT RATED DWELLING UNIT DEMISING WALLS, AND EXISTING DRAFT STOPPING ASSEMBLIES AT ATTIC.
2. ASSEMBLY COMPONENTS SHOWN IN REFERENCED DETAILS MAY REFLECT THE MAJOR CONSTRUCTION MATERIALS; ADDITIONAL AND ALTERNATE MATERIALS MAY BE INDICATED IN REFERENCED ASSEMBLIES.
3. MAINTAIN STRUCTURAL, FIRE RATING AND STC RATING AT ALL PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND CONDUITS, PIPES AND SIMILAR SYSTEMS. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF GOVERNING CODES, LOCAL AUTHORITIES HAVING JURISDICTION OR OWNER REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
4. PROVIDE VERTICAL AND HORIZONTAL FIRE BLOCKING AS REQUIRED BY CODE AT AREAS OF WORK; AND
5. ALL FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED PER THE GOVERNING CODE REQUIREMENTS.
H. THE FOLLOWING DOOR NOTES SHALL APPLY TO ALL SLIDING PATIO DOOR LOCATIONS:
1. DOOR DIMENSIONS SHOWN ON DOOR SCHEDULE ARE NOMINAL OUT-TO-OUT FRAME (WIDTH x HEIGHT). FIELD VERIFY EXISTING OPENINGS PRIOR TO ORDERING AND INSTALLATION OF NEW DOOR ASSEMBLIES.
2. ENSURE PROPER INSTALLATION AND OPERATION OF DOORS AND HARDWARE COMPLIANT WITH CURRENT ADA, ANSI, AND BUILDING CODE REQUIREMENTS, WHERE RATED OPENINGS ARE REQUIRED. ALL DOOR HARDWARE SHALL ALSO MEET ALL BUILDING AND FIRE CODE REQUIREMENTS.
3. MATCH EXISTING DOOR OPERATION AND CONFIGURATION, UNLESS OTHERWISE NOTED.
4. PROVIDE MANEUVERING CLEARANCES AT DOORS AS REQUIRED FOR ACCESSIBILITY COMPLIANCE PER FEDERAL AND STATE REQUIREMENTS.
5. GLAZING USED IN DOORS AND GLAZING LOCATED WITHIN A 24-INCH ARC OF THE NEAREST VERTICAL EDGE OF A DOOR AND UP TO 60-INCHES ABOVE FINISH FLOOR AND AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL HAVE APPROVED SAFETY GLAZING MATERIAL AS DEFINED BY THE AUTHORITIES HAVING JURISDICTION. ALL SAFETY GLAZING SHALL BE PERMANENTLY LABELED AND AFFIXED TO THE ASSEMBLY WITH THE MANUFACTURER'S NAME AND TEST APPROVAL INFORMATION.
6. SINGLE SOURCE ALL DOOR ASSEMBLIES.
7. ALL GLAZING SHALL BE CLEAR, UNLESS OTHERWISE NOTED.
8. ALL EXTERIOR DOOR AND WINDOW GLAZING SHALL BE THERMAL INSULATING, WITH SPACE BETWEEN GLAZING TO BE FILLED WITH ARGON GAS, UNLESS NOTED OTHERWISE.
9. DOORS WHERE HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ARE PROVIDED SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34-INCHES MINIMUM AND 48-INCHES MAXIMUM ABOVE THE FLOOR, WHERE LOCKS ARE BEING PROVIDED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION. THEY WILL BE PERMITTED AT ANY LOCATION.
10. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
11. REFER TO PROJECT MANUAL FOR ADDITIONAL DOOR AND DOOR HARDWARE REQUIREMENTS.

LEGEND

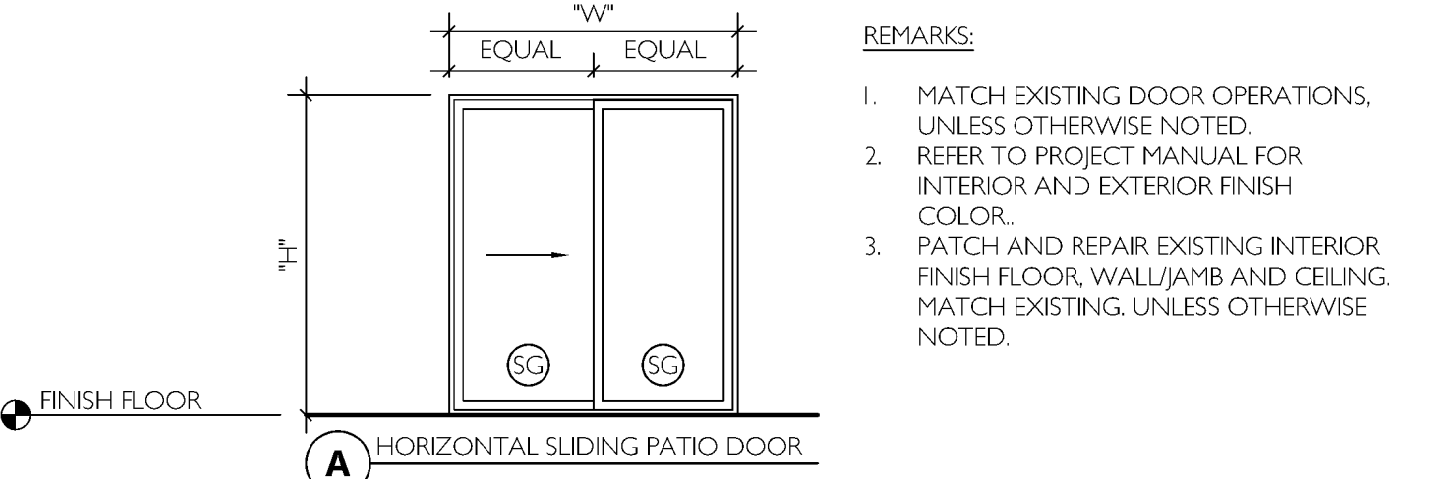
NOTE: NOT ALL SYMBOLS AND ABBREVIATIONS MAY BE USED ON THIS PROJECT.

B.O.	BOTTOM OF		EXISTING WALL ASSEMBLY TO REMAIN
CLR	CLEAR		NEW WALL ASSEMBLY
D.O.	DOOR OPENING (NOMINAL)		EXISTING RATED DWELLING UNIT DEMISING WALL TO REMAIN
(B)	EXISTING		EXISTING CONCRETE SLAB-ON-GRADE PATIO
H	HEIGHT (NOMINAL)		EXISTING UNIT DECK TRAFFIC COATING
NTS	NOT TO SCALE		
OTO	OUT TO OUT		
T.O.	TOP OF		
TYP.	TYPICAL		
W	NOMINAL OPENING WIDTH		
SG	SAFETY GLAZING		
DS	NEW DOWNSPOUT AT EXISTING GRADE CONNECTION		

KEYNOTES

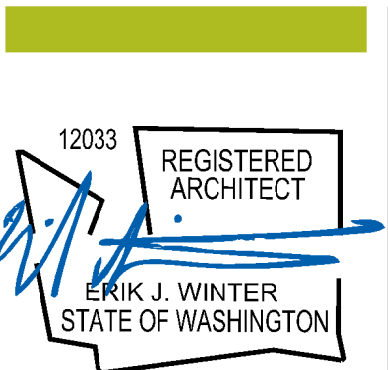
1. REMOVE EXISTING SLIDING DOOR ASSEMBLY. REPLACE WITH NEW SLIDING DOOR ASSEMBLY. PATCH AND REPAIR INTERIOR FINISHES - MATCH EXISTING UNLESS OTHERWISE NOTED.
2. EXISTING DWELLING UNIT DECK WITH TRAFFIC COATING - PROTECT EXISTING DECK TRAFFIC COATING FROM DAMAGE DURING PERFORMANCE OF THE WORK.
3. NEW DOWNSPOUT - CONNECT TO EXISTING CONNECTION AT GRADE - VERIFY AND CONFIRM LOCATIONS, QUANTITIES, AND CONFIGURATIONS IN FIELD PRIOR TO CONSTRUCTION.
4. EXISTING GUARDRAIL ASSEMBLY TO REMAIN - PREPARE FOR NEW PAINT, TYPICAL.
5. NOT USED.
6. EXISTING DOOR ASSEMBLY TO REMAIN, TYPICAL (N.I.C.).
7. EXISTING WINDOW ASSEMBLY TO REMAIN, TYPICAL (N.I.C.).
8. EXISTING SLAB-ON-GRADE TO REMAIN, TYPICAL (N.I.C.).
9. EXISTING STAIR ASSEMBLY TO REMAIN - PREPARE EXISTING EXPOSED STEEL COMPONENTS TO RECEIVE NEW PAINT.

DOOR SCHEDULE												
DOOR No.	ROOM NAME	DOOR						FRAME			FIRE RTG	RMKRS
		DOOR TYPE	HDWRE GROUP	OPENING W x H	DOOR THKNS	DOOR MTRL	DOOR FINISH	FRAME TYPE	FRAME MTRL	FRAME FINISH		
FIRST FLOOR												
J65-A	UNIT J65	A	MANUF	6'-0" x 6'-8"	MANUF	VINYL	MANUF	-	VINYL	MANUF	-	1, 2, 3
J67-A	UNIT J67	A	MANUF	6'-0" x 6'-8"	MANUF	VINYL	MANUF	-	VINYL	MANUF	-	1, 2, 3
J69-A	UNIT J69	A	MANUF	6'-0" x 6'-8"	MANUF	VINYL	MANUF	-	VINYL	MANUF	-	1, 2, 3
J71-A	UNIT J71	A	MANUF	6'-0" x 6'-8"	MANUF	VINYL	MANUF	-	VINYL	MANUF	-	1, 2, 3
J73-A	UNIT J73	A	MANUF	6'-0" x 6'-8"	MANUF	VINYL	MANUF	-	VINYL	MANUF	-	1, 2, 3
J75-A	UNIT J75	A	MANUF	6'-0" x 6'-8"	MANUF	VINYL	MANUF	-	VINYL	MANUF	-	1, 2, 3
SECOND FLOOR												
J66-A	UNIT J66	A	MANUF	6'-0" x 6'-8"	MANUF	VINYL	MANUF	-	VINYL	MANUF	-	1, 2, 3
J68-A	UNIT J68	A	MANUF	6'-0" x 6'-8"	MANUF	VINYL	MANUF	-	VINYL	MANUF	-	1, 2, 3
J70-A	UNIT J70	A	MANUF	6'-0" x 6'-8"	MANUF	VINYL	MANUF	-	VINYL	MANUF	-	1, 2, 3
J72-A	UNIT J72	A	MANUF	6'-0" x 6'-8"	MANUF	VINYL	MANUF	-	VINYL	MANUF	-	1, 2, 3
J74-A	UNIT J74	A	MANUF	6'-0" x 6'-8"	MANUF	VINYL	MANUF	-	VINYL	MANUF	-	1, 2, 3
J76-A	UNIT J76	A	MANUF	6'-0" x 6'-8"	MANUF	VINYL	MANUF	-	VINYL	MANUF	-	1, 2, 3

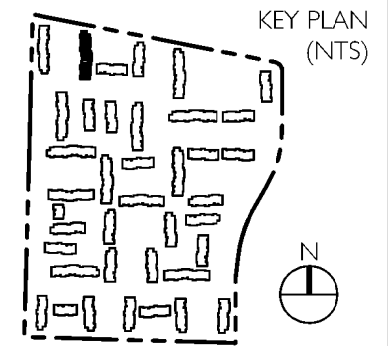


3 DOOR TYPES

1/4" = 1'-0"

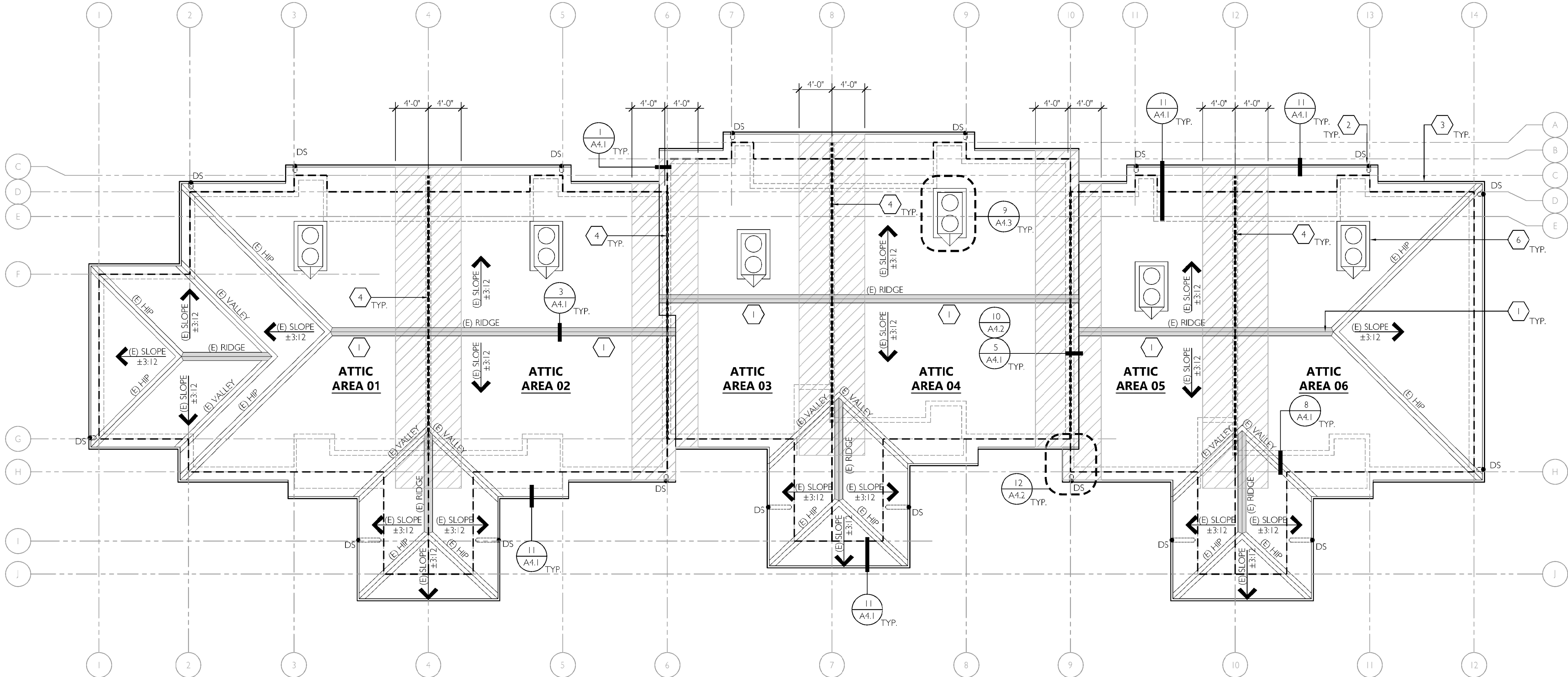


12033
ERIK J. WINTER
STATE OF WASHINGTON
REGISTERED ARCHITECT
NOTE: CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED AND NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES PRIOR TO START OF WORK.
1 PERMIT REVIEW SUBMITTAL 2020.05.18
18.05.00 DATE



RENOVATION FOR:
FISHERS MILL APARTMENTS: BUILDING J
1000 SE 160TH AVE
VANCOUVER, WASHINGTON 98683

FLOOR PLANS
A.I.I.
JOB NO. 190393.01
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1 ROOF PLAN - OVERALL
1/8" = 1'-0"

REFERENCE KEY PLAN

ATTIC VENTILATION

PROVIDE ATTIC VENTING PER CODE. CODE REFERENCES PROVIDED FOR REFERENCE BELOW:

SECTION 1203.2 ATTIC SPACES. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1-INCH (25 MM) SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS.

EXCEPTION: THE NET FREE CROSS VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:

- A CLASS 1 OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF CEILING.
- AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

SECTION 1203.2.1 OPENINGS IN ATTIC. EXTERIOR OPENINGS INTO THE ATTIC SPACE OF ANY BUILDING INTENDED FOR HUMAN OCCUPANCY SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH (1.6 MM) AND NOT MORE THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH (1.6 MM) AND NOT MORE THAN 1/4 INCH (6.4 MM). WHERE COMBUSTION AIR IS OBTAINED FROM AN ATTIC AREA, IT SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF THE INTERNATIONAL MECHANICAL CODE.

ATTIC VENTILATION CALCULATIONS

- ATTIC AREAS ARE SEPARATED BY EXISTING DRAFTSTOPS. AREAS SHOWN FOR VENTING ARE SEPARATED BASED ON INDIVIDUAL AREAS CREATED BY DRAFTSTOPS.
- BASIS-OF-DESIGN VENTILATOR AND VENTILATION ASSUMPTIONS:

- RIDGE VENT BASIS-OF-DESIGN:
 - MANUFACTURER: AIR VENT, INC.
 - PROPOSED PRODUCT: SHINGLE VENT II 9" SHYVCC, 9" WIDE, SHINGLE OVER RIDGE VENT, CHARCOAL COLOR, 4' 0" LENGTHS
 - NET FREE AREA: 16 SQ IN / LINEAR FOOT

- EAVE VENTS (EXISTING):
 - MANUFACTURER: N/A - EXISTING EAVE VENTING LOCATED BETWEEN EXISTING RAFTERS
 - PRODUCT: (N/A)
 - NET FREE AREA: TO BE FIELD VERIFIED AND CONFIRMED BY CONTRACTOR

	ATTIC AREA 01	ATTIC AREA 02	ATTIC AREA 03	ATTIC AREA 04	ATTIC AREA 05	ATTIC AREA 06
AREA	±184,602 SQ IN	±152,816 SQ IN	±106,883 SQ IN	±154,312 SQ IN	±106,883 SQ IN	±154,311 SQ IN
REQUIRED VENTING	±615 SQ IN	±509 SQ IN	±356 SQ IN	±514 SQ IN	±356 SQ IN	±514 SQ IN
RIDGE VENTING (REQUIRED) *	≥50% OF REQUIRED NET FREE AREA (308 SQ IN)	≥50% OF REQUIRED NET FREE AREA (255 SQ IN)	≥50% OF REQUIRED NET FREE AREA (178 SQ IN)	≥50% OF REQUIRED NET FREE AREA (257 SQ IN)	≥50% OF REQUIRED NET FREE AREA (178 SQ IN)	≥50% OF REQUIRED NET FREE AREA (257 SQ IN)
EAVE VENTING (REQUIRED) *	≥50% OF REQUIRED NET FREE AREA (308 SQ IN)	≥50% OF REQUIRED NET FREE AREA (255 SQ IN)	≥50% OF REQUIRED NET FREE AREA (178 SQ IN)	≥50% OF REQUIRED NET FREE AREA (257 SQ IN)	≥50% OF REQUIRED NET FREE AREA (178 SQ IN)	≥50% OF REQUIRED NET FREE AREA (257 SQ IN)

* CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND CONFIRM IF REQUIRED VENTING CAN BE ACHIEVED BASED ON EXISTING CONDITIONS.

ROOF DRAINAGE

MAIN (UPPER) ROOF DOWNSPOUT SIZING

ROOF DRAINAGE AREA:
RAINFALL INTENSITY (PER 2018 UNIFORM PLUMBING CODE APPENDIX 'A'):
LINEAR FEET OF GUTTER:
APPROXIMATE ROOF AREA PER DOWNSPOUT:
DOWNSPOUT SIZE REQUIRED:
DOWNSPOUT SIZE PROPOSED:

±6932 SQ FT OR ±998,251 SQ IN
1.3 IN / HR
±495 FT
±385 SQ FT (ASSUMES EQUAL ROOF AREA DISTRIBUTION FOR (18) DOWNSPOUT LOCATIONS)
2 INCH (WILL ACCOMMODATE 2,215 SQ FEET OF ROOF AREA AT 30 GPM)
3 INCH SQUARE (WILL ACCOMMODATE 6,770 SQ FT OF ROOF AREA AT 92 GPM) > REQUIRED

UNIFORM PLUMBING CODE TABLE 1103.1 SIZING ROOF DRAINS, LEADERS, AND VERTICAL RAINWATER PIPING (PARTIAL)

SIZE OF DRAIN, LEADER, OR PIPE INCHES	FLOW GPM	MAXIMUM ALLOWABLE HORIZONTAL PROJECT ROOF AREAS AT VARIOUS RAINFALL RATES (SQUARE FEET)						
		1 (IN/HR)	1.3 (IN/HR)	2 (IN/HR)	3 (IN/HR)	4 (IN/HR)	5 (IN/HR)	6 (IN/HR)
2	30	2,880	2,215	1,440	960	720	575	410
3	92	8,800	6,770	4,400	2,930	2,200	1,760	1,260
4	192	18,400	14,154	9,200	6,130	4,600	3,680	2,630
5	360	34,600	26,615	17,300	11,530	8,650	6,920	4,945
6	563	54,000	41,538	27,000	17,995	13,500	10,800	9,000
8	1,208	116,000	89,230	58,000	38,660	29,000	23,200	19,315

MAIN (UPPER) ROOF GUTTER SIZING

APPROXIMATE ROOF AREA SERVED PER DOWNSPOUT:
GUTTER SIZE REQUIRED:

GUTTER SIZE PROPOSED:

±385 SQ FT (ASSUMES EQUAL ROOF AREA DISTRIBUTION FOR (18) DOWNSPOUT LOCATIONS)
3-INCH (AT 1/16-INCH SLOPE WILL ACCOMMODATE 340 SQ FT OF ROOF AREA FOR 2 IN/HR RAINFALL WHICH IS GREATER THAN 2018 UPC RAINFALL RATE OF 1.3 IN/HR)
6-INCH (AT 1/16-INCH SLOPE WILL ACCOMMODATE 1,920 SQ FT OF ROOF AREA FOR 2 IN/HR RAINFALL WHICH IS GREATER THAN 2018 UPC RAINFALL RATE OF 1.3 IN/HR) > REQUIRED

UNIFORM PLUMBING CODE TABLE 1103.3 SIZE OF GUTTERS

DIAMETER OF GUTTER (1/16" PER FOOT SLOPE)		MAXIMUM RAINFALL RATES BASED ON ROOF AREA (SQUARE FEET)			
INCHES	2 (IN/HR)	3 (IN/HR)	4 (IN/HR)	5 (IN/HR)	6 (IN/HR)
3	340	226	170	136	113
4	720	480	360	288	240
5	1,250	834	625	500	416
6	1,920	1,280	960	768	640
7	2,760	1,840	1,380	1,100	918
8	3,980	2,655	1,990	1,590	1,325
10	7,200	4,800	3,600	2,880	2,400

GENERAL SHEET NOTES

- REFER TO GENERAL PROJECT NOTES ON **SHEET C51** FOR ADDITIONAL REQUIREMENTS.
- EXISTING MECHANICAL AND PLUMBING ROOF PENETRATIONS NOT SHOWN - VERIFY LOCATIONS AND QUANTITIES OF EXISTING ELEMENTS IN FIELD.
- REMOVE ALL EXISTING FINISH ASPHALT ROOFING, ROOFING UNDERLAYMENT(S), ROOF FLASHING(S), VENTS AND OTHER INSTALLED ROOF ACCESSORIES.
- REMOVE EXISTING EXTERIOR WALL CLADDING ASSEMBLIES, WHERE REQUIRED, AT EXISTING ROOF-TO-WALL RAKE CONDITIONS, RAKE CONDITIONS, AND AT EXISTING CHIMNEY CLADDING ASSEMBLIES, IN ORDER TO THE NEW ROOFING SYSTEM INTO EXISTING BUILDING ENVELOPE SYSTEM PER THESE CONTRACT DOCUMENTS AND MANUFACTURER REQUIREMENTS.
- REMOVE EXISTING DAMAGED EAVE AND BARGE RAFTER TRIM. EXISTING EAVE AND BARGE RAFTER TRIM THAT IS NOT DAMAGED MAY REMAIN, WITH OWNER APPROVAL. REPLACE DAMAGED TRIM AS NOTED WITHIN THESE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL INSPECT CONDITION OF ROOF SHEATHING AND PROVIDE WRITTEN REPORT TO OWNER, ARCHITECT, AND STRUCTURAL ENGINEER OF RECORD. REMOVE AND REPLACE DAMAGED ROOF SHEATHING WITH APA RATED SHEATHING PER STRUCTURAL ENGINEER OF RECORD'S DESIGN REQUIREMENTS. **USE OF ORIENTED STRAND BOARD (OSB) SHEATHING IS NOT PERMITTED.**
- REMOVE ALL EXISTING GUTTERS AND DOWNSPOUTS. TYPICAL. PREPARE EXISTING SUBSTRATES FOR INSTALLATION OF NEW GUTTER AND DOWNSPOUT ASSEMBLIES. PROVIDE AND INSTALL TEMPORARY DOWNSPOUTS AT THE END OF EACH WORK DAY.
- CONTRACTOR TO FIELD VERIFY AND CONFIRM EXISTING AND PROPOSED DOWNSPOUT CONNECTION POINTS AT GRADE PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT, IN WRITING, IF EXISTING CONDITIONS DIFFER THAN THOSE ILLUSTRATED IN THESE CONTRACT DOCUMENTS.
- AT AREAS OF WORK:

- MAINTAIN EXISTING RATED WALL ASSEMBLIES, INCLUDING FULL HEIGHT RATED DWELLING UNIT DEMISING WALLS AND EXISTING DRAFT STOPPING ASSEMBLIES AT ATTIC.
- ASSEMBLY COMPONENTS SHOWN IN REFERENCED DETAILS MAY REFLECT THE MAJOR CONSTRUCTION MATERIALS. ADDITIONAL AND ALTERNATE MATERIALS MAY BE INDICATED IN REFERENCED ASSEMBLIES.
- MAINTAIN STRUCTURAL, FIRE RATING AND STC RATING AT ALL PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND CONDUITS, PIPES AND SIMILAR SYSTEMS. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF GOVERNING CODES, LOCAL AUTHORITIES HAVING JURISDICTION OR OWNER REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
- PROVIDE VERTICAL AND HORIZONTAL FIRE BLOCKING AS REQUIRED BY CODE AT AREAS OF WORK, AND
- ALL FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED PER THE GOVERNING CODE REQUIREMENTS.

- FIELD VERIFY DRAFT-STOPPING LOCATIONS - NOTIFY ARCHITECT AND OWNER, IN WRITING, IF EXISTING INSTALLED DRAFTSTOPPING OR RATED DEMISING WALLS DIFFER FROM THE ASSEMBLIES ILLUSTRATED IN THESE DRAWINGS. CODE REFERENCES PROVIDED FOR REFERENCE BELOW:

- SECTION 718.4 DRAFT STOPPING IN ATTICS.** IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES AND CONCEALED ROOF SPACES IN THE LOCATIONS PRESCRIBED IN SECTIONS 718.4.2 AND 718.4.3. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 1203.2.
- SECTION 718.4.2 GROUPS R-1 AND R-2.** DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, MANSARDS, OVERHANGS OR OTHER CONCEALED ROOF SPACES OF GROUP R-2 BUILDINGS WITH THREE OR MORE DWELLING UNITS AND IN ALL GROUP R-1 BUILDINGS. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.

EXCEPTION 3: IN OCCUPANCIES IN GROUP R-2 THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFT STOPS INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

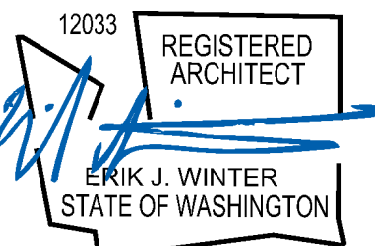
- OPENINGS (NEW OR EXISTING) IN ROOF ARE NOT PERMITTED AT THE ROOF WITHIN 4'-0" OF RATED WALL ASSEMBLIES (REFERENCE CODE SECTION: IBC SECTION 706). PROVIDE APA RATED FIRE RETARDANT TREATED SHEATHING WITHIN 4'-0" OF RATED WALL ASSEMBLY.
- WHERE NEW ROOF SHEATHING IS INSTALLED, PROVIDE SHEATHING WITH HIGHER GRADE FACE AT EXPOSED EXTERIOR SOFFIT CONDITIONS, TYPICAL.
- LOCATIONS OF NEW ROOF / ATTIC VENTING IS DIAGRAMMATIC. CONTRACTOR TO COORDINATE LOCATION(S) OF NEW ROOF VENTING WITH EXISTING CONDITIONS AND NOTIFY ARCHITECT AND OWNER, IN WRITING, IF EXISTING CONDITIONS DIFFER FROM CONFIGURATION(S) SHOWN IN THESE DRAWINGS, OR IF EXISTING CONDITIONS REQUIRE MODIFICATIONS TO THE PROPOSED ROOF VENTING DESIGN.
- CONTRACTOR TO CONFIRM LOCATIONS OF EXISTING EAVE VENTING. NOTIFY ARCHITECT, IN WRITING, IF EXISTING CONDITIONS DIFFER THAN THOSE DESCRIBED IN THESE CONTRACT DOCUMENTS. COORDINATE REMOVAL OF EXISTING VENT PLATES AT EXISTING EAVE VENTING WITH OWNER. INSTALL NEW METAL INSECT SCREEN AT EXISTING OPENINGS WHERE EXISTING INSECT SCREEN IS DAMAGED AND/OR DOES NOT EXIST.
- CONTRACTOR TO CONFIRM INSTALLATION AND CONDITION OF EXISTING INSULATION Baffles AT EAVE VENTING DOES NOT OBSTRUCT AND/OR NEGATIVELY AFFECT EAVE VENTING. NOTIFY ARCHITECT AND OWNER, IN WRITING, IF EXISTING Baffles REQUIRE REPLACEMENT AND/OR INSULATION.
- CONTRACTOR TO CONFIRM CONDITION OF EXISTING ATTIC THERMAL INSULATION. NOTIFY ARCHITECT AND OWNER, IN WRITING OF FINDINGS. INSTALL NEW THERMAL INSULATION AT ATTIC WHERE MISSING AND/OR DAMAGED EXISTING THERMAL INSULATION EXISTS, WITH- OWNER APPROVAL.

LEGEND

	OUTLINE OF ROOF ASSEMBLY
	DASHED LINE INDICATES LINE OF DWELLING UNIT EXTERIOR WALL AND/OR DEMISING WALL(S) BELOW ROOF
	EXISTING ATTIC DRAFT STOPPING - CONTRACTOR TO VERIFY IN FIELD
	ROOF AREA BOUNDARY - REFER TO ATTIC VENTING CALCULATIONS ON THIS SHEET
	REMOVE EXISTING RIDGE VENT AND INSTALL NEW RIDGE VENT, TYPICAL
TYP.	TYPICAL
	NEW GUTTER AND DOWNSPOUT
DS	
	NEW DOWNSPOUT
	NO PENETRATIONS PERMITTED WITHIN 4'-0" OF EXISTING ATTIC DRAFT STOPPING OR RATED DEMISING WALL (WHERE OCCURS).

KEYNOTES

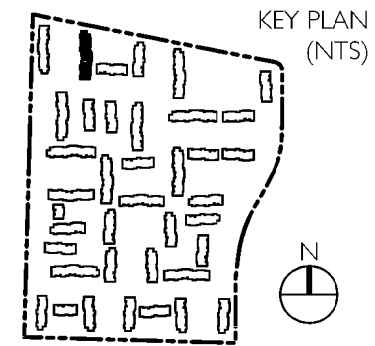
- NEW RIDGE VENT WITH INTEGRATED EXTERNAL BAFFLE AND INTERNAL WEATHER FILTER, TYPICAL AT ALL RIDGE LOCATIONS.
- NEW DOWNSPOUT, TYPICAL - VERIFY LOCATION(S) IN FIELD.
- NEW GUTTER, TYPICAL.
- EXISTING ATTIC DRAFTSTOP - VERIFY IN FIELD.
- NOT USED.
- EXISTING CHIMNEY TO REMAIN. REMOVE EXISTING FINISH CLADDING SYSTEM AS REQUIRED TO INTEGRATED NEW ROOFING SYSTEM, ROOF UNDERLAYMENT, AND FLASHING INTO BUILDING ENVELOPE. INSTALL NEW WALL CLADDING AS REQUIRED - MATCH EXISTING EXISTING METAL CHIMNEY CAP TO REMAIN, TYPICAL.



12033
REGISTERED ARCHITECT
ERIK J. WINTER
STATE OF WASHINGTON

PERMIT REVIEW SUBMITTAL 2020.05.18

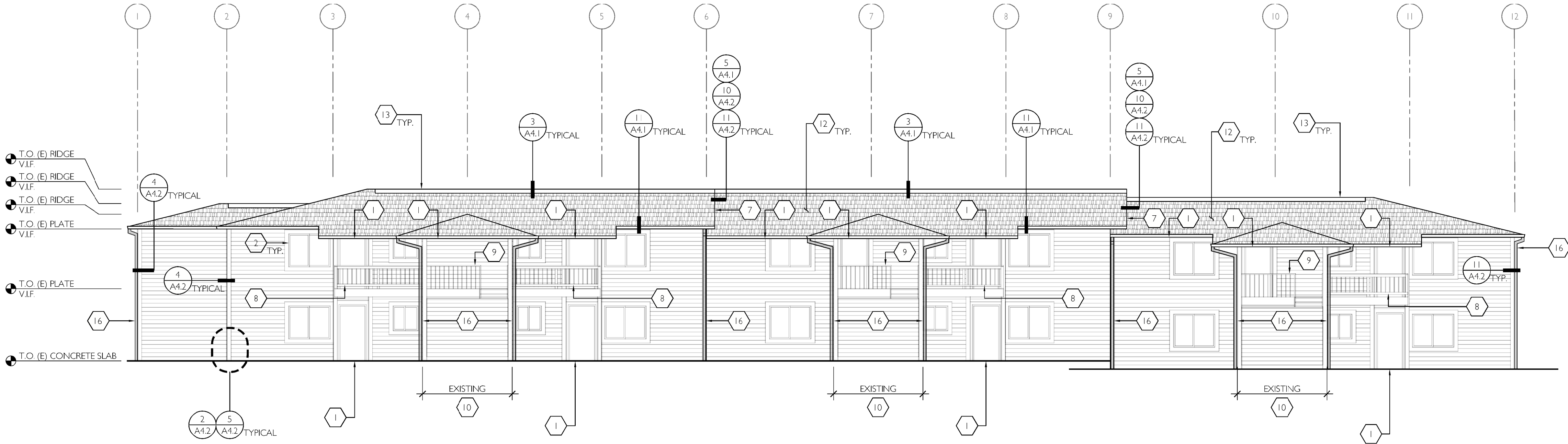
NOTE: CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED AND NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD IN WRITING, OF ANY DISCREPANCIES PRIOR TO START OF WORK.



RENOVATION FOR:
FISHERS MILL APARTMENTS: BUILDING J
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VANCOUVER, WASHINGTON 98683

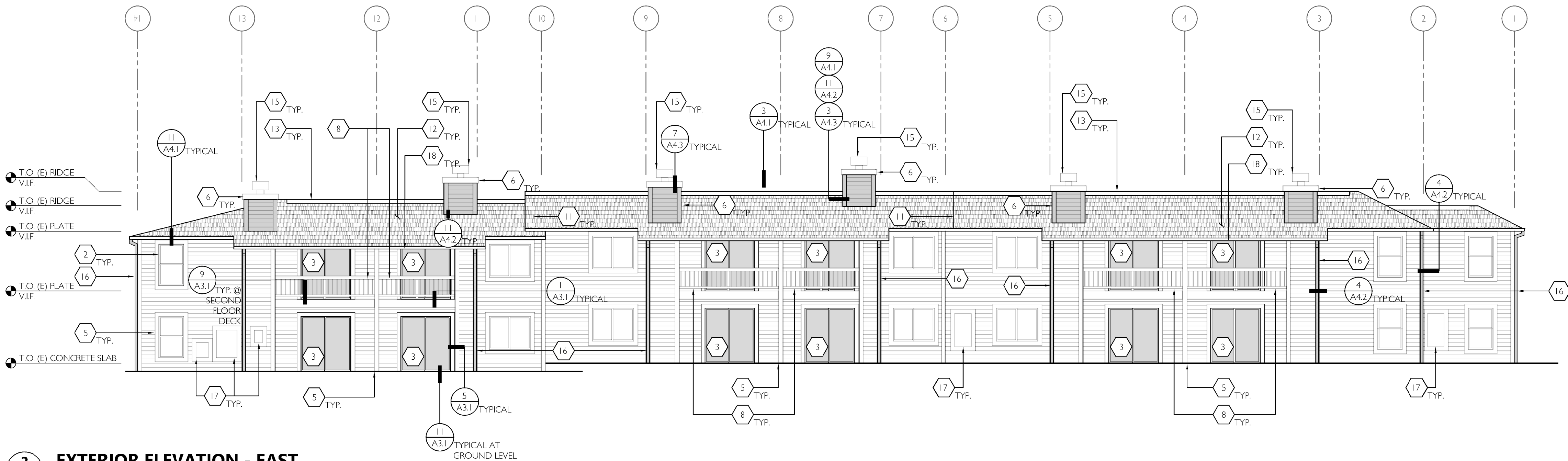
ROOF PLAN
A1.2
JOB NO. 190393.01

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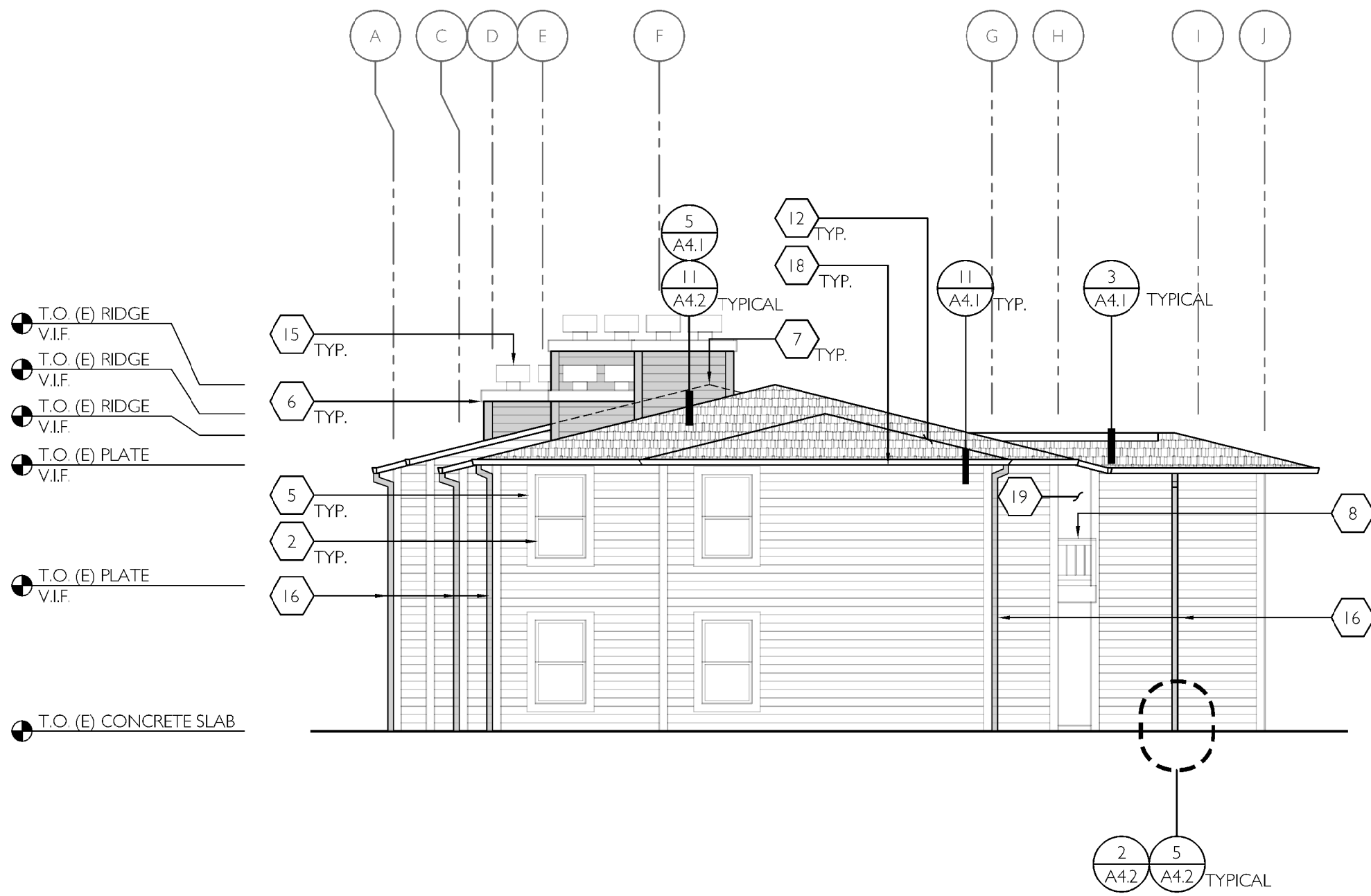
1
A2.1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

REFERENCE ELEVATION



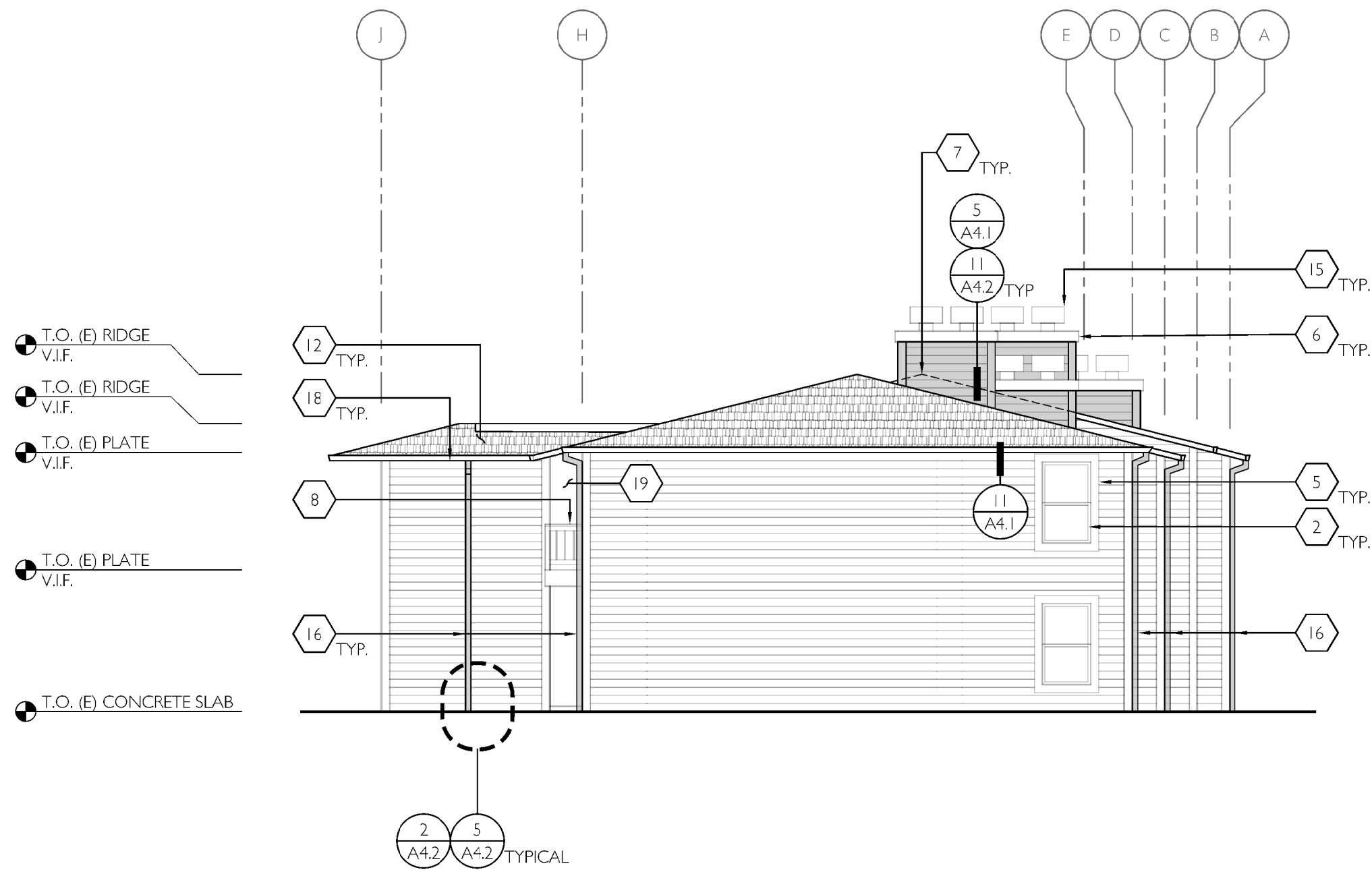
2
A2.1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

REFERENCE ELEVATION



3
A2.1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

REFERENCE ELEVATION



4
A2.1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

REFERENCE ELEVATION

GENERAL SHEET NOTES

- THESE GENERAL NOTES SHALL APPLY TO THE ENTIRE PROJECT UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THE CONTRACT DOCUMENTS.
- REFER TO GENERAL PROJECT NOTES ON **SHEET C51** FOR ADDITIONAL REQUIREMENTS.
- COORDINATE NEW DOWNSPOUT LOCATIONS WITH EXISTING CONNECTIONS AT GRADE - NOTIFY ARCHITECT, IN WRITING, IF EXISTING CONDITIONS DIFFER FROM WHAT IS ILLUSTRATED IN THESE CONTRACT DOCUMENTS.
- PATCH AND REPAIR EXISTING DAMAGED FIBER CEMENT CLADDING, WHERE OCCURS, NOTIFY OWNER AND ARCHITECT FOR APPROVAL IN WRITING, WHERE EXISTING CLADDING REQUIRES REPLACEMENT AND/OR REPAIR PRIOR TO COMMENCING WORK.
- NEW TRIM SHALL MATCH EXISTING SIZES, UNLESS OTHERWISE NOTED, AND SHALL BE MADE TO FIT WITHIN THE EXISTING CONDITIONS, CONTRACTOR TO FIELD VERIFY ALL CONDITIONS ASSOCIATED WITH WORK DESCRIBED WITHIN THESE CONTRACT DRAWINGS PRIOR TO COMMENCING WORK.
- WHERE EXISTING HORIZONTAL VERTICAL RUNNING, AND ROOF RAKE/EAVE TRIM IS INDICATED TO BE REMOVED AND REPLACED, OR WERE EXISTING TRIM IS FOUND TO BE DAMAGED AT THE AREA(S) OF WORK, REMOVE FULL LENGTH OF TRIM, FROM ADJACENT VERTICAL TRIM/BUILDING ELEMENT TO ADJACENT VERTICAL TRIM/BUILDING ELEMENT.
- EXISTING APPURTENANCE PENETRATIONS ARE NOT SHOWN ON EXTERIOR ELEVATIONS.
- EXISTING ROOF PENETRATIONS ARE NOT SHOWN ON EXTERIOR ELEVATIONS.
- PREPARE ALL FINISH CLADDING (SIDING, TRIM, EXPOSED FLASHING MEMBERS) TO RECEIVE NEW EXTERIOR PAINT.
- PREPARE ALL GUARDRAIL AND STAIR ASSEMBLIES (WOOD AND METAL) TO RECEIVE NEW EXTERIOR PAINT.
- PREPARE ALL DWELLING UNIT ENTRY DOORS TO RECEIVE NEW EXTERIOR PAINT.

LEGEND

- EXISTING LAP SIDING TO REMAIN
- NEW LAP SIDING - MATCH EXISTING
- NEW ASPHALT COMPOSITION ROOFING
- TYP. TYPICAL

KEYNOTES

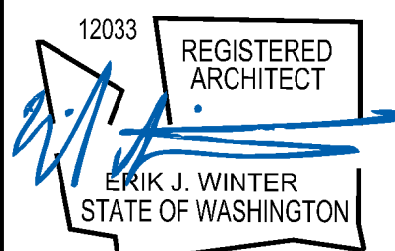
- EXISTING DWELLING UNIT ENTRY DOOR - PREPARE FOR NEW PAINT, TYPICAL.
- EXISTING WINDOW TO REMAIN.
- NEW SLIDING PATIO DOOR - REFER TO **A3 SERIES** DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING LAP SIDING TO REMAIN, TYPICAL UNLESS OTHERWISE NOTED - PREPARE FOR NEW PAINT.
- EXISTING TRIM TO REMAIN, TYPICAL UNLESS OTHERWISE NOTED - PREPARE FOR NEW PAINT.
- NEW LAP SIDING AT CHIMNEY'S TYPICAL.
- NEW LAP SIDING AT GABLE / RAKE ENDS ADJACENT TO NEW ASPHALT ROOFING, TYPICAL.
- EXISTING WOOD GUARDRAIL SYSTEM TO REMAIN - PREPARE FOR PAINT.
- EXISTING METAL GUARDRAIL SYSTEM TO REMAIN - PREPARE FOR PAINT.
- EXISTING STAIRS TO REMAIN - PREPARE EXPOSED STEEL FOR NEW PAINT.
- EXISTING CHANGE IN ROOF PLANE TO REMAIN.
- NEW ASPHALT ROOFING, TYPICAL.
- NEW RIDGE VENT - REFER TO ROOF PLANS.
- NEW ASPHALT ROOFING AT ROOF (BEYOND).
- EXISTING CHIMNEY FLUE AND CAP TO REMAIN, TYPICAL - PREPARE FOR NEW PAINT.
- NEW DOWNSPOUT - REFER TO FLOOR AND ROOF PLANS FOR ADDITIONAL INFORMATION - CONNECT TO EXISTING STORM WATER SYSTEM AT GRADE, TYPICAL.
- EXISTING UTILITY APPURTENANCE TO REMAIN.
- NEW GUTTER, TYPICAL.
- OPEN TO EXTERIOR BREEZEWAY (BEYOND).
- EXISTING GARAGE DOOR AND TRIM TO REMAIN - PREPARE FOR NEW PAINT.

EXTERIOR FINISH SCHEDULE

NOTE: FINAL EXTERIOR PAINT COLORS, SUBJECT TO OWNER MOCK-UP APPROVAL, WILL BE PROVIDED AS A SUPPLEMENT TO THESE CONTRACT DOCUMENTS, AND PRIOR TO COMMENCEMENT OF CONSTRUCTION.

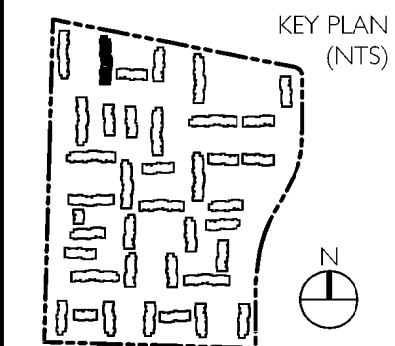
DESIGNATION:	BASIS-OF-DESIGN:	LOCATION / FINISH:
P-1	BODY COLOR No. 01 MANUFACTURER: SHERWIN WILLIAMS COLOR: TBD	1. LAP SIDING 2. OUTSIDE / INSIDE CORNER TRIM 3. GARAGE DOOR
P-2	BODY COLOR No. 02 MANUFACTURER: SHERWIN WILLIAMS COLOR: TBD	1. LAP SIDING 2. OUTSIDE / INSIDE CORNER TRIM 3. GARAGE DOOR
P-3	BODY ACCENT COLOR No. 01 MANUFACTURER: SHERWIN WILLIAMS COLOR: TBD	1. LAP SIDING 2. OUTSIDE / INSIDE CORNER TRIM 3. PATIO DOORS AND DOOR TRIM 4. DOOR AND WINDOW TRIM
P-4	TRIM COLOR No. 01 MANUFACTURER: SHERWIN WILLIAMS COLOR: TBD	1. DOOR AND WINDOW TRIM 2. FASCIA / BARGE TRIM 3. GUTTERS
P-5	TRIM COLOR No. 02 MANUFACTURER: SHERWIN WILLIAMS COLOR: TBD	1. GUARDRAILS (WOOD AND METAL)
P-6	ACCENT COLOR No. 01 MANUFACTURER: SHERWIN WILLIAMS COLOR: TBD	1. DWELLING UNIT ENTRY DOORS

- GENERAL NOTES:
- DOWNSPOUT COLOR SHALL MATCH ADJACENT SUBSTRATE FINISH COLOR, UNLESS OTHERWISE INDICATED.
 - APPURTENANCES (ELECTRICAL, HVAC, ETC.) AND APPURTENANCE TRIM SHALL BE PAINTED TO MATCH ADJACENT SUBSTRATE FINISH COLOR.



12033 REGISTERED ARCHITECT
ERIK J. WINTER
STATE OF WASHINGTON

NOTE: CONTRACTOR SHALL VERIFY AND CORRECT ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED AND NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF WORK.

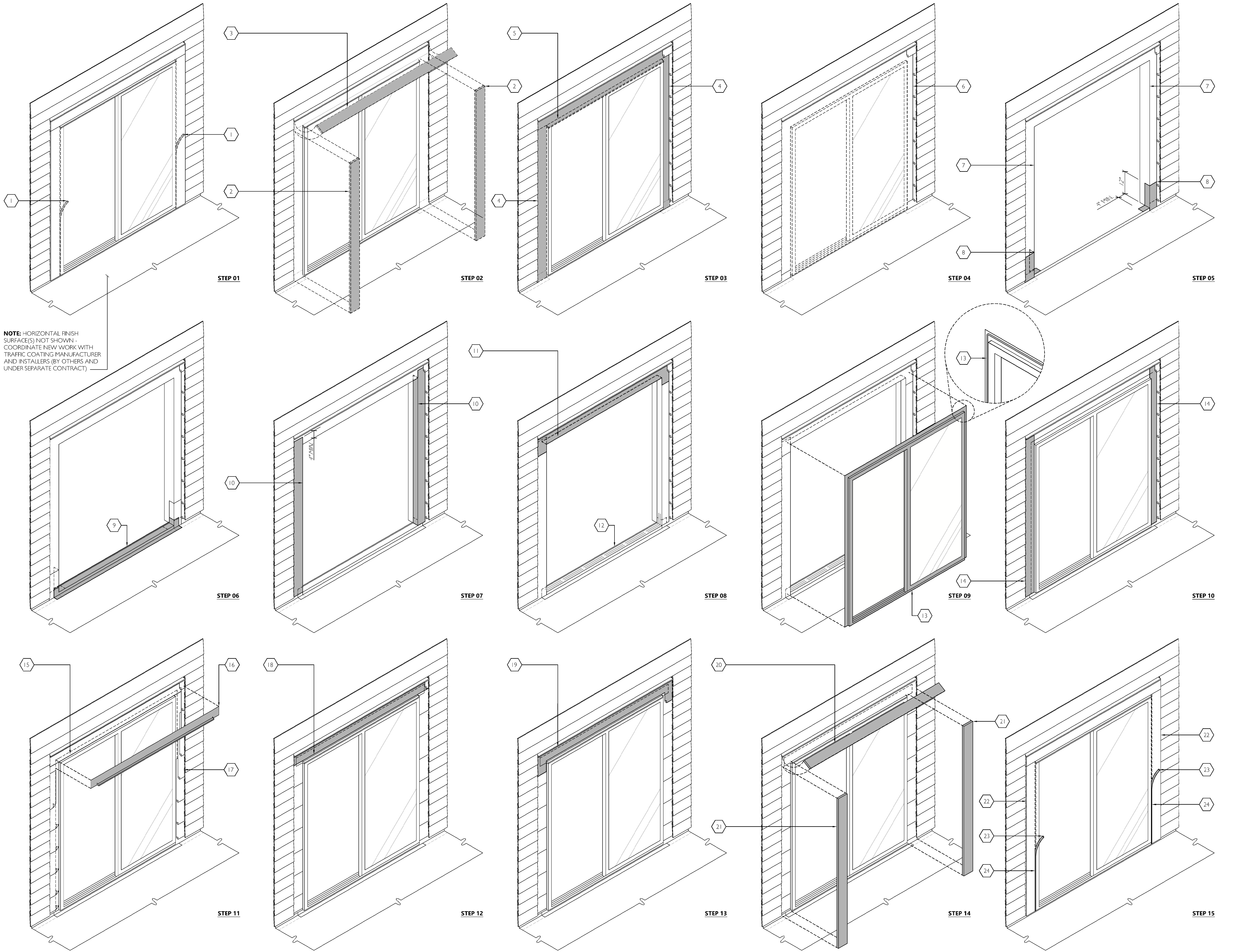


RENOVATION FOR:
FISHERS MILL APARTMENTS: BUILDING J
1000 SE 160TH AVE
VANCOUVER, WASHINGTON 98683

EXTERIOR ELEVATIONS

A2.1
JOB NO. 190393.01

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NOTE: HORIZONTAL FINISH SURFACE(S) NOT SHOWN - COORDINATE NEW WORK WITH TRAFFIC COATING MANUFACTURER AND INSTALLERS (BY OTHERS AND UNDER SEPARATE CONTRACT)

TYPICAL SLIDING DOOR REPLACEMENT

GENERAL NOTE:

- THE FOLLOWING STEPS AND INSTRUCTIONS ARE SUBJECT TO CHANGE BASED ON FIELD VERIFICATION OF ACTUAL EXISTING ASSEMBLIES AND INSTALLATIONS, AS WELL AS MANUFACTURER APPROVAL(S), AND THE APPROVED WOOD JOINT.
- NOT ALL STEPS MAY BE SHOWN. REFER TO MANUFACTURER RECOMMENDATIONS AND REQUIREMENTS FOR ADDITIONAL INFORMATION NOT DESCRIBED HEREIN.
- ALL CUT EDGES OF FIBER CEMENT TO BE PRIMED AND/OR PAINTED.
- REFER TO DOOR DETAIL SHEET(S) FOR TYPICAL FLASHING CONFIGURATIONS.

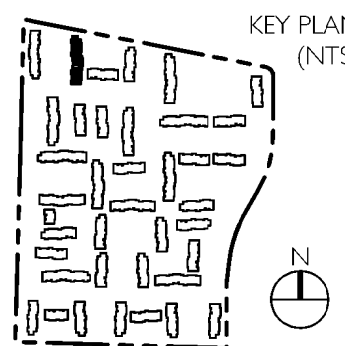
GENERAL INSTALLATION STEPS:

- DISENGAGE/DETACH EXISTING SEALANT JOINT(S) BETWEEN EXISTING TRIM/EXISTING SLIDING DOOR EXTRUSION(S), AND EXISTING FIBER CEMENT CLADDING.
- REMOVE EXISTING TRIM AT EXISTING SLIDING DOOR JAMB CONDITION(S).
- REMOVE EXISTING TRIM AT EXISTING SLIDING DOOR HEAD CONDITION(S). EXISTING METAL HEAD FLASHING (AT EXISTING TRIM) TO REMAIN IN PLACE.
- INSPECT NOW EXPOSED, EXISTING WEATHER BARRIER SYSTEM AND ASSOCIATED WATERPROOFING ELEMENTS (e.g. SELF-ADHERING MEMBRANE FLASHING, METAL FLASHING, WEATHER BARRIER TAPE, ETC.). FOR DAMAGE AND/OR PENETRATIONS, DISENGAGE AND ROLL BACK EXISTING WEATHER BARRIER, WHERE POSSIBLE. REMOVE ALL DAMAGED AREAS AND FLATTEN EXISTING WEATHER BARRIER. CLEAN ALL EDGES OF NOW EXPOSED EXISTING FIBER CEMENT CLADDING. REMOVE EXISTING SEALANT AND/OR ADHESIVE TAPE, IF PRESENT.
- REMOVE EXISTING METAL HEAD FLASHING AND SELF-ADHERING MEMBRANE FLASHING (WHERE OCCURS) AT EXISTING DOOR HEAD.
- DISENGAGE AND REMOVE EXISTING SLIDING DOOR ASSEMBLY. REMOVE EXISTING DOOR FLANGES AND THRESHOLD PAN, WHERE OCCURS.
- PREPARE EXISTING ROUGH OPENING TO RECEIVE NEW SLIDING DOOR ASSEMBLY. PATCH AND REPAIR EXISTING INTERIOR DOOR JAMB, HEAD, AND THRESHOLD FINISHES, AS REQUIRED BASED ON SLIDING DOOR EXTRUSION DIMENSION(S).
- INSTALL 12-INCH TALL SELF-ADHERING MEMBRANE FLASHING AT BOTH SIDES OF DOOR THRESHOLD. WRAP INTO DOOR JAMB AND DOOR THRESHOLD.
- SET FULLY SOLDERED OR PRE-FINISHED, CLINCH LOCKED AND SEALED THRESHOLD PAN WITH TURNED UP BACK. AND SIDE DAMS. SET IN FULL BED OF SEALANT AT THRESHOLD. LAP OVER EXISTING BASE FLASHING ON EITHER SIDE OF EXISTING DOOR OPENING.
- INSTALL 9 INCH WIDE SELF-ADHERING MEMBRANE FLASHING AT JAMBS. FULL HEIGHT. WRAP INTO JAMBS, BOTH SIDES. LAP OVER THRESHOLD PAN AT BASE. EXTEND MINIMUM 4-INCHES AT EXTERIOR FACE AT DOOR HEAD.
- INSTALL NEW 9-INCH SELF-ADHERING MEMBRANE FLASHING AND EXTEND INTO OPENING AT HEAD CONDITION. EXTEND BEYOND JAMBS AT EXTERIOR FACE AND LAP OVER JAMB SELF-ADHERING MEMBRANE FLASHING INSTALLED IN STEP 10.
- INSTALL TWO CONTINUOUS BEADS OF SEALANT AT THRESHOLD, ALLOWING FOR INTERMITTENT WEEPS AND EXTEND UP BOTH JAMBS. INSTALL SEALANT PER DOOR MANUFACTURER WRITTEN INSTRUCTIONS.
- INSTALL NEW SLIDING DOOR ASSEMBLY. APPLY CONTINUOUS BEADS OF SEALANT AT FLANGE PRIOR TO SETTING AND MECHANICALLY FASTENING DOOR. INSTALL SEALANT PER DOOR MANUFACTURER WRITTEN INSTRUCTIONS.
- INSTALL NEW 4-INCH MINIMUM (6-INCH IF SPACE PERMITS) OVER DOOR FLANGES AT JAMBS (BOTH SIDES).
- INSTALL NEW 4-INCH MINIMUM (6-INCH IF SPACE PERMITS) OVER DOOR FLANGE AT HEAD CONDITION - LAP OVER JAMB SELF-ADHERING MEMBRANE FLASHING INSTALLED IN STEP 14.
- INSTALL NEW CLINCH LOCKED AND SEALED METAL HEAD FLASHING OVER SELF-ADHERING MEMBRANE FLASHING LAPPED OVER DOOR HEAD FLANGE. HEAD FLASHING TO HAVE TURNED UP AND DOWN END DAMS.
- UNROLL EXISTING WEATHER RESISTANT BARRIER AND REATTACH OVER SELF-ADHERING MEMBRANE FLASHING AT JAMBS - BEGIN AT BOTTOM AND CONTINUE UPWARDS TO DOOR HEAD. INSTALL AND LAP NEW WEATHER BARRIER IN A WEATHERBOARD FASHION INTO EXISTING WEATHER RESISTANT BARRIER SYSTEM IF EXISTING WEATHER BARRIER IS DAMAGED OR UNABLE TO BE REUSED.
- INSTALL NEW 4-INCH MINIMUM (6-INCH IF SPACE PERMITS) OVER DOOR HEAD METAL FLASHING.
- UNROLL EXISTING WEATHER RESISTANT BARRIER AND REATTACH OVER SELF-ADHERING MEMBRANE FLASHING AT HEAD. INSTALL AND LAP NEW WEATHER BARRIER IN A WEATHERBOARD FASHION INTO EXISTING WEATHER RESISTANT BARRIER SYSTEM IF EXISTING WEATHER BARRIER IS DAMAGED OR UNABLE TO BE REUSED.
- INSTALL NEW TRIM, AS INDICATED IN THE CONTRACT DOCUMENTS, OVER DRAINAGE CAVITY FURRING STRIPS (NOT SHOWN), AT EXISTING SLIDING DOOR OPENING HEAD CONDITION.
- INSTALL NEW TRIM, AS INDICATED IN THE CONTRACT DOCUMENTS, OVER DRAINAGE CAVITY FURRING STRIPS (NOT SHOWN), AT EXISTING SLIDING DOOR OPENING JAMB CONDITIONS. BUILD CAULK ALL BUTT-JOINTED ENDS OF TRIM WITH A FULL BED OF SEALANT.
- INSTALL NEW FILLET SEALANT JOINT(S) BETWEEN TRIM AND FIBER CEMENT SIDING. TOOL AND FEATHER SEALANT AS REQUIRED. ALLOW TO CURE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- INSTALL CONTINUOUS FOAM BACKER ROD AT A CONSISTENT DEPTH BETWEEN SLIDING DOOR EXTRUSIONS AT JAMB AND ADJACENT TRIM.
- INSTALL SEALANT OVER BACKER ROD. TOOL AND FEATHER SEALANT AS REQUIRED. ALLOW TO CURE PER MANUFACTURER.
- PAINT NEW TRIM (AND CLADDING AS SPECIFIED) AS INDICATED ON DRAWINGS.

12033

REGISTERED ARCHITECT
ERIK J. WINTER
STATE OF WASHINGTON

ISSUED DATE: 11 PERMIT REVIEW SUBMITTAL 2020.05.18



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RENOVATION FOR:
FISHERS MILL APARTMENTS: BUILDING J

1000 SE 160TH AVE
VANCOUVER, WASHINGTON 98683

DETAILS - DOORS

A3.2

JOB NO. 190393.01

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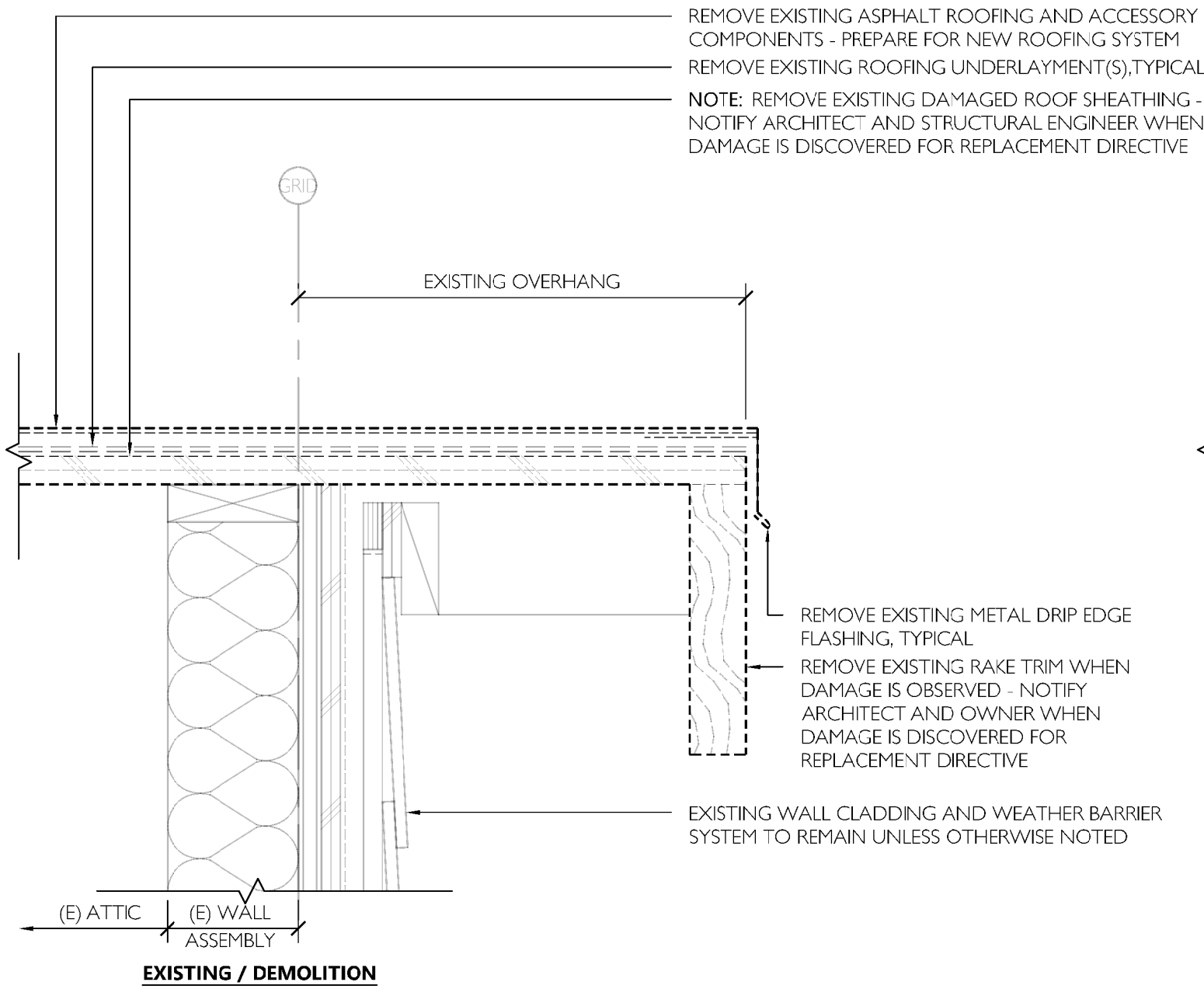
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DETAIL - TYPICAL SLIDING PATIO DOOR - INSTALLATION

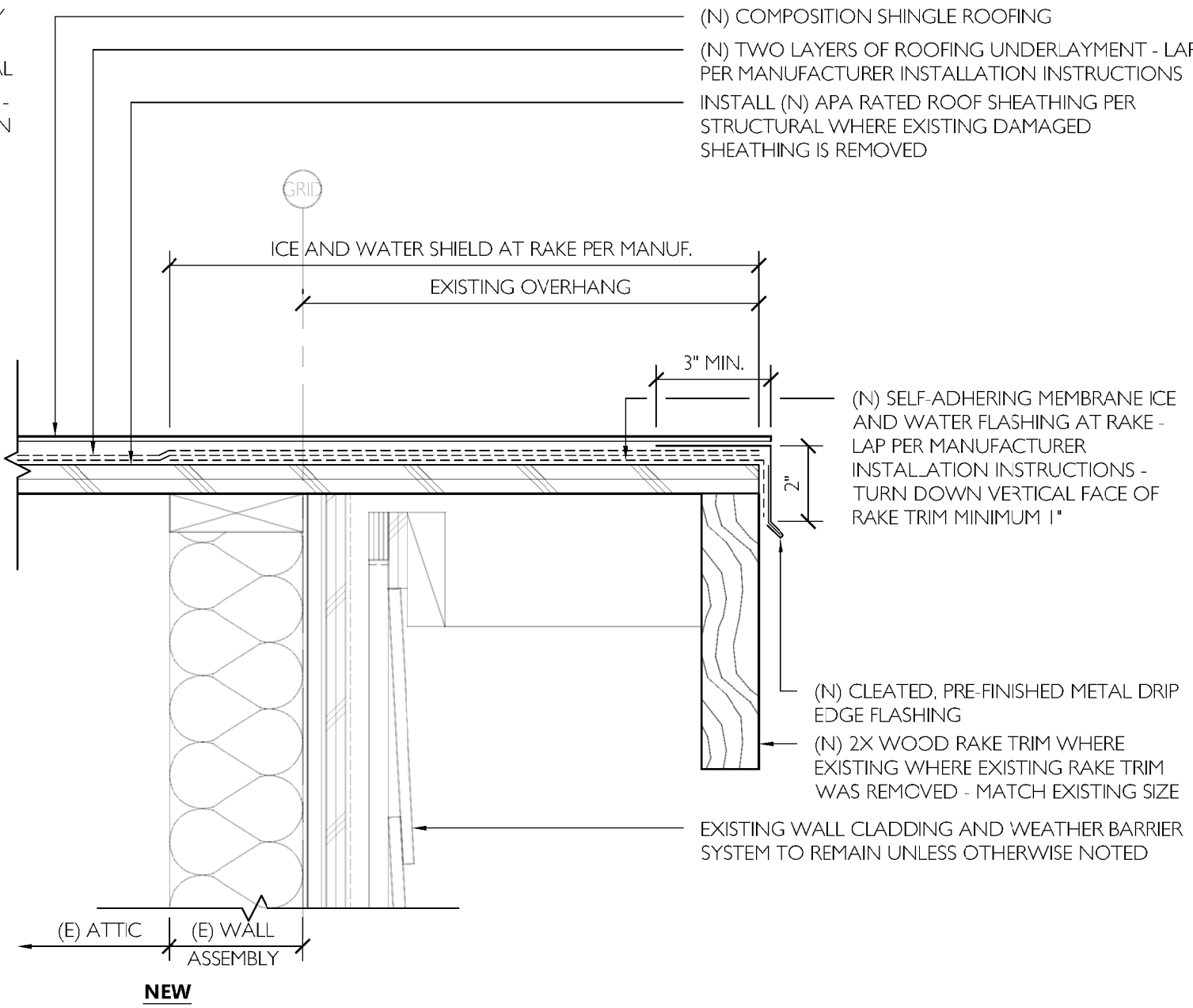
1/2" = 1'-0"

(SECTION)

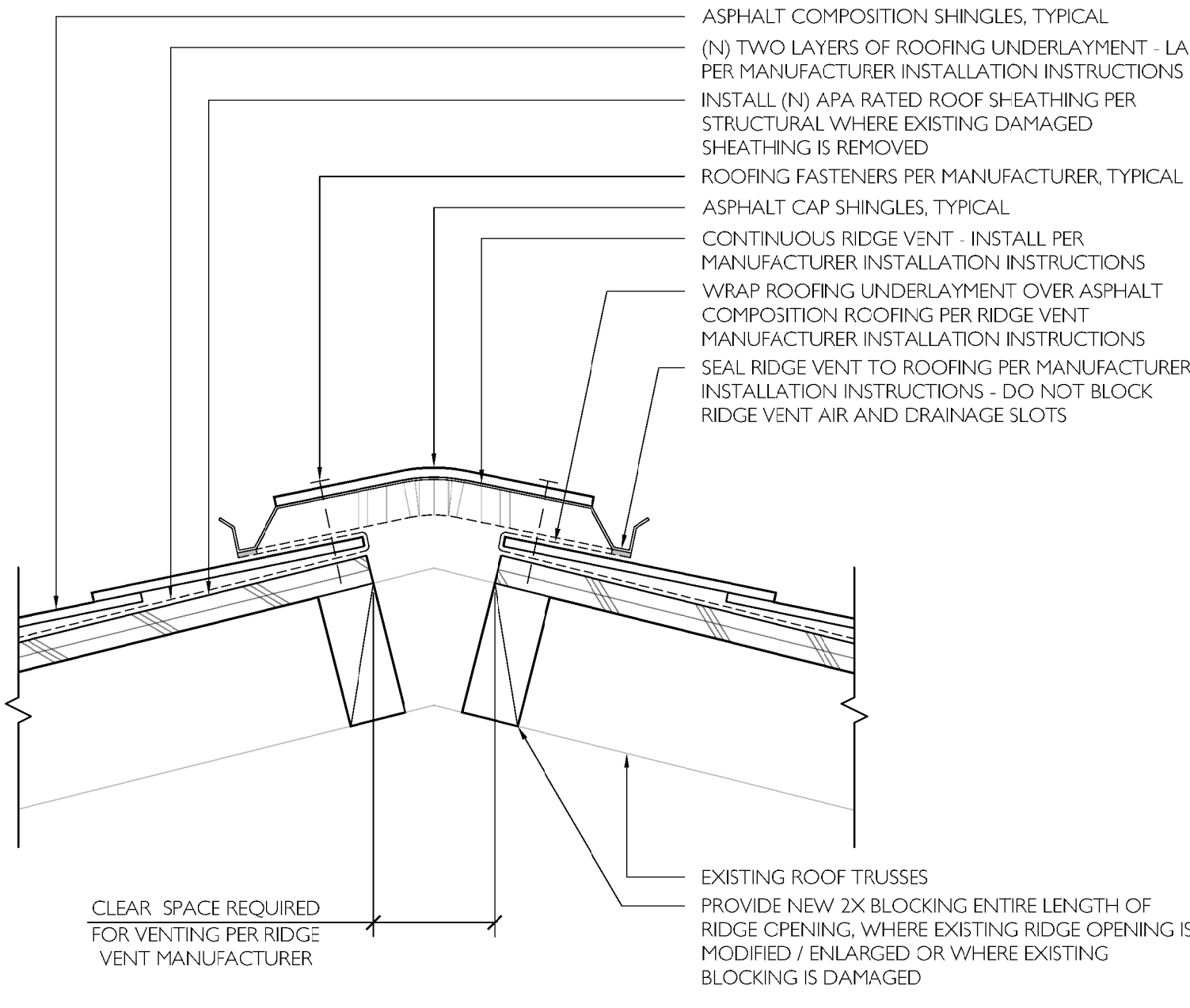
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1
A4.1 **DETAIL - ROOF RAKE**
3" = 1'-0"

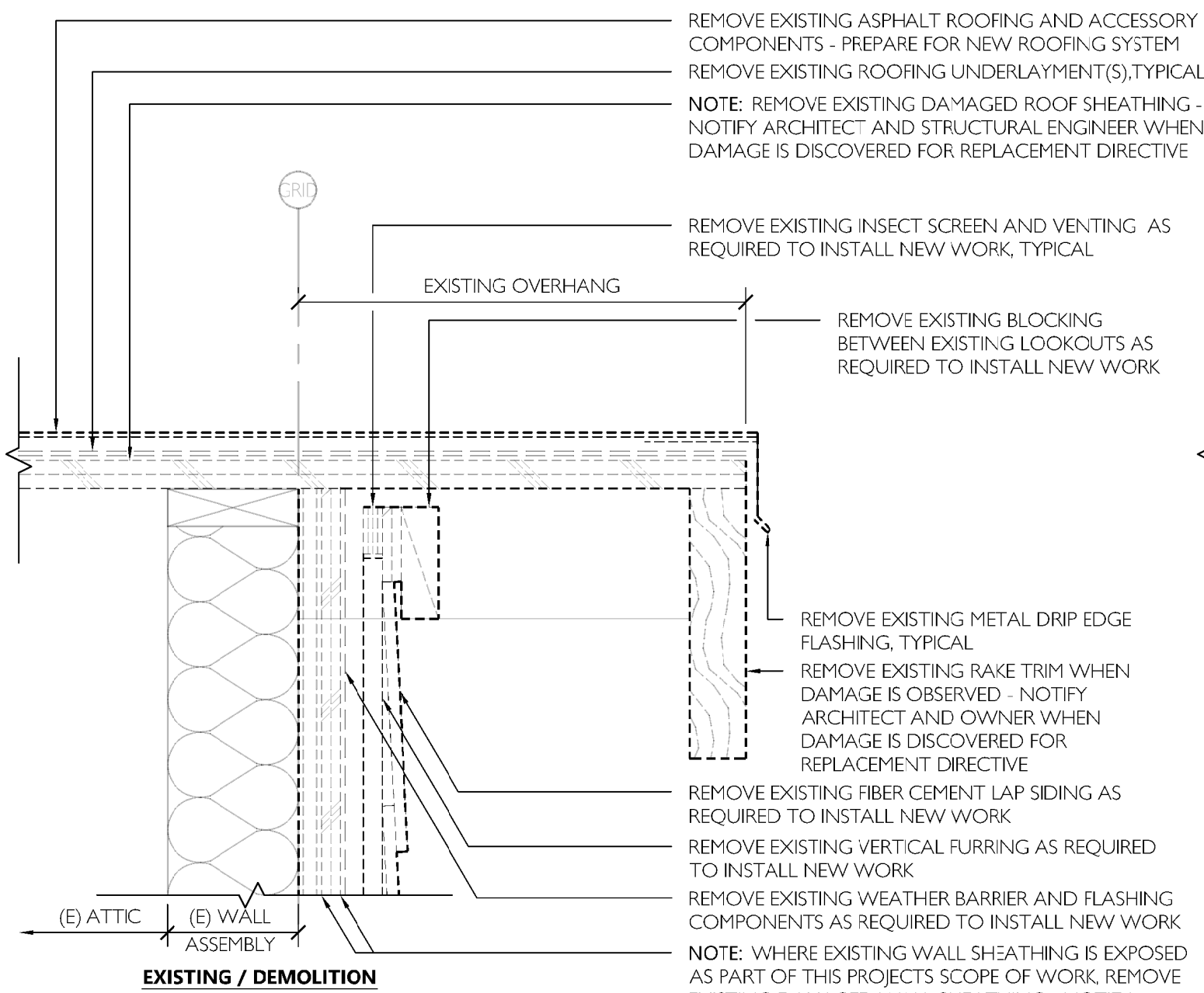


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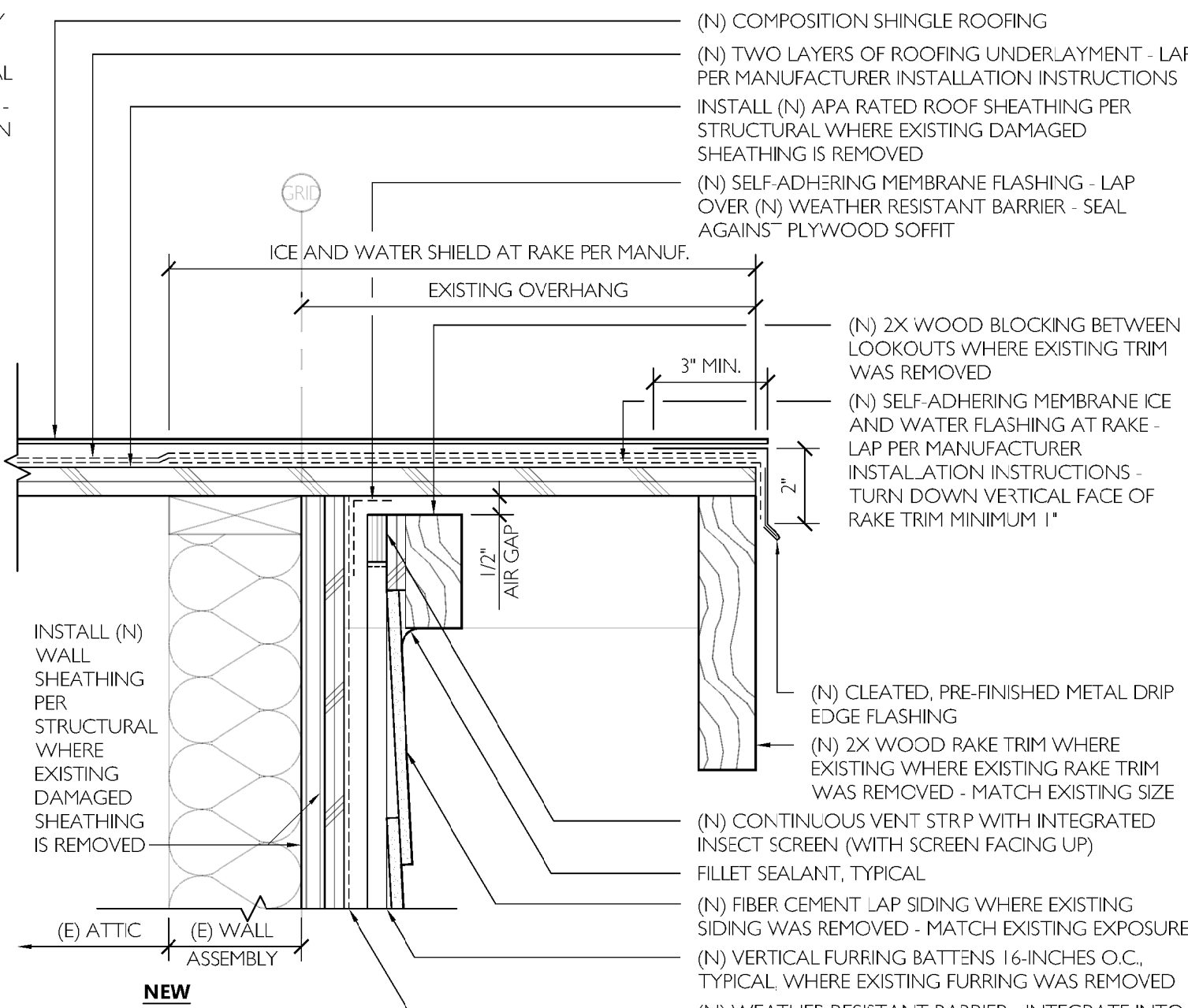


3
A4.1 **DETAIL - ROOF RIDGE VENT**
3" = 1'-0"

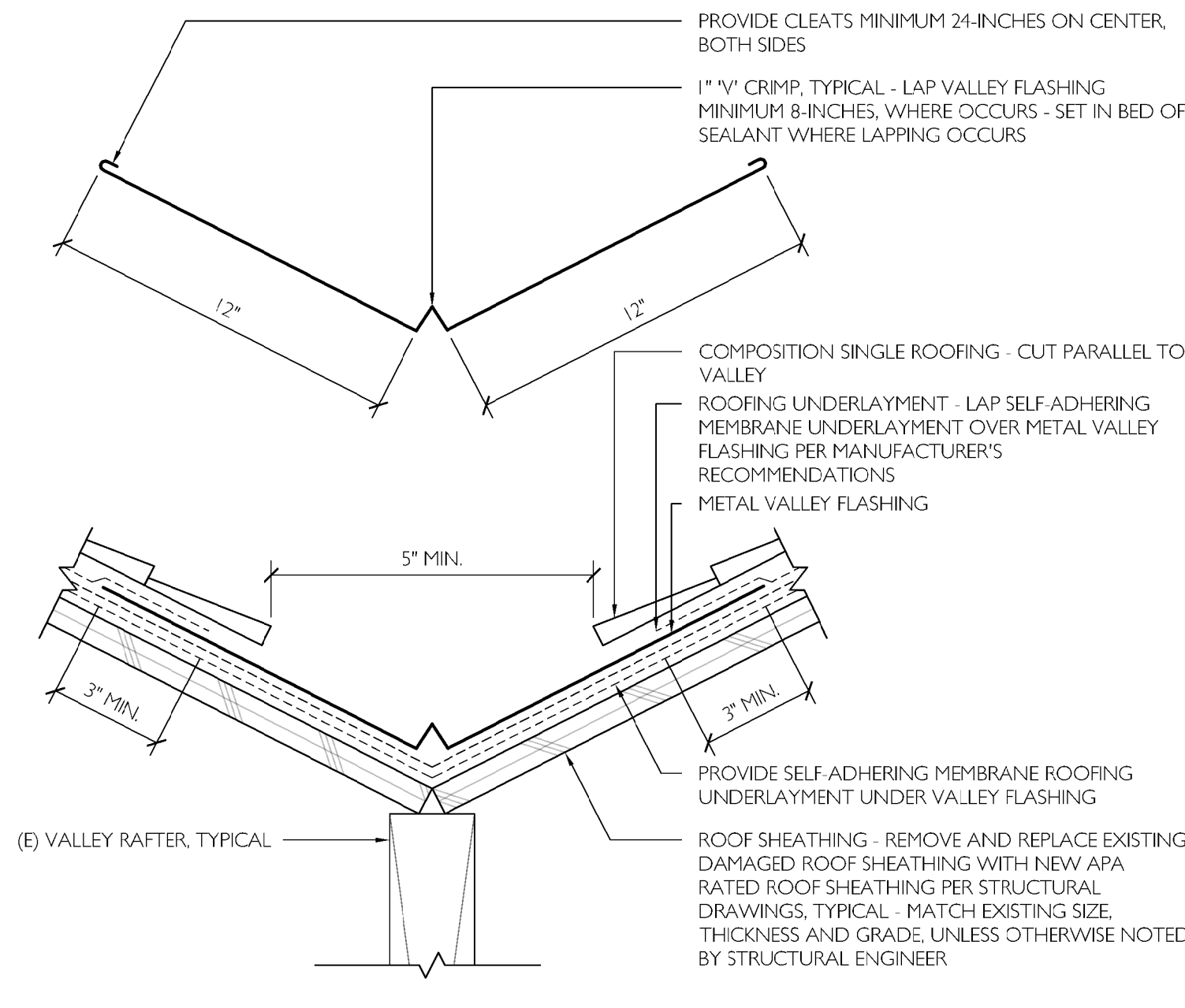
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5
A4.1 **DETAIL - ROOF RAKE**
3" = 1'-0"

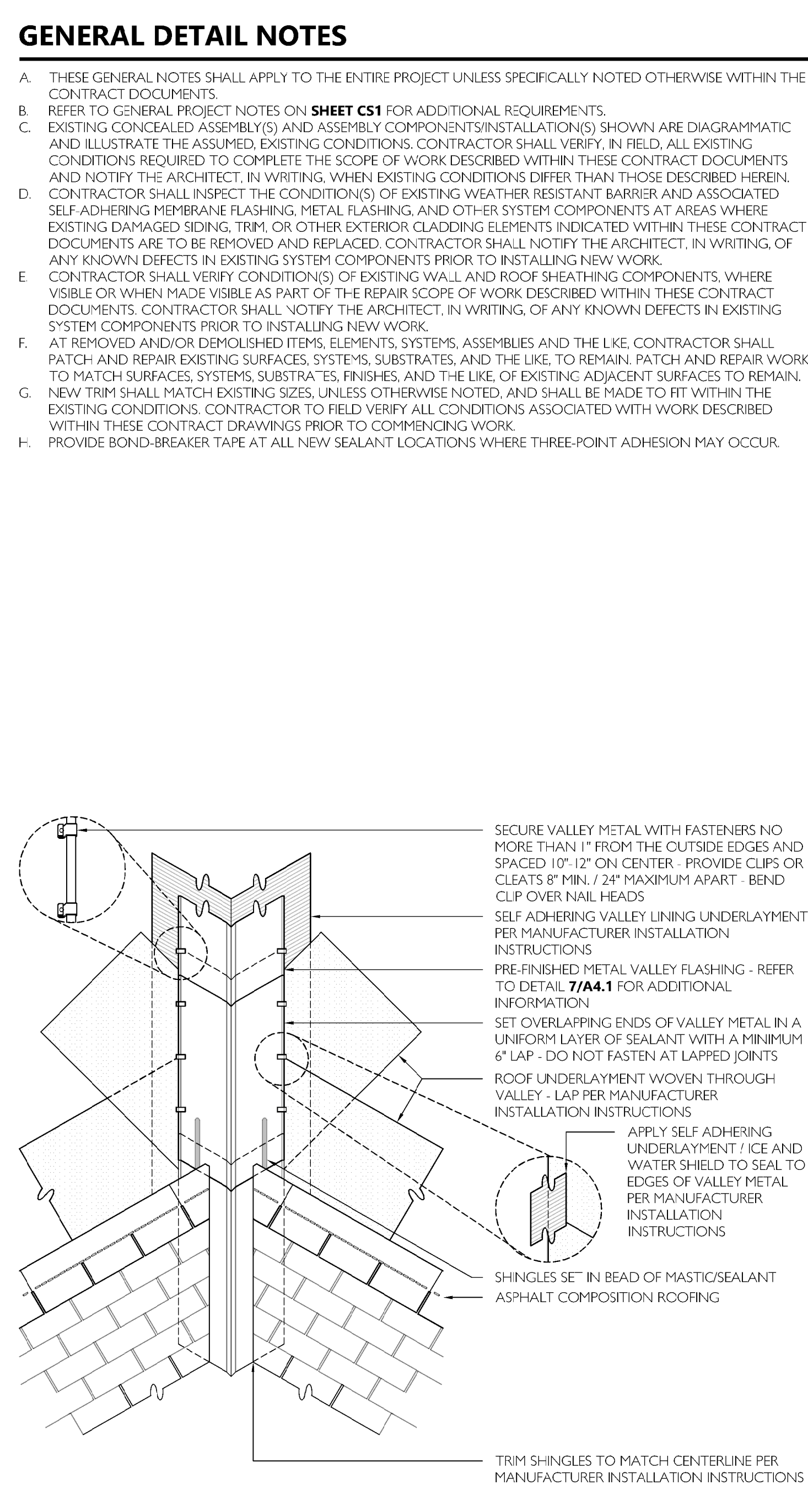


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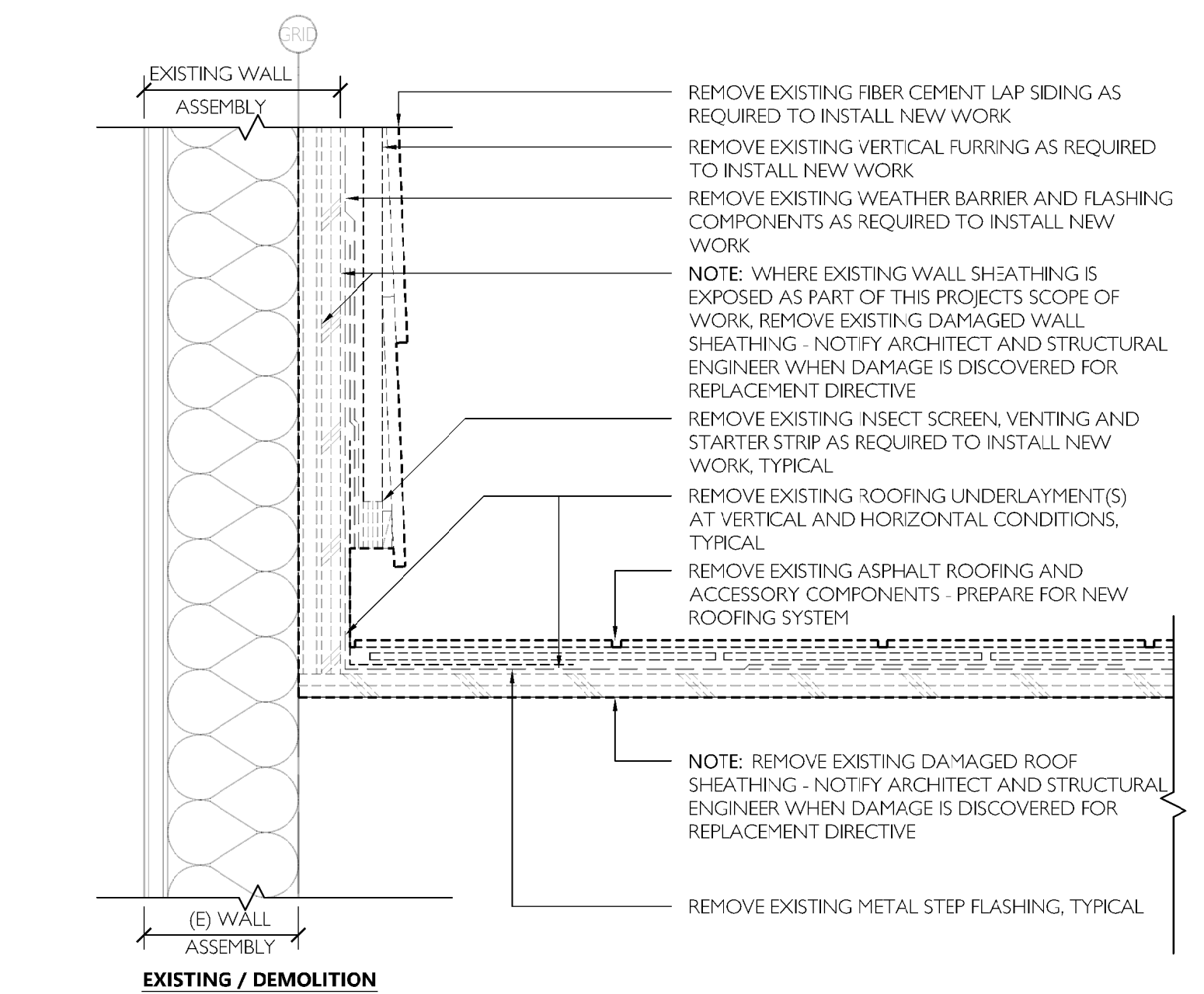
7
A4.1 **DETAIL - TYPICAL OPEN VALLEY FLASHING**
3" = 1'-0"

(SECTION)

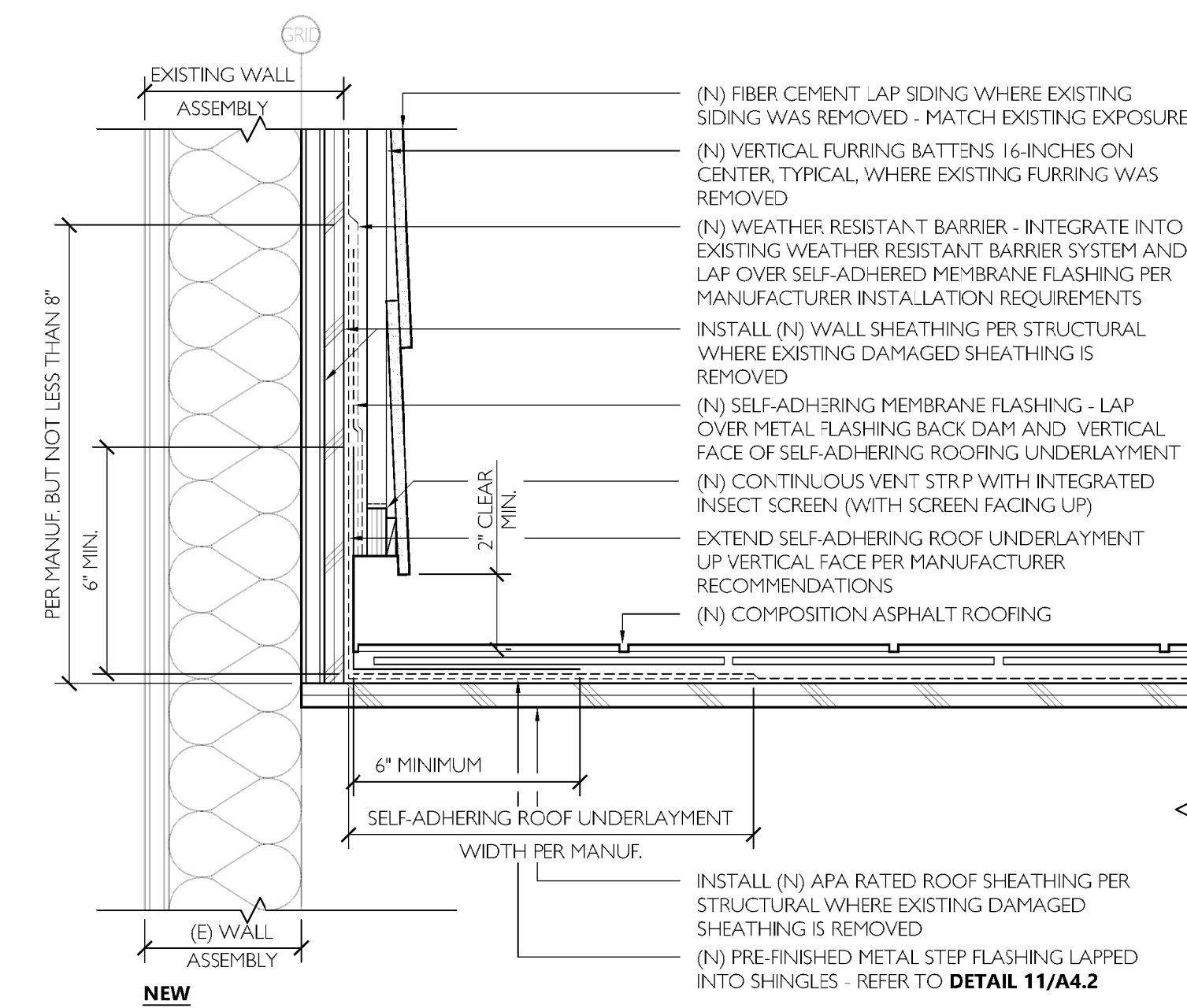


8
A4.1 **DETAIL - TYPICAL OPEN VALLEY FLASHING**
NOT TO SCALE

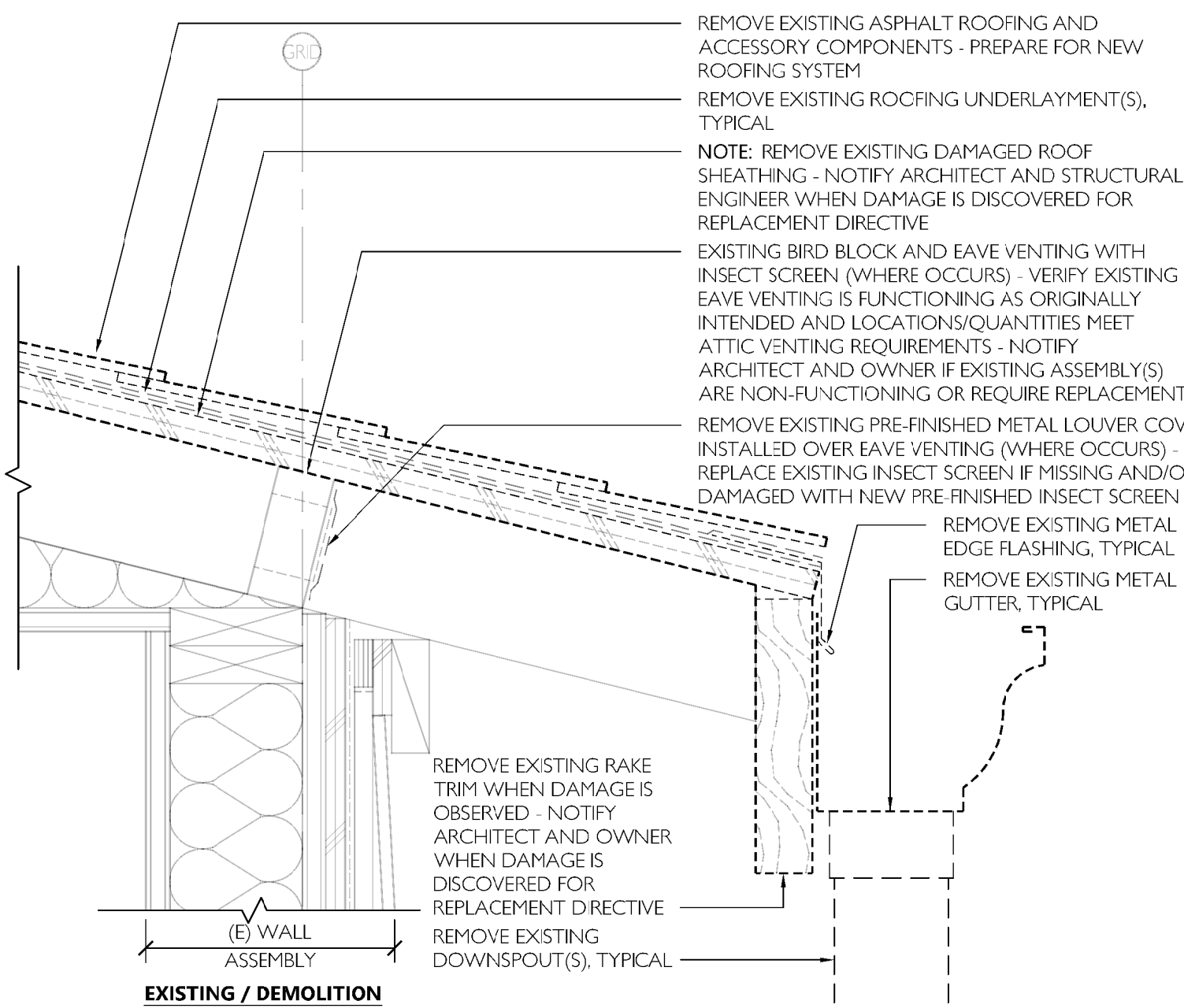
(AXONOMETRIC)



9
A4.1 **DETAIL - TYPICAL ROOF TO WALL TRANSITION**
3" = 1'-0"

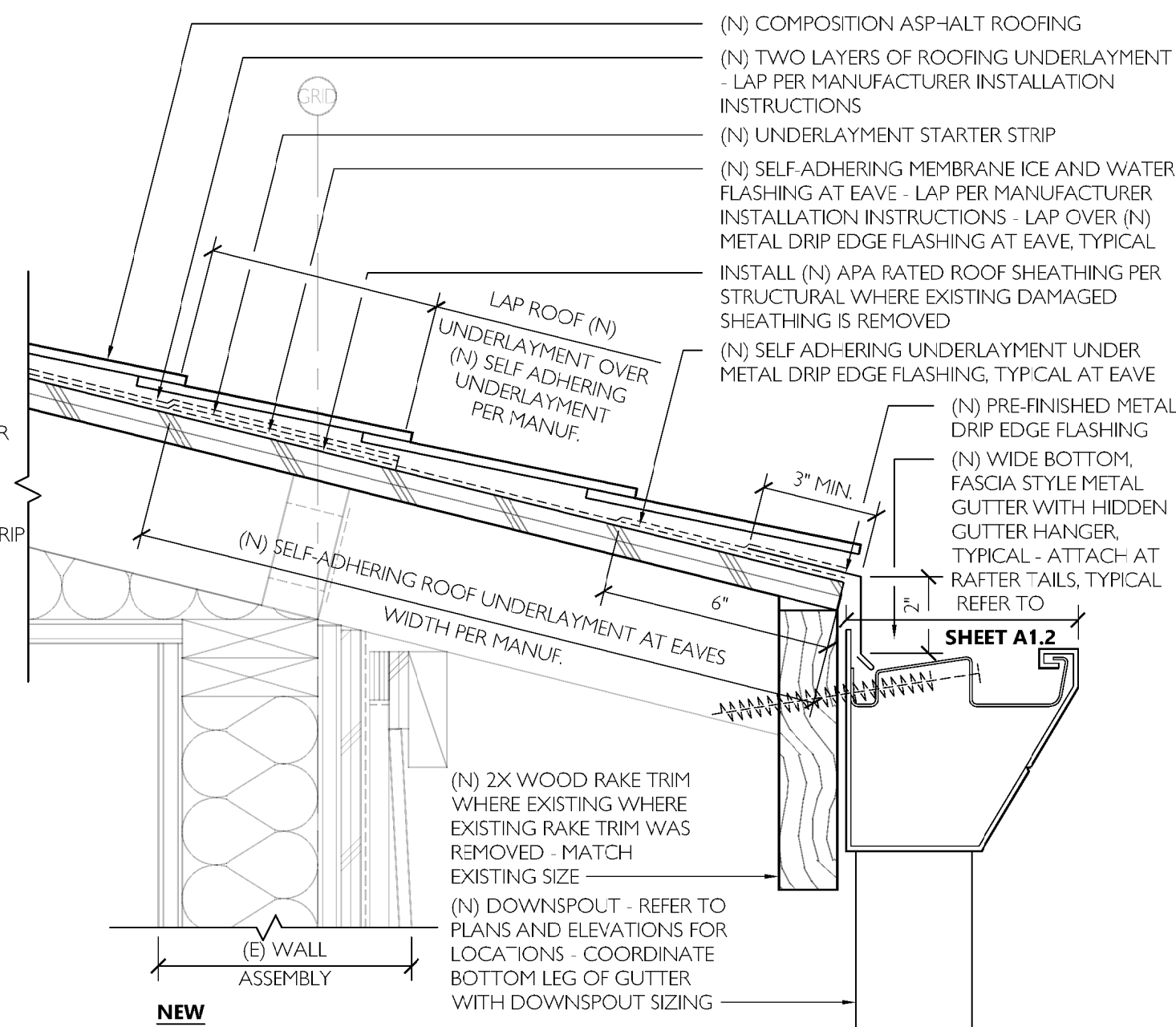


(SECTION)



11
A4.1 **DETAIL - TYPICAL ROOF EAVE**
3" = 1'-0"

(SECTION)



(SECTION)

GENERAL DETAIL NOTES

- THESE GENERAL NOTES SHALL APPLY TO THE ENTIRE PROJECT UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THE CONTRACT DOCUMENTS.
- REFER TO GENERAL PROJECT NOTES ON **SHEET C51** FOR ADDITIONAL REQUIREMENTS.
- EXISTING CONCEALED ASSEMBLY(S) AND ASSEMBLY COMPONENTS/INSTALLATION(S) SHOWN ARE DIAGRAMMATIC AND ILLUSTRATE THE ASSUMED, EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY, IN FIELD, ALL EXISTING CONDITIONS REQUIRED TO COMPLETE THE SCOPE OF WORK DESCRIBED WITHIN THESE CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT, IN WRITING, WHEN EXISTING CONDITIONS DIFFER THAN THOSE DESCRIBED HEREIN.
- CONTRACTOR SHALL INSPECT THE CONDITION(S) OF EXISTING WEATHER RESISTANT BARRIER AND ASSOCIATED SELF-ADHERING MEMBRANE FLASHING, METAL FLASHING, AND OTHER SYSTEM COMPONENTS AT AREAS WHERE EXISTING DAMAGED SIDING, TRIM, OR OTHER EXTERIOR CLADDING ELEMENTS INDICATED WITHIN THESE CONTRACT DOCUMENTS ARE TO BE REMOVED AND REPLACED. CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY KNOWN DEFECTS IN EXISTING SYSTEM COMPONENTS PRIOR TO INSTALLING NEW WORK.
- CONTRACTOR SHALL VERIFY CONDITION(S) OF EXISTING WALL AND ROOF SHEATHING COMPONENTS, WHERE VISIBLE OR WHEN MADE VISIBLE AS PART OF THE REPAIR SCOPE OF WORK DESCRIBED WITHIN THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY KNOWN DEFECTS IN EXISTING SYSTEM COMPONENTS PRIOR TO INSTALLING NEW WORK.
- AT REMOVED AND/OR DEMOLISHED ITEMS, ELEMENTS, SYSTEMS, ASSEMBLIES AND THE LIKE, CONTRACTOR SHALL PATCH AND REPAIR EXISTING SURFACES, SYSTEMS, SUBSTRATES, AND THE LIKE, TO REMAIN. PATCH AND REPAIR WORK TO MATCH SURFACES, SYSTEMS, SUBSTRATES, FINISHES, AND THE LIKE, OF EXISTING ADJACENT SURFACES TO REMAIN. NEW TRIM SHALL MATCH EXISTING SIZES, UNLESS OTHERWISE NOTED, AND SHALL BE MADE TO FIT WITHIN THE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS ASSOCIATED WITH WORK DESCRIBED WITHIN THESE CONTRACT DRAWINGS PRIOR TO COMMENCING WORK.
- PROVIDE BOND-BREAKER TAPE AT ALL NEW SEALANT LOCATIONS WHERE THREE-POINT ADHESION MAY OCCUR.

12033
REGISTERED
ARCHITECT
ERIK J. WINTER
STATE OF WASHINGTON

ISSUED DATE
1 PERMIT REVIEW SUBMITTAL 2020.05.18

NOTE: CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED AND NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES PRIOR TO START OF WORK.

KEY PLAN
(NTS)

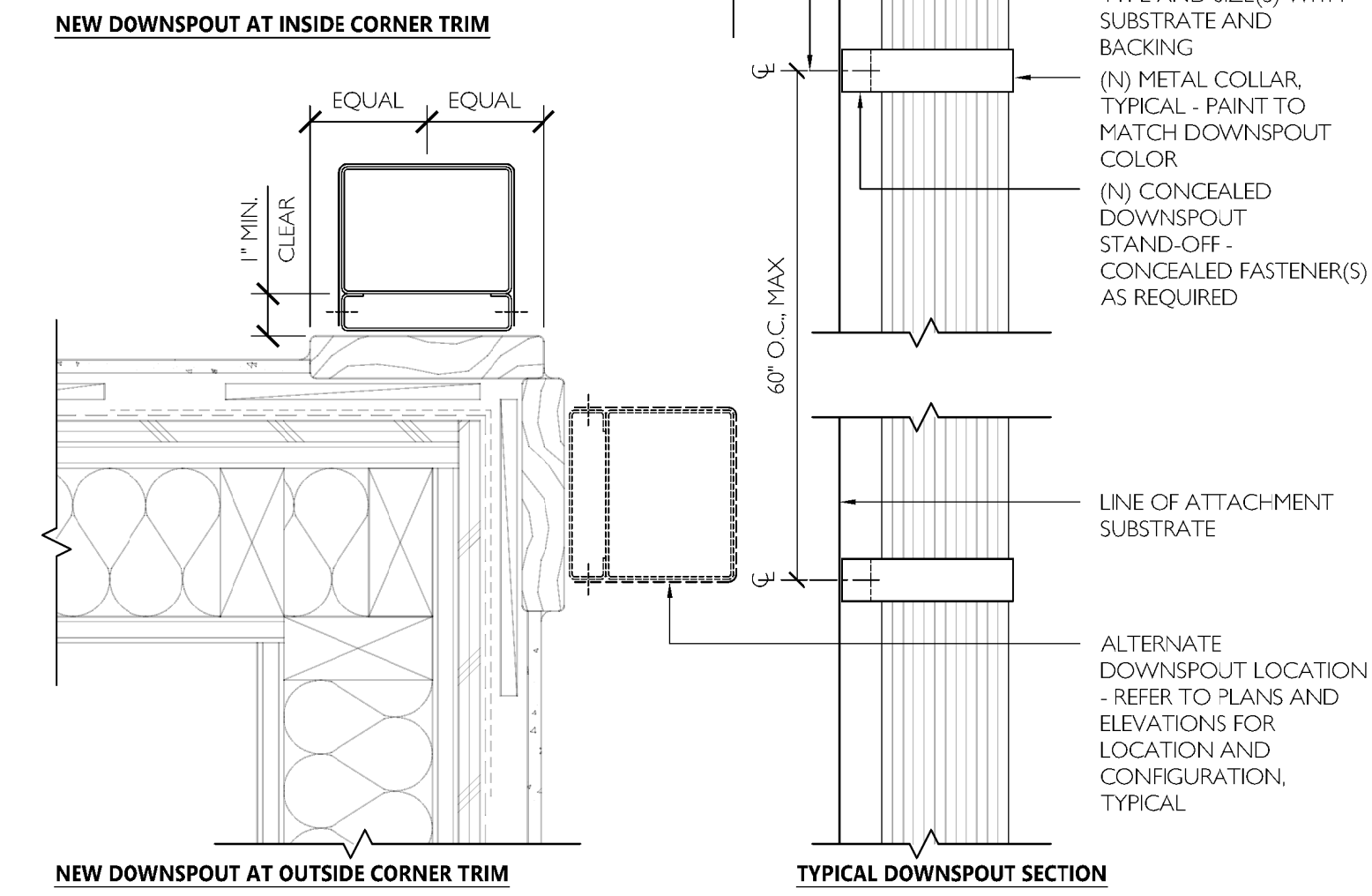
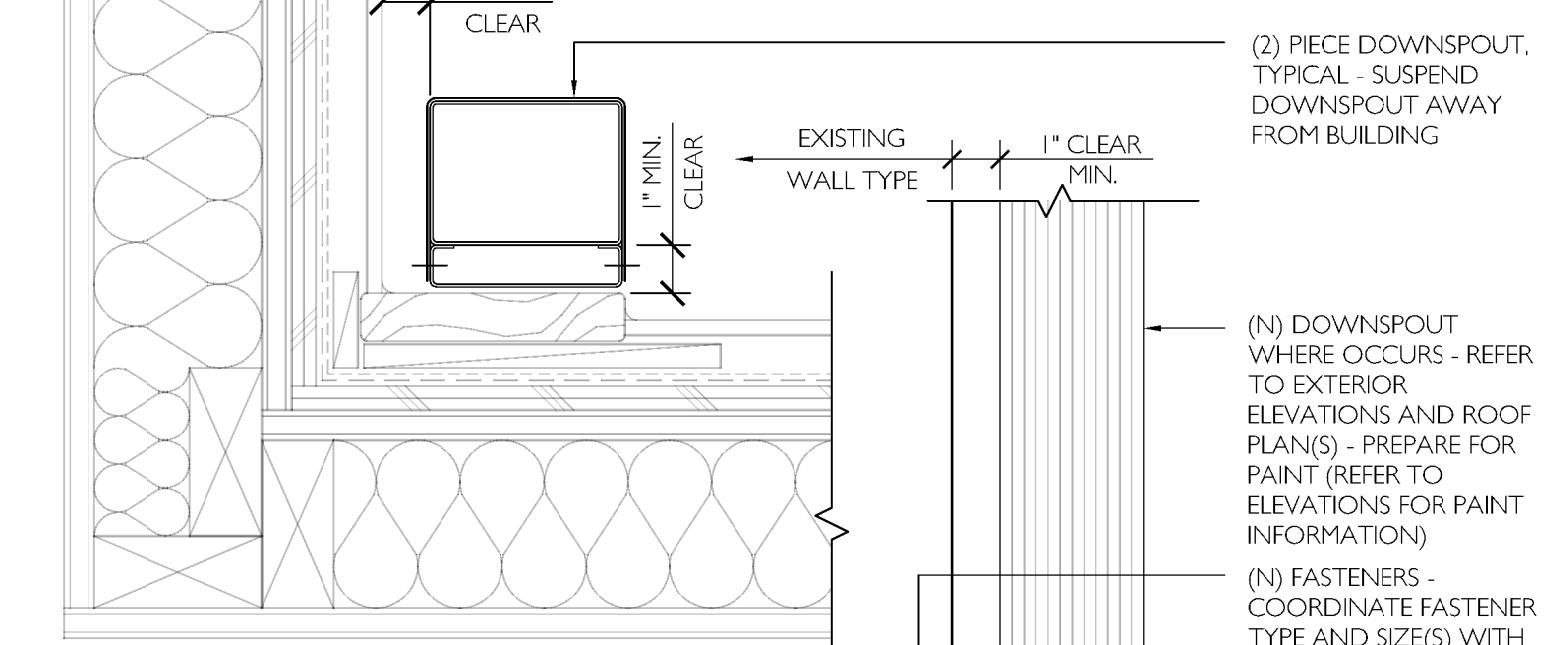
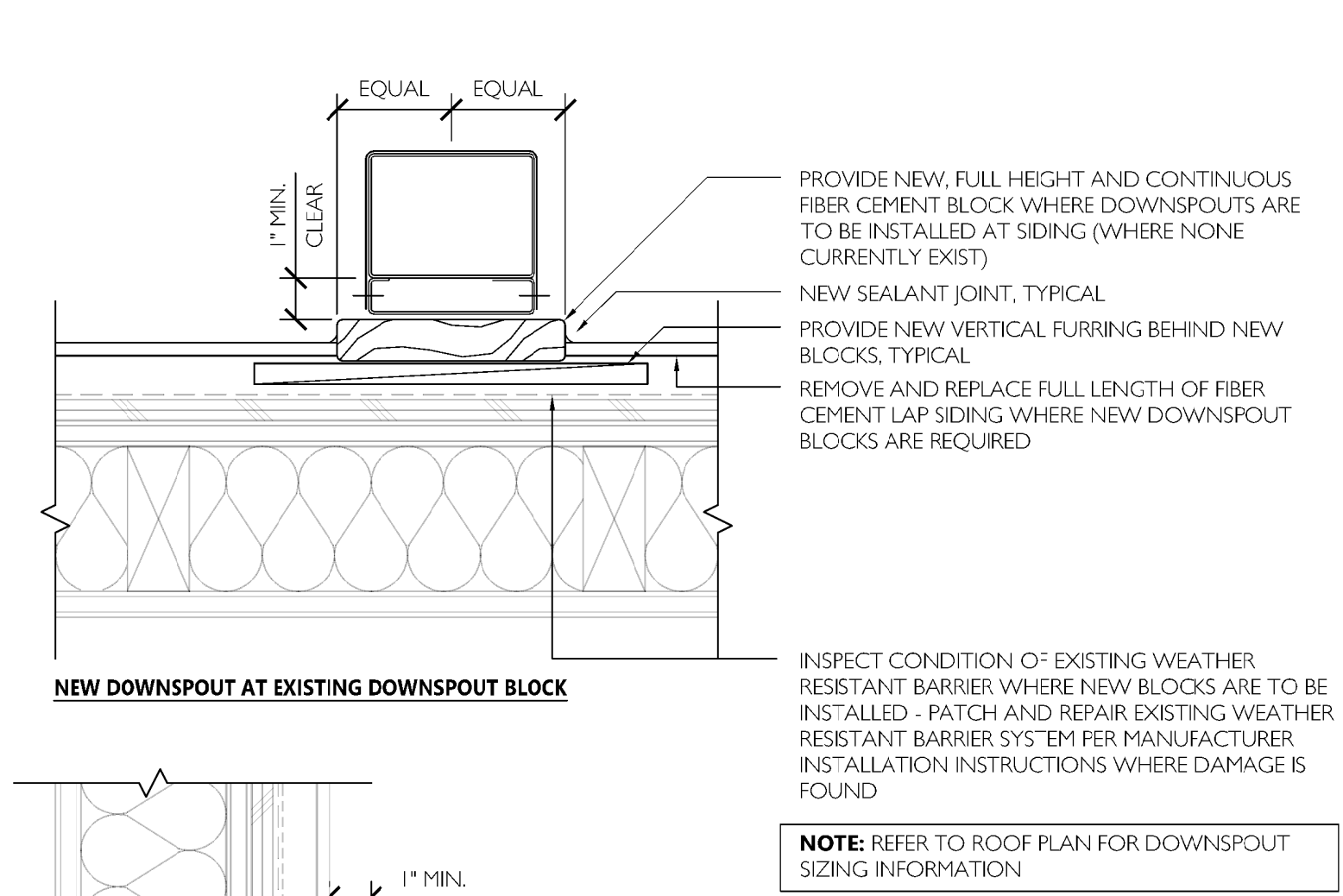
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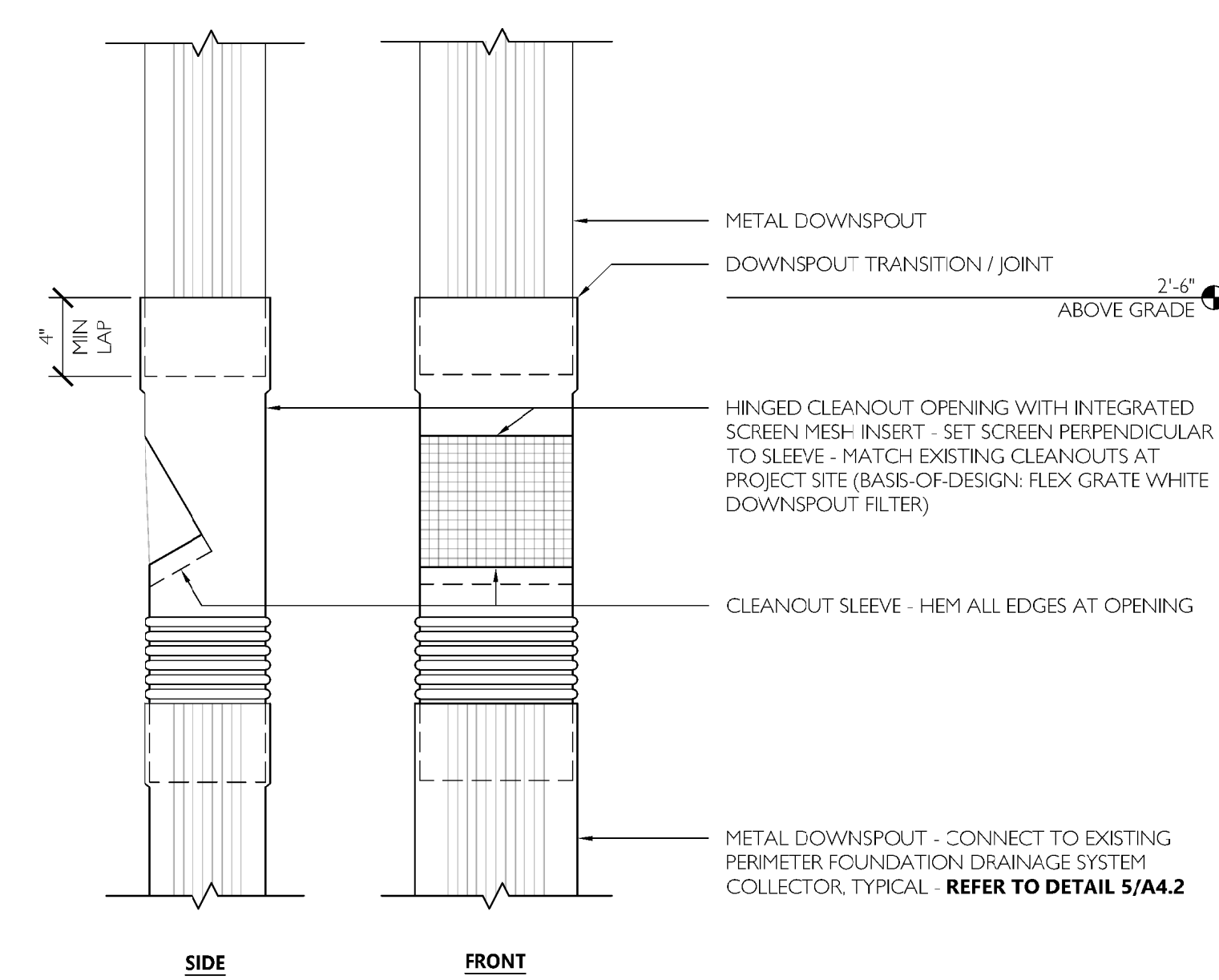
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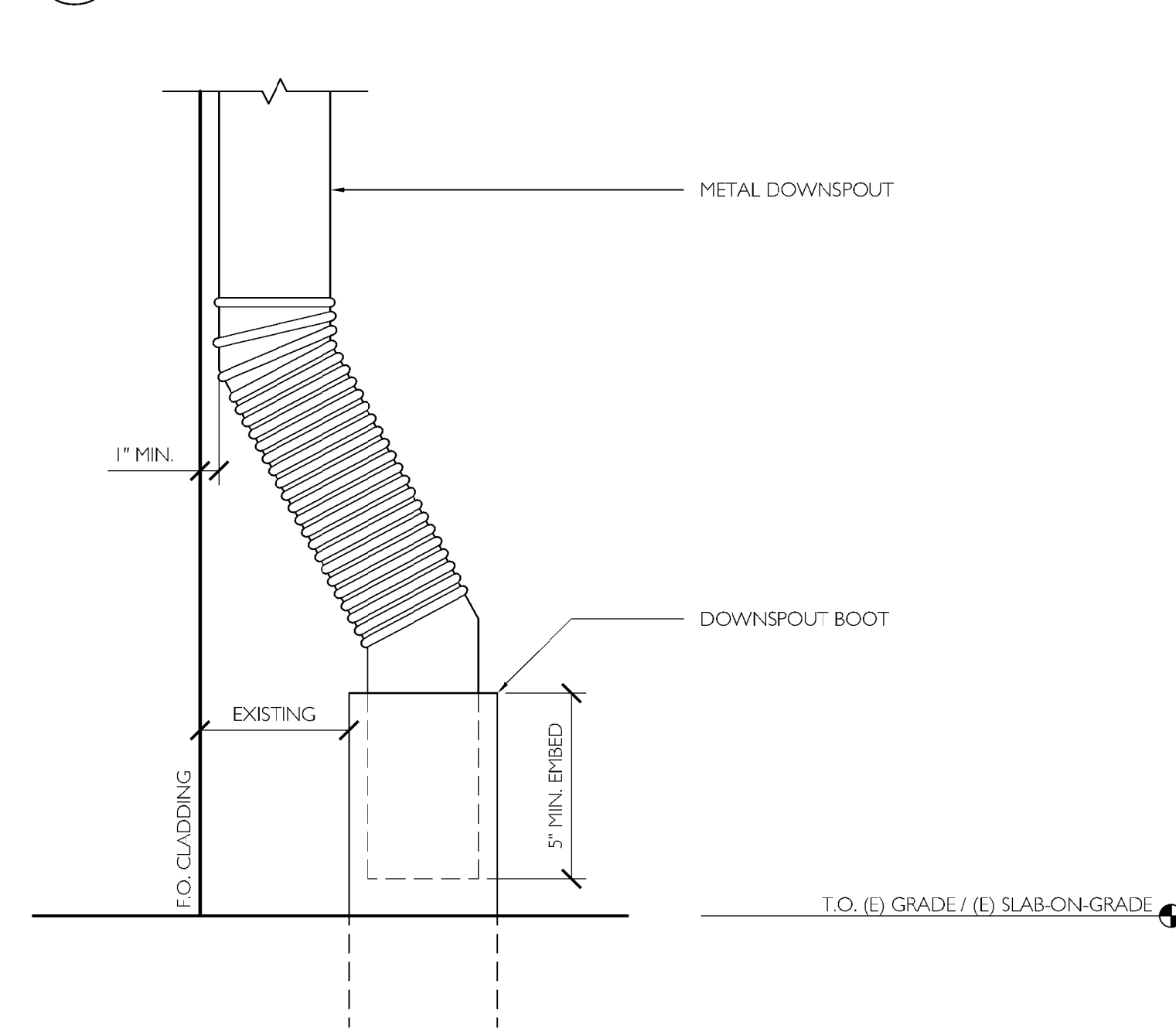
DETAILS - ROOF
A4.1
JOB NO. 190393.01
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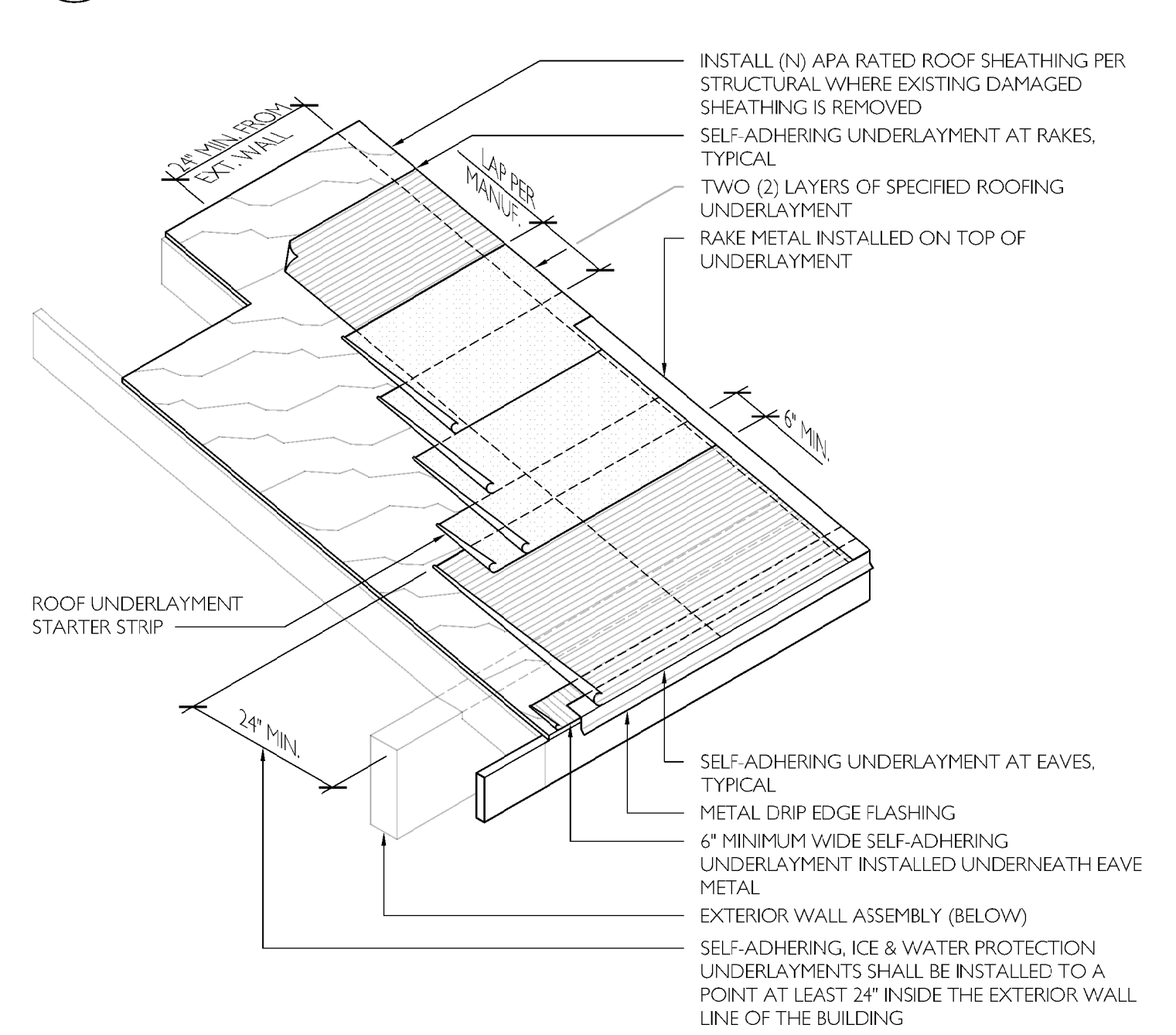
4 A4.2 **DETAIL - TYPICAL DOWNSPOUT ATTACHMENTS**
3" = 1'-0" (SECTION)



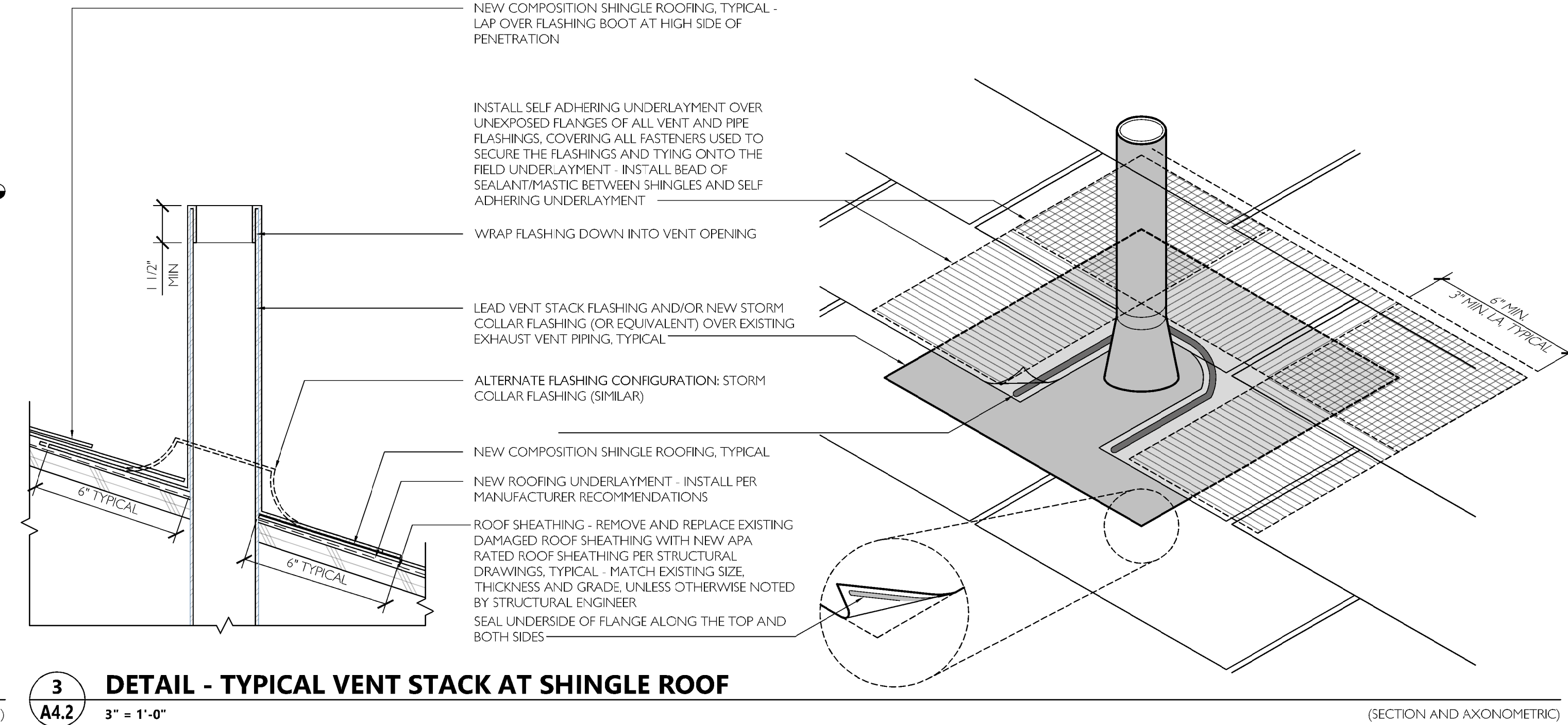
2 A4.2 **DETAIL - TYPICAL DOWNSPOUT CLEANOUT**
3" = 1'-0" (ELEVATION AND SECTION)



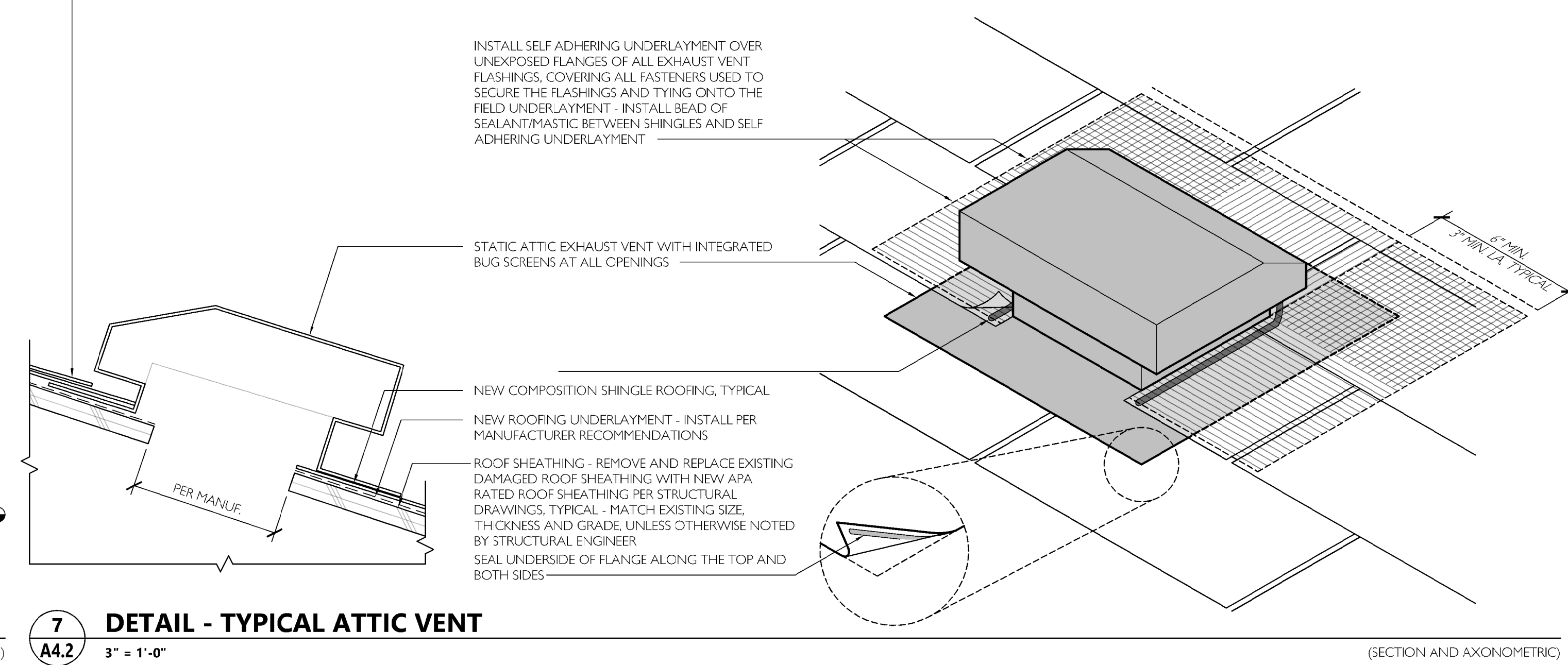
5 A4.2 **DETAIL - TYPICAL DOWNSPOUT COLLECTOR**
3" = 1'-0" (SECTION)



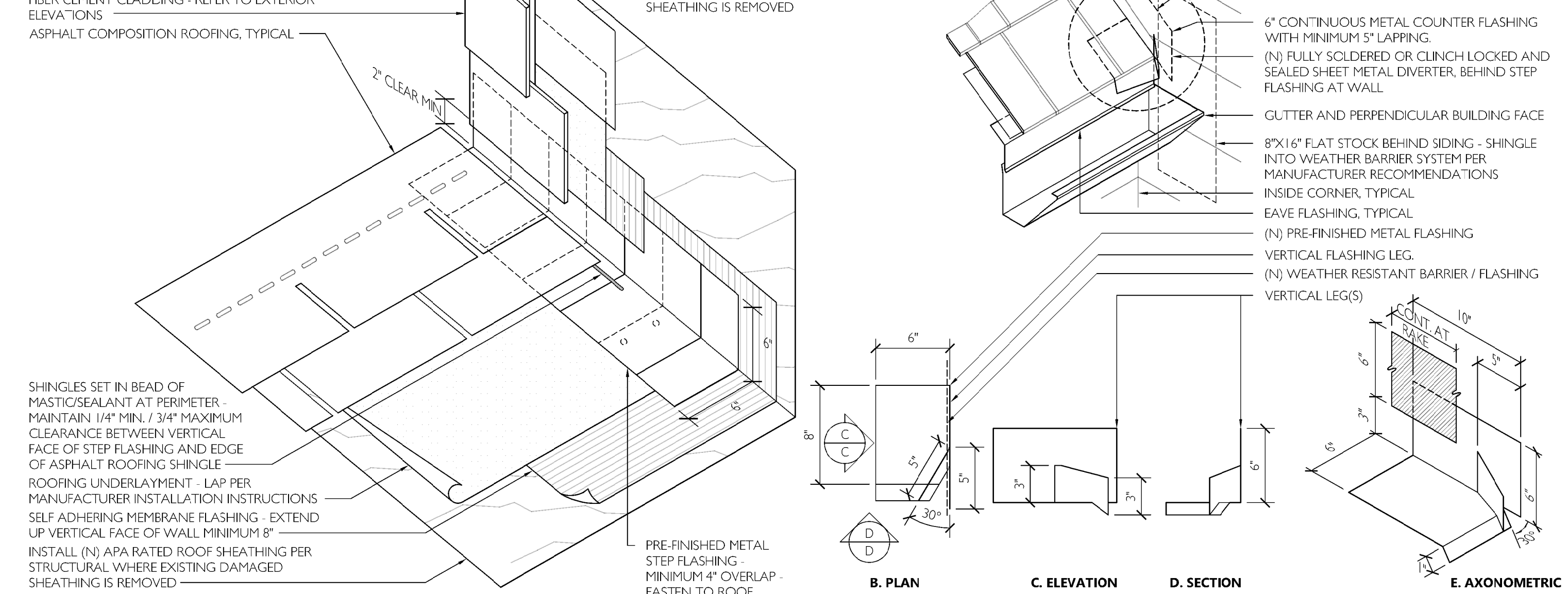
10 A4.2 **DETAIL - TYPICAL ROOFING AXONOMETRIC**
NOT TO SCALE (AXONOMETRIC)



3 A4.2 **DETAIL - TYPICAL VENT STACK AT SHINGLE ROOF**
3" = 1'-0" (SECTION AND AXONOMETRIC)



7 A4.2 **DETAIL - TYPICAL ATTIC VENT**
3" = 1'-0" (SECTION AND AXONOMETRIC)

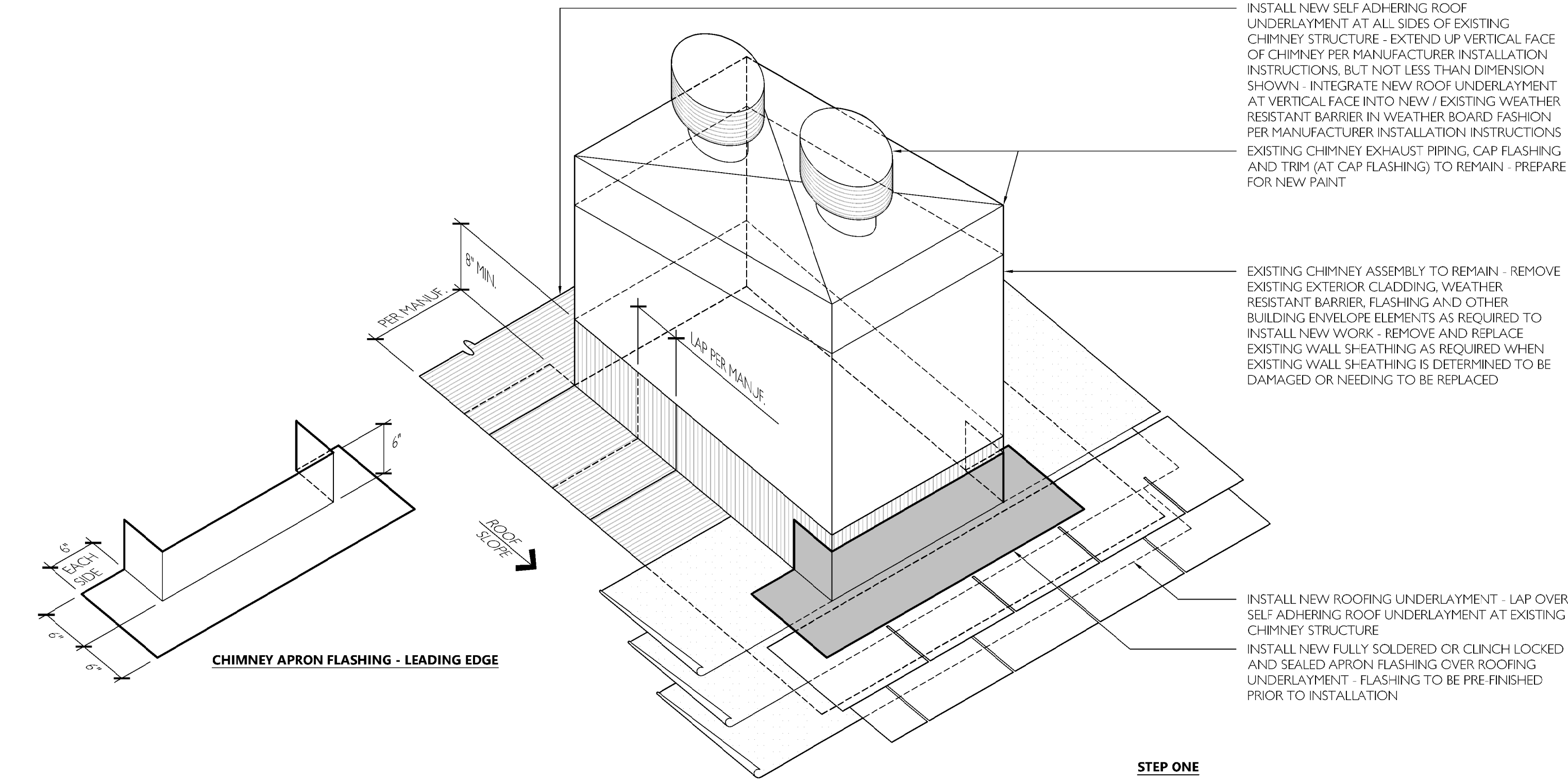


11 A4.2 **DETAIL - TYPICAL STEP FLASHING**
1 1/2" = 1'-0" (AXONOMETRIC)

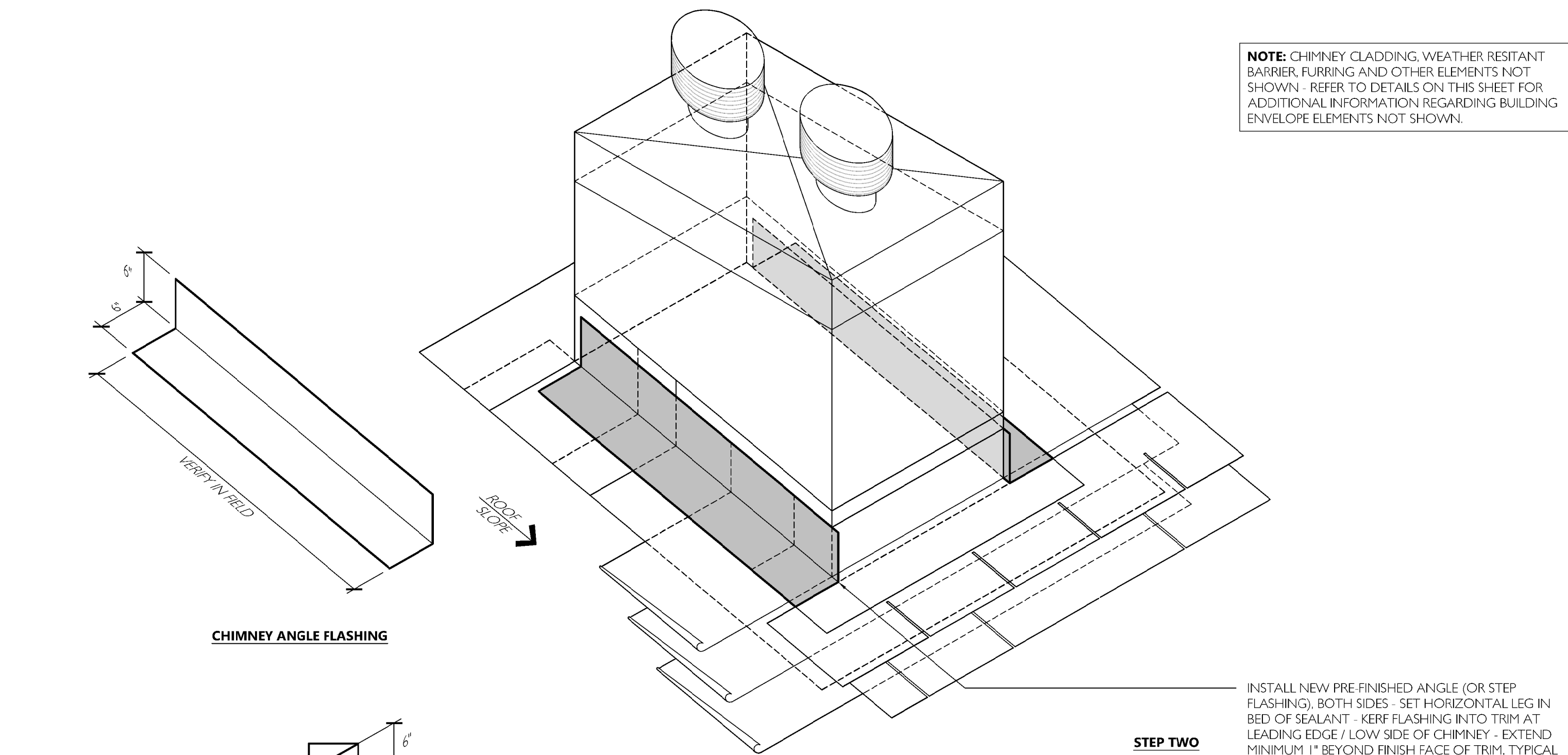


12 A4.2 **DETAIL - TYPICAL DIVERTER FLASHING**
1 1/2" = 1'-0" (AXONOMETRIC)

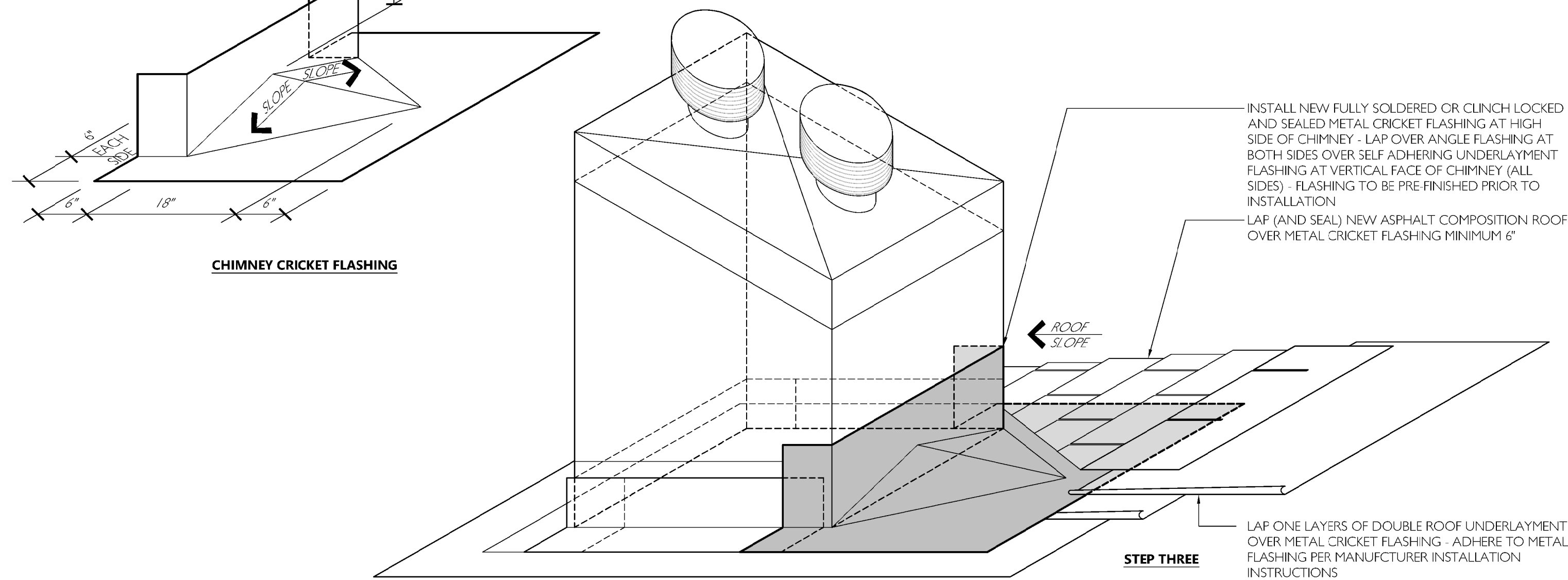
Updated: 10/25/2021 1:45pm 101 Renovation Road, Corvallis, OR 97331, 1:10 Scale



STEP ONE



STEP TWO



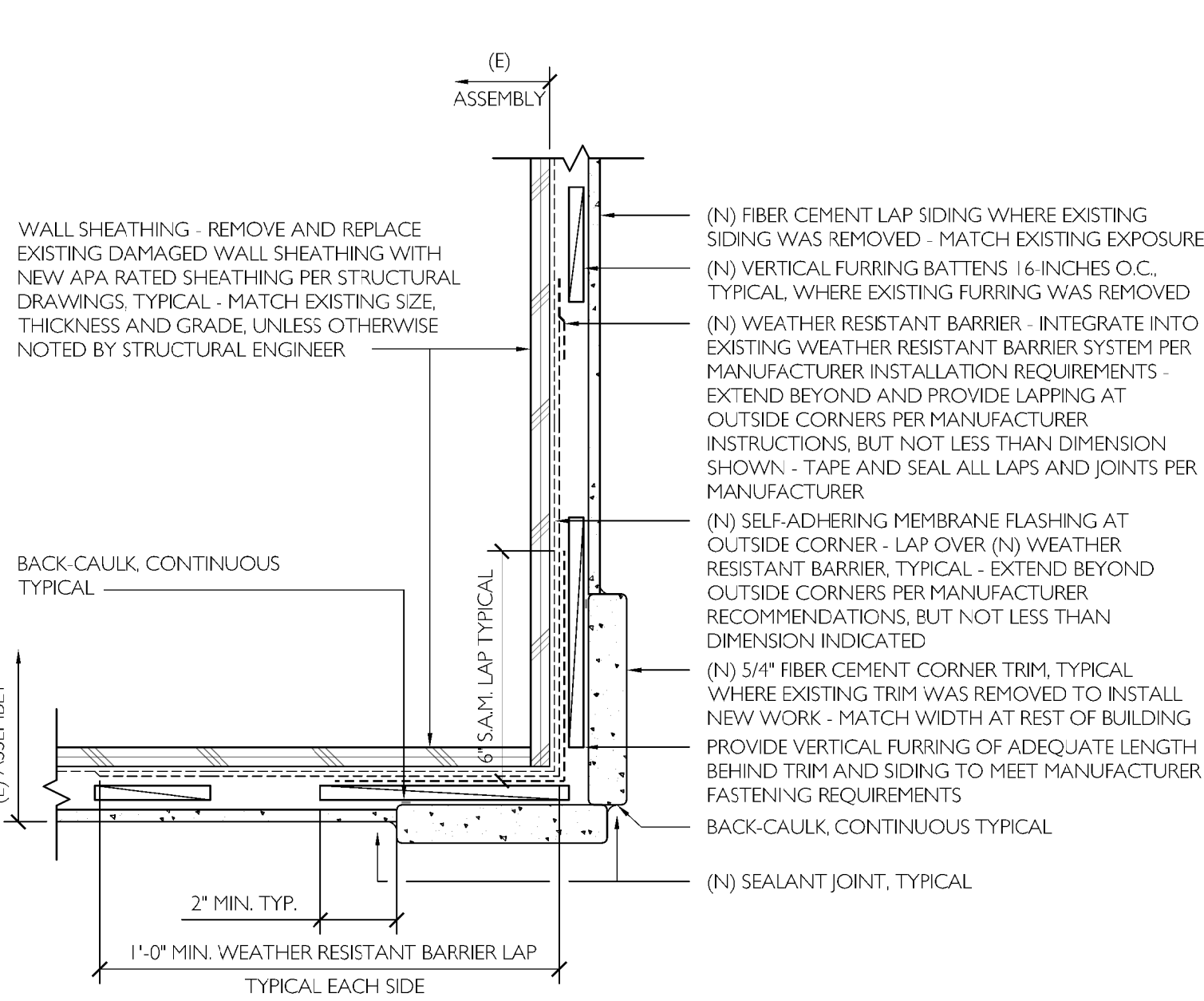
STEP THREE

INSTALL NEW SELF ADHERING ROOF UNDERLAYMENT AT ALL SIDES OF EXISTING CHIMNEY STRUCTURE - EXTEND UP VERTICAL FACE OF CHIMNEY PER MANUFACTURER INSTALLATION INSTRUCTIONS, BUT NOT LESS THAN DIMENSION SHOWN - INTEGRATE NEW ROOF UNDERLAYMENT AT VERTICAL FACE INTO NEW / EXISTING WEATHER RESISTANT BARRIER IN WEATHER BOARD FASHION PER MANUFACTURER INSTALLATION INSTRUCTIONS EXISTING CHIMNEY EXHAUST PIPING, CAP FLASHING AND TRIM (AT CAP FLASHING) TO REMAIN - PREPARE FOR NEW PAINT

EXISTING CHIMNEY ASSEMBLY TO REMAIN - REMOVE EXISTING EXTERIOR CLADDING, WEATHER RESISTANT BARRIER, FLASHING AND OTHER BUILDING ENVELOPE ELEMENTS AS REQUIRED TO INSTALL NEW WORK - REMOVE AND REPLACE EXISTING WALL SHEATHING AS REQUIRED WHEN EXISTING WALL SHEATHING IS DETERMINED TO BE DAMAGED OR NEEDING TO BE REPLACED

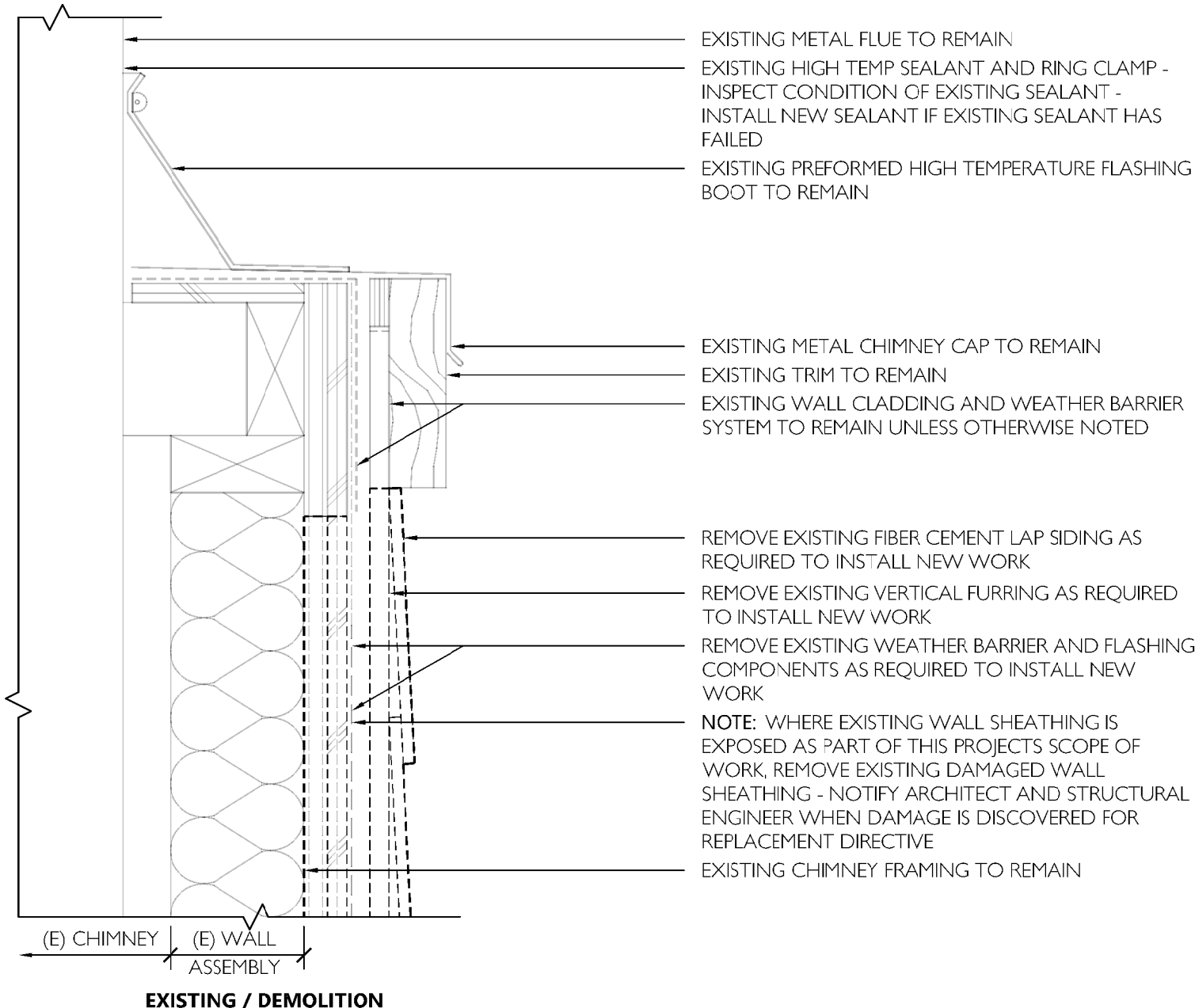
INSTALL NEW ROOFING UNDERLAYMENT - LAP OVER SELF ADHERING ROOF UNDERLAYMENT AT EXISTING CHIMNEY STRUCTURE
INSTALL NEW FULLY SOLDERED OR CLINCH LOCKED AND SEALED APRON FLASHING OVER ROOFING UNDERLAYMENT - FLASHING TO BE PRE-FINISHED PRIOR TO INSTALLATION

NOTE: CHIMNEY CLADDING, WEATHER RESITANT BARRIER, FURRING AND OTHER ELEMENTS NOT SHOWN - REFER TO DETAILS ON THIS SHEET FOR ADDITIONAL INFORMATION REGARDING BUILDING ENVELOPE ELEMENTS NOT SHOWN.

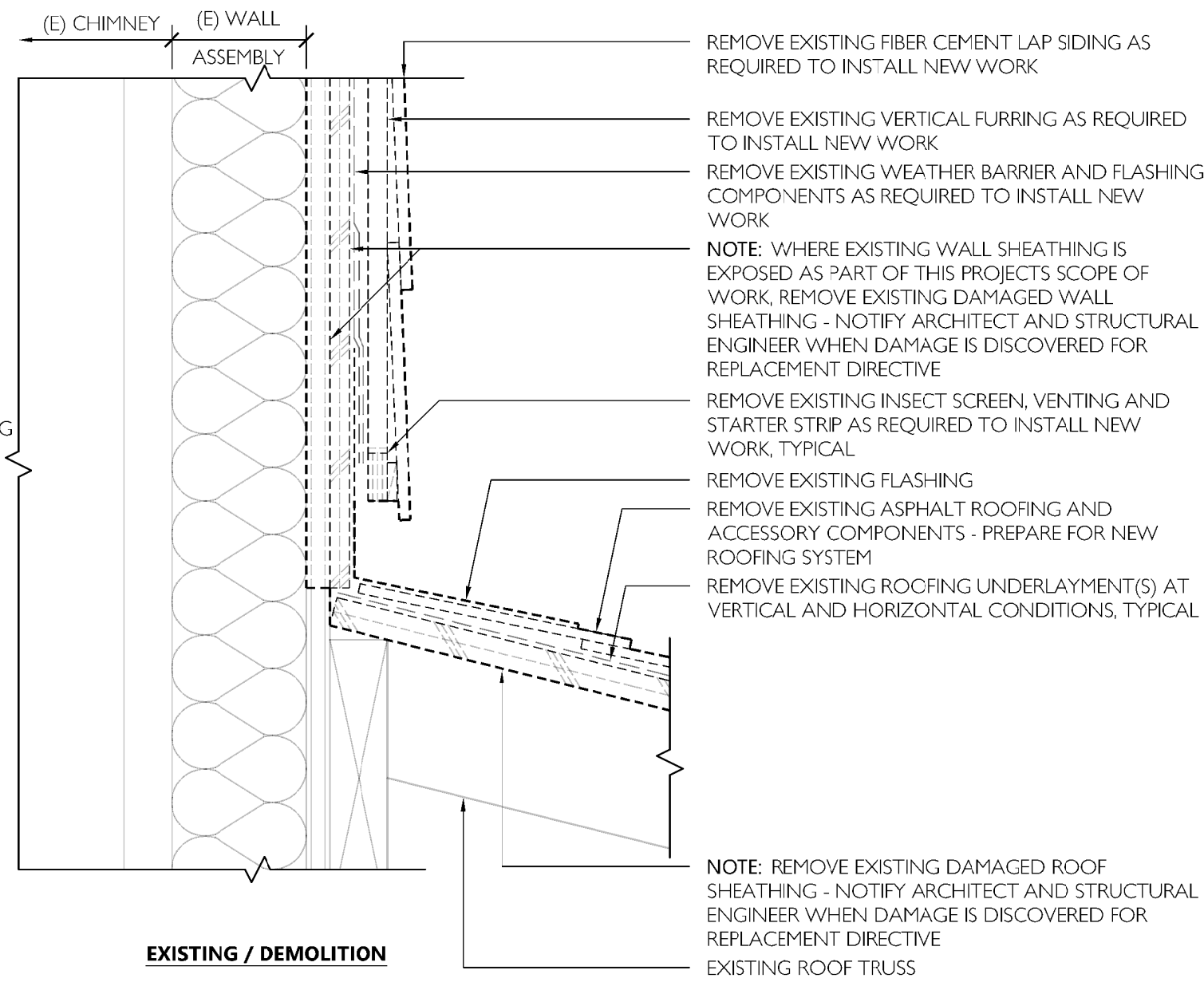


3 **A4.3** **DETAIL - OUTSIDE CORNER TRIM**
3" = 1'-0"

(PLAN)

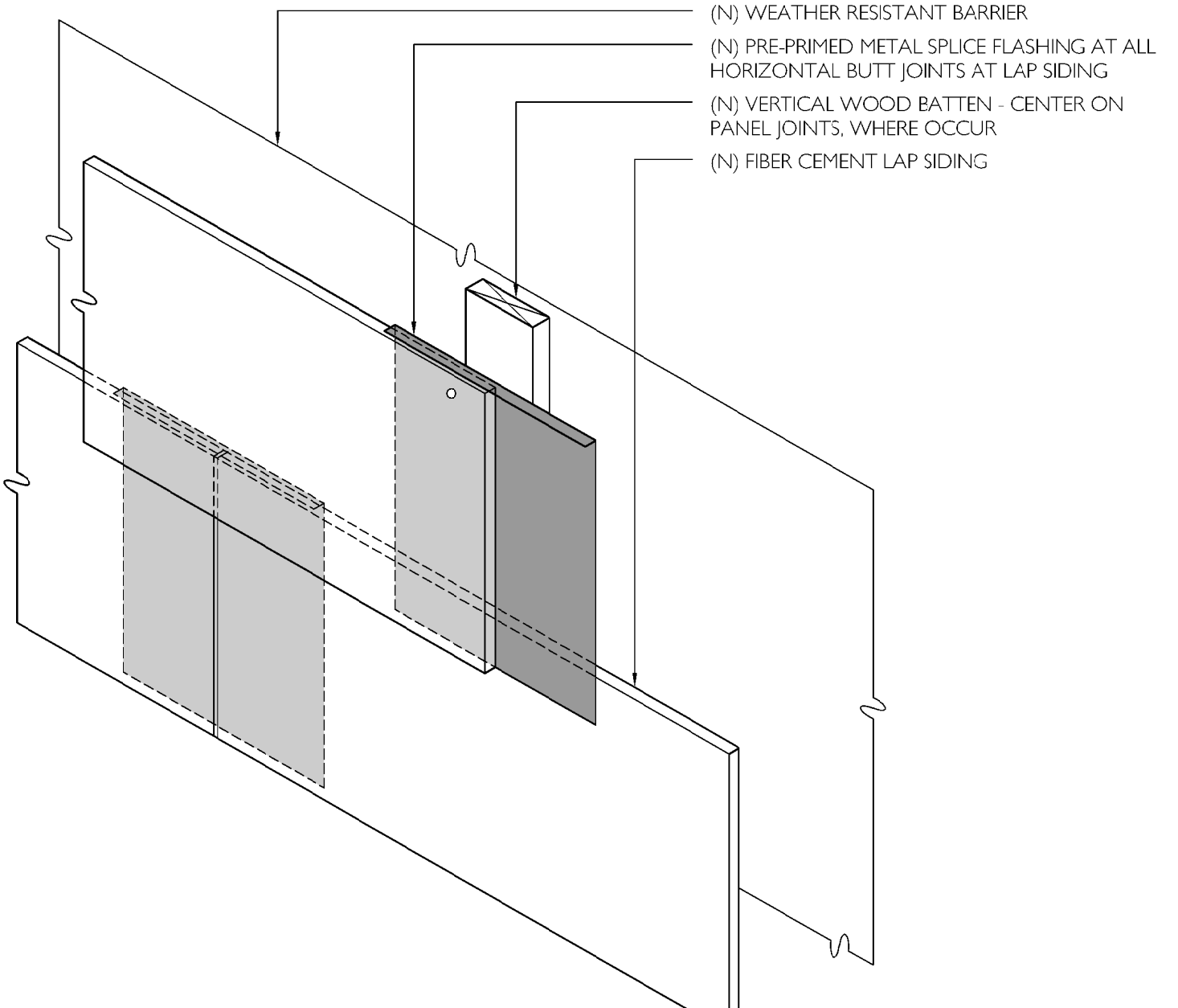


7 **A4.3** **DETAIL - SIDING AT CHIMNEY CAP FLASHING**
3" = 1'-0"



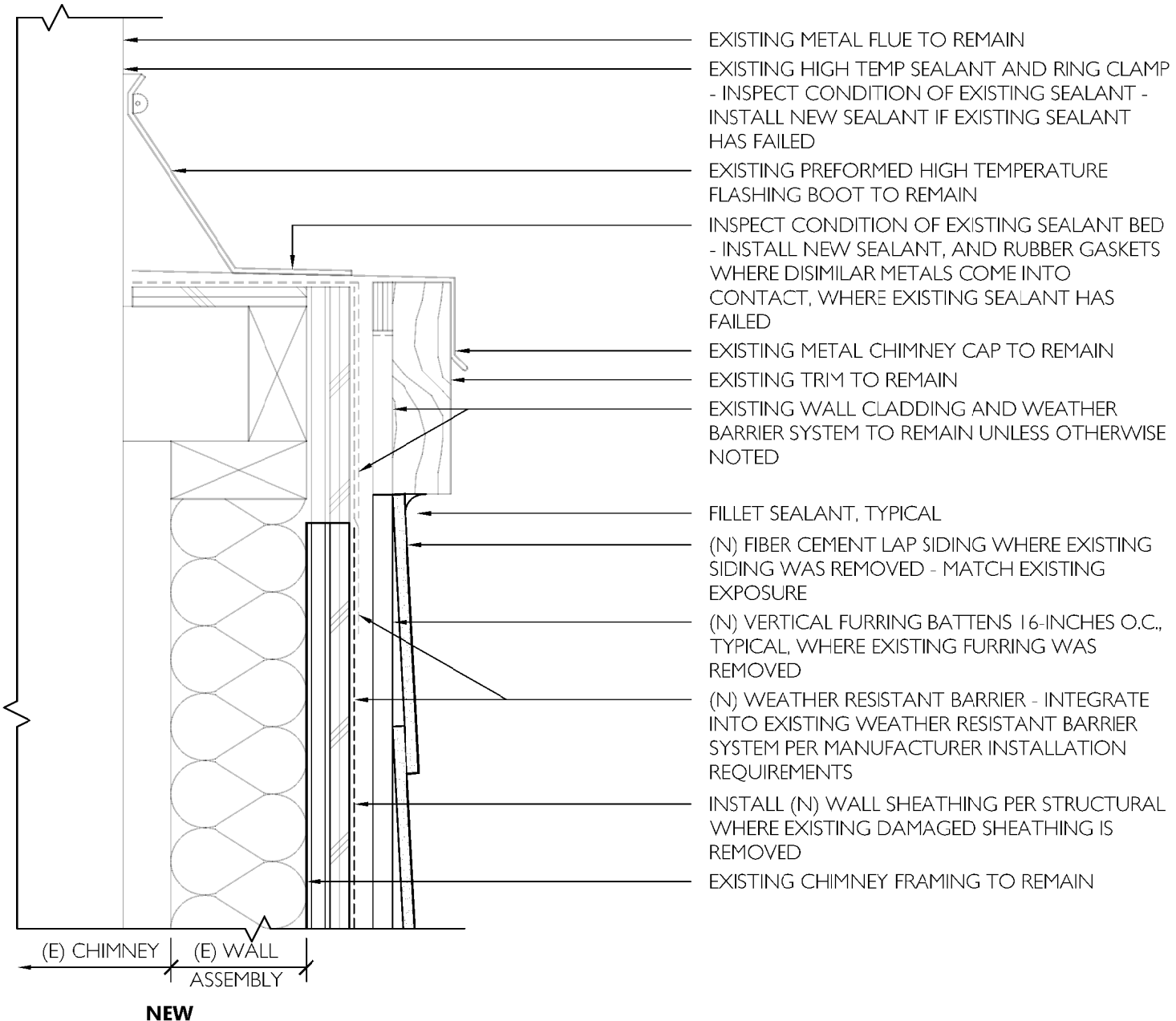
11 **A4.3** **DETAIL - TYPICAL ROOF TO WALL TRANSITION**
3" = 1'-0"

(SECTION)



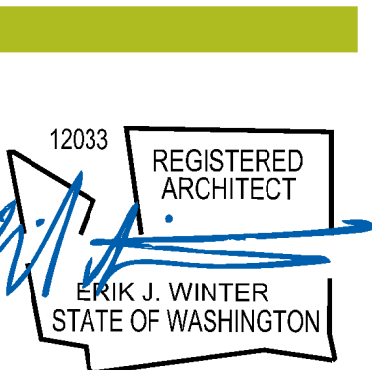
4 **A4.3** **DETAIL - LAP SIDING SPLICE JOINT**
3" = 1'-0"

(AXONOMETRIC)

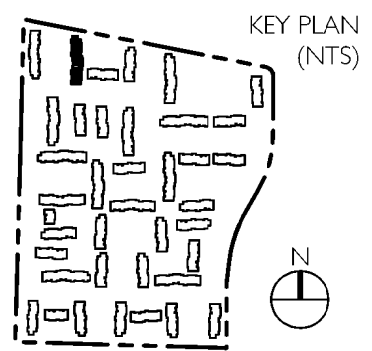


9 **A4.3** **DETAIL - CHIMNEY FLASHING**
NTS

(SECTION)



NOTE: CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED AND NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD IN WRITING, OF ANY DISCREPANCIES PRIOR TO START OF WORK.



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RENOVATION FOR:
DETAILS - ROOF
A4.3
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