1. Ventilation: A. Attic Ventilation
   - Required locations under the T.I. contract.

2. Windows:
   - A. Tightly fitting flue dampers, operated with a readily accessible manual
     method.

3. Radon Mitigation:
   - A. Attic Ventilation:
     - Type A units required:
       - 150 square feet of crawlspace area. 1 vent required within
         44" from finished floor to sill and shall have an opening with
         3 feet of each corner. Contractor is responsible for
         installing in accordance with label requirements and per
         applicable ICC research recommendations, where specific
         data is shown.

4. Rigid Insulation:
   - Contractors are responsible to check the plans and is to
     verify all dectives, including but not limited to: Strobes,
     Annunciaters and Egress Lighting, required by all applicable
     regulations.

5. Rigid Insulation:
   - Requirements and maintenance receptacles. Design will include
     the architect and with the HVAC and fire sprinkler design/build
     service is the property of
     the written authorization of
     the owner.

6. Electrical:
   - All final slope faces should be densified and planted or
     seeded. If practical, all secondary grading should be
     completed prior to grading of the building site.

7. Gypsum wallboard:
   - When Gypsum wallboard is used as a base for tile in tub and
     shower and water closet areas, water-resistant Gypsum
     backboard shall be used.

8. Smoke Detectors:
   - Smoke detectors shall receive their primary power from the
     house electrical system, interconnect with each other so that
     if any one trips they will all sound. They shall also have a battery backup and be located in each
     bedroom and on each floor level.

GENERAL NOTES

DRAWING SYMBOLS

ABBREVIATIONS

CODE SUMMARY

VICTINITY MAP

PROJECT TEAM

ARCHITECTURAL DRAWINGS INDEX

STRUCTURAL DRAWINGS INDEX

BIDDER DESIGN ELECTRICAL CRITERIA

MECHANICAL ELECTRICAL PLUMBING DESIGNS BUILD NOTES

CONSTRUCTION DRAWINGS

TOTAL SQUARE FOOTAGES

DEFERRED SUBMITTALS:

NOTE:

Mechanical, Electrical, Plumbg design build notes shall be provided
meant to be used, in whole or in part, for reference only.

Project Number

9/20/2012

NE BURTON RD & NE 79TH ST

VANCOUVER, WA 98684

CONSTRUCTION DRAWINGS

BURTON PARK APARTMENTS - 2 STORY

CONSTRUCTION DRAWINGS

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CONSTRUCTION DRAWINGS
ROOF NOTES:
- ENGINEERED ROOF TRUSSES @ 24" O.C.
- 15/32" EXPOSURE 1-APA RATED PLYWOOD OR OSB SHEATHING
- 30# BUILDING PAPER
- COMPOSITION SHINGLES
- 8" CEMENT BOARD FASCIA
- GUTTERS & DOWNSPOUTS

ROOF VENT CALCULATIONS:
- 1/300TH OF AREA REQUIRED
- 1/600TH AT EAVE
- 1/600TH AT RIDGE

4817 SQ. FT. / 300 = 16 SQ. FT.
8 SQ. FT. @ EAVE REQUIRED
8 SQ. FT. @ RIDGE REQUIRED

REQUIRED VENTING:
- USE ROOF VENTS @ RIDGE. 1 SQ. FT. EACH EQUALLY SPACED
- PROVIDE 1" DIAMETER HOLE W/ BIRD SCREEN IN BLOCKING @ EACH TRUSS BAY.
1. CROSS SECTION

NOTE: SEE FLOOR PLAN FOR DRAFT STOP LOCATION AND DETAILS

2. LONGITUDINAL SECTION
1st Floor

0' - 0"

2nd Floor

9' - 1 3/4"

2nd Floor T.P.

17' - 2 7/8"

Foundation

-2' - 4"

Grade

-0' - 8"

4" CONCRETE SLAB ON GRADE

GUARDRAIL WITH ATTACHMENT PER MANUFACTURERS INSTALLATION INSTRUCTIONS

SLOPE

1/4"/FT.

DECK

PATIO

RIPPED 2x10 JOISTS @ 16" O.C.

MEMBRANE SYSTEM FINISH VENTILATION AS REQUIRED

GUARDRAIL WITH ATTACHMENT PER MANUFACTURERS INSTALLATION INSTRUCTIONS

6" CRUSHED GRAVEL-COMPACTED

1/2" O.S.B. EXTERIOR SHEATHING

(1) 11 7/8" RIM

R-38 BATT INSULATION

1" AIR SPACE MINIMUM

VENILATION PER CODE

ENGINEERED ROOF TRUSS @ 24" O.C.

1/2" GYPSUM DRYWALL

2x6 STUDS @ 16" O.C.

R-21 BATT INSULATION

ROOF SHEATHING 23/32" EXPOSURE 1 APA RATED PLYWOOD OR OSB SEE STRUCTURAL FOR NAILING

PER MANUFACTURERS INSTALLATION INSTRUCTIONS

FLOOR SHEATHING 23/32" EXPOSURE 1 APA RATED PLYWOOD OR OSB SEE STRUCTURAL FOR NAILING, GLUE REQUIRED ON EVERY JOIST

2x6 P.T. MUD SILL

5/8" GYPSUM DRYWALL OVER RESILIENT CHANNELS

2" R-21 BATT INSULATION

6 MIL VISQUEEN VAPOR BARRIER

(2) 2x6 TOP PLATE

RIPPER 2x10 JOISTS @ 16" O.C.

5/8" GYPSUM DRYWALL OVER RESILIENT CHANNELS

5/4x3 1/2" SPFD TRIM BD.

SIDE LAP SIDING ABOVE

5/4x4 SPFD TRIM

SEALANT

5/8" G.B.

METAL

EDGE

HEAD, RUN UP FLASHING AT 26 GA. PREFIN

WITH INSUL.

FILL VOID

CONTINUOUS BEAD OF SEALANT

INSULATING GLAZING UNITS IN VINYL FRAME

DOOR OR SLIDER THRESHOLD

DOOR OR SLIDER ASSEMBLY

MFR'S THRESHL'D SET IN MASTIC ASSEMBLY

5/8" G.B.

METAL

HEAD FLASHING AT METAL "Z" 26 GA. PREFIN

5/4 x4 SPFD TRIM

SEALANT

5/8" G.B.

METAL

EDGE

HEAD FLASHING AT METAL "Z" 26 GA. PREFIN

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EDGE

HEAD FLASHING AT METAL "Z" 26 GA. PREFIN

5/4 x4 SPFD TRIM

SEALANT

5/8" G.B.
WHOLE HOUSE FAN: PANASONIC WHISPERGREEN TVSROCS 80 CFM, CONSTANT VOLUME, MOTION SENSOR, HUMIDISTAT CONTROLLED. FAN TO BE ON A TIMER TO OPERATE UNIT AUTOMATICALLY AND ALSO HAVE A MANUAL SWITCH TO CONTROL USE IN BATHROOM.

INTAKE AIR: PROVIDE WINDOW SLOTS IN EACH ROOM. IN WINDOWLESS ROOMS PROVIDE PASSING WALL VENTS WITH DAMPERS.

HEAT SOURCE: PROVIDE MARKEL IN-WALL HEATERS (TYP.)

BATHROOM EXHAUST FAN: 70 CFM REQUIRED
KITCHEN EXHAUST FAN: 175 CFM REQUIRED
LAUNDRY ROOM EXHAUST FAN: 20 CFM REQUIRED

DSC: MARKED IN WALL HEATER (TYP.)

NOTE:
1. DESIGN IS TO SHOW CODE COMPLIANCE AND ESTIMATING PROVISIONS. FINAL DESIGN BY G.C. AND OWNER.
2. ALL EXHAUST VENTS MIN. OF 3 FEET FROM OPERABLE WINDOWS.
RADON MITIGATION NOTES

AGGREGATE

A LAYER OF AGGREGATE OF A MECHANICAL THICKNESS SHALL BE PLACED BENEATH CONCRETE SLABS. THE AGGREGATE SHALL BE CONTINUOUS TO THE EXTERIOR PERIMETER.

GRADUATION

AGGREGATE GRADE SHALL BE ASSIGNED TO ANY FINISHING AGGREGATE AND SI INCH OR LARGER SUB-AGGREGATE AS LISTED IN TABLE 2. ALL GRADES REQUIREMENTS FOR COURSE AGGREGATE.

SOIL-GAS RETARDER MEMBRANE

A LAYER OF VAPOR BARRIER CONSISTING OF AT LEAST TWO LAYERS OF CONCRETE WITH A THICKNESS OF A MINIMUM OF 2-3/4-INCHES SHALL BE PLACED BENEATH CONCRETE SLABS IN A LAYER OF EMULSIFIED Bitumen Primer. A LAYER OF EMULSIFIED BITUMEN PRIMER SHALL BE APPLIED IN A LAYER OF 1/8-INCH THICKNESS TO THE SUBSURFACE. TWO LAYERS OF 1/8-INCH LAMINATIONS OF VIRGIN POLYETHYLENE OR EQUIVALENT MATERIAL SHALL BE PLACED ON TOP OF THE PRIMERED MEMBRANE AND SEAMED WITH AN APPROVED SEALANT TO CREATE AN AIR BARRIER TO LIMIT THE MOVEMENT OF SOIL-GAS INTO THE INDOOR AIR.

SEALING OF PENETRATIONS AND JOINTS

ALL PENETRATIONS AND JOINTS IN CONCRETE SLAB SYSTEMS AND SUBSURFACE CEMENT PLASTER SYSTEMS SHALL BE SEALED. JOINTS AND CONNECTIONS SHALL BE GAS TIGHT. JOINTS AND CONNECTIONS SHALL BE GAS TIGHT AND MAY BE OF EITHER PVC SCHEDULE 40 OR ABS SCHEDULE OF 80. ALL JOINTS AND CONNECTIONS SHALL BE PERMANENTLY GAS TIGHT. THE CONTINUOUS SEALED PIPE SHALL TERMINATE NO LESS THAN 12 INCHES ABOVE THE EAVE, AND MORE THAN 10 HORIZONTAL FEET FROM A WOODSTOVE OR FIREPLACE CHIMNEY, OR OPERABLE WINDOW.

EQUIPMENT, WIRING AND MORTISE

ALL ELECTRICAL WIRING AND MORTISE MACHINERY FOR SUBSLAB DEPRESSURIZATION SYSTEM INCLUDES THE FOLLOWING:

A. 3-INCH CONTINUOUS SEALED RADON PIPE SHALL RUN FROM A POINT WITHIN THE AGGREGATE UNDER EACH CONCRETE SLAB TO A POINT OUTSIDE THE BUILDING SHELL; AND SHALL BE LOCATED SO THAT THE MINIMUM PIPE DIAMETER SHALL BE 3 INCHES UNLESS OTHERWISE APPROVED. ACCEPTABLE SEALED PLASTIC PIPE SHALL BE RIGID EPOXY BONDED PLASTIC PIPE OR PVC SCHEDULE 40 OR ABS SCHEDULE 80. ACCEPTABLE SEALED COPPER PIPE SHALL BE COPPER TYPE K OR COPPER TYPE L. ACCEPTABLE SEALED STEEL PIPE SHALL BE 304 STAINLESS STEEL. ACCEPTABLE SEALED WOOD PIPE SHALL BE RED LACED OAK OR RED LACED HICKORY. ALL PIPING ENCASED IN CONCRETE TO BE WRAPPED TO PREVENT DAMAGE.

A 3-INCH CONTINUOUS SEALED RADON PIPE SHALL RUN FROM A POINT WITHIN THE AGGREGATE UNDER EACH CONCRETE SLAB TO A POINT OUTSIDE THE BUILDING SHELL; AND SHALL BE LOCATED SO THAT THE MINIMUM PIPE DIAMETER SHALL BE 3 INCHES UNLESS OTHERWISE APPROVED. ACCEPTABLE SEALED PLASTIC PIPE SHALL BE RIGID EPOXY BONDED PLASTIC PIPE OR PVC SCHEDULE 40 OR ABS SCHEDULE 80. ACCEPTABLE SEALED COPPER PIPE SHALL BE COPPER TYPE K OR COPPER TYPE L. ACCEPTABLE SEALED STEEL PIPE SHALL BE 304 STAINLESS STEEL. ACCEPTABLE SEALED WOOD PIPE SHALL BE RED LACED OAK OR RED LACED HICKORY. ALL PIPING ENCASED IN CONCRETE TO BE WRAPPED TO PREVENT DAMAGE.

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