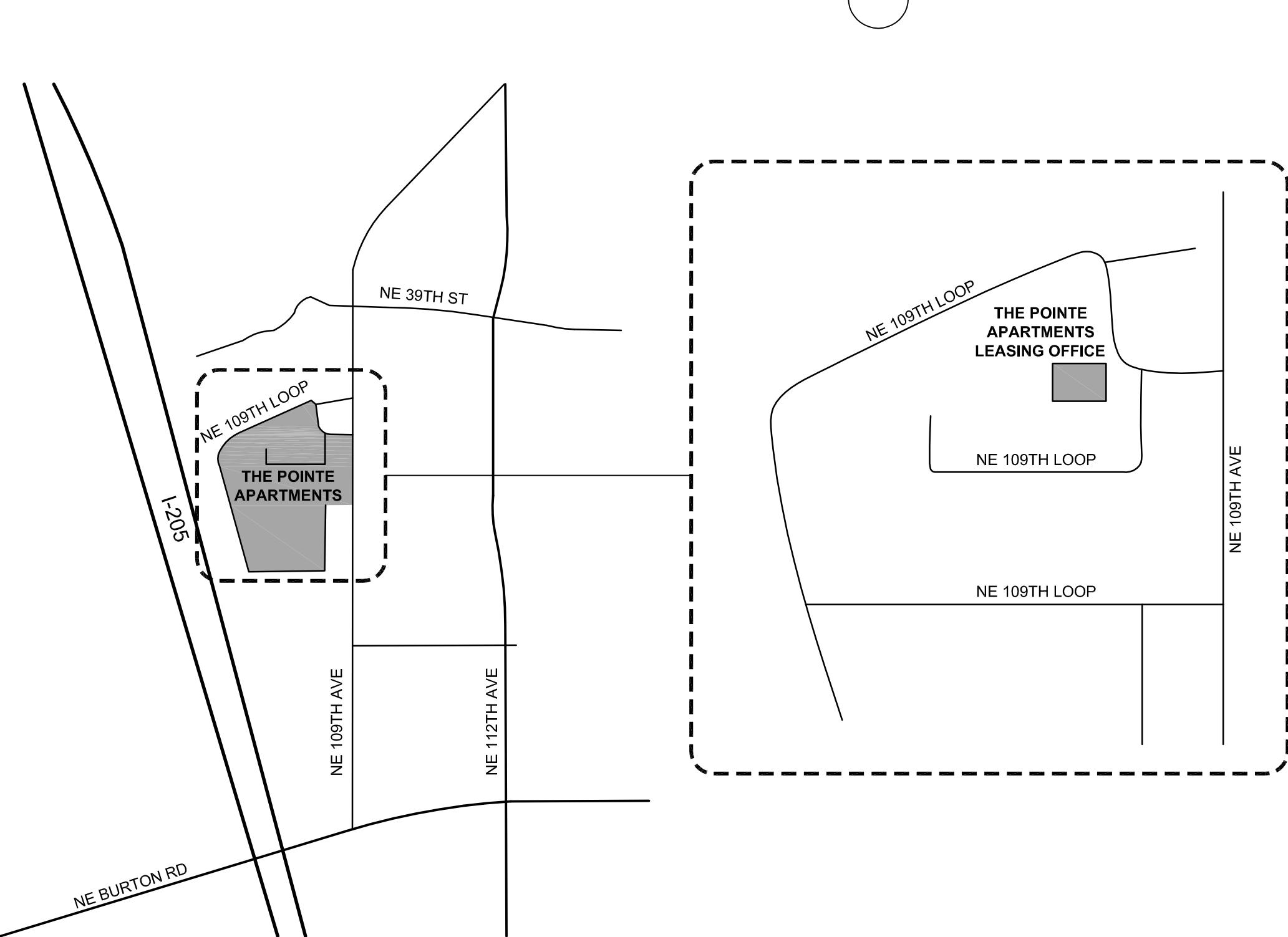


THE POINTE APARTMENTS LEASING OFFICE RENOVATION

3708 NE 109TH AVE
VANCOUVER, WA 98682

VICINITY MAP:



DRAWING INDEX:

ARCHITECTURAL

CS COVER SHEET

G0.30 FIRE, LIFE, SAFETY PLAN & CODE SUMMARY
G0.60 ACCESSIBILITY STANDARDS
G0.61 ACCESSIBILITY STANDARDS

A2.00 DEMOLITION FLOOR PLAN
A2.01 DEMOLITION REFLECTED CEILING PLAN
A2.10 FLOOR PLAN

A3.10 FINISH FLOOR PLAN

A4.10 REFLECTED CEILING PLAN

A5.10 ENLARGED FLOOR PLANS

A8.10 INTERIOR ELEVATIONS

A11.50 INTERIOR & EXTERIOR DETAILS

A12.20 DOOR & WINDOW SCHEDULE

A12.31 TYPICAL WINDOW INSTALLATION

A12.32 TYPICAL DOOR INSTALLATION

STRUCTURAL

DEFERRED SUBMITTALS:

1. FIRE ALARM AND DETECTION SYSTEM

DESIGN BUILD:

1. MECHANICAL DESIGN
2. PLUMBING DESIGN
3. ELECTRICAL DESIGN

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TBD

CONTACT:
SHEM STREETER

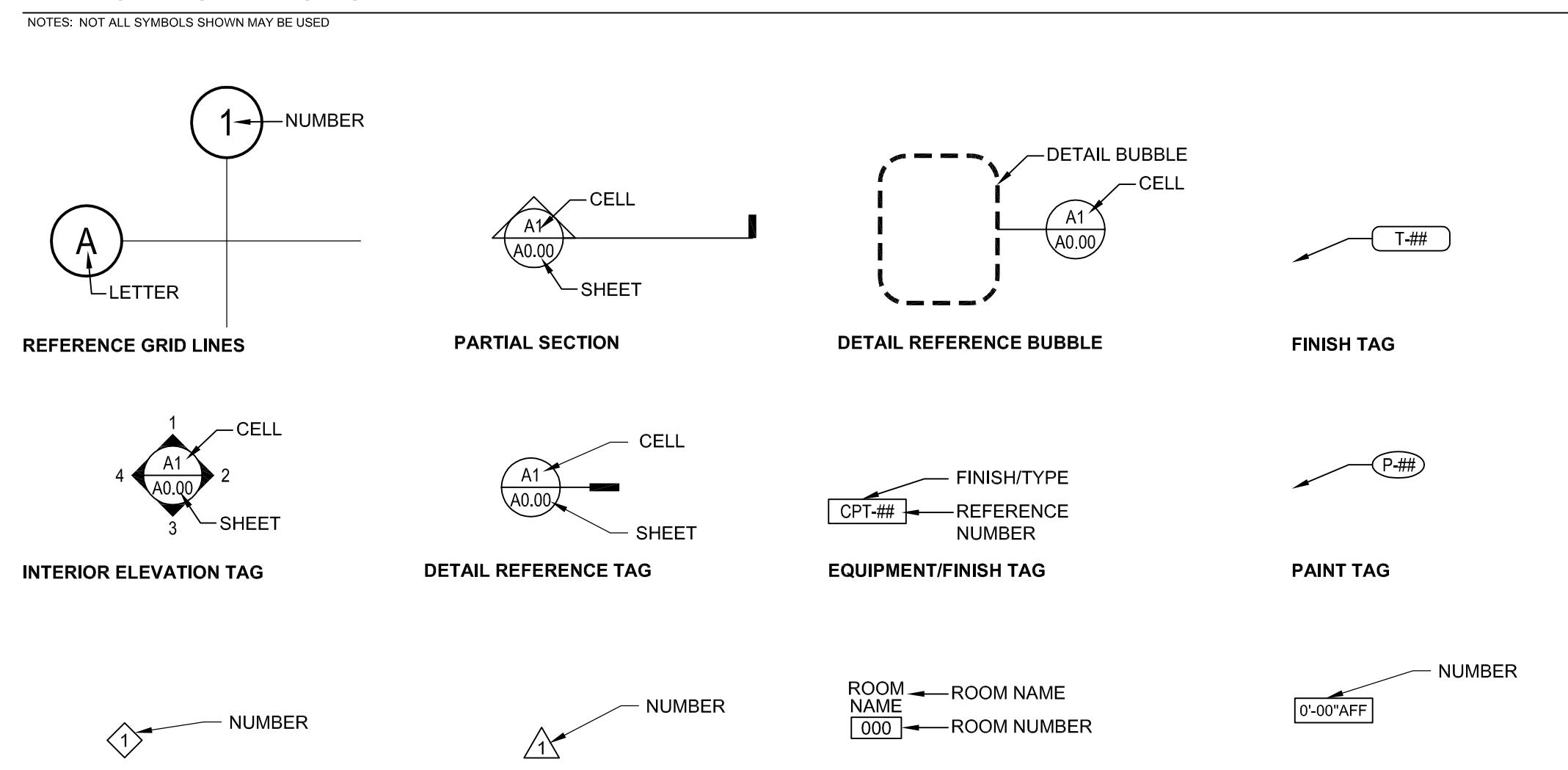
GENERAL PROJECT NOTES:

- A. ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, WHOMEVER IS MOST STRICT. SPECIFICATIONS AND STANDARDS MEAN, AND ARE INTENDED TO BE THE ADOPTED EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARD(S) IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
- B. USE DIMENSIONS SHOWN. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CROSS-CHECK DETAILS AND DIMENSIONS SHOWN ON THE DRAWINGS FOR CONFORMITY WITH RELATED REQUIREMENTS ON THE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER DRAWINGS AS APPLICABLE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
- C. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE, UNLESS NOTED OTHERWISE.
- D. CONTRACTOR'S NOTES AND DETAILS TYPICAL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR THE TYPICAL CONSTRUCTION ON THE PROJECT. VERIFY QUANTITY PRIOR TO BID.
- E. 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.
- F. DISCREPANCIES IN ANY SCHEDULE OR DRAWING DO NOT RELIEVE THE CONTRACTOR FROM THE WORK INTENDED IN THE DRAWING OR DESCRIBED IN THE SPECIFICATIONS.
- G. A COMPLETE, CURRENT SET OF THE PERMITTED CONSTRUCTION DOCUMENTS MUST BE KEPT ON THE JOB SITE AND AVAILABLE TO THE BUILDING OFFICIAL FOR THE DURATION OF THE PROJECT.
- H. THE CONTRACTOR SHALL EVALUATE THE JOBSITE SAFETY THEREOF AND TAKE ALL REASONABLE AND LEGALLY POSSIBLE MEASURES TO ENSURE THE SAFETY OF SUCH MEANS, METHODS, TECHNIQUES, SERVICES OR PROCEDURES IN ORDER TO PROVIDE ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE CONTRACTOR'S EMPLOYEES AND THE PUBLIC IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. THE CONTRACTOR SHALL ALSO COMPLY WITH JOBSITE SAFETY REQUIREMENTS AS REQUIRED BY THE GOVERNING JURISDICTION.
- J. DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER, OR PER MANUFACTURER'S SPECIFICATIONS.
- K. EVENLY DISTRIBUTE CONSTRUCTION MATERIALS IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FEET.
- L. ALL REPLACEMENT WALLS AND FLOOR-CEILING ASSEMBLIES, INCLUDING PENETRATIONS OR OPENINGS, TO MEET OR EXCEED AIRBORNE AND IMPACT SOUND INSULATION EQUAL TO SOUND TRANSMISSION CLASS AND IMPACT INSULATION CLASS REQUIRED

ARCHITECTURAL ABBREVIATIONS*

*NOTES: 1. NOT ALL ABBREVIATIONS MAY BE USED. 2. ABBREVIATIONS MAY BE USED IN CONJUNCTION WITH EACH OTHER.	
A.B.	ANCHOR BOLT
A.C.T.	ACOUSTICAL CEILING TILE
AHU	AIR HANDLING UNIT
AL.	ALUMINUM
BD.	BOARD
BLDG.	BUILDING
BKG.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
BRG.	BEARING
BPA	BONNEVILLE POWER ADMINISTRATION
C.L.	CENTER LINE
C.B.	CATCH BASIN
C.G.	CATCHER GUARD
C.J.	CONTROL JOINT
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
COT.	CONTRACTING OFFICER'S TECHNICAL REPRESENTATIVE
C.T.	CERAMIC TILE
C.F.C.I.	CONTRACTOR FURNISH, CONTRACTOR INSTALL
d	PENNY
DBL.	DOUBLE
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DN.	DOWN
D.S.	DOWN SPOUT
D.W.	DISHWASHER
E.A.	EXISTING
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENAM.	ENAMEL
EQ.	EQUAL
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FEAR EXTINGUISHER
F.E.C.	FEAR EXTINGUISHER CABINET
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
FIN.	FINISH
FLR.	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FTG.	FOOTING
F.J.	FINGER JOINTED
F.V.	FIELD VERIFY
G.A.	GAUGE
GA.	GAUGED
GLAV.	GALVANIZED
GB1	GRAB BAR - 36"
GB2	GRAB BAR - 42"
GLU-LAM	GLU-LAMINATED
H.D.	HAND DRYER
H.M.	HOLLOW METAL
HT.	HEIGHT
HORIZ.	HORIZONTAL
I.C.	ON CENTER
O.P.P.	OPPOSITE
O.F.	OVERFLOW
O.F.C.I.	OWNER FURNISH CONTRACTOR INSTALL
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PREFIN.	PREFINISHED
P.S.J.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
P.P.	PRE PRIMED
RCP.	REFLECTED CEILING PLAN
REF.	REFRIGERATOR
REINF.	REINFORCED
REQD.	REQUIRED
R.O.	ROUGH OPENING
R.S.	ROUGH SAW
S.B.	SCUPPER BOX
S.C.	SEAT COVER DISPENSER
S.D.	SOAP DISPENSER
SIM.	SIMILAR
S.N.D.	SANITARY NAPKIN DISPENSER
S.Q.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
S.P.F.	SPRUCE PINE FUR
TAB	TOP AND BOTTOM
T.B.	TACK BOARD
TD.	TOILET PAPER DISPENSER
T.P.	TUBE STEEL
T.S.	TOP
T.Y.P.	TYPICAL
T.O.P.	TOP OF PLATE
U.O.N.	UNLESS OTHERWISE NOTED
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.S.F.	VINYL SAFETY FLOORING
V.T.B.	VINYL COVERED TACK BOARD
W.B.	WHITE BOARD
W.C.	WATER CLOSET
WD.	WOOD
W.F.	WATER FOUNTAIN

TYPICAL SYMBOLS



THE POINTE APARTMENTS LEASING OFFICE

3708 NE 109TH AVENUE
VANCOUVER, WA 98682

REV DATE FILE

PIC: L. WARNOCK

PM: H. GREEN

PA:

DRAWN BY: KJAA/CR

JOB NO: 131570

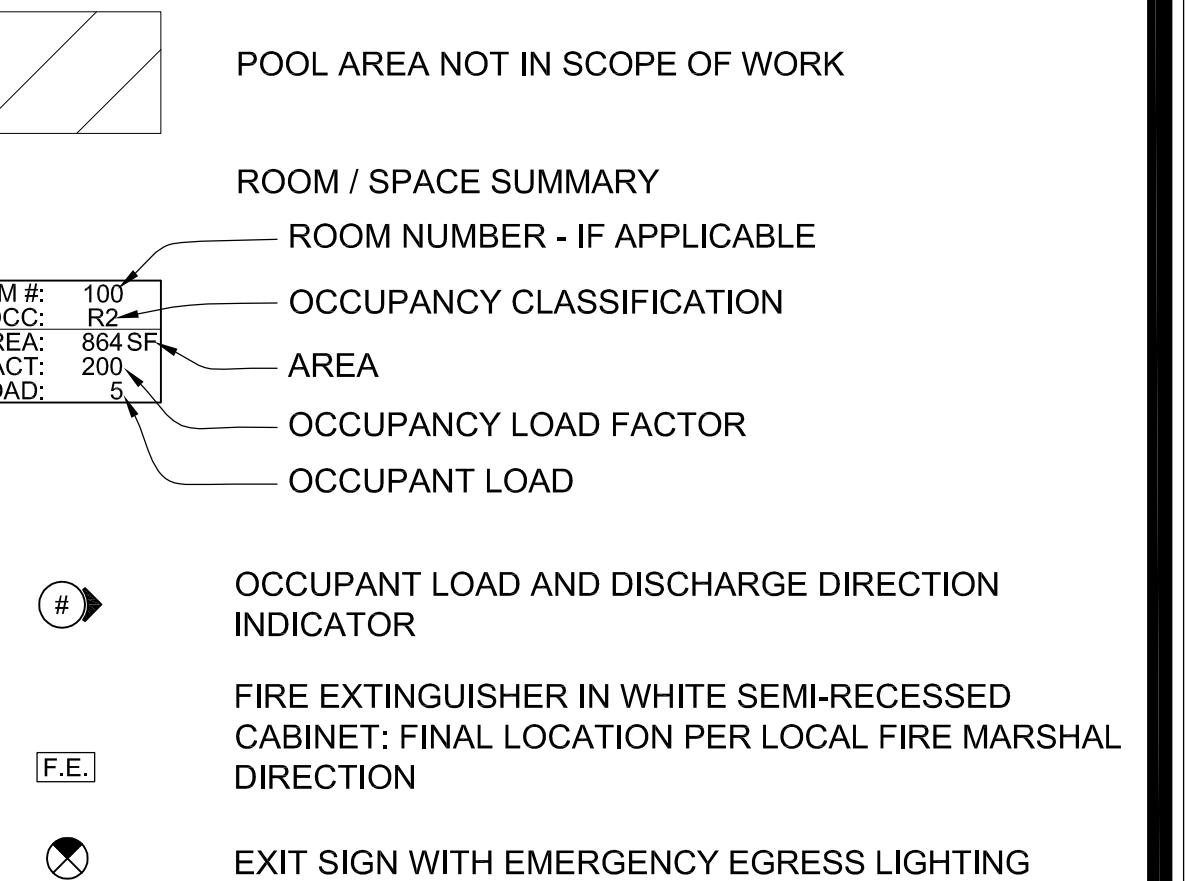
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COVER SHEET

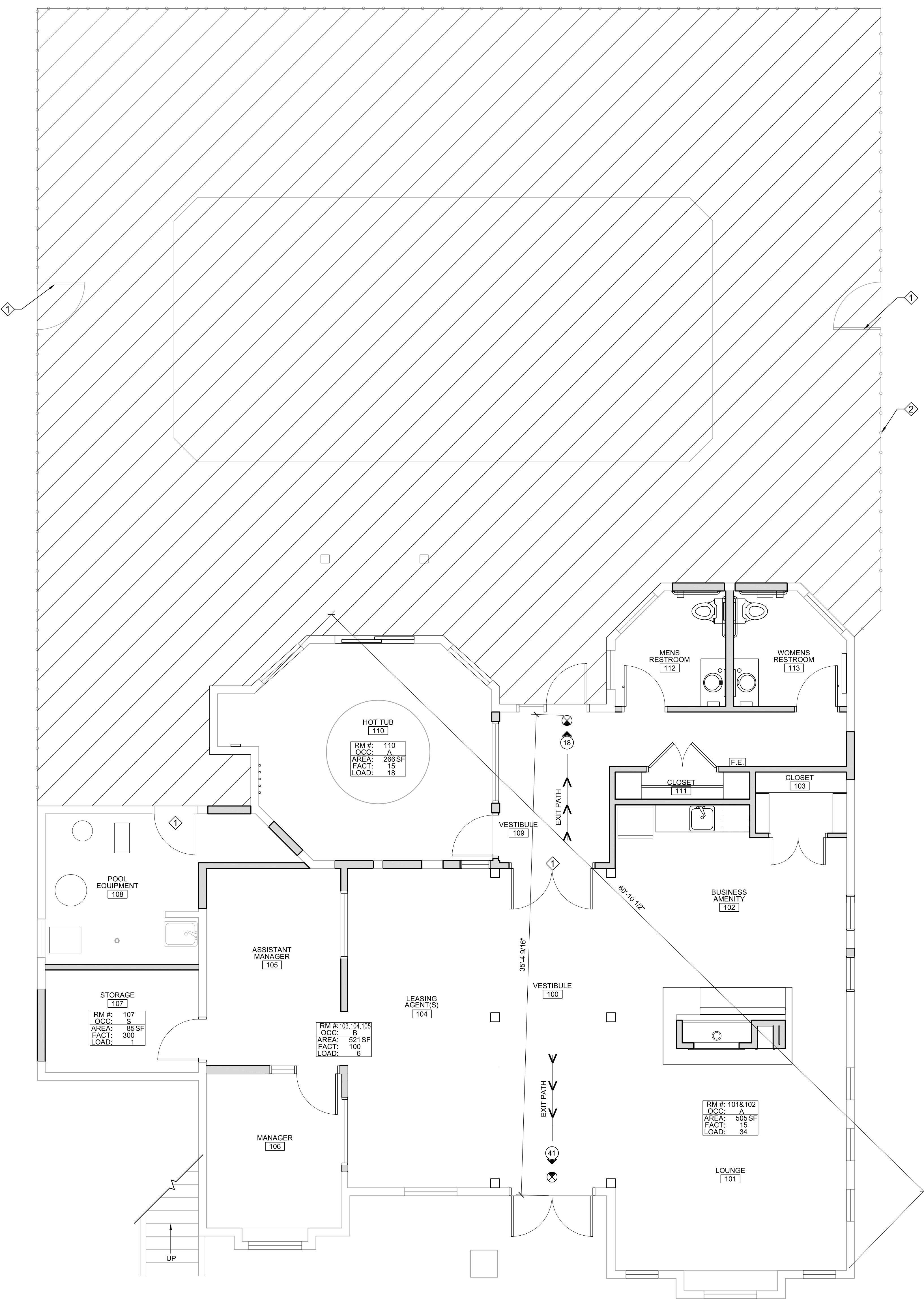
FIRE AND LIFE SAFETY NOTES

- A. VERIFY STATUS OF EXISTING FIRE ALARM/DETECTION SYSTEM, CONFIGURE FIRE DETECTION, INTERNAL ALARM AND CENTRAL REPORTING SYSTEMS IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION AND IN COMPLIANCE WITH THE GOVERNING EDITIONS OF ADA, ANSI AND THE BUILDING CODE. THE EQUIPMENT FURNISHED SHALL BE COMPATIBLE AND BE UL LISTED, FM APPROVED OR LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY IN ACCORDANCE WITH THE APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- B. ALL INSULATION INDICATED ON PLANS SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS THE MOST RESTRICTIVE PREVAILING BUILDING CODE (GOVERNING EDITION) FOR SMOKE DENSITY AND FLAME SPREAD.
- C. PROVIDE EMERGENCY EXIT ILLUMINATION AND SIGNAGE AS REQUIRED BY PREVAILING LOCAL JURISDICTION, BUILDING CODE, NFPA, OR NFPA (CURRENT EDITION). REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- D. PROVIDE EMERGENCY EGRESS LIGHTING WHERE REQUIRED TO MAINTAIN CODE SPECIFIED ILLUMINATION. EMERGENCY LIGHTING DESIGN TO BE SUBMITTED TO CITY OF VANCOUVER FOR APPROVAL VIA DEFERRED SUBMITTAL.
SECTION 1006.3.1 ILLUMINATION LEVEL UNDER EMERGENCY POWER
EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE (6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

FIRE AND LIFE SAFETY LEGEND



PRICING SET

THE POINTE APARTMENTS
LEASING OFFICE3708 NE 109TH AVENUE
VANCOUVER, WA 98682A2
G0.30
1/4"=1'-0"

CODE SUMMARY

BUILDING CODES:

- INTERNATIONAL BUILDING CODE (2012) WITH WASHINGTON STATE AMENDMENTS

GENERAL BUILDING DESCRIPTION:

- SPRINKLED: NO
- NUMBER OF BUILDING STORIES: 2
- APARTMENT AT SECOND FLOOR, NOT IN SCOPE
- TOTAL BUILDING FLOOR AREA: 3,462 SF
- FIRST FLOOR - 1,983 SF
- SECOND FLOOR - 1,479 SF
- TYPE OF CONSTRUCTION: V-B
- OCCUPANCY GROUP: MIXED

OCCUPANT LOAD FACTORS:

- NUMBER OF PROPOSED OCCUPANTS @ FIRST FLOOR: 59
- NUMBER OF EXITS REQUIRED [TABLE 1021.2(2)]: 2
- NUMBER OF EXITS PROVIDED: 2
- MINIMUM EGRESS WIDTH: 44", 34" @ DOORWAYS
- LOCKS & LATCHES (1008.1.9.3): WHERE LOCKS AND LATCHES ARE PROVIDED AT MAIN EXTERIOR DOORS, PROVIDE SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."

SECTION 3403.1
ADDITIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF CURRENT ENFORCED CODE.SECTION 3404.1
ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS COMPLYING WITH THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

- HEALTH CODE:
- WATER RECREATION FACILITIES, CHAPTER 246-260 WASHINGTON ADMINISTRATIVE CODE.
 - POOL EQUIPMENT ROOM TO BE CONTINUOUSLY LOCKED.
 - GATES AND DOORS PROVIDING ACCESS TO WATER RECREATION FACILITIES MUST BE SELF-CLOSING & SELF-LATCHING & BE CONTINUOUSLY LOCKED.

PLUMBING FIXTURE MIXED USE CALCULATIONS

(PER TABLE 2902.1)
OCCUPANT LOAD BASED ON A, B & S OCCUPANCY (PER TABLE 2902.1)

OCCUPANCY CLASSIFICATION	TOTAL AREA S.F. PER OCC.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD FACTOR PER PERSON BY OCCUPANCY	OCCUPANCY USE RATIO CALCULATION FACTOR
"A" OCCUPANCY	771 S.F. 30 S.F.	25.7	25.7 / 2 = 12.85	OCC. A = 1:1-25 12.85 / 25 = .51
"B" OCCUPANCY	520 S.F. 200 S.F.	2.605	2.6 / 2 = 1.3	OCC. B = 1:1-15 1.3 / 15 = .09
"S" OCCUPANCY	85 S.F. 5,000 S.F.	.02	.02 / 2 = .01	OCC. S = 1:1-10 .01 / 10 = .001
MIXED/COMBINED OCCUPANCY			SUM OF RATIO MIXED USE CALCULATION LESS THAN ONE (1) THEREFORE ACCEPTABLE	.51 * .09 + .01 * .61 < 1

PIC: L. WARNOCK

PM: H. GREEN

PA:


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JOB NO: 131570

DATE: 04/25/2014

GO.30

FIRE, LIFE,
SAFETY & CODE
SUMMARY



DEMOLITION NOTES

- A. COORDINATE ALL DEMOLITION WORK WITH FINAL PLAN DRAWINGS.
- B. REMOVE ALL DESIGNATED INTERIOR AND EXTERIOR DOORS, WINDOWS, FRAMES, HARDWARE, INTERIOR PARTITIONS AND CASEWORK AS NEEDED TO PROVIDE FOR NEW LAYOUT.
- C. COORDINATE EXTENT OF ALL DEMOLITION WORK WITH NEW WORK. CONSULT WITH ARCHITECT UPON DISCOVERY OF SIGNIFICANT DISCREPANCIES.
- D. PATCH AND REPAIR EXISTING SURFACES THAT REMAIN. MATCH SUBSTRATE AND FINISHES OF ADJACENT EXISTING SURFACES.
- E. PROVIDE SHORING AND BRACING AS REQUIRED.
- F. PROTECT ALL ITEMS FROM DAMAGE DURING DEMOLITION.
- G. 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.
- H. ALL ITEMS NOT REUSED FOR NEW CONSTRUCTION TO BE RECYCLED TO THE MAXIMUM EXTENT ALLOWED PER LOCAL CODE. VERIFY WHICH ITEMS TO BE REUSED W/ BUILDING OWNER AND ARCHITECT PRIOR TO REMOVAL.
- J. COORDINATE DEMO WITH DEMO RCP AND MEP DRAWINGS
- K. REMOVE ALL EXISTING PLUMBING FIXTURES AND ACCESSORIES; EXCEPT IN THE POOL EQUIPMENT ROOM.
- L. REMOVE ALL EXISTING FLOOR COVERING AND BASE THROUGHOUT. SCRAPE ALL FLOORS CLEAN OF ALL ADHESIVE, PAD, ETC. TO SMOOTH FINISH.
- M. REMOVE ALL EXISTING DECORATIVE MOULDINGS (EXAMPLE: CHAIR RAIL); PATCH AND REPAIR.
- N. REFER TO STRUCTURAL DRAWINGS PRIOR TO COMMENCING ANY DEMOLITION WORK.
- P. REMOVE LANDSCAPING AS REQUIRED FOR NEW CONSTRUCTION. COORDINATE WITH OWNER TREES, SHRUBS, ETC., TO BE SALVAGED.

PRICING SET**DEMOLITION LEGEND**

— Existing construction or building element to remain
— Existing construction or building element to be removed

KEYNOTES

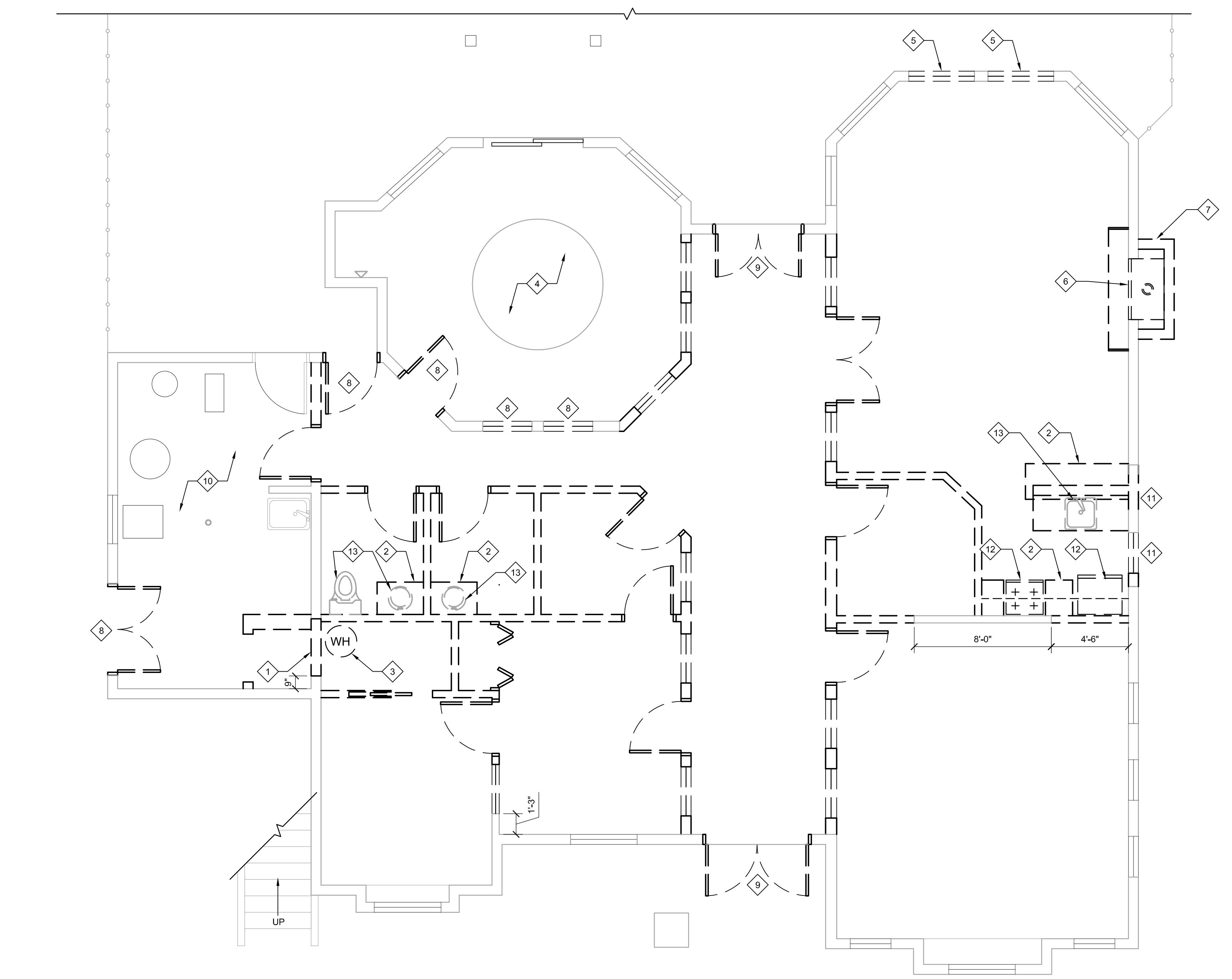
- ① REMOVE PORTION OF WALL FOR NEW DOOR; COORDINATE WITH SHEET A2.10.
- ② REMOVE EXISTING CASEWORK.
- ③ REMOVE WATER HEATER. SALVAGE FOR POSSIBLE RELOCATION.
- ④ REMOVE FLOOR AND WALL TILE THROUGHOUT ROOM; KEEP EXISTING INTERIOR HOT TUB FINISHES AND COPING ONLY.
- ⑤ REMOVE EXTERIOR WINDOW; REFER TO SHEET A2.10 FOR MORE INFORMATION.
- ⑥ REMOVE EXISTING GAS FIREPLACE; SALVAGE FOR POSSIBLE RE-USE. COORDINATE WITH OWNER & ARCHITECT PRIOR TO INSTALLATION.
- ⑦ REMOVE CONSTRUCTED "CHIMNEY". INFILL WITH CONSTRUCTION TO MATCH ADJACENT. REPAIR ROOF TO MATCH EXISTING CONSTRUCTION.
- ⑧ REMOVE EXISTING DOOR/GLAZING AND FRAME. PREP TO INFILL. MATCH ADJACENT EXISTING CONSTRUCTION.
- ⑨ REMOVE EXISTING DOORS AND FRAME. PREP FOR NEW.
- ⑩ POOL EQUIPMENT AND PLUMBING FIXTURES IN THIS AREA TO REMAIN.
- ⑪ REMOVE PORTION OF EXISTING WALL FOR NEW WINDOWS.
- ⑫ REMOVE APPLIANCES.
- ⑬ REMOVE PLUMBING FIXTURES.

THE POINTE APARTMENTS
LEASING OFFICE3708 NE 109TH AVENUE
VANCOUVER, WA 98682

REV DATE	FILE

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PM: H. GREEN
PA:
DRAWN BY: KJ/AICR
JOB NO: 131570
DATE: 04/25/2014

A2.00

DEMOLITION
FLOOR PLAN

A2.00
LEASING OFFICE - DEMOLITION FLOOR PLAN
1/4"=1'-0"

DEMOLITION RCP NOTES

- A. COORDINATE EXTENT OF ALL DEMOLITION WORK WITH NEW WORK. CONSULT WITH ARCHITECT UPON DISCOVERY OF SIGNIFICANT DISCREPANCIES.
- B. PATCH AND REPAIR EXISTING SURFACES THAT REMAIN. MATCHING SUBSTRATE AND FINISHES OF ADJACENT EXISTING SURFACES.
- C. PROVIDE SHORING AND BRACING AS REQUIRED.
- D. PROTECT ALL ITEMS FROM DAMAGE DURING DEMOLITION.
- E. 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.
- F. ALL ITEMS NOT REUSED FOR NEW CONSTRUCTION TO BE RECYCLED TO THE MAXIMUM EXTENT ALLOWED PER LOCAL CODE. VERIFY WHICH ITEMS TO BE REUSED W/ BUILDING OWNER AND ARCHITECT PRIOR TO REMOVAL.
- G. REFER TO G.30 FOR EXIT SIGNAGE. COORDINATE WITH FIRE MARSHAL.
- H. EXISTING LIGHTING FIXTURES SHOWN ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY.
- J. REFERENCE MECHANICAL DRAWINGS FOR HVAC INFORMATION. CONTRACTOR TO COORDINATE WITH CLIENT FOR REQUIREMENTS.
- K. REFER TO STRUCTURAL DRAWINGS PRIOR TO COMMENCING ANY DEMOLITION WORK.
- L. REMOVE ALL EXISTING DUCTING, PLUMBING AND ELECTRICAL AS REQUIRED FOR NEW LAYOUT. REMOVE BACK TO POINT OF ORIGIN.
- M. REMOVE CEILING FINISH AND INCORPORATED LIGHT FIXTURES THROUGHOUT, EXCEPT CEILING AT HOT TUB AND POOL EQUIPMENT.

MGA
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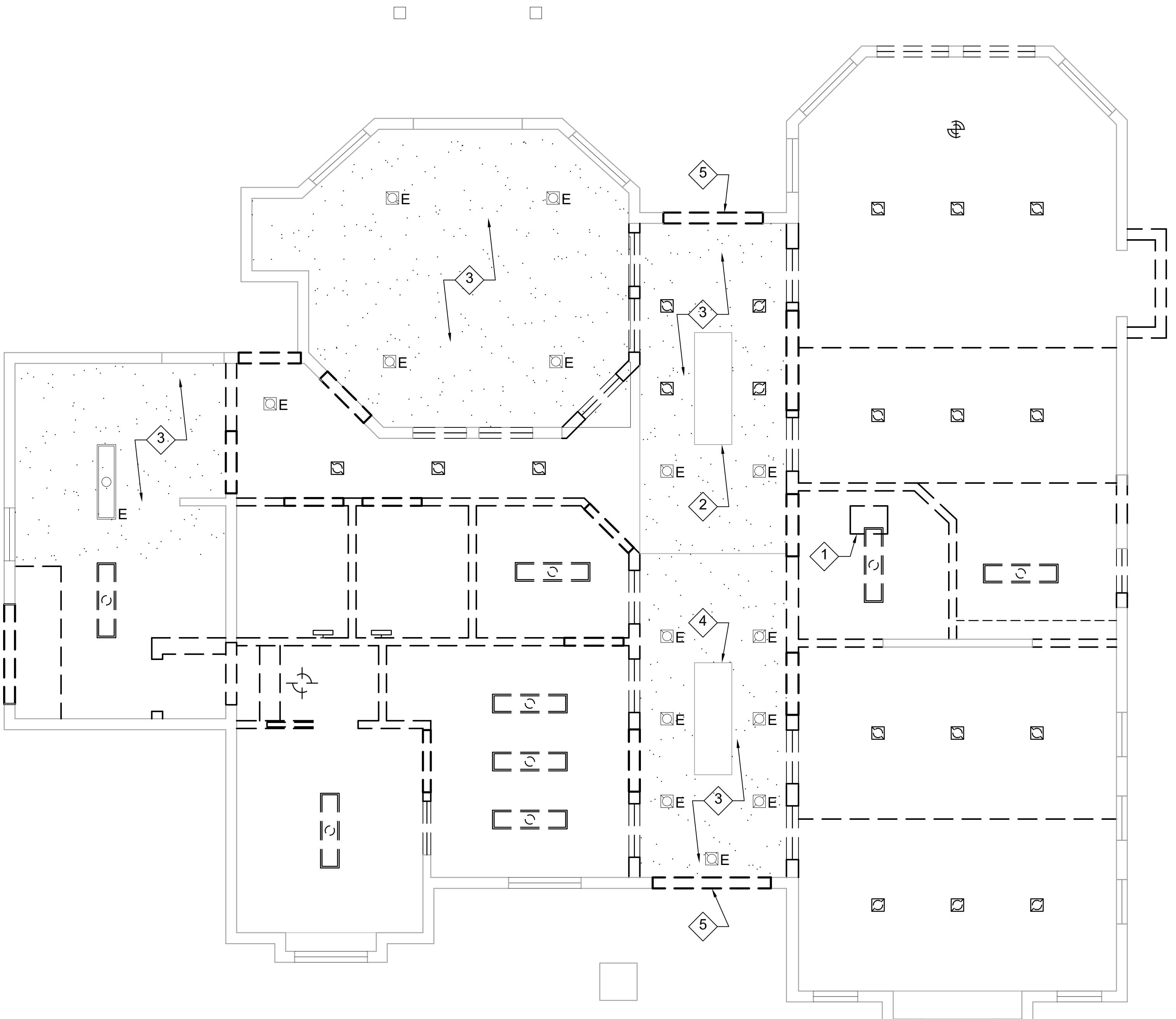
PRICING
SETTHE POINTE APARTMENTS
LEASING OFFICE

3708 NE 109TH AVENUE

VANCOUVER, WA 98682

REV DATE	FILE

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PM: H. GREEN
PA:
DRAWN BY: KJA/ACR
JOB NO: 131570
DATE: 04/25/2014



DEMOLITION CEILING PLAN LEGEND

CEILING TYPE

□ GYPSUM BOARD CEILING TO BE REMOVED

□ GYPSUM BOARD CEILING TO REMAIN

LUMINAIRE

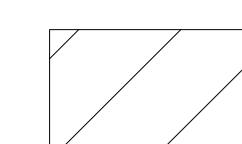
□ FIXTURES TO BE REMOVED, U.N.O.

□ EXISTING FIXTURES TO REMAIN
□ E EXISTING FIXTURES TO REMAIN

KEYNOTES

- ① DEMO ATTIC ACCESS; REFER TO SHEET A4.10 FOR NEW LOCATIONS.
- ② EXISTING SKYLIGHT, SKYLIGHT WILL BE HIDDEN BEHIND NEW CEILING, REFER TO SHEET A4.10 FOR NEW CEILING HEIGHTS.
- ③ GYP BOARD CEILING TO REMAIN IN THIS AREA.
- ④ EXISTING SKYLIGHT TO REMAIN.
- ⑤ REMOVE EXISTING DOOR HEADER ONLY AS NECESSARY FOR NEW DOOR ASSEMBLY.

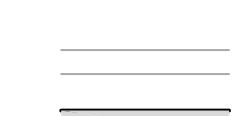
PARTITION & UTILITY LEGEND



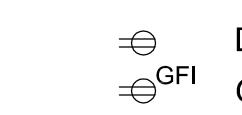
POOL AREA NOT IN SCOPE OF WORK



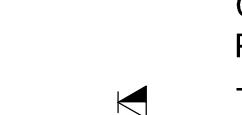
**NEW CONCRETE WALKWAY. HEIGHT TO MATCH
EXISTING CONCRETE WALKWAYS. REFER TO
STRUCTURAL DRAWINGS FOR ADDITIONAL
INFORMATION.**



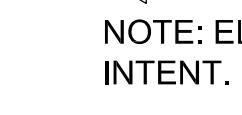
**EXISTING CONSTRUCTION TO REMAIN
NEW INTERIOR PARTITION TO STRUCTURE;
SEE DETAIL E3/A11.50**



DUPLEX OUTLET
GROUND FAULT INTERRUPTER DUPLEX OUTLET
220 VOLT OUTLET
POWER/DATA COMBINATION FLUSH FLOOR OUTLET
COORD. WITH FURNITURE LAYOUT AND ARCHITECT



GOOD. WITH CABLE LAYOUT AND ARCHITECTURE PRIOR TO LOCATING.
TELEPHONE/DATA JACK



ELECTRICAL DEVICES ARE SHOWN FOR DESIGN
REFER TO ELECTRICAL DRAWINGS



Figure 10: A diagram showing a point on a vertical line segment.

Figure 10: A diagram showing a sequence of parallel lines and a point P. The lines are labeled $\ell_1, \ell_2, \ell_3, \ell_4$ from left to right. A point P is located below the lines. A vertical line segment connects P to the intersection of ℓ_3 and ℓ_4 . A small circle is at the top of this segment.

- # FLOOR PLAN NOTES

- A. PROVIDE NECESSARY STRUCTURAL BLOCKING, BACKING, FRAMING WITHIN THE APPROPRIATE WALLS FOR WALL-MOUNTED FIXTURES, ACCESSORIES, FURNISHINGS AND EQUIPMENT. VERIFY CONDITIONS AT EXISTING WALLS TO RECEIVE FIXTURES. ADVISE ARCHITECT OF RECORD OF ANY CONDITIONS DETRIMENTAL TO INSTALLATION.
- B. STRUCTURAL, FIRE RESISTIVE AND SOUND RESISTIVE INTEGRITY IS TO BE MAINTAINED AT PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND CONDUITS, PIPES AND SIMILAR SYSTEMS AND IS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF GOVERNING CODES, AUTHORITIES OR OWNER REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
- D. WALL ASSEMBLIES: PROVIDE TYPE "X" GYPSUM BOARD THROUGHOUT, UNLESS NOTED OTHERWISE. PROVIDE WATER RESISTANT GYPSUM BOARD TYPE "X" AT ALL ROOMS WHERE PLUMBING FIXTURES OCCUR. PROVIDE GLASS-MAT WATER-RESISTANT GYPSUM BOARD TYPE "X" AT ALL HIGH HUMIDITY AREAS.
- E. APPLY VAPOR BARRIER AT INTERIOR SIDE OF ALL EXTERIOR WALLS BENEATH FINISH MATERIAL WHERE ALTERATIONS OCCUR, TYPICAL.
- F. ALL DIMENSIONS ARE TO FACE OF FINISH, UNO
- G. CONTRACTOR TO COORDINATE FINAL HARDWARE REQUIREMENTS FOR DOORS WITH OWNER. ALL DOOR HANDLES, PULLS, LATCHES, LOCKS AND OPERATING DEVICES MUST MEET ADA REQUIREMENTS.
- H. REFER TO EQUIPMENT, APPLIANCE AND BATHROOM ACCESSORY SCHEDULE(S) FOR SPECIFICATION(S).
- J. EXTERIOR TO RECEIVE NEW PAINT. COLORS TBD.
- K. COORDINATE POWER AND DATA REQUIREMENTS FOR ALL NEW EQUIPMENT AND APPLIANCES.
- L. ELECTRICAL SUB-CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE WORKING CONDITIONS OF ALL EXISTING OUTLETS TO REMAIN.
- M. RE-USE EXISTING RECEPTACLE LOCATIONS FOR NEW POWER & DATA RECEPTACLES WHERE APPLICABLE. CONTRACTOR TO FIELD VERIFY.
- N. ALL EQUIPMENT SHOWN PROVIDED BY GC; UNLESS OTHERWISE NOTED.
- P. COORDINATE DATA REQUIREMENTS AND FINAL LOCATIONS WITH OWNER.
- Q. ALL EXISTING POWER AND DATA OUTLETS TO HAVE NEW FACE PLATES.
- R. PROVIDE ELECTRICAL OUTLETS AS NECESSARY TO MEET MINIMUM REQUIREMENT PER JURISDICTION HAVING AUTHORITY. ELECTRICAL AND DATA OUTLETS SHOWN IN PLAN DO NOT REPRESENT ALL WHICH MAY BE REQUIRED BY OWNER. COORDINATE ADDITIONAL REQUIREMENTS AND LOCATIONS WITH OWNER. SEE ELECTRICAL DRAWINGS.
- S. EXTERIOR TO BE PAINTED; COLORS TBD. ASSUME (2) FIELD COLORS, (2) ACCENT COLORS.
- T. COORDINATE NEW ELECTRICAL PANEL WITH OWNER.
- U. PROVIDE SOUND ATTENUATION INSULATION IN THE WALLS OF THE RESTROOMS.
- V. THRESHOLDS AT EXTERIOR DOORS TO BE MEET ACCESSIBILITY REQUIREMENTS.

PRICING SET

KEYNOTES

- 1** NEW GAS FIREPLACE; REFER TO SCHEDULE SHEET FOR SPECIFICATION. SEE MEP DRAWINGS FOR ADDITIONAL INFO.
 - 2** NEW INSULATED EXTERIOR WINDOW; MATCH ADJACENT WINDOW SIZE, STYLE, CONSTRUCTION AND SILL HEIGHT AND SILL FINISHED CONSTRUCTION. REFER TO SHEET A12.31 FOR MORE INFORMATION.
 - 3** WALL INFILL AND NEW CONSTRUCTION TO MATCH ADJACENT EXISTING CONSTRUCTION FRAMING AND FINISH MATERIALS.
 - 4** APPLY TRANSLUCENT PRIVACY FILM TO EXISTING WINDOWS; SF-01.
 - 5** EXISTING CONCRETE PATHWAY.
 - 6** WOOD CLADDING ON POST. LOCATE PER STRUCTURAL DRAWINGS. REFER TO E6/A11.50.
 - 7** WOOD CLADDING ON FAUX STRUCTURAL POST; REFER TO DETAIL E5/A11.50.
 - 8** GC TO PROVIDE HANGER ROD @ 48" AFF WITH FIXED MELAMINE SHELF ABOVE. PROVIDE ADJUSTABLE SHELVES AT EITHER END SIMILAR TO ELEVATION B5/A8.10.
 - 9** G.C. TO PROVIDE WHITE MELAMINE CLOSET SHELVING WITH SUPPORTS AND BRACKETS.
 - 10** 2X6 MINIMUM STUD WALL THICKNESS.

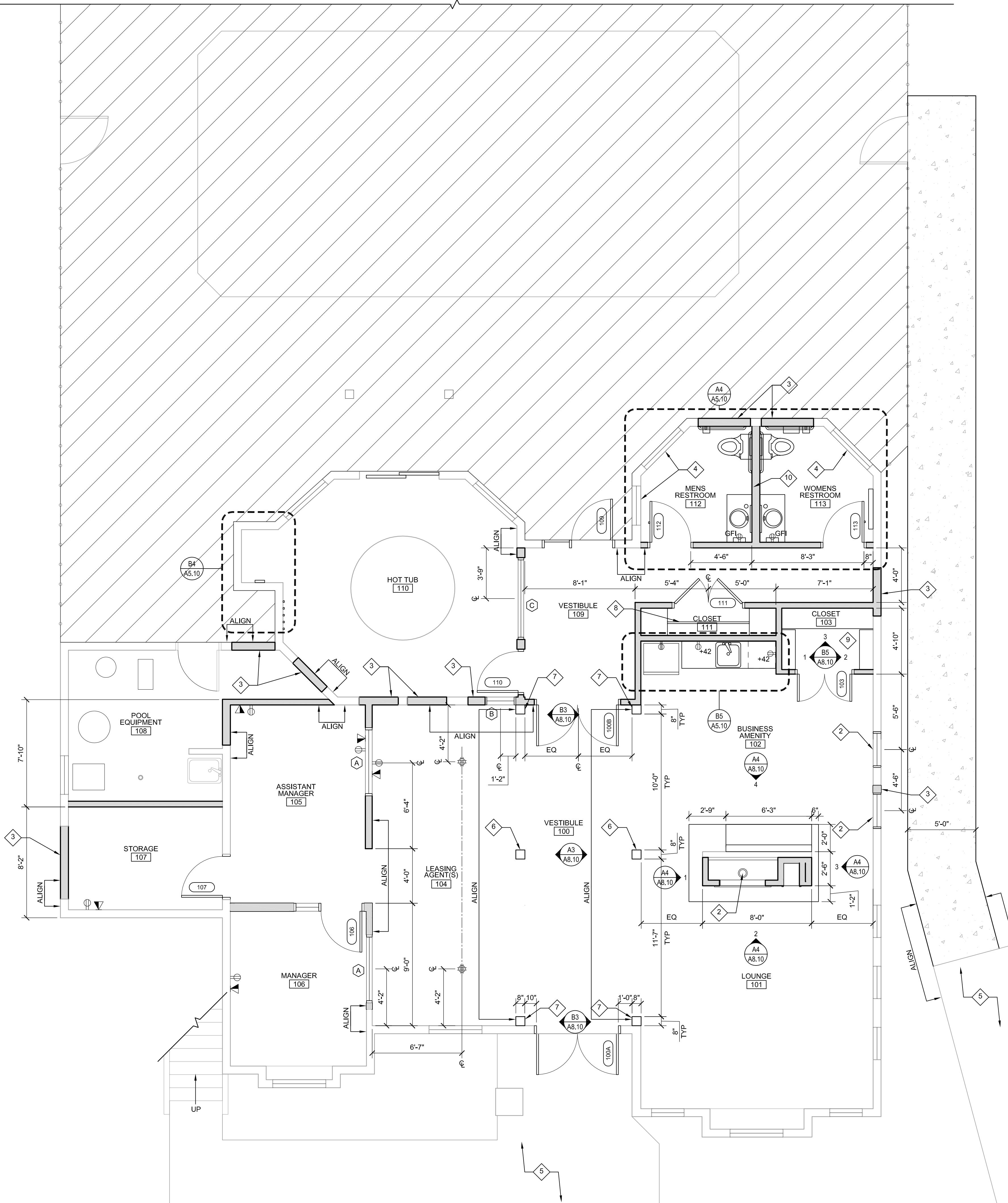
THE POINTE APARTMENTS LEASING OFFICE

**3708 NE 109TH AVENUE
VANCOUVER WA 98686**

C: L. WARNOCK
: H. GREEN
:
AWN BY: KJ/AA/CR
B NO: 131570
TE: 04/25/2014

A2.10

FLOOR PLAN



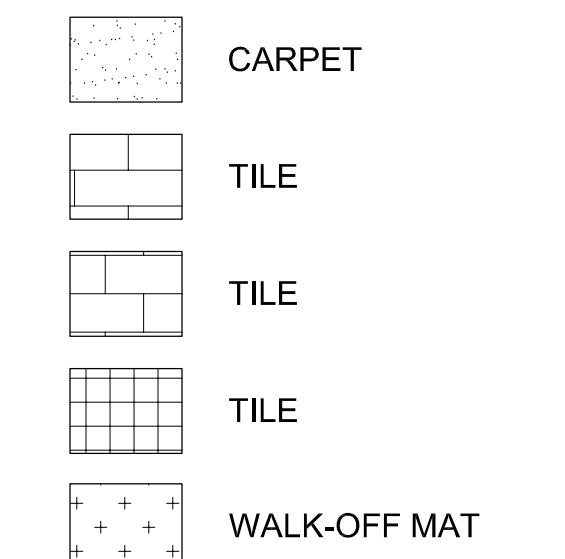
LEASING OFFICE - FLOOR PLAN

AZ.10 1/4"=1'-0"

FINISH SCHEDULE		
CODE	DESCRIPTION	REMARKS
CABINET		
CAB-01	Manufacturer: Lanz Cabinets Style: Washington II (Natural Beech) Wood Type: Beech Color: Java Hardware: Per Mfr. Recommendations	
CARPET		
CPT-01	Carpet - Broadloom Manufacturer: Bentley Style: Contract 101420020R Color: Ensemble Cast 442706 Installation: Per Mfr. Recommendations	
CPT-02	Carpet - Broadloom Manufacturer: Shaw Contract Style: Natural Selection 5A179 Color: Teak 79750 Installation: Per Mfr. Recommendations	
CONCRETE		
CON-01	Manufacturer: TBD Finish: Clear Coat	Vendor Name Contact: TBD
PAINT		
P-01	Manufacturer: TBD Color: TBD Color #: TBD Finish: Flat	Ceiling Paint
P-02	Manufacturer: TBD Color: TBD Color #: TBD Finish: Eggshell	Field Paint Throughout
P-03	Manufacturer: TBD Color: TBD Color #: TBD Finish: Eggshell	Accent Wall Finish
P-04	Manufacturer: TBD Color: TBD Color #: TBD Finish: Eggshell	Accent Wall Color
P-05	Manufacturer: TBD Color: TBD Color #: TBD Finish: Eggshell	Accent Wall Color
P-06	Manufacturer: TBD Color: TBD Color #: TBD Finish: Eggshell	Accent Wall Color
PLASTIC LAMINATE		
PL-01	Manufacturer: Newmar Pattern: Melodic Muse VU5001 T Finish: Textured	
PL-02	Manufacturer: Lab Designs Pattern: Brass Leaf PE011 Finish: Super Matte	
PL-03	Manufacturer: TBD Pattern: White Melamine Finish: Matte	
FINISH SCHEDULE		
CODE	DESCRIPTION	REMARKS
PL-04	Manufacturer: Wilsonart Laminate Pattern: Columbian Walnut 7943-07 Finish: 07 Textured Gloss	
SPECIAL SURFACE		
SF-01	Manufacturer: TBD Finish:	
SOLID SURFACE		
SS-01	Manufacturer: Pental Quartz Style: BC7070P Oyster Polished Slab Size: 1-1/4"	
SS-02	Manufacturer: Pental Quartz Style: BC217P Sparkling Grey Polished Slab Size: 1-1/4"	
SS-03	Manufacturer: Pental Quartz Style: BS250P Stormy Sky Polished Slab Size: 1-1/4"	
TILE		
T-01	Manufacturer: Pental Collection: Times Color: Beige Size: 6" x 24" Grout Manufacturer: TBD Grout Color: TBD	
T-02	Manufacturer: Pental Collection: Anthology Style: Field Color: Grey Indoor Size: 12" x 24" Grout Manufacturer: TBD Grout Color: TBD	
T-03	Manufacturer: Pental Collection: Anthology Style: Battiscopio Color: Grey Indoor Size: 4" x 24" Grout Manufacturer: TBD Grout Color: TBD	
T-04	Manufacturer: TBD Collection: Style: Color: Size: Grout Manufacturer: Grout Color:	
T-05	Manufacturer: Pental Collection: Island Stone Style: Glass - Palms Color: Smoke Size: 12" x 12-1/4" Grout Manufacturer: TBD Grout Color: TBD	
T-06	Manufacturer: Daltile Collection: Vogue Bay Style: Water Cube Mosaic Color: MC26 Grout Manufacturer: TBD Grout Color: TBD	
UPHOLSTERY		
UP-01	Manufacturer: TBD Collection: Color: Installation:	
INSERT WALK OFF MAT		
WOM-01	Manufacturer: Balta Style: Access Walk-Off Tile Color: AX302 Procure Size: 24" x 24" Installation: Per Mfr. Recommendations	
WOOD BASE		
WB-01	Style: 1x4 FLAT STOCK Finish: Match Wood Veneer; WD-01 Size: 4" High	
WB-02	Style: 1x8 FLAT STOCK Finish: Match Wood Veneer; WD-01 Size: 8" High	
WOOD		
WD-01	Manufacturer: Laminart Wood/Finish: 980 Teak Style: Quarter Cut/Book Matched	

INTERIOR FINISH NOTES

- A. INSTALL ALL FINISHES PER MANUFACTURER'S INSTRUCTIONS.
- B. PREPARE ALL FLOOR AND WALL SURFACES FOR NEW FINISHES. PROVIDE FLOOR LEVELING, PER ARCHITECT APPROVED METHOD AND MATERIALS, AS REQUIRED TO INSURE PROPER INSTALLATION OF PRODUCT(S).
- C. ALL FLOORING MATERIAL TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOORS SEPARATING ROOMS UNLESS NOTED OTHERWISE.
- D. FINISHES IN ACCESSORY SPACES TO MATCH ADJACENT SPACES, UNLESS NOTED OTHERWISE.
- E. VERIFY ALL FIXTURE & APPLIANCE DIMENSIONS PRIOR TO CASEWORK FABRICATION. FIELD VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION.
- F. REFER TO SHEET A11.50 FOR TRANSITION DETAILS.
- G. FINISHES TO CONTINUE BENEATH FREE-STANDING EQUIPMENT, APPLIANCES AND CASEWORK PROVIDING KNEE CLEARANCE.

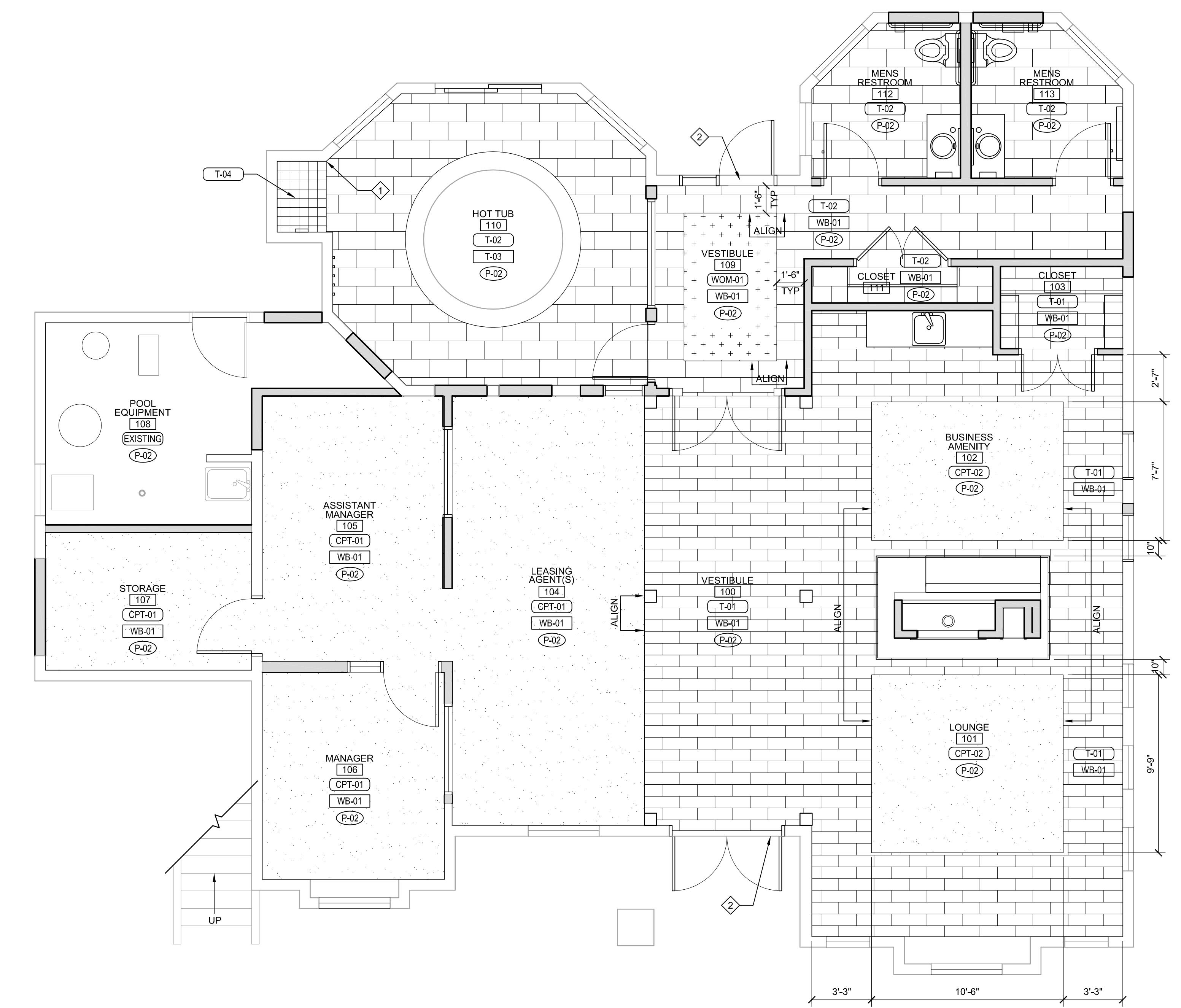
FLOOR FINISH LEGEND**KEYNOTES**

- ◆ ALIGN TILE FLOOR TRANSITION WITH CORNER.
- ◆ ALUMINUM FLOOR TRANSITION TO MEET ACCESSIBILITY.

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LEASING OFFICE3708 NE 109TH AVENUE
VANCOUVER, WA 98682

REV DATE	FILE
PIC: L. WARNOCK	
PM: H. GREEN	
PA:	
DRAWN BY: KJA/ACR	
JOB NO: 131570	
DATE: 04/25/2014	

A.3.10

FINISH
FLOOR PLAN

LEASING OFFICE - FINISH FLOOR PLAN

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LIGHT FIXTURE SCHEDULE

	FIXTURE TYPE	SPECIFICATION
L-01	DECORATIVE VANITY	FEISS LIGHTING; VS13703-B5
L-02	WALL MOUNTED FIXTURE	TERON LIGHTING; CPR2417E-120E-BZ
L-03	RECESSED CAN	GOTHAM; AF 1/18TRT 6WR MVOLT
L-04	DECORATIVE SURFACE MOUNT	FEISS LIGHTING; FM5291-B5
L-05	DECORATIVE PENDANT	HINKLEY LIGHTING; 3277BZ
L-06	DECORATIVE PENDANT	HINKLEY LIGHTING; 3274BZ
L-07	FLUORESCENT SURFACE MOUNT	TERON LIGHTING; NEC18-326Q-120E-BZ-30K
L-08	UNDER CABINET FIXTURE	AMBiance LIGHTING SYSTEMS; 98593SW-171 ("ELECTRICAL CONTRACTOR TO SPECIFY")
L-09	LINEAR LED	TRAXON LIGHTING; COVE LIGHT AC DIM ("ELECTRICAL CONTRACTOR TO SPECIFY")
L-10	RECESSED WALL WASHER	CONTRAST LIGHTING; NV2000LM MR16 75W TRIM; T-2000-1 ("ELECTRICAL CONTRACTOR TO SPECIFY")
L-11	EXTERIOR WALL SCONCE	THE GREAT OUTDOORS BY MINKA LAVERY; 72381-246
L-12	LINEAR FLUORESCENT	LITHONIA LIGHTING; ST8 ("ELECTRICAL CONTRACTOR TO SPECIFY")

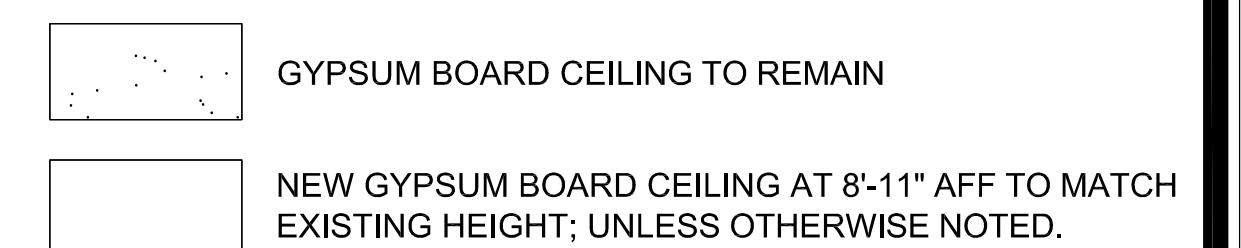
CEILING PLAN NOTES

- A. STRUCTURAL INFORMATION SHOWN IS DIAGRAMMATIC, SEE STRUCTURAL DRAWINGS.
- B. ALL WALLS EXTEND TO BOTTOM OF STRUCTURE, UNLESS NOTED OTHERWISE.
- C. ALL FIXTURES IC-RATED, UNLESS REQUIRED BY PREVAILING CODE TO MAINTAIN ONE HOUR RATING OR NOTED OTHERWISE.
- D. RECESSED FIXTURES TO BE LENSED WHERE REQUIRED BY PREVAILING CODE.
- E. CENTER LIGHT FIXTURES IN RESTROOMS OVER PLUMBING FIXTURE, UNLESS NOTED OTHERWISE.
- F. CONTRACTOR IS RESPONSIBLE FOR ALL ABOVE CEILING HANGER BARS, TRANSFORMERS, UNIT HEATERS AND OTHER NECESSARY ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION IN COMPLIANCE WITH APPLICABLE CODES AND COORDINATED WITH STRUCTURAL ENGINEER.
- G. PRIOR TO ORDERING OR INSTALLING, ALL EXISTING SIGNAGE LOCATIONS AND QUANTITIES APPROVED BY LOCAL FIRE MARSHALL, VERIFY WITH ARCHITECT.
- H. PAINT ALL GYP, BD, CEILING P-01; UNLESS OTHERWISE NOTED.
- J. SEE FLS PLAN FOR EXIT SIGNAGE. COORDINATE WITH FIRE MARSHAL.
- K. REPLACE ALL EXISTING EXTERIOR LIGHT FIXTURES (NOT REPRESENTED IN PLAN) WITH NEW. REFER TO LIGHTING SCHEDULE FOR SPECIFICATION.

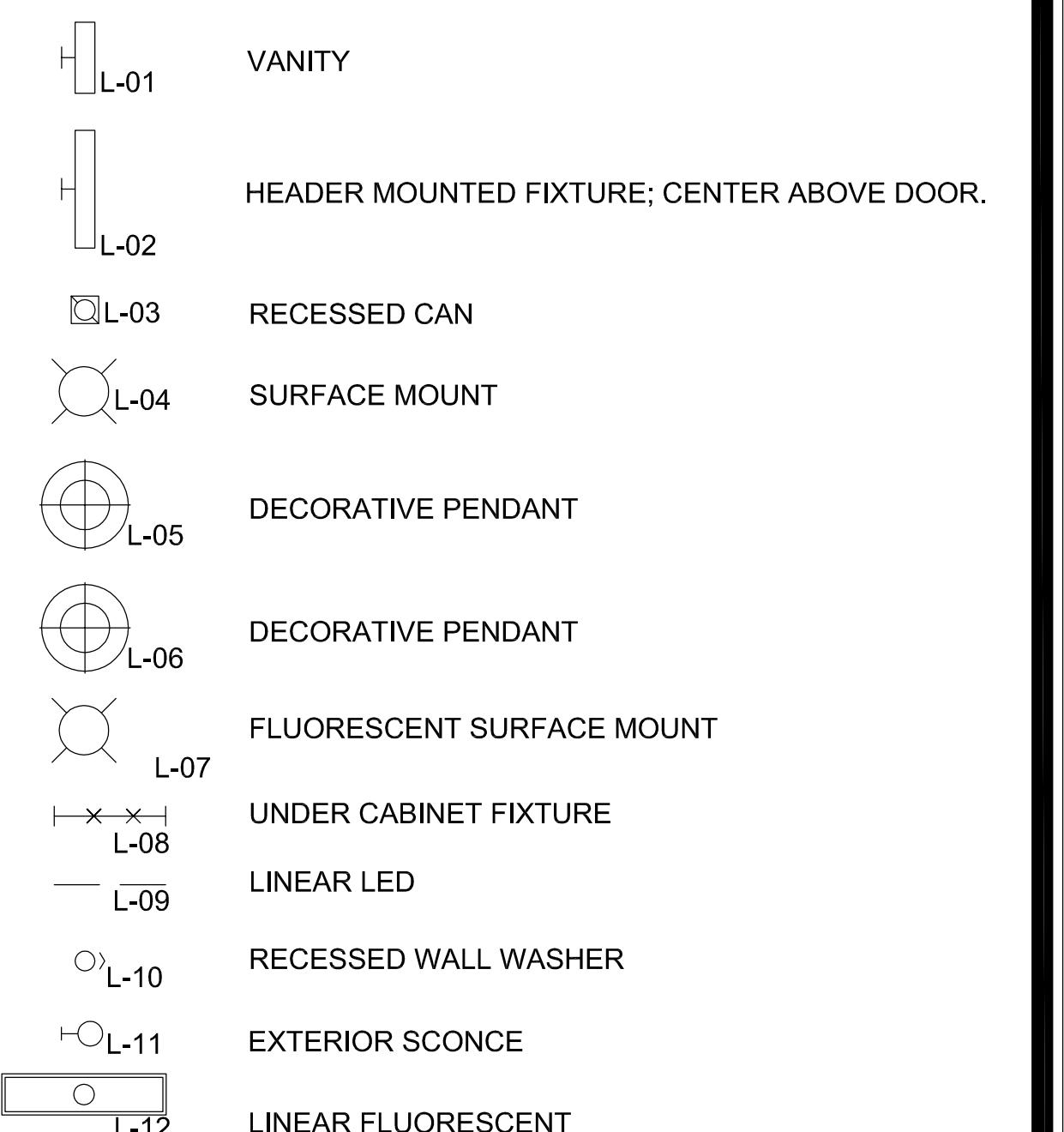
CEILING PLAN LEGEND

'E' REPRESENTS EXISTING FIXTURE TO REMAIN

CEILING TYPE



LUMINAIRE



PRICING SET

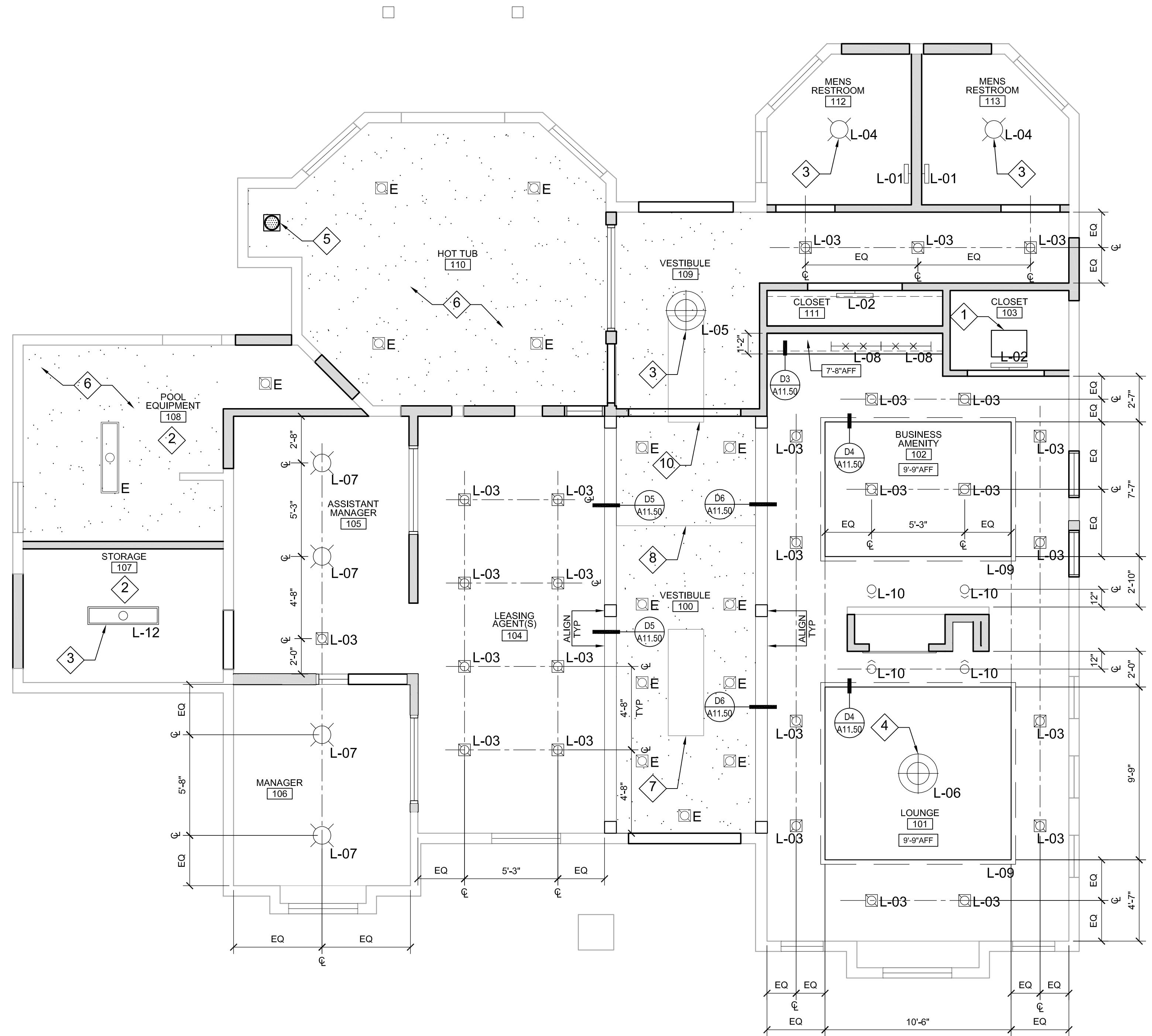
THE POINTE APARTMENTS LEASING OFFICE

3708 NE 109TH AVENUE
VANCOUVER, WA 98682

KEYNOTES

- 1 NEW ATTIC ACCESS LOCATION, 22"X30" MINIMUM OPENING; MATCH EXISTING ATTIC ACCESS DESIGN.
- 2 COORDINATE NEW ATTIC ACCESS LOCATION WITH STRUCTURAL.
- 3 CENTER FIXTURE IN ROOM.
- 4 CENTER FIXTURE IN RAISED CEILING.
- 5 OVERHEAD SHOWER HEAD; CENTER IN SHOWER; REFER TO PLUMBING SCHEDULE FOR SPECIFICATION.
- 6 EXISTING CEILING TO REMAIN IN THIS ROOM. PATCH & REPAIR AS NECESSARY.
- 7 EXISTING SKYLIGHT.
- 8 RIDGE LINE OF EXISTING VAULTED CEILING.
- 9 REPLACE GYP AT EXISTING SOFFIT, COORDINATE IN FIELD.
- 10 EXISTING SKYLIGHT, HIDDEN BEHIND NEW CEILING.

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PA:
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LEASING OFFICE - REFLECTED CEILING PLAN

A2

A4.10

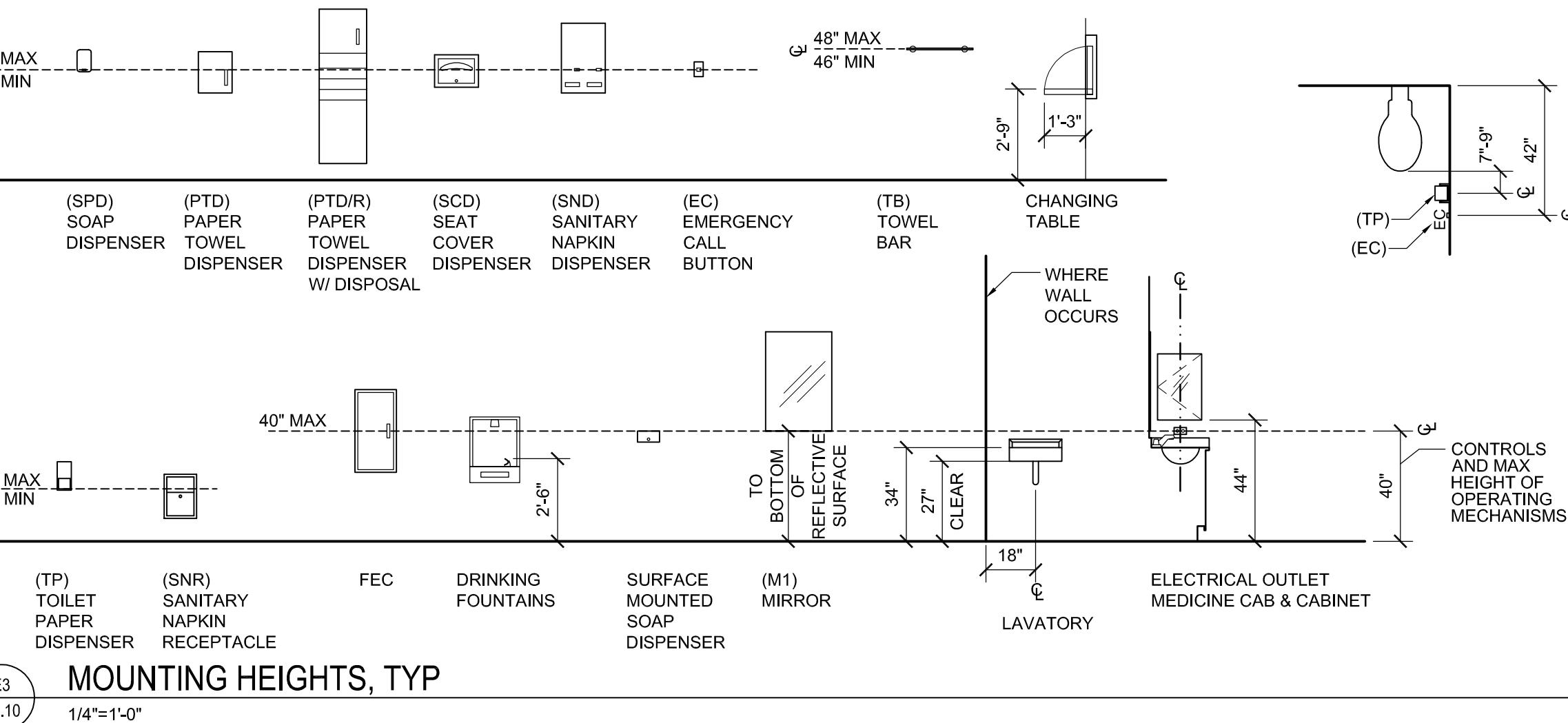
1/4"=1'-0"

A4.10

REFLECTED
CEILING PLAN

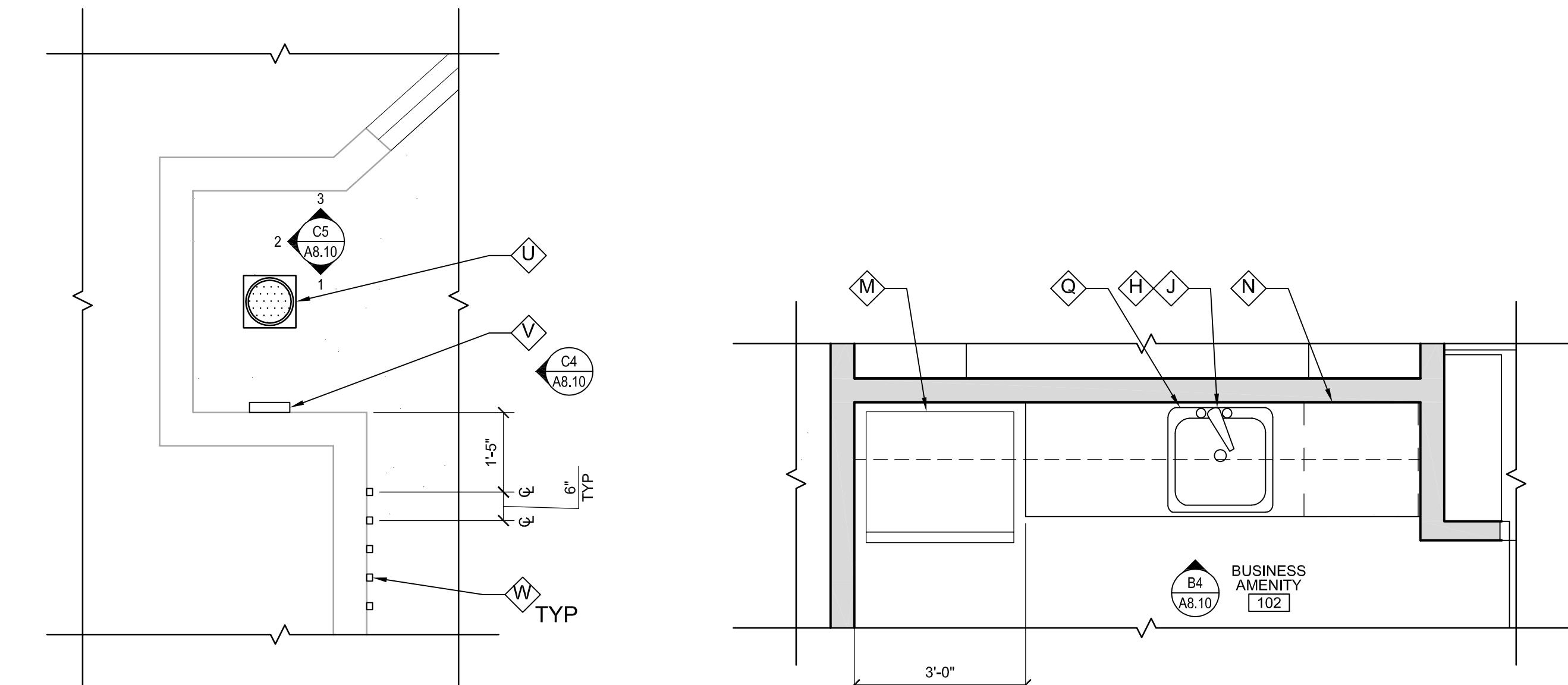
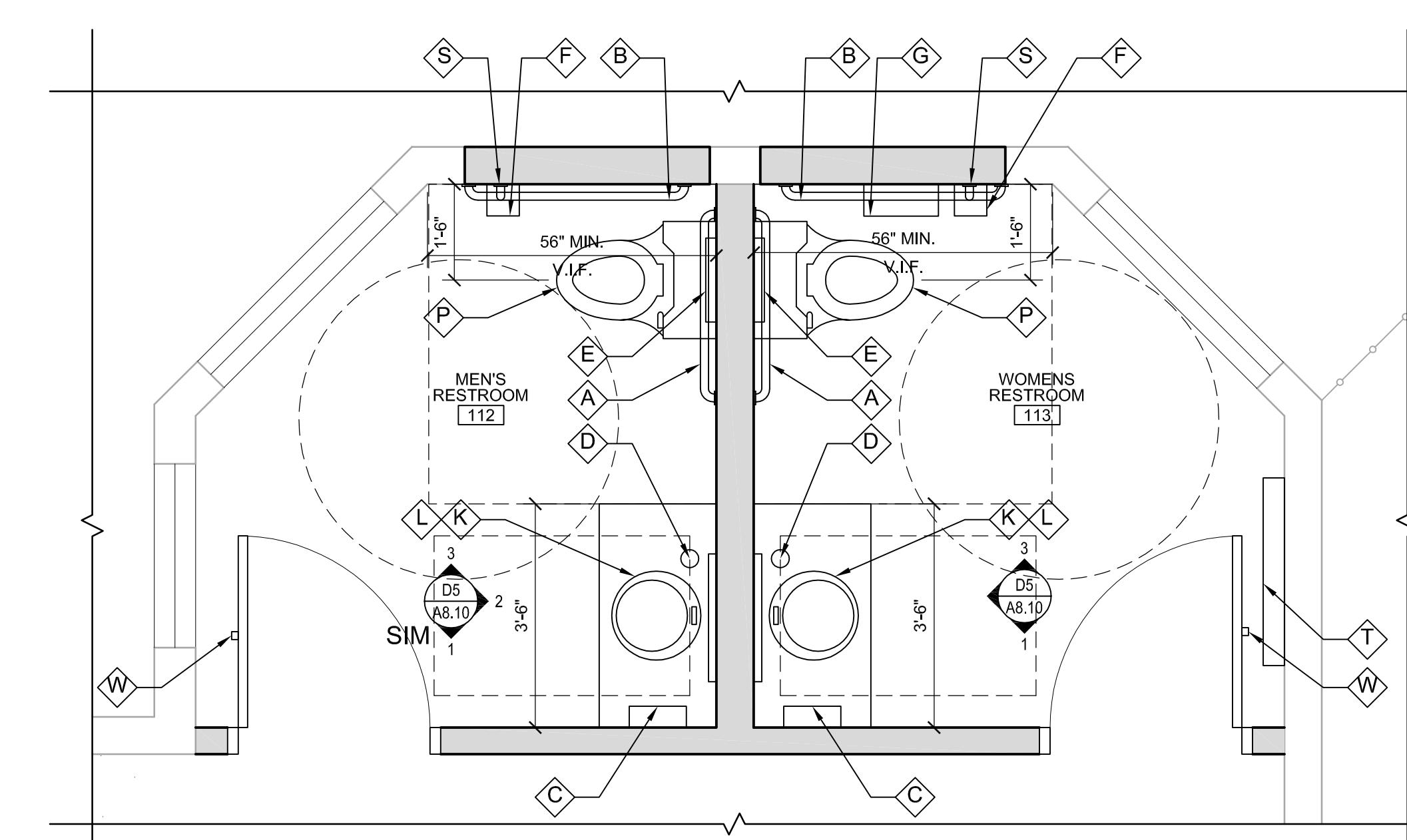
GENERAL NOTES FOR ENLARGED PLANS

- A. SEE MEP DRAWINGS AND SPECIFICATIONS FOR PLUMBING FIXTURE INFORMATION.
- B. SEE SHEET G0.60 FOR ACCESSIBILITY REQUIREMENTS. ALL FIXTURES & ACCESSORIES NEED TO MEET CURRENT CODE.
- C. PROVIDE BACKING FOR ALL WALL MOUNTED EQUIPMENT.
- D. PROVIDE ELECTRICAL AND PLUMBING AS REQUIRED FOR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS, SEE MEP DRAWINGS.



BATHROOM ACCESSORY, PLUMBING AND EQUIPMENT SCHEDULE

	TYPE	SPECIFICATION
(A)	GRAB BAR 36" (HORIZONTAL)	AMERICAN SPECIALTIES; SERIES 3400
(B)	GRAB BAR 48" (HORIZONTAL)	AMERICAN SPECIALTIES; SERIES 3400
(C)	SEMI-RECESSED PAPER TOWEL DISPENSER	AMERICAN SPECIALTIES; ROVAL 204523AC-6
(D)	SURFACE-MOUNTED SOAP DISPENSER	AMERICAN SPECIALTIES; 20333
(E)	SURFACE-MOUNTED SEAT-COVER DISPENSER	AMERICAN SPECIALTIES; ROVAL 20477-SM
(F)	SURFACE-MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	AMERICAN SPECIALTIES; ROVAL 2030
(G)	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL	AMERICAN SPECIALTIES; ROVAL 20852
(H)	UNDERMOUNT KITCHEN SINK	ELKAY: LUSTERTONE UNDERMOUNT DOUBLE BOWL SINK, ELUHA03118
(J)	KITCHEN FAUCET	AMERICAN STANDARD; ARCH 1-HANDLE PULL OUT KITCHEN FAUCET 4101.100
(K)	UNDERMOUNT LAVATORY	KOHLER: LADENA UNDERMOUNT SINK K-2215-0
(L)	BATHROOM FAUCET	SLOAN; LUMINO EAF-225-P4SM
(M)	REFRIGERATOR	GE; TOP-FREEZER REFRIGERATOR GTK17GBEBS
(N)	DISHWASHER	GE; TALL TUB BUILT-IN DISHWASHER GLDA696FFSS
(P)	ADA FLOOR MOUNTED TOILET	KOHLER; HIGHLINE K-3519-0
(Q)	TANKLESS WATER HEATER	CHRONOMITE; SR-30
(R)	NOT USED	
(S)	GRAB BAR 18" (VERTICAL)	AMERICAN SPECIALTIES; SERIES 3400
(T)	DIAPER CHANGING STATION	AMERICAN SPECIALTIES; 9013-8
(U)	SHOWER HEAD	KOHLER; CONTEMPORARY ROUND 8" RAINHEAD K-45201-CP
(V)	SHOWER VALVE	KOHLER; TABORET K-T8228-4-CP
(W)	CLOTHES HOOK	BOBRICK; B-677

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A5.10

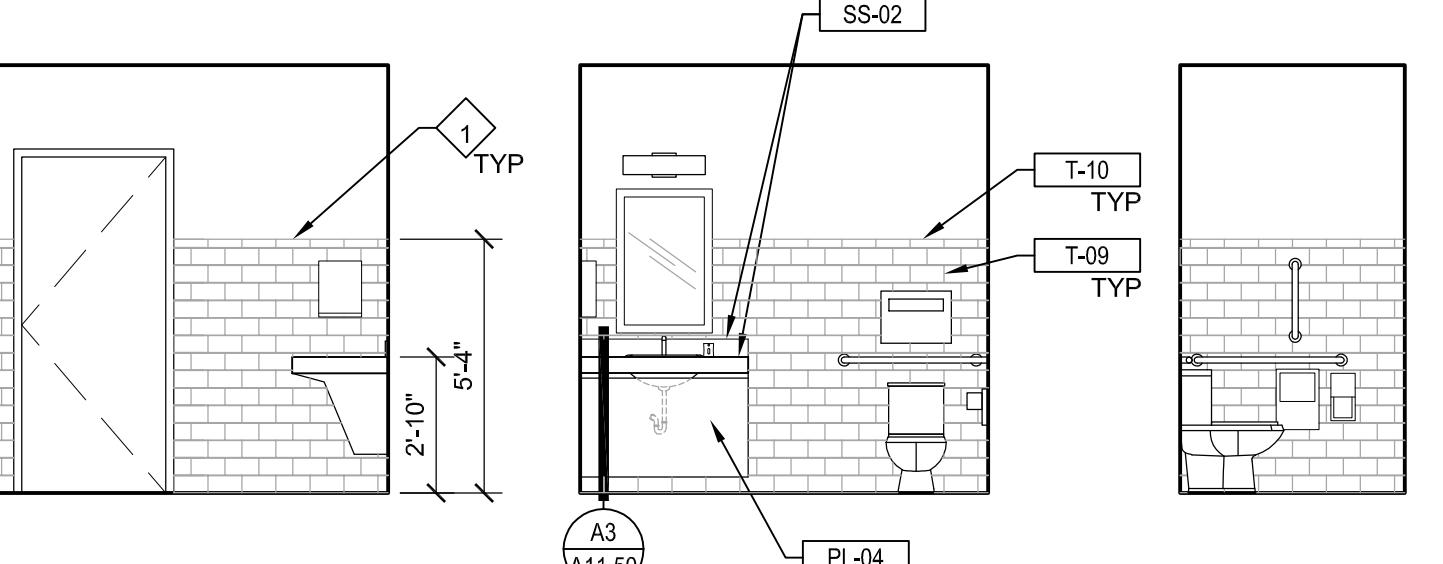
ENLARGED FLOOR PLAN

GENERAL NOTES

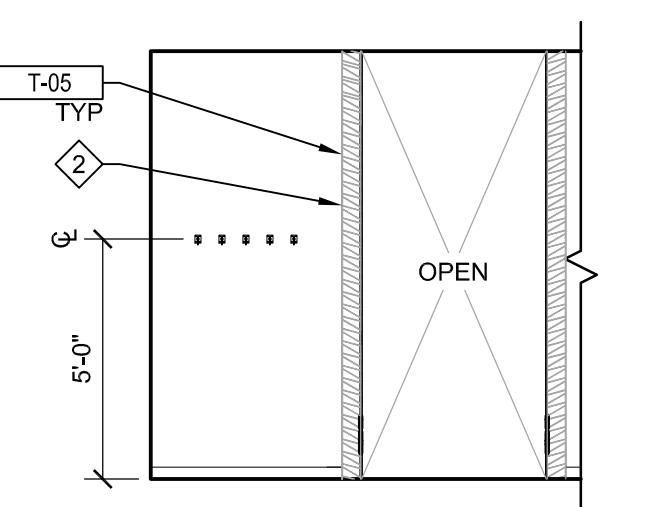
A. SEE SHEET G0.60 FOR ACCESSIBILITY REQUIREMENTS. ALL FIXTURES & ACCESSORIES NEED TO MEET CURRENT CODE.

KEYNOTES

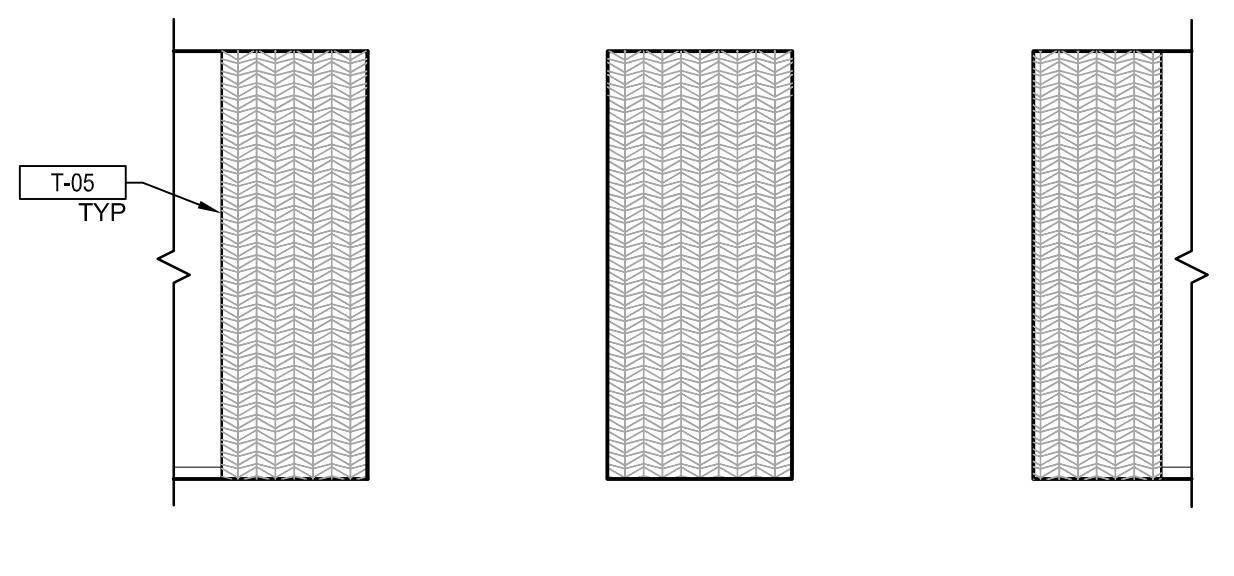
- ① APPLY TILE FINISH TO ALL WALLS; INCLUDING THOSE NOT ELEVATED.
- ② MOSAIC TILE TO WRAP CORNER, REPLACING EXISTING TILE LOCATION. CORNER JOINT/SEAM TO BE CREATED FROM CUTTING TILE ON SHEET. DO NOT COMMENCE WORK WITHOUT DIRECT COORDINATION WITH ARCHITECT.
- ③ G.C. TO PROVIDE 1" WHITE MELAMINE CLOSET ADJUSTABLE SHELVING WITH SUPPORTS AND BRACKETS.
- ④ PROVIDE SCHLUTER AT EXPOSED EDGE; CUSTOM BUILDING PRODUCTS - PROLINE SCHLUTER - PROCURE FLEXIBLE SQUARE EDGE PROFILE 3/8" STAINLESS STEEL.
- ⑤ BE CAUTIOUS WHEN CUTTING TILE; COLOR FINISH ON BACK OF TILE MAY CHIP. REFER TO MANUFACTURER'S INSTRUCTIONS PRIOR TO INSTALLATION.
- ⑥ SEAM BETWEEN BEAM CLADDING.
- ⑦ DECORATIVE 1/8" STEEL GUSSET PLATE WITH 1" HEX LAG BOLT.



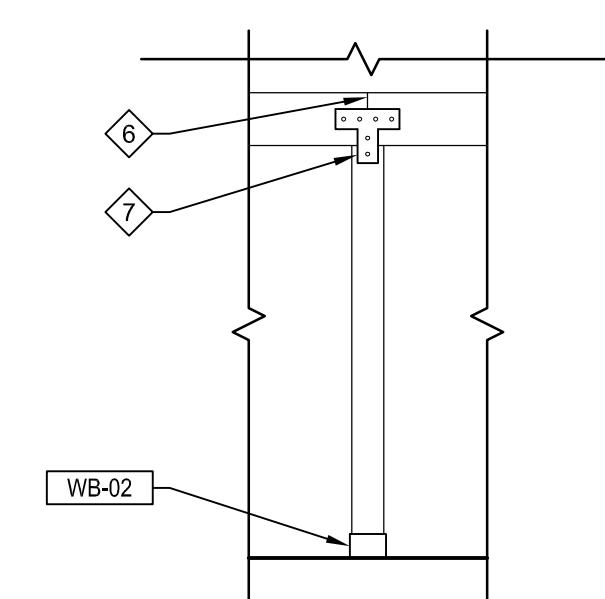
D5
A8.10
TYPICAL RESTROOM
SCALE: 1/4"=1'-0"



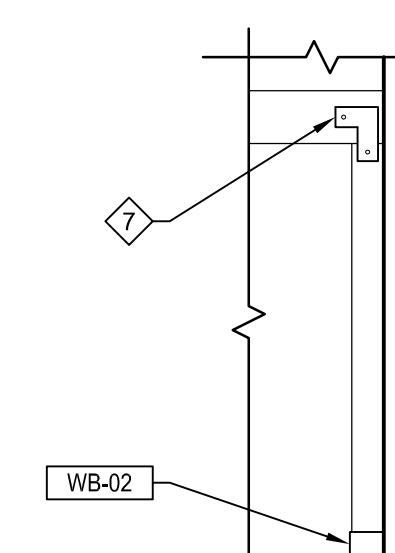
C4
A8.10
EXISTING RINSE SHOWER AT HOT TUB
SCALE: 1/4"=1'-0"



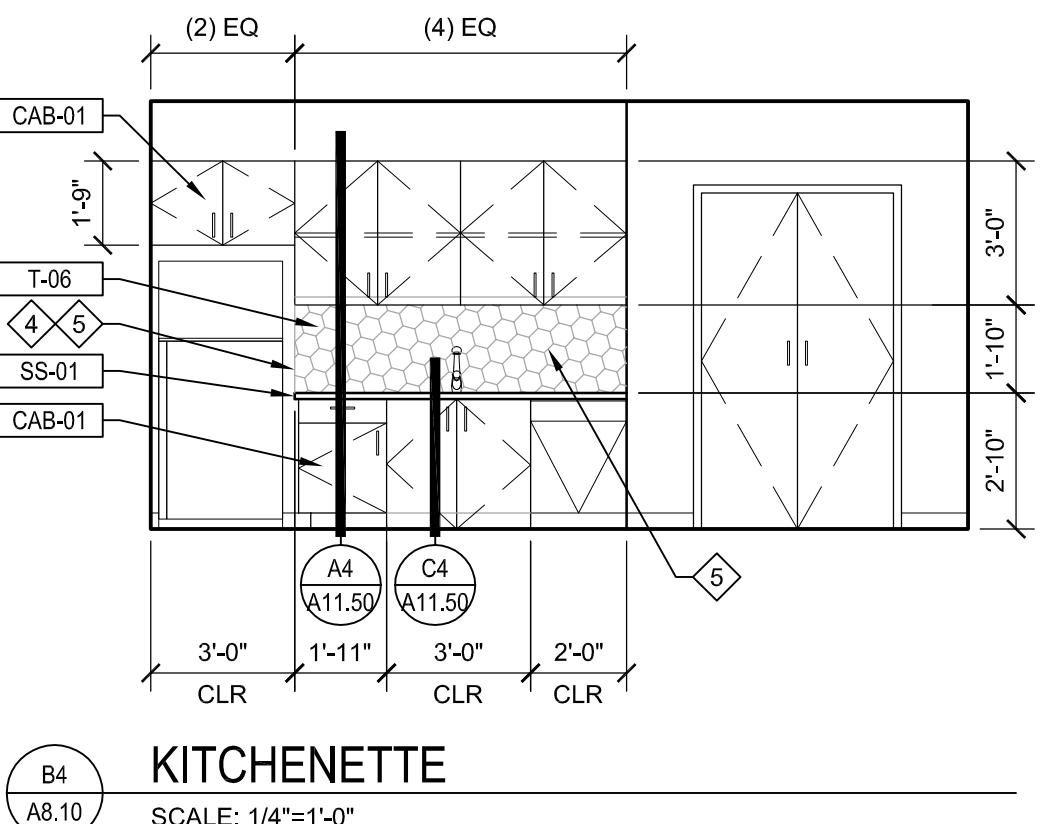
C5
A8.10
EXISTING RINSE SHOWER AT HOT TUB
SCALE: 1/4"=1'-0"



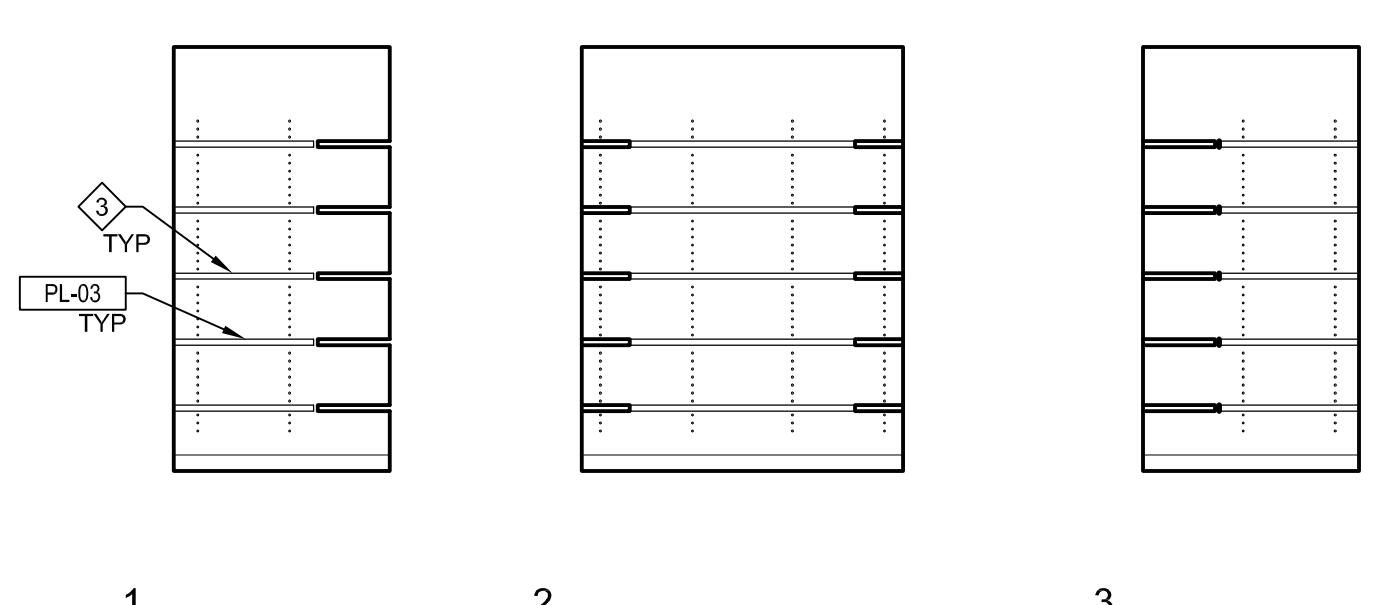
B3
A8.10
POST & BEAM
SCALE: 1/4"=1'-0"



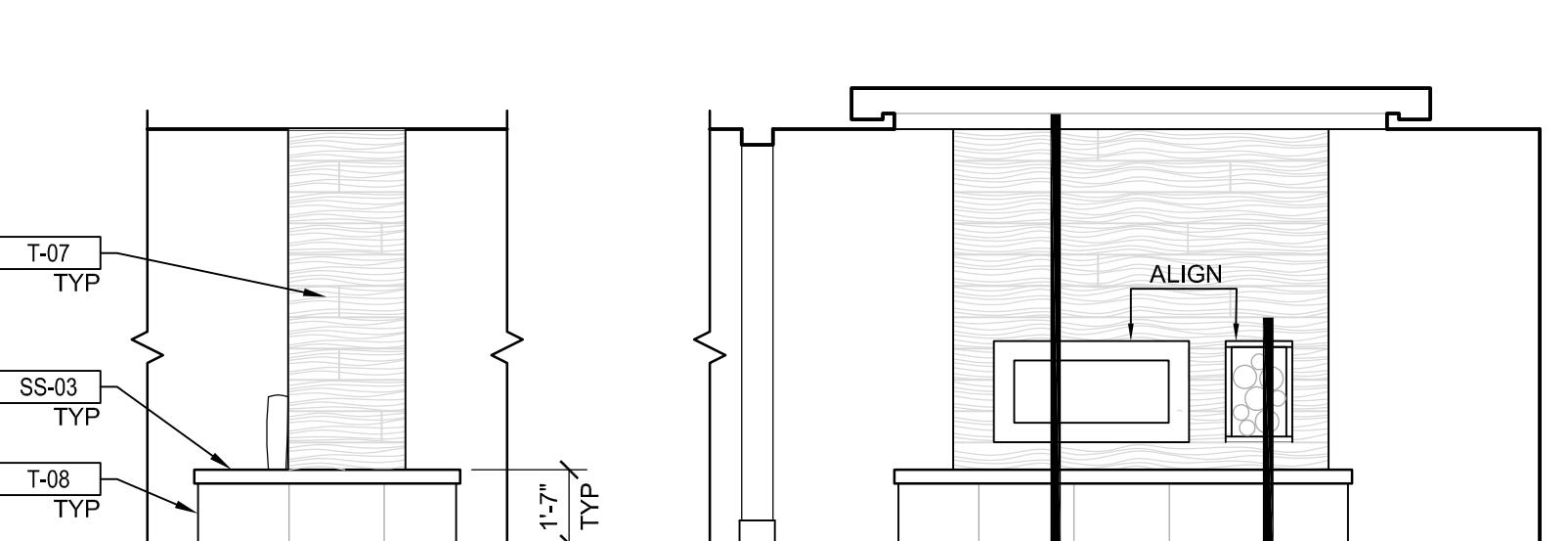
A3
A8.10
POST & BEAM
SCALE: 1/4"=1'-0"



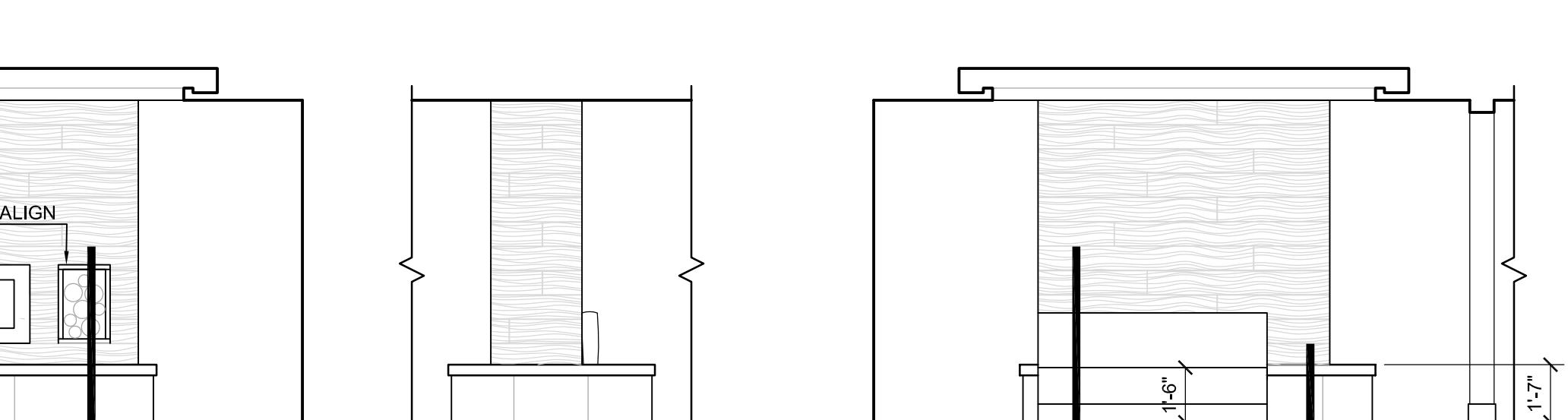
B4
A8.10
KITCHENETTE
SCALE: 1/4"=1'-0"



B5
A8.10
STORAGE
SCALE: 1/4"=1'-0"



A4
A8.10
FIREPLACE
SCALE: 1/4"=1'-0"



THE POINTE APARTMENTS
LEASING OFFICE


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JOB NO: 131570
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A8.10

INTERIOR
ELEVATIONS



1 **2** **3** **4** **5** **6**

INTERIOR/EXTERIOR DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	DOOR			FRAME		DETAILS		REMARKS				
		WIDTH	HEIGHT	THICKNESS	TYPE	MATL	FINISH	GLAZ		MATL	TRIM COLOR	HEAD	JAMB
100A	VESTIBULE	(PR) 3'-0"	9'-0"	MANUF	F	WOOD	WD-01	YES	ALUM.	WD-01	-	-	1, 2, 3, 4, 5, 6, 9
100B	VESTIBULE	(PR) 3'-0"	7'-0"	MANUF	E	WOOD	WD-01	YES	ALUM.	WD-01	-	-	1, 2, 3, 9
103	CLOSET	(PR) 2'-0"	7'-0"	MANUF	C	WOOD	WD-01	NO	ALUM.	WD-01	-	-	1, 3,
106	MANAGER	3'-0"	7'-0"	MANUF	B	WOOD	WD-01	YES	ALUM.	WD-01	-	-	1, 2, 3, 9
107	STORAGE	3'-0"	7'-0"	MANUF	A	WOOD	WD-01	NO	ALUM.	WD-01	-	-	1, 3, 9, 10
109	VESTIBULE	3'-0"	7'-0"	MANUF	D	FG	FG	YES	ALUM.	WD-01	-	-	2, 3, 5, 6, 9
110	HOT TUB	3'-0"	7'-0"	MANUF	G	WOOD	WD-01	YES	ALUM.	WD-01	-	-	1, 2, 6, 9
111	CLOSET	(PR) 2'-6"	7'-0"	MANUF	C	WOOD	WD-01	NO	ALUM.	WD-01	-	-	1, 3, 10
112	MEN'S RESTROOM	3'-0"	7'-0"	MANUF	A	WOOD	WD-01	NO	ALUM.	WD-01	-	-	1, 3, 8, 9
113	WOMEN'S RESTROOM	3'-0"	7'-0"	MANUF	A	WOOD	WD-01	NO	ALUM.	WD-01	-	-	1, 3, 8, 9

DOOR SCHEDULE REMARKS:

- SEE SHEET A12.10 FOR FINISH SCHEDULE.
- PROVIDE SAFETY GLAZING.
- FRAME TRIM TO BE WOOD WHERE INDICATED.
- TRUSTILE DOORS, TS3000 WITH TEMPERED GLASS PANELS.
- EXTERIOR DOORS TO HAVE ALUMINUM THRESHOLDS MEETING ADA REQUIREMENTS.
- ALL EXTERIOR TRIM TO BE FINISHED TO MATCH ADJACENT EXISTING.
- NOT USED.
- RESTROOM LOCKSET WITH OCCUPANT INDICATOR.
- CLOSER.
- DOOR FINISH TO MATCH TRUSTILE DOORS, TS3000.

NOTE: NOT ALL DOOR STYLES MAY BE USED ON THIS PROJECT.

DOOR FRAME NOTES

- PROVIDE THE APPROPRIATE JAMB ANCHOR FOR LABELED OR NON-LABELED FRAMES.
- PROVIDED A MINIMUM OF THREE ANCHORS PER JAMB OR SPACE AT 24 INCHES MAXIMUM ON CENTER, WHICH EVER IS A GREATER QUANTITY.
- SINGLE SOURCE DOORS AND FRAME WITH MATCHING LABELS.
- PROVIDE RUBBER DOOR SILENCERS (3 PER JAMB) WHERE LIGHT / SOUND GASKETS OR WEATHER-STRIPPING IS NOT OTHERWISE REQUIRED.

DOOR NOTES

- CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION AND OPERATION OF SCHEDULED DOORS AND HARDWARE COMPLIANT WITH REQUIREMENTS OF THE ADA, ANSI, AND BUILDING CODE(S). REPLACE ANY NON-COMPLIANT HARDWARE.
- DOOR INSTALLATION AND OPERATION, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH ADA, ANSI, AND BUILDING CODE REQUIREMENTS.
- COORDINATE THE INSTALLATION OF HARDWARE WITH THE PROPER SIDE OF DOOR. SEE PLANS FOR INDIVIDUAL DOOR SWING DIRECTION AND RELATION IN FRAME.
- PROVIDE MANEUVERING CLEARANCES AT DOORS AS PRESCRIBED BY PREVAILING FEDERAL, STATE, OR LOCAL CODE/REGULATION.
- GLASS 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 OR IN AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS, SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL PER THE BUILDING CODE REQUIREMENTS.
- IN OCCUPANCY GROUP 'A' HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S; AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
 - THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
 - A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OR ON ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1-INCH HIGH ON A CONTRASTING BACKGROUND.
- WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS SHALL BE PERMITTED TO BE USED, PROVIDED THAT THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS HAS NO DOORKNOB OR SURFACE-MOUNTED HARDWARE.
- FIRE DOOR ASSEMBLIES ARE PERMITTED TO HAVE LOCKS AND LATCHES PROVIDED THAT THE MINIMUM ELEVATED TEMPERATURE HAS DISABLED THE UNLATCHING MECHANISM IS IN ACCORDANCE WITH LISTED FIRE DOOR TEST PROCEDURES.
- SIDELIGHT FRAMES AT HOLLOW METAL FRAMES: PROVIDE CLOSED TUBULAR MEMBERS WITH NO VISIBLE FACE SEAMS OR JOINTS, FABRICATED FROM SAME MATERIAL AS DOOR FRAME. FASTEN MEMBERS AT CROSSINGS AND TO JAMBS BY BUTT WELDING.
- TOPS AND BOTTOMS OF ALL DOORS EXPOSED TO WEATHER SHALL BE PRIMED AND PAINTED.
- PROVIDE COMPLETE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
- HARDWARE GROUPS INDICATE DESIGN INTENT AND FUNCTION ONLY. HARDWARE FINISHES AND MANUFACTURER TO BE SELECTED BY OWNER.
- 1/4 INCH IN 2 INCHES DOOR BEVEL, UNLESS NOTED OTHERWISE BY HARDWARE TEMPLATE REQUIREMENTS.
- LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE THE FOLLOWING EXISTS: IN BUILDINGS IN OCCUPANCY GROUP B, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
 - THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
 - A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OR ON ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
- ALL DOORS TO HAVE LEVER HANDLE HARDWARE AND SHALL COMPLY WITH ADA REQUIREMENTS.
- ALL EXTERIOR DOORS INDICATED WITH GLAZING SHALL HAVE THERMAL INSULATING SAFETY GLAZING.

DOOR OPERATION LEGEND:

SYMBOLS AND ABBREVIATIONS:

(000A)	DOOR TAG (SEE PLANS)
(A)	WINDOW TAG (SEE PLANS)
(SG)	SAFETY GLAZING
(FG)	FIRE RATED GLAZING
A.F.S.	ABOVE FINISH FLOOR SUBSTRATE
B.O.	BOTTOM OF
D.O.	DOOR OPENING (NOMINAL)
FB	FIBERGLASS
H	HEIGHT (NOMINAL)
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
O.T.O.	OUT TO OUT
S.C.	SOLID CORE
T.O.	TOP OF
W	NOMINAL OPENING WIDTH
WD	WOOD

Pricing Set

TYPICAL DOOR ELEVATIONS

A **B** **C** **D** **E** **F** **G**

INTERIOR DOOR JAMB **INTERIOR DOOR HEAD** **INTERIOR DOOR JAMB** **INTERIOR DOOR HEAD** **INTERIOR DOOR JAMB** **INTERIOR DOOR HEAD**

INTERIOR WINDOW SCHEDULE

WINDOW TYPE	FRAME DIMENSION (O.T.O.)			FRAME		WINDOW SCHEDULE REMARKS REFERENCE NUMBERS
	WIDTH	HEIGHT	TOP OF FRAME (A.F.S.)	MATERIAL	FINISH	
A	5'-0"	4'-4"	7'-2"	ALUMINUM	TBD	1, 2
B	2'-3"	7'-2"	7'-2"	ALUMINUM	TBD	1, 2, 3
C	6'-0"	7'-2"	7'-2"	ALUMINUM	TBD	1, 2, 3

WINDOW SCHEDULE REMARKS:

- PROVIDE SAFETY GLAZING AT ALL WINDOWS.
- ALL WINDOWS TO BE NON-OPERATIONAL.
- ALUMINUM STOREFRONT WITH THERMAL BREAK AND INSULATED DOUBLE GLAZING.

GENERAL WINDOW NOTES:

- REFER TO WINDOW TYPES DRAWING FOR WINDOW OPERATIONS, SYMBOLS AND CONFIGURATIONS.
- REFER TO DOOR TYPES DRAWING FOR FRAMES HAVING SWINGING ENTRANCE DOORS, SIDELIGHTS AND TRANSOMS WHEN INDICATED TO BE PROVIDED FOR PROJECT.
- WINDOW DIMENSIONS ARE NOMINAL OUT-TO-OUT FRAME WIDTH x HEIGHT.
- ALL EXTERIOR GLAZING SHALL BE THERMAL INSULATING TWO LITE WITH SPACE BETWEEN GLASS LITES FILLED WITH ARGON.
- GLASS 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. REFERENCE PLANS FOR ALL INSTANCES OF GLAZING NEAR DOOR SWINGS.
- FRAME FINISH COLOR SHALL BE SELECTED FROM MANUFACTURER'S FULL RANGE OF COLORS BY ARCHITECT.
- ALL GLAZING SHALL BE CLEAR, U.O.N.
- ALL EXPOSED WINDOW HARDWARE COLOR AND FINISH SHALL BE SELECTED FROM MANUFACTURER'S FULL RANGE BY OWNER WITH APPROVAL OF ARCHITECT.
- INSTALL TRANSOM AND RELITE GLAZING ON ROOM SIDE OF FRAME.
- SINGLE SOURCE ALL WINDOW ASSEMBLIES.

REV DATE FILE

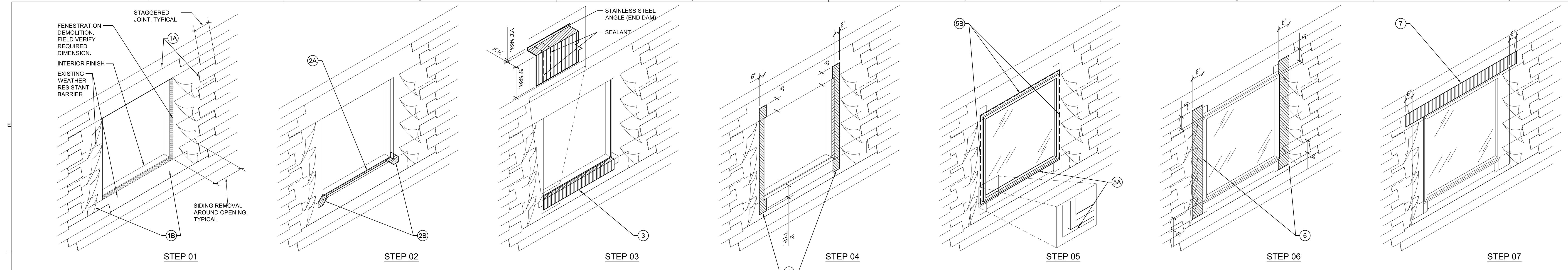
THE POINTE APARTMENTS LEASING OFFICE

**3708 NE 109TH AVENUE
VANCOUVER, WA 98682**

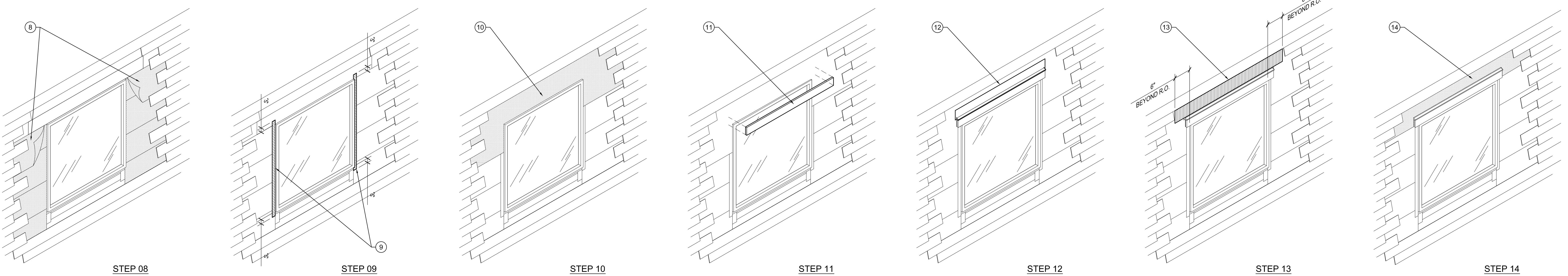
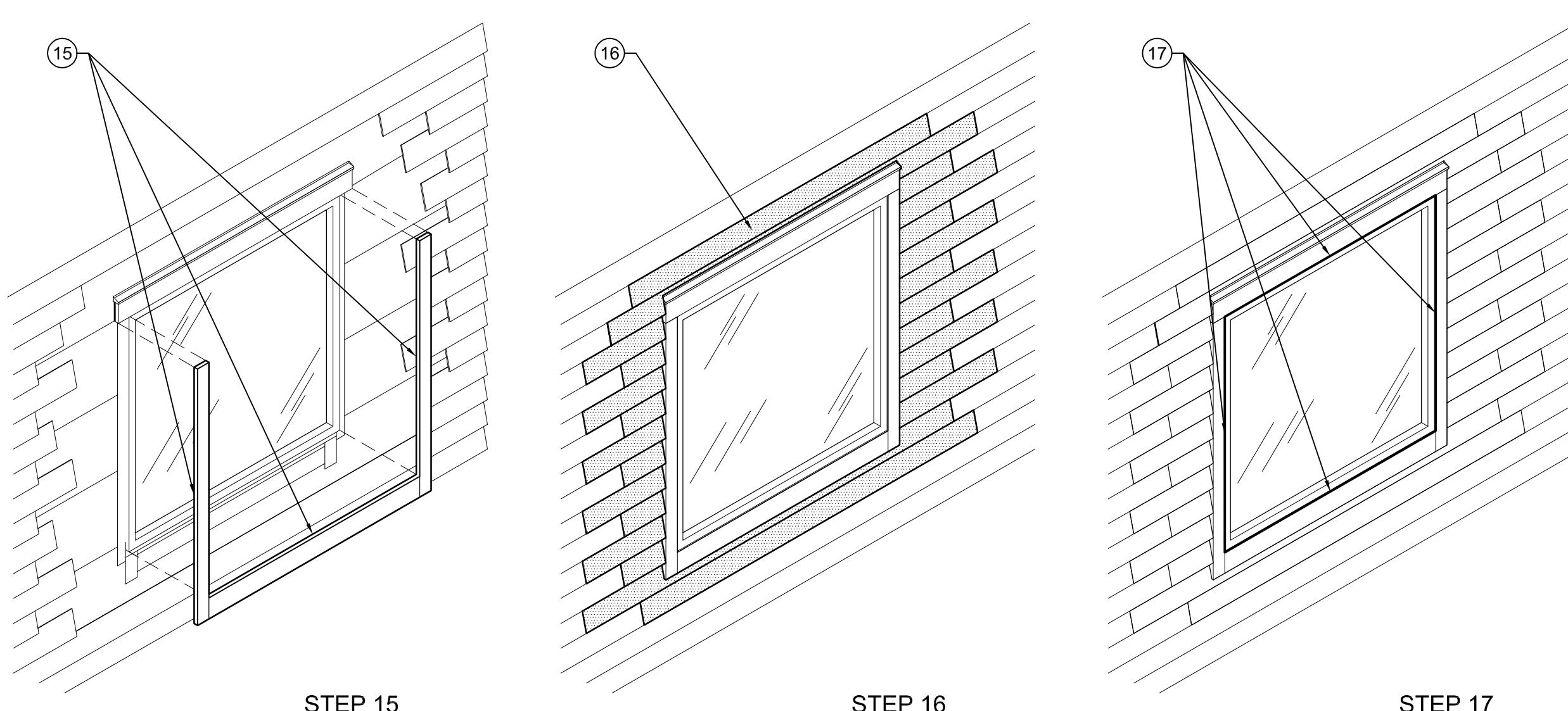
INTERIOR WINDOW HEAD **INTERIOR WINDOW JAMB** **INTERIOR WINDOW SILL** **INTERIOR WINDOW TYPES**

A12.20

DOOR & WINDOW SCHEDULE



STEP 07

PRICING
SET

TYPICAL REPLACEMENT WINDOW INSTALLATION INSTRUCTIONS

1. A) REMOVE EXISTING SIDING AND TRIM AROUND WINDOW OPENING. REMOVE CLADDING AROUND OPENING AS REQUIRED. SIDING TO BE REMOVED IN STAGGERED FASHION WITH ALL SPLICES OCCURRING AT STUDS.
1. B) INTEGRATE EXISTING WEATHER RESISTANT BARRIER AS REQUIRED INTO NEW AS SHOWN. WEATHER RESISTANT BARRIER AT SILL TO REMAIN.
2. A) INSTALL STAINLESS STEEL ANGLE AT SILL OF ROUGH OPENING. ANGLE TO RUN ENTIRE LENGTH OF OPENING.
2. B) INSTALL MEMBRANE CORNER FLASHING WITH SPRAY ADHESIVE AND SEALANT RECOMMENDED BY FLASHING MANUFACTURER TO HOLD IN PLACE. USE SPRAY-ON PRIMER AS NEEDED FOR PROPER ADHESION OF MEMBRANE CORNER FLASHING. APPLY CONTINUOUS BEAD OF SEALANT ON TOP OF CORNER VERTICAL EDGE OF EACH CORNER.
3. INSTALL CONTINUOUS FLEXIBLE FLASHING AT ROUGH OPENING SILL. WRAP INTO ROUGH OPENING AND OVER EXISTING WEATHER RESISTANT BARRIER BELOW. MAINTAIN MINIMUM 5" EXPOSURE AT EXTERIOR VERTICAL LEG. EXTEND TIGHT TO JAMBS AND TO STAINLESS STEEL ANGLE END DAM. MAINTAIN MINIMUM 3" OVERLAP AT PREFORMED CORNERS.
4. INSTALL 6" CONTINUOUS FLEXIBLE FLASHING VERTICALLY ALONG ROUGH OPENING JAMBS. WRAP CONTINUOUS FLEXIBLE FLASHING INTO EXISTING OPENING. MAINTAIN MINIMUM 4" EXPOSURE AT EXTERIOR VERTICAL FACE. LAP OVER PRE-FORMED CORNERS SILLS AND WEATHER RESISTANT BARRIER(S).
5. A) NOTCH OR DRILL 1/4" WEEPS AT WINDOW SILL FLANGE. WEEPS TO BE 6" FROM EITHER EDGE OF ROUGH OPENING AND 12" ON CENTER IN FIELD, OR AS MANUFACTURER RECOMMENDS. ALL MODIFICATIONS TO SILL FLANGE ARE TO BE APPROVED BY WINDOW MANUFACTURER.
5. B) CLEAN VINYL WINDOW PRIOR TO INSTALLATION. INSTALL WINDOW WITH 3/8" CONTINUOUS BEAD OF APPROVED SEALANT BEHIND WINDOW ASSEMBLY MOUNTING FLANGE AT THE HEAD AND JAMBS ONLY. DO NOT SEAL BOTTOM FLANGE. SHIM AND ADJUST AS REQUIRED TO ACHIEVE SQUARE, PLUMB, AND LEVEL WINDOW ASSEMBLY.
6. CLEAN VINYL WINDOW PRIOR TO INSTALLATION. INSTALL WINDOW WITH 3/8" CONTINUOUS BEAD OF APPROVED SEALANT BEHIND WINDOW ASSEMBLY MOUNTING FLANGE AT THE HEAD AND JAMBS ONLY. DO NOT SEAL BOTTOM FLANGE. SHIM AND ADJUST AS REQUIRED TO ACHIEVE SQUARE, PLUMB, AND LEVEL WINDOW ASSEMBLY.
7. INSTALL 9" CONTINUOUS FLEXIBLE FLASHING OVER WINDOW ASSEMBLY MOUNTING FLANGE AT WINDOW HEAD. EXTEND 6" BEYOND EDGE OF VERTICALLY APPLIED CONTINUOUS FLEXIBLE FLASHING.
8. INSTALL WEATHER RESISTANT BARRIER (60 MIL MIN.) AT ROUGH OPENING JAMBS TO WITHIN 1" OF THE WINDOW ASSEMBLY. LAP EXISTING ADJACENT WEATHER RESISTANT BARRIER INTO NEW WORK AS SPECIFIED.
9. INSTALL 2 1/2" SHEATHING TAPE AT THE WINDOW JAMBS UP TO THE WINDOW ASSEMBLY FRAME.
10. INSTALL WEATHER RESISTANT BARRIER AT HEAD TO WITHIN 1" OF WINDOW ASSEMBLY. REPLACE ALL DAMAGED EXISTING WEATHER RESISTANT BARRIERS WITH NEW AS REQUIRED.
11. INSTALL 6" CONTINUOUS FLEXIBLE FLASHING AT ROUGH OPENING JAMBS OVER WINDOW ASSEMBLY MOUNTING FLANGE. EXTEND 9" BEYOND TOP AND BOTTOM EDGES OF ROUGH OPENING.
12. INSTALL FULLY-SOLDERED METAL HEAD FLASHING WITH TURNED-UP AND DOWN-TURNED END DAMS WITH HEMMED DRIP EDGE. SET IN FULL BED OF SEALANT.
13. INSTALL 6" CONTINUOUS FLEXIBLE FLASHING OVER METAL HEAD FLASHING. EXTEND 6" BEYOND EDGE OF WINDOW ASSEMBLY FRAME ROUGH OPENING EACH SIDE.
14. LAP WEATHER RESISTANT BARRIER AT WINDOW HEAD AS SPECIFIED.
15. INSTALL FULLY PRE-PRIMED JAMB AND SILL TRIM, SIZE TO MATCH EXISTING. PROVIDE BLIND SEAL AT CONNECTING BUTT JOINTS PRIOR TO INSTALLATION. PROVIDE MINIMUM 3/8" GAP BETWEEN TRIM AND WINDOW ASSEMBLY FRAME TO RECEIVE BACKER ROD AND SEALANT.
16. INSTALL EXISTING AND/OR REPLACEMENT CLADDING SIDING SYSTEM. BLIND SEAL AND FEATHER TOOL ALL SIDING AT BUT JOINTS. MAINTAIN MINIMUM AND CONSISTENT WEEP PROVISION CLEARANCE AT WINDOW HEAD FLASHING.
17. INSTALL BACKER ROD AND SEALANT BETWEEN TRIM AND WINDOW EXTRUSION AROUND FULL PERIMETER OF WINDOW.

NOTE:
CUT WINDOW INTO EXISTING EXTERIOR WALL.
CONSTRUCTION AND FINISH MATERIALS TO MATCH EXISTING. G.C. TO BE FAMILIAR WITH EXISTING FRAMING AND MATERIALS PRIOR TO DEMOLITION.

THE POINTE APARTMENTS
LEASING OFFICE3708 NE 109TH AVENUE
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TYPICAL REPLACEMENT WINDOW INSTALLATION AXONOMETRIC

B1

A12.30

3/8" = 1'-0"

REV DATE	FILE

PIC: L. WARNOCK
PM: H. GREEN
PA:
DRAWN BY: KJ/AACR
JOB NO: 131570
DATE: 04/25/2014

A12.31

AXONOMETRIC
TYP. WINDOW
INSTALLATION

