

NOTES

PROVIDE SIDEWALKS, CURBS, CURB CUTS AND HANDICAPPED RAMPING PER CITY OF ASHLAND STANDARDS AND PER A.N.S.I.

REPLACE 18 EXISTING CURB CUTS ON QUINCY AND CALIFORNIA WITH NEW CURBS PER CITY STANDARD

VERIFY EXISTING GRADES AND COORDINATE TIE-INS TO WIGHTMAN, QUINCY AND CALIFORNIA STREETS

WALKS AND DRIVES GRADING SHALL CONFORM TO:
 LONGITUDINAL GRADE
 MIN/MAX 0.5%/5%
 TRANSVERSE GRADE
 MIN/MAX 0.5%/1.5%

SEE LANDSCAPE PLAN FOR EXISTING TREES TO REMAIN

KEY

- A 2-BEDROOM TOWNHOUSE
- B 3-BEDROOM TOWNHOUSE
- C 1-BEDROOM HANDICAP FLAT
- D 1-BEDROOM FLAT
- E 2-BEDROOM FLAT
- H HANDICAPPED PARKING
- S RESERVED SERVICE PARKING
- T TRASH AND RECYCLING ENCLOSURE

EXTERIOR RENOVATION WORK REQUIREMENTS

Base Bid: Buildings #10, #20, #22

Alternate 1: Building #16

Alternate 2: Building #11

Roofing and Framing Work Scope:

1. Demo exist roofing down to plywood deck
2. Extend eaves to 18" from face of building with 2 X lumber sistered to existing rafters. Minimum 2'-0" lap required.
3. Extend rake edges to 18" from face of building. Support with flat 2" x 4" lookouts extended one truss bay to inside.
4. Install new CDX plywood sheathing at roof extensions. Install new select douglas fir fascia boards at eaves & rakes.
5. Install new eave vents. Install insulation baffles for new eave vents.
6. Install new underlayment, architectural asphalt shingles, flashings, ridge vents, etc. per specifications.

Window & Patio Door Work Scope:

1. Remove and replace all existing windows and doors with new vinyl windows and patio doors per specifications. Same size and type as existing units.
2. See Division 1 requirements for coordination of apartment access and work sequencing.
3. Install self-adhered flexible flashings at all openings per specification.

Siding Work Scope:

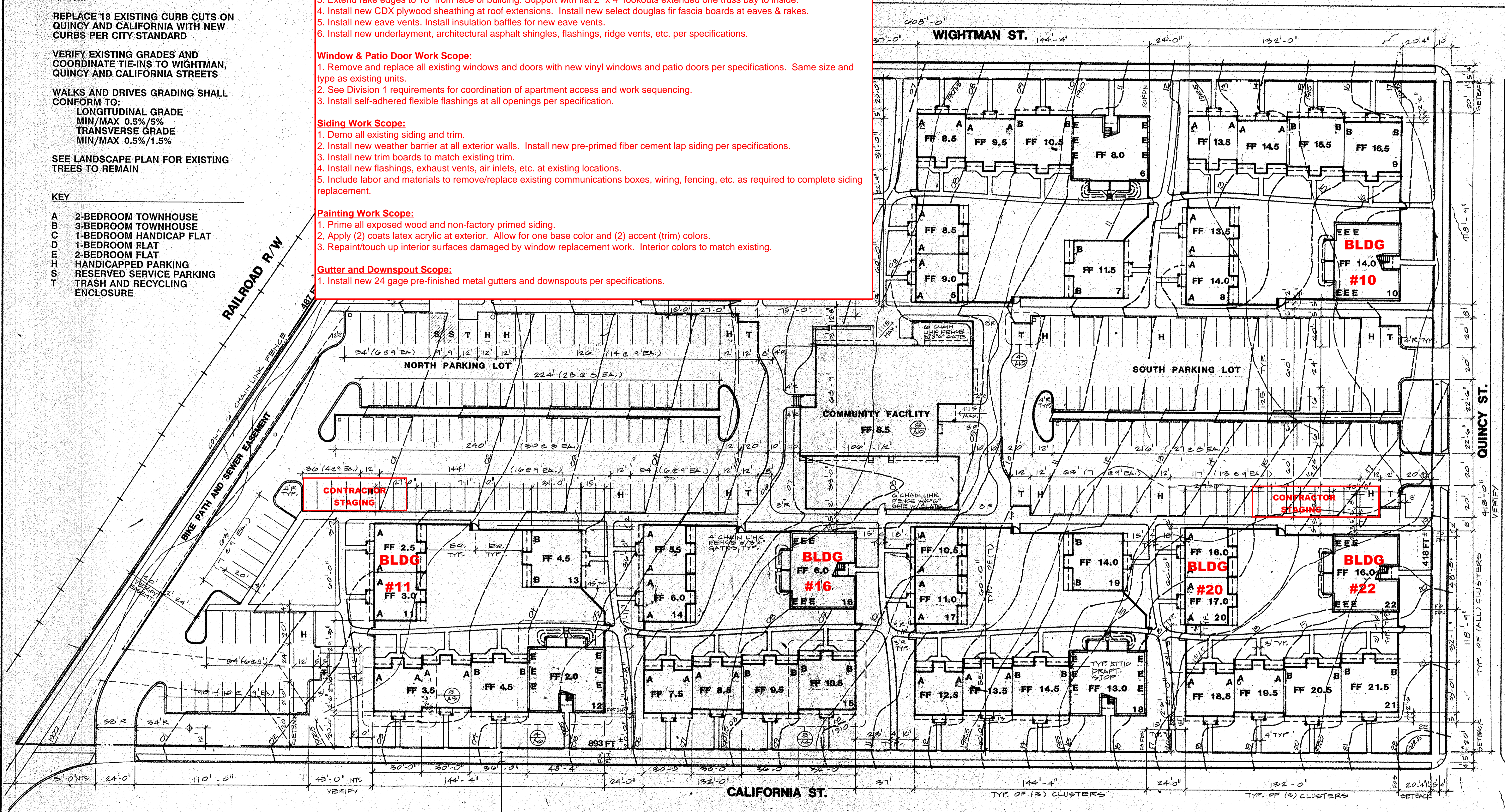
1. Demo all existing siding and trim.
2. Install new weather barrier at all exterior walls. Install new pre-primed fiber cement lap siding per specifications.
3. Install new trim boards to match existing trim.
4. Install new flashings, exhaust vents, air inlets, etc. at existing locations.
5. Include labor and materials to remove/replace existing communications boxes, wiring, fencing, etc. as required to complete siding replacement.

Painting Work Scope:

1. Prime all exposed wood and non-factory primed siding.
2. Apply (2) coats latex acrylic at exterior. Allow for one base color and (2) accent (trim) colors.
3. Repaint/touch up interior surfaces damaged by window replacement work. Interior colors to match existing.

Gutter and Downspout Scope:

1. Install new 24 gage pre-finished metal gutters and downspouts per specifications.



PROVIDE TYP. 4' PLANTER STRIP AND 5' CONC. SIDEWALK. SEE NOTES THIS SHT. FOR CURBS

SOU FAMILY HOUSING EXTERIOR RENOVATIONS

SITE PLAN

1" = 30'-0"

4

WALSH
CONSTRUCTION
COMPANY

REGISTERED ARCHITECT
GARY L. MICHAEL
ASHLAND, OREGON
STATE OF OREGON

SOSC
NEW FAMILY HOUSING
ASHLAND, OREGON
99210

21 AUG 1998

SITE PLAN

A2