

PACIFIC VIEW CONDOS

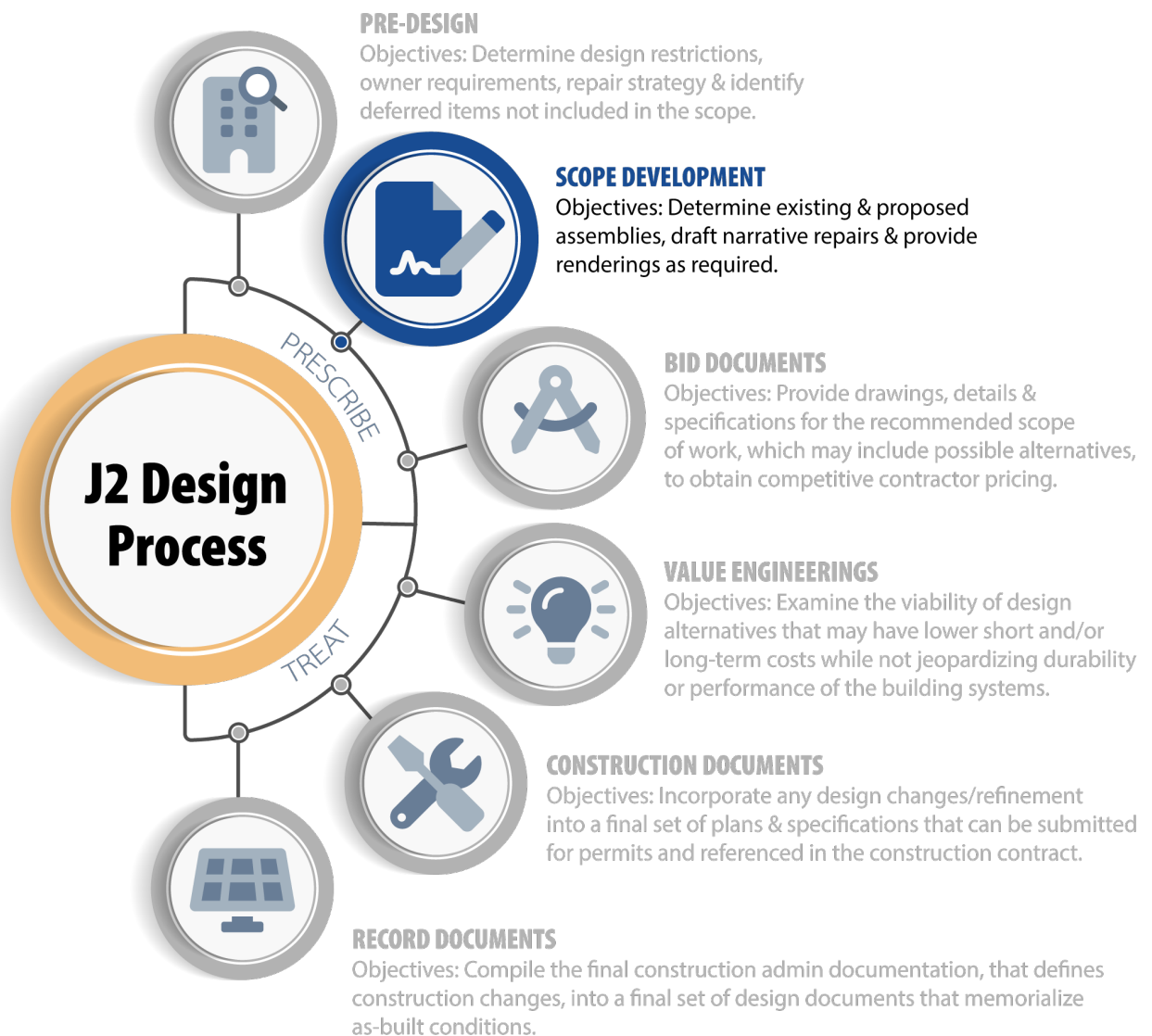
Scope Development Memo

J2 Project Name: Building Envelope Repairs

Address: 1238 N Marion Ave, Gearhart, OR 97138

J2 Project #: 5631001

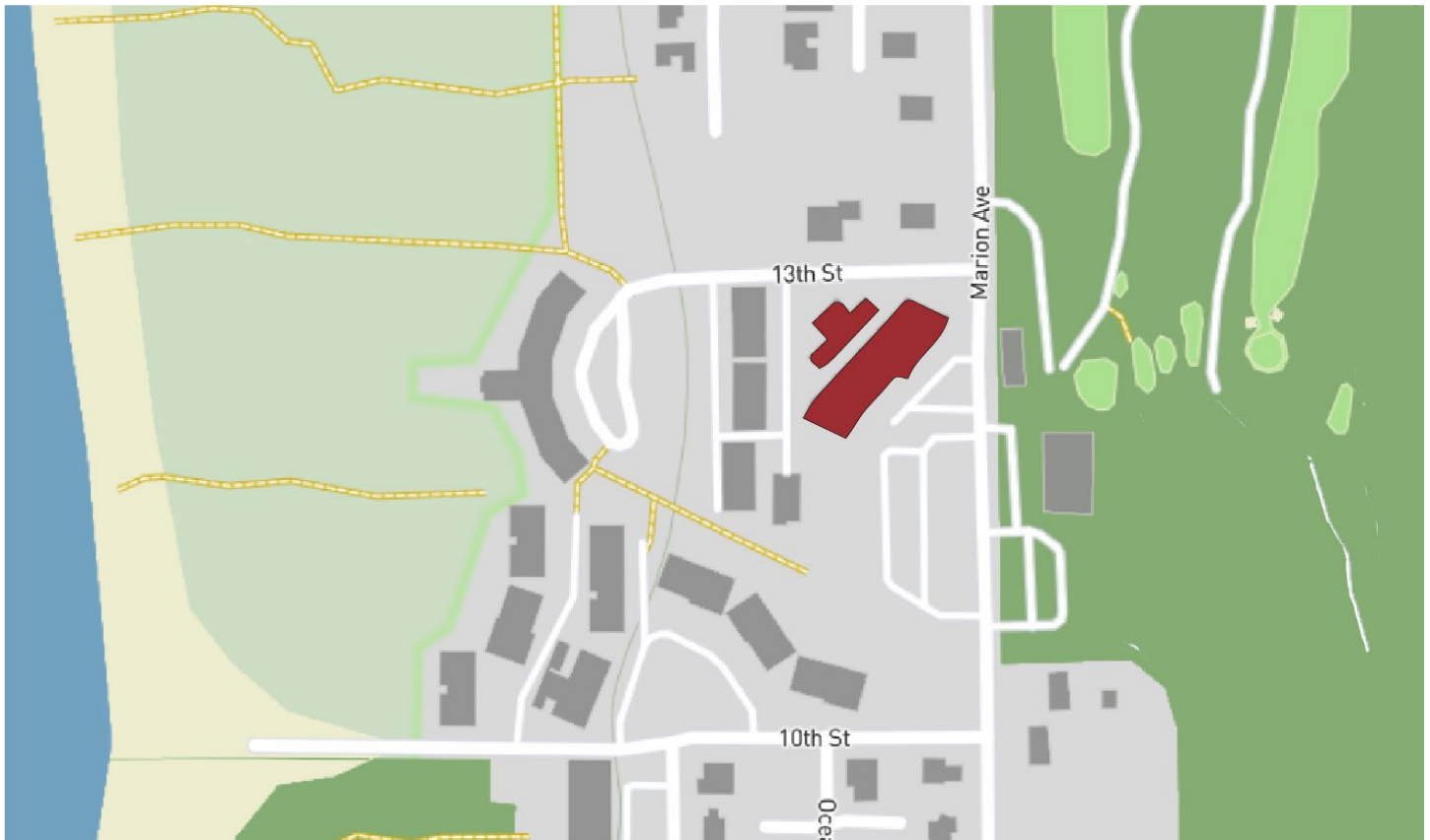
Issue Date: 08/25/2023



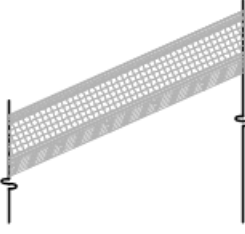
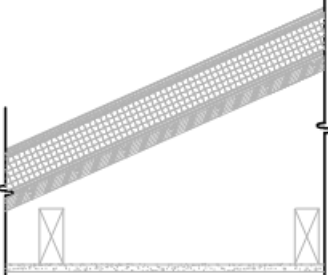
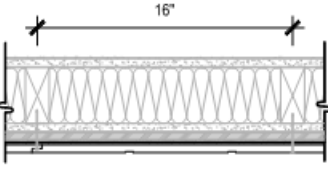
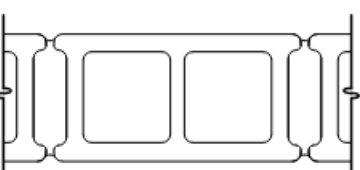
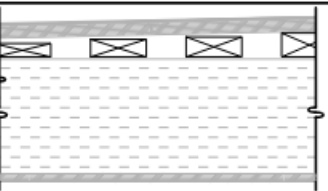
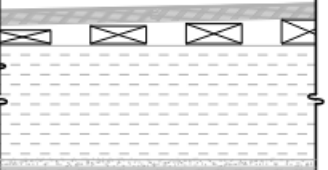
PURPOSE

The intent of this document is to identify the existing and proposed building assemblies, provide a preliminary narrative summary of repairs, and to illustrate the proposed building exteriors in the form of before and after renderings. Following this document, J2 will proceed with Construction Documents (Drawings and Specifications) for Building Envelope repairs and limited Structural Repairs to decks and entryways. The purpose of this document is a status report and not a final design.

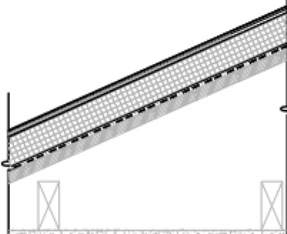
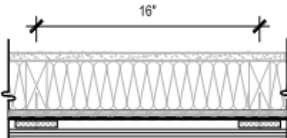
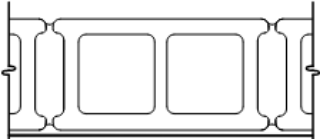
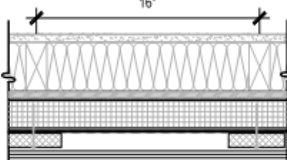
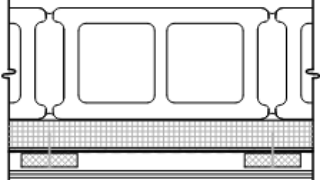
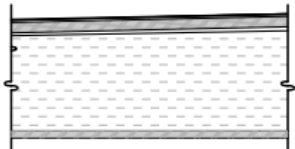
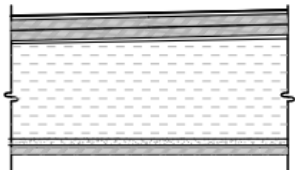
SITE PLAN



EXISTING - ROOF / WALL / DECK TYPES

TAG	TYPE	ASSEMBLY DESCRIPTION		NOTES
R1E	EXISTING ROOF: SINGLE-PLY MEMBRANE		- EXISTING SINGLE PLY ROOFING - UNKNOWN COVERBOARD - UNKNOWN INSULATION - UNKNOWN UNDERLAYMENT - EXISTING T&G CAR DECKING - EXISTING VAULTED CEILING	UNKNOWN FIRE RATING
R2E	EXISTING ROOF: SINGLE-PLY MEMBRANE		- EXISTING SINGLE PLY ROOFING - UNKNOWN COVERBOARD - UNKNOWN INSULATION - UNKNOWN UNDERLAYMENT - EXISTING T&G CAR DECKING - EXISTING WOOD FRAMED DROPPED CEILING - EXISTING INTERIOR 5/8" GWB	UNKNOWN FIRE RATING
W1E	EXISTING EXTERIOR WALL: T1-11 PANEL SIDING		- EXISTING INTERIOR GYPSUM WALL BOARD - EXISTING 2X FRAMING - BATT INSULATION (LOCATION VARIES) - EXISTING 1/2" ASPHALT IMPREGNATED GWB SHEATHING (LOCATION VARIES) - EXISTING #40 ROOFING FELT (LOCATION VARIES) - EXISTING 1/2" T1-11 PANEL SIDING	ASSUMES 1-HR RATED ASSEMBLY
W2E	EXISTING WALL: CMU WALL		- EXISTING INTERIOR PAINT - EXISTING CMU WALL - EXISTING COATING/PAINT (UNKNOWN TYPE)	UNKNOWN IF SOLID, GROUTED OR HOLLOW
D1E	EXISTING DECK: TRAFFIC COATED REAR DECKS		- EXISTING TILE (LOCATION VARIES) - EXISTING TRAFFIC COATING - EXISTING SHEATHING - EXISTING BLOCKING (SLOPED) - EXISTING NON PT 2X10 - EXISTING 1/2" PLYWOOD SOFFIT	ASSUMES DECKS ARE NON-FIRE RATED
D2E	EXISTING DECK: ENTRY LANDING		- EXISTING TILE (LOCATION VARIES) - EXISTING TRAFFIC COATING - EXISTING SHEATHING - EXISTING BLOCKING (SLOPED) - EXISTING NON PT 2X10 - EXISTING 5/8" GWB - EXISTING 1/2" PLYWOOD SOFFIT	ASSUMES 1-HR FIRE RATED ASSEMBLY

PROPOSED – ROOF / WALL / DECK TYPES

TAG	TYPE	ASSEMBLY DESCRIPTION		NOTES
R1	PROPOSED ROOF: SINGLE-PLY MEMBRANE		- NEW SINGLE PLY ROOFING (EPDM) - NEW COVERBOARD - NEW RIGID INSULATION - NEW UNDERLAYMENT - EXISTING T&G CAR DECKING - EXISTING VAULTED CEILING	- CONTRACTOR TO INSPECT EXISTING T&G CAR DECKING AND NOTIFY CONSULTANT OF DAMAGE. - REPLACE DAMAGED MATERIAL "LIKE FOR LIKE"
R2	PROPOSED ROOF: SINGLE-PLY MEMBRANE		- NEW SINGLE PLY ROOFING (EPDM) - NEW COVERBOARD - NEW INSULATION - NEW UNDERLAYMENT - EXISTING T&G CAR DECKING - EXISTING WOOD FRAMED DROPPED CEILING - EXISTING INTERIOR 5/8" GWB	- CONTRACTOR TO INSPECT EXISTING T&G CAR DECKING AND NOTIFY CONSULTANT OF DAMAGE. - REPLACE DAMAGED MATERIAL "LIKE FOR LIKE"
W1	PROPOSED EXTERIOR WALL: FIBER CEMENT SIDING		- EXISTING INTERIOR GYPSUM WALL BOARD - EXISTING 2X FRAMING - BATT INSULATION (LOCATION VARIES) - NEW FIRE RETARDANT PLYWOOD - NEW WRB - NEW 1/2"x3" P.T. FURRING STRIPS - NEW FIBER CEMENT SIDING	
W2	PROPOSED WALL: CMU WALL		- EXISTING INTERIOR PAINT - EXISTING CMU WALL - NEW ELASTOMERIC COATING	UNKNOWN IF SOLID, GROUTED OR HOLLOW
W1 ALT	ALTERNATE EXTERIOR WALL: FIBER CEMENT SIDING		- EXISTING INTERIOR GYPSUM WALL BOARD - EXISTING 2X FRAMING - BATT INSULATION (LOCATION VARIES) - NEW 1/2" FIRE RETARDANT PLYWOOD - NEW RIGID INSULATION - NEW WRB - NEW 1"x4" P.T. FURRING STRIPS - NEW FIBER CEMENT SIDING	
W2 ALT	ALTERATE WALL: CMU WALL		- EXISTING INTERIOR PAINT - EXISTING CMU WALL - NEW RIGID INSULATION - NEW WRB - NEW 1X4 P.T. FURRING - NEW FIBER CEMENT SIDING	UNKNOWN IF SOLID, GROUTED OR HOLLOW
D1	PROPOSED DECK: TRAFFIC COATED REAR DECKS		- NEW TRAFFIC COATING - NEW SHEATHING - NEW TAPERED SLEEPERS - NEW OR EXISTING 2X10 - NEW OR EXISTING PLYWOOD SOFFIT	- CONTRACTOR TO INSPECT EXISTING DECKS AND NOTIFY CONSULT OF DAMAGE. - ASSUME TO REPLACE ALL DAMAGED MATERIAL "LIKE FOR LIKE" SIZE AND P.T. LUMBER.
D2	PROPOSED DECK: ENTRY LANDING		- NEW TRAFFIC COATING - NEW (2) LAYERS OF SHEATHING - NEW TAPERED SLEEPERS - NEW OR EXISTING 2X10 - NEW OR EXISTING 5/8" GWB - NEW OR EXISTING PLYWOOD SOFFIT	ASSUME DECKS ARE NON-FIRE RATED

PRELIMINARY NARRATIVE REPAIR SCOPE

GENERAL

The intent of the narrative below is to generally describe the scope of work of the Building Exterior Repair Project. It is beyond the scope of this document to itemize general conditions such as mobilization, staging, supervision, insurance, or other contractor requirements. The next phase of J2's Design will include a detailed set of Plans, Specifications, and Bid Form that will include these specific requirements. Note that the scope items noted below apply to both the main building and the pool/carport building. However, the Bid Form (which will be included in the final design documents) will separate out items for the two buildings for pricing purposes. Also, the Bid Form will separate out the front and rear elevations of the main building for pricing purposes.

ROOF

ROOF ITEM	DESCRIPTION OF WORK	CATEGORY
ROOF DEMOLITION	Contractor is responsible for testing for hazardous materials prior to mobilization. Remove and legally dispose of all roofing, flashing, insulation, coverboards, accessories and other materials above the existing plywood deck.	Base Scope
SHEATHING	Remove and replace damaged roof sheathing prior to installing new roofing material.	Allowance
FRAMING REPAIRS	Replace damaged roof framing. Contact J2 for areas of significant damage.	Allowance
GENERAL ROOFING: LOW SLOPE	Remove existing PVC single ply roofing, roofing accessories, underlayment and flashing and install new roofing underlayment, R-30 insulation, coverboard, and 60-mill fully adhered EPDM roofing, flashing and accessories.	Base Scope
GENERAL ROOFING: LONG VALLEYS	Remove and replace membrane roofing, coverboard, flashings and tapered insulation. Install new underlayment, tapered insulation to slope both directions 1/2":1'-0" min., coverboard and EPDM roofing membranes.	Base Scope
ROOFING	Provide alternate for a BUR roof system in lieu of EPDM.	Alternate
GUTTERS AND DOWNSPOUTS	Replace existing gutters and downspouts with new prefinished 24-gauge 6-inch A-style box gutters and new downspouts.	Base Scope
PERIMETER EDGE	Install new perimeter edge wood blocking to accommodate for the new insulation thickness. Install a new 24-gauge sheet metal perimeter edge metal flashings. Color to be selected by the Board.	Base Scope
DRAINS	Install new drain inserts to extend through the entire roof assembly that have metal clamping ring and strainer to properly dispose water to downspout.	Base Scope
ROOF PENETRATIONS	Install new EPDM pipe boots, exhaust hoods and other roof accessories.	Base Scope
ATTIC INSULATION	Install new batt insulation at attic cavity at eaves on each end unit of the building.	Base Scope
INTERIOR VENTILATION	All interior ventilation measures are beyond J2's scope of work. Note that properly functioning mechanical or natural ventilation is necessary for the building envelope to function as designed.	Base Scope
FALL PROTECTION	Install new permanent "contractor design-build" fall protection to be used for construction and future maintenance.	Base Scope

CHIMNEY	Ensure adequate wood framed crickets behind all chimneys so that water is not directed into chimney chase. Install roofing 8" up base of chimney and install new counterflashing over roof membrane. Install new metal chimney caps with storm collars	Base Scope
CHIMNEY CAPS	Install new stainless steel chimney cap flashing at top of chimney chases, as needed. Provide adequate slope to drain (to prevent ponding) and properly lap over cladding below. Provide proper weather seal at storm collars/penetrations.	Base Scope

ATTIC

ATTIC ITEM	DESCRIPTION OF WORK	CATEGORY
HVAC EXHUAUST DUCTS	Connect all existing HVAC ducts to new stem vents. Properly secure ducts to framing, ensure all seams are sealed with foil-faced butyl tape and insulate with R-6 unfaced insulation.	Base Scope
INSULATION	Insulate the gable wall at non-vaulted attic spaces to provide a continuous thermal boundary between the roof and walls. No insulation in the ceiling of the attic as this will be a semi-conditioned space.	Base Scope
FRAMING/FIREWALL REPAIRS	Provide allowance to make fire wall and/or framing repairs.	Allowance
ORGANIC GROWTH REMEDIATION	Provide remediation of any visible organic growth in the attic on the roof sheathing and framing. Removal procedure to be determined/designed by contractor and approved by owner and consultant. Allow for a percentage of bottom side of the roof sheathing	Allowance

WINDOWS & DOORS

WINDOW ITEM	DESCRIPTION OF WORK	CATEGORY
WINDOWS, SGD'S (SLIDING GLASS DOORS)	Remove and replace all windows and sliding glass doors with properly rated windows and doors. Ensure egress openings are adequate, ensure safety glazing at hazardous locations, and ensure guards/limiters are installed if applicable. Modify interior trim/surrounds as needed to accommodate required detailing.	Base Scope
WINDOWS, SGD'S (SLIDING GLASS DOORS)	Provide unit price to remove and reinstall existing windows and sliding glass doors instead of replacing. (This Alternate would require verifying that the existing windows/SDG's meet the performance requirements for new windows/SGD's.)	Alternate
WINDOW & SGD HEAD FLASHING	Install metal through-wall flashing above window frame at head. Install additional metal head flashing at projecting trim at window head where applicable. Leave 3/8" drainage gap between flashing and trim to allow for water egress.	Base Scope
WINDOW AND SGD TRIM	Install new trim at windows and sliding glass doors. Leave 3/8" gap between trim and frame and install backer rod and properly tooled sealant joint.	Base Scope
SGD SILL	Install all sliding glass doors in metal pans integrated with deck system and base of wall flashing per details.	Base Scope

SWING DOORS	Remove and replace all exterior swing doors.	Base Scope
SWING DOORS	Provide unit cost to remove and reinstall swing doors instead of replacing.	Alternate
SWING DOOR HEAD FLASHING	Install metal through-wall flashing above door head trim. Leave 3/8" drainage gap between flashing and trim to allow for water egress.	Base Scope
SWING DOOR TRIM	Install new trim around door frame and seal to frame with fillet joint. Seal to cladding at jambs with appropriate sealant joint.	Base Scope
SWING DOOR SILL	Install all exterior swing doors in metal pans with, back dams, integrated with deck system and base of wall flashing per details.	Base Scope
WINDOW TESTING	Contractor to include contractor services to accommodate window testing, in place, for 4 tests (windows and/or SGD's TBD).	Allowance

WALLS

WALL ITEM	DESCRIPTION OF WORK	CATEGORY
SIDING - GENERAL	Remove and dispose of all existing cladding and accessories, including siding and trim, as well as GWB (all materials down to the studs). Install new ½" fire retardant plywood with fully blocked panel edges. Install new WRB, ½" P.T. rainscreen battens, fiber cement siding and trim per plans.	Base Scope
SIDING - REPAIR	Repair/replace structural framing and hardware, as needed. Notify consultant of damage.	Allowance
CMU – REPAIR	Remove all spalled and heavily cracked portions of CMU wall. Replace with matching material and appropriate grout, epoxy or other approved repair material. Repair smaller cracks with epoxy injection or other approved method.	Allowance
BRICK – REPAIR	Remove and replace any significantly cracked or spalled brick. Tuck-point grout at all exposed brick chimney locations.	Allowance
EXTERIOR INSULATION - SIDING	Provide alternate to install continuous ¾" thick GPS rigid insulation on all exterior walls over new plywood, and under new WRB. Includes installing wood "bucks" around windows to allow window nail fin attachment. Also includes 1x P.T. furring (instead of ½") to achieve proper siding fastening nail base.	Alternate
EXTERIOR INSULATION - CMU	At the exterior walls of the pool room, install continuous ¾"GPS insulation over CMU, then install WRB, 1x P.T. rainscreen furring, and fiber cement siding and trim. Includes installing wood "bucks" around windows to allow window nail fin attachment. Also includes base of wall flashing and all other applicable siding detailing.	Alternate
INSIDE CORNER	Install new inside corner trim.	Base Scope
OUTSIDE CORNER	Install new outside corner trim.	Base Scope
TOP OF WALL	Install top of wall trim and/or flashing per details. Maintain 1/4" gap between trim and siding for rain screen ventilation. Protect opening with insect screens.	Base Scope
BASE OF WALL	Add base of wall flashing at the bottom of all wall locations. See details for various configurations at grade, hardscapes, decks and other special conditions. Integrate with deck systems where applicable. Provide means for drainage and rain screen venting and protect opening with insect screen.	Base Scope

WALL ITEM	DESCRIPTION OF WORK	CATEGORY
BELLY BAND	Install trim with head flashing, counter flashing and/or through-wall flashing as indicated on drawings.	Base Scope
WALL PENETRATIONS	Add hood flashing to all electrical panels. Replace all existing HVAC exhaust hoods with flanged hoods and properly seal/tight-line ducts to hood. Quick flash panels preferred where possible. Install new frost-free hose bibs extended out to accommodate the appropriate wall thickness. Add head flashing and blocks at all other pipes, electrical and misc. wall penetrations, typical. Use angle or radius up-turned end dams at all head flashing. Install drip edge on all flashings not located near walking surfaces. Remove drip edge "kick" and all sharp edges on hose bib blocks, outlet blocks and other locations close to pedestrian travel.	Base Scope
MISC. ACCESSORIES	Contractor to detach and reset all electrical outlets, switches, boxes, phone/cable wiring and other devices necessary to complete the siding work. "Upgrade" all exterior outlets to GFCI with weather resistive covers. Services no longer in use shall be permanently removed rather than reset. Remove and reinstall doorbells, lights and signage as required to perform work.	Base Scope

DECKS, ENTRYWAYS & CARPORT FRAMING

DECK ITEM	DESCRIPTION OF WORK	CATEGORY
GENERAL DEMO	Remove and dispose of existing deck surface, deck sheathing, flashing, etc., down to framing.	Base Scope
WOOD FRAMING REPLACEMENT	Remove and replace all glulam beams at the west elevation elevated decks per structural details. Beams to be treated with Hi-Clear II. Pricing to include augmenting existing framing to accommodate new structural member.	Base Scope
WOOD FRAMING – REPAIRS	Provide allowance to remove and replace damaged deck joists, beams, roof beams and any other exterior wood framing related to decks, porches, and carports.	Allowance
STEEL FRAMING REPLACEMENT	Remove and replace continuous steel columns at west elevation elevated decks per structural details. Steel columns must be HDG. Pricing to include augmenting existing framing to accommodate new structural member.	Base Scope
STEEL FRAMING - REPAIRS	Provide allowance to cut out and replace sections of severely deteriorated steel columns. For less severe corrosion, remove paint and corrosion by sand blasting or wire brush/wheel. Prime all steel with zinc rich primer.	Allowance
DECK SURFACES	Install 2 new layers of plywood sheathing to achieve proper fire rating and to receive traffic coating (5/8" base layer and ¾" T&G ACX top layer). Ensure proper gap between panels (1/16") and provide 2x4 flat block at unsupported edges. Install new deck coating system per manufacturer including joint reinforcement/detail coat at plywood panel edges.	Base Scope
DECK PENETRATIONS	Install metal sleeves through elevated entryway decks to provide a means to extend downspouts through the decks. Sleeves to have a flange that is integrated into deck waterproofing system.	Base Scope
ELEVATED LANDING SURFACES	At elevated concrete landings, including the lower-level entrance to the parking garage, install traffic coating on the landing for proper weather protection. Vent steel pan deck or provide semi-permeable material (assume WestCoat MACoat for the basis of design).	Base Scope

DECK ITEM	DESCRIPTION OF WORK	CATEGORY
BEAM WRAP/FASCIA	Install WRB over deck beams, then install new fiber cement fascia (and wrap entire beam in trim). Install drip edge metal over new deck fascia trim per plans. Provide drainage gap and counter-flashing to allow water egress below fascia.	Base Scope
DECK-TO-WALL FLASHINGS	Install metal deck to wall flashing at all vertical transitions. Properly integrate flashings with deck coating and wall cladding systems.	Base Scope
DIVERTERS AND SADDLES	Install saddle flashing at all beam-to-wall, edge of deck-to-wall and deck-to-column transitions. Provide diverters to ensure water is directed away from the buildings and not behind the cladding system.	Base Scope
COLUMN WRAP	Install new fiber cement trim around existing steel columns. Ensure proper integrations at deck edge/fascia, column caps and column bases.	Base Scope
SOFFITS	Remove soffit panels and GWB soffit as required to repair damage and implement guardrail blocking details. Replace damaged GWB per deck types. Reinstall, or install new soffit material to match existing.	Base Scope
SOFFIT VENTING	Install vents at deck/entryway soffits to provide cross ventilation at all enclosed joist bays. Vents to be fire rated as required per deck assembly.	Base Scope
GUARDS	At wood deck/landing locations, remove and dispose of existing railings. Install new prefabricated fascia-mounted powder coated aluminum guardrail system as noted on plans. Contractor to provide shop drawings and engineering for J2 review and approval prior to fabrication. Install new blocking per drawings for guardrail attachment.	Base Scope
HANDRAILS AND STAIRWAY GUARDS	Remove and dispose of existing metal rails at stairways and elevated landings. Install new steel guards and hand rails field welded to existing stringers. Provide handrail extensions and continuation of rails at change in direction, and at top and bottom of stairs per code and as noted on plans and details.	Base Scope
STAIR STRINGERS AND TREADS	Inspect all stair stringers and treads and replace where found to be damaged.	Allowance
COLLAR TIES	Install new collar ties at back decks to properly support the ridge beam.	
CONCRETE PILLARS	Chip out all loose/damaged concrete at the base of metal posts at the decks and carports. Patch concrete with approved material following repairs to steel columns.	

Misc.

MISC. ITEM	DESCRIPTION OF WORK	CATEGORY
PAINT	Paint all building exterior elements that were previously painted as required, including but not limited to siding, trim, fascia/bargeboards, exposed deck framing, underside of deck framing and sheathing, gutters/downspouts and doors. All new materials to be pre-primed when possible and field primed at all cuts. Paint all new siding and trim	Base Scope
CMU - COATING	Properly prep existing CMU surfaces and install new elastomeric coating.	Base Scope
BRICK - SEALER	Properly prep existing brick masonry and install new brick sealer (siloxane or similar).	Base Scope

EXPOSED STEEL	Properly prep and coat all exposed steel (stair stringers, landing beams/columns, etc.) with marine grade coating.	Base Scope
SITE RAILINGS	Remove and replace all site columns at the main floor and sidewalk slab-on-grade stairs leading up to first floor.	Base Scope
LIGHTING	Provide allowance to remove and install new light fixtures at unit entries and decks and walkway ceiling mount fixtures.	Allowance
LANDSCAPING	Provide allowance to restore existing landscaping to pre-construction conditions. Allowance should take into account contractor means and methods that will affect landscaping during construction.	Allowance
INTERIOR REPAIRS	Provide allowance to repair nail pops, touch up drywall/trim around windows, and other necessary repair work anticipated based on the scope of work. Include texture and primer where applicable, but exclude interior paint.	Allowance
INTERIOR VENTILATION	All interior ventilation measures are beyond J2's scope of work. Note that properly functioning mechanical or natural ventilation is necessary for the building envelope to function as designed. Mechanical ventilation is likely required at the pool area	NA

RENDERINGS - PROPOSED OPTION A





RENDERINGS - PROPOSED OPTION B





RENDERINGS - PROPOSED OPTION C





LIMITATIONS

Note that this is not a final design. Not intended for Bidding or Construction purposes. J2 is proceeding with the next stage of the design process as per our proposal. If any party has additions or corrections, please notify J2 Building Consultants in writing as soon as possible so that any revisions can be incorporated into the final design.

FURTHER INFORMATION / OWNER FEEDBACK REQUIRED

1. Comments on renderings. Select option, and/or provide other feedback.
 - a. Siding materials
 - b. Railing configuration
2. Determination of common elements/limited common elements/owner responsibility: Windows, etc.