



**OWNER**  
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HOUSING AUTHORITY  
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BOISE, ID 83705  
208-345-4907  
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## GENERAL NOTES

1. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION – WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.
2. DO NOT SCALE DRAWINGS
3. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO ARCHITECT FOR RESOLUTION.
4. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. CONCRETE DIMENSIONS ARE GIVEN TO FACE OF CONCRETE AND TO THE FACE OF ROUGH OPENINGS.
6. WHERE NO MATERIAL NOTES OCCUR, THE GRAPHIC MATERIAL INDICATION SHALL INDICATE MATERIAL TYPES AND ITEMS. SEE MATERIALS & SYMBOL LIST ON THIS SHEET.
7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. THE CONTRACTOR(S) SHALL KEEP ALL AREAS OF CONSTRUCTION CLEAN AND FREE OF DEBRIS. AFTER CONSTRUCTION IS COMPLETE, THE GENERAL CONTRACTOR SHALL PROVIDE FINAL CLEAN UP.
9. UNLESS OTHERWISE INDICATED ALL DRAWING NOTES WHICH DO NOT READ "N.I.C.", "EXISTING", OR "EXISTING TO REMAIN", OR "BY OTHERS" SHALL INDICATE NEW WORK WHICH SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED.
10. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
11. PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRESTOPPED AND PROTECTED IN ACCORDANCE WITH I.B.C. SECTION 712.

## 2018 INTERNATIONAL BUILDING CODE (IBC)

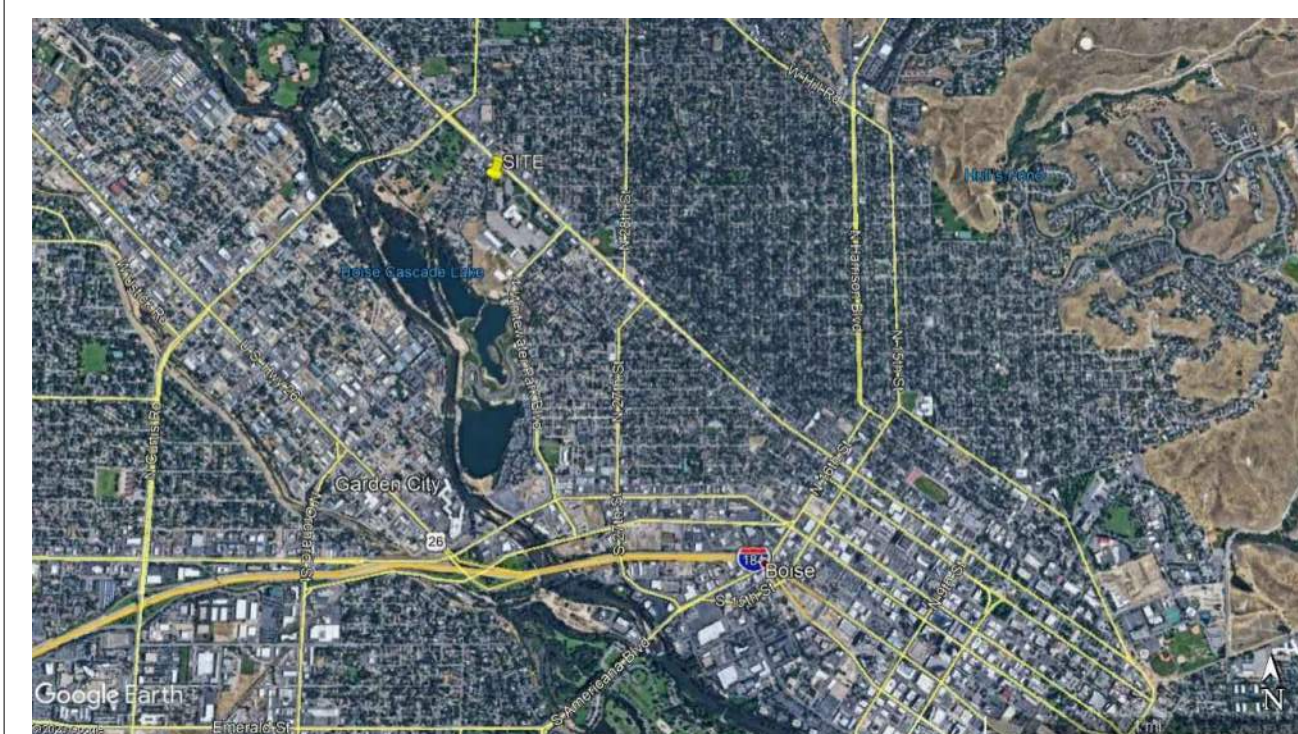
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2018 INTERNATIONAL RESIDENTIAL CODE (IRC), PARTS I THROUGH IV AND IX  
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2017 IDAHO STATE PLUMBING CODE BASED ON THE 2015 UNIFORM PLUMBING CODE (UPC)  
2017 NATIONAL ELECTRIC CODE  
2018 INTERNATIONAL FIRE CODE (IFC) (INCLUDING APPENDICES B,C,D,F AND L)  
(2019 NFPA 13 AND 2019 NFPA 72 STANDARDS.

## DRAWING INDEX

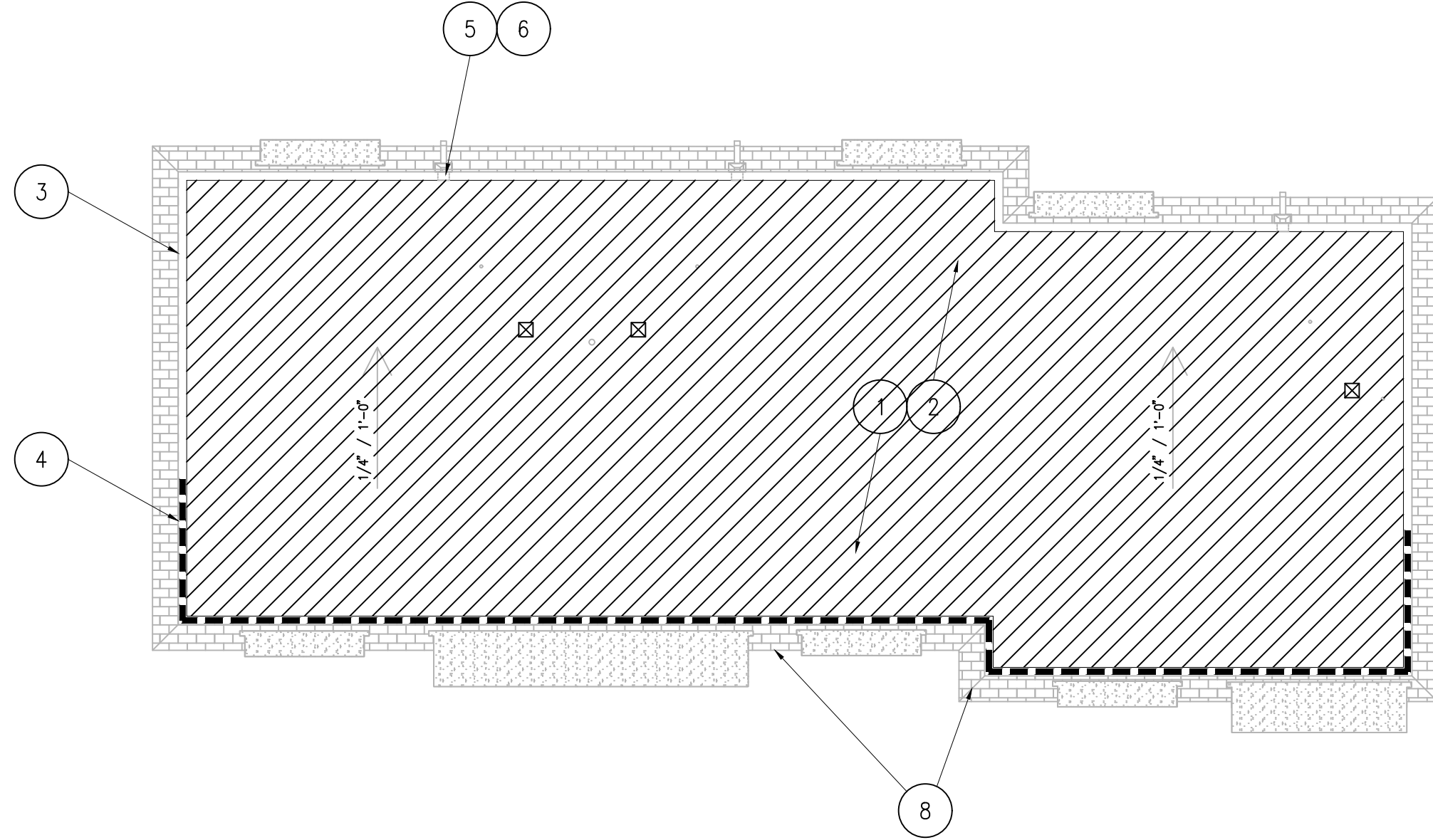
<u>GENERAL</u>	
G0.1	TITLE SHEET
<u>ARCHITECTURAL</u>	
A1.0	ROOF DEMO PLAN
A1.1	ROOF PLAN
A2.1	DETAILS

### VICINITY MAP

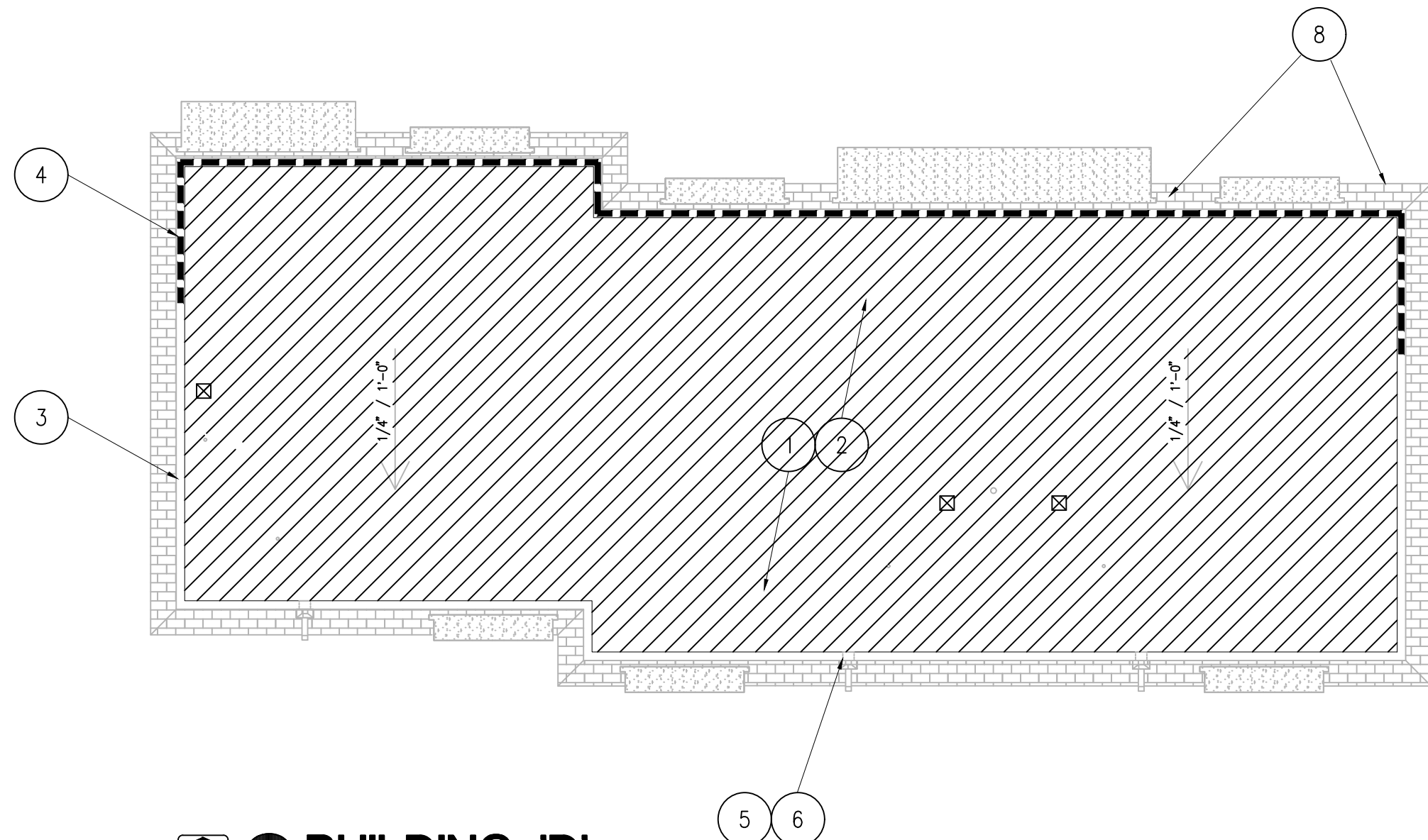
(NOT TO SCALE)



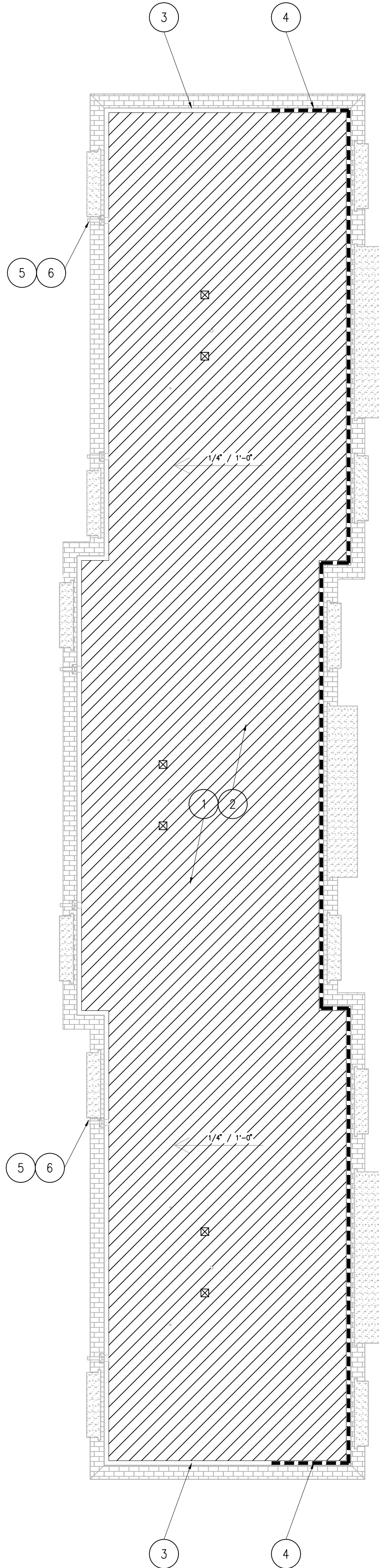




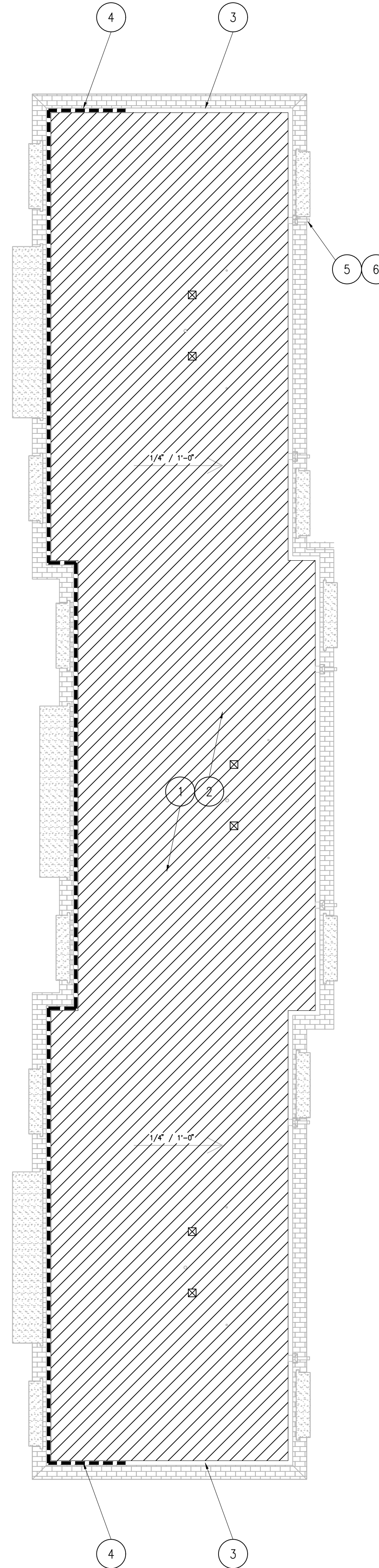
**1 BUILDING 'A'**  
SCALE 1/8" = 1'-0"



**2 BUILDING 'D'**  
SCALE 1/8" = 1'-0"



**3 BUILDING 'B'**  
SCALE 1/8" = 1'-0"



**4 BUILDING 'C'**  
SCALE 1/8" = 1'-0"

## LEGEND:

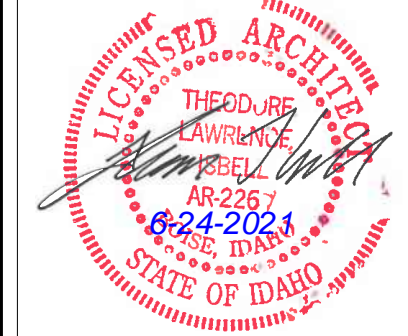
- PLUMBING VENT PENETRATION AND FLASHING, TYPICAL. SEE DETAIL A2.1-1.
- ☒ HVAC VENT, PENETRATION AND FLASHING, TYPICAL. SEE DETAIL A2.1-3.
- ASPHALT SHINGLE MANSARD ROOF.
- DEMO EXISTING ROOF MEMBRANE.
- DEMO EXISTING COPING. RE: A2.1-4

## GENERAL NOTES:

- ALL CONDITIONS ARE NOT INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO BIDDING OR COMMENCING WITH THE WORK. NO ADDITIONAL CHARGES WILL BE ALLOWED DUE TO THE LACK OF SITE EXAMINATION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- REFER TO A2.1 FOR ROOF DETAILS. CONTRACTOR SHALL REVIEW AND COORDINATE TYPICAL DETAILS FOR EACH TYPE OF ROOF ASSEMBLY.
- REFER TO A2.1
- FOR PHOTO REPRESENTATION OF EXISTING ROOF CONDITIONS, THESE ARE PROVIDED FOR REFERENCE ONLY.
- ALL (E) ROOFTOP EQUIPMENT IS REPORTED BY THE OWNER TO BE IN GOOD WORKING ORDER. CONTRACTOR IS RESPONSIBLE TO CONTINUE THAT CONDITION. IF DURING THE COURSE OF THIS PROJECT A UNIT BECOMES INOPERABLE, NOTIFY THE ARCHITECT/OWNER IMMEDIATELY.
- ALL (E) ROOFTOP EQUIPMENT AND (E) PENETRATIONS THAT ARE TO REMAIN SHALL RECEIVE (N) FLASHING AND/OR (N) CURBS, WHERE NECESSARY PER CONTRACT DETAILS AND/OR MANUFACTURER'S STANDARDS.
- ALL (E) VENTS, FLUES, AND EXHAUST FANS THAT ARE TO REMAIN SHALL RECEIVE (N) FLASHING. TERMINUS ELEVATION FOR ALL VENTS SHALL BE A MINIMUM "FINISHED" HEIGHT 12-INCHES MINIMUM ABOVE (N) ROOFING. EXTEND ROOFING VENT AS DETAILED FOR COMPLIANCE.
- ALL (E) SURFACE MOUNTED CONDUITS, CABLES OR PIPING SHALL BE PROTECTED AND SECURED TO (N) ROOF ASSEMBLY WITH ROOFJACKS (MN. ¾" BY 4 TREATED BLOCKING) AND SLIP SHEP UNLESS OTHERWISE APPROVED BY PRIMARY ROOMING MANUFACTURER.
- REFER TO PROJECT MANUAL FOR REQUIREMENTS OF ROOFER TO PROTECT, COVER, AND CLEAN UP ADHESIVE DAMAGE TO (E) EQUIPMENT/PIPING, SURFACES AND SITE CONDITIONS SHOWN TO REMAIN AND BE PROTECTED.

## # SHEET NOTES:

- REMOVE EXISTING ROOF MEMBRANE, INSULATION, GYPSUM SHEATHING IN PREPARATION FOR ROOFING.
- REMOVE DAMAGED STRUCTURAL ROOF SHEATHING. SEE UNIT PRICES SPECIFICATION SECTION FOR MORE DETAIL.
- REMOVE EXISTING SHEET METAL PARAPET COPING FLASHING IN THESE AREAS, TYPICAL. REFER TO ROOF PLANS AND DETAILS FOR THIS CONDITION.
- REMOVE, SALVAGE AND STORE EXISTING SHEET METAL PARAPET COPING FLASHING IN THESE AREAS, TYPICAL. REFER TO ROOF PLANS FOR RE-USE AND INSTALLATION OF THIS MATERIAL.
- REMOVE, SALVAGE, AND STORE EXISTING SHEET METAL DOWNSPOUTS, TYPICAL. REFER TO ROOF PLANS FOR RE-USE AND INSTALLATION OF THIS MATERIAL.
- REMOVE EXISTING SHEET METAL CONDUCTOR HEADS, TYPICAL.
- NOT USED.
- NEW ROOF SCUPPER. SEE DETAIL A2.1-2



THEODORE L. ISBELL, ARCHITECT

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**Vine Terrace Apartments Roof Replacement**  
**Boise, Idaho**  
1121 N Vine St

200 BROAD STREET  
BOISE, ID 83702  
(208) 343-4635 • FAX (208) 343-1658  
www.cshqa.com

**CSHQA**

PROJECT	DATE
20182.0	06-24-21
DRAWN	CHECKED
XXX	XXX

REVISED

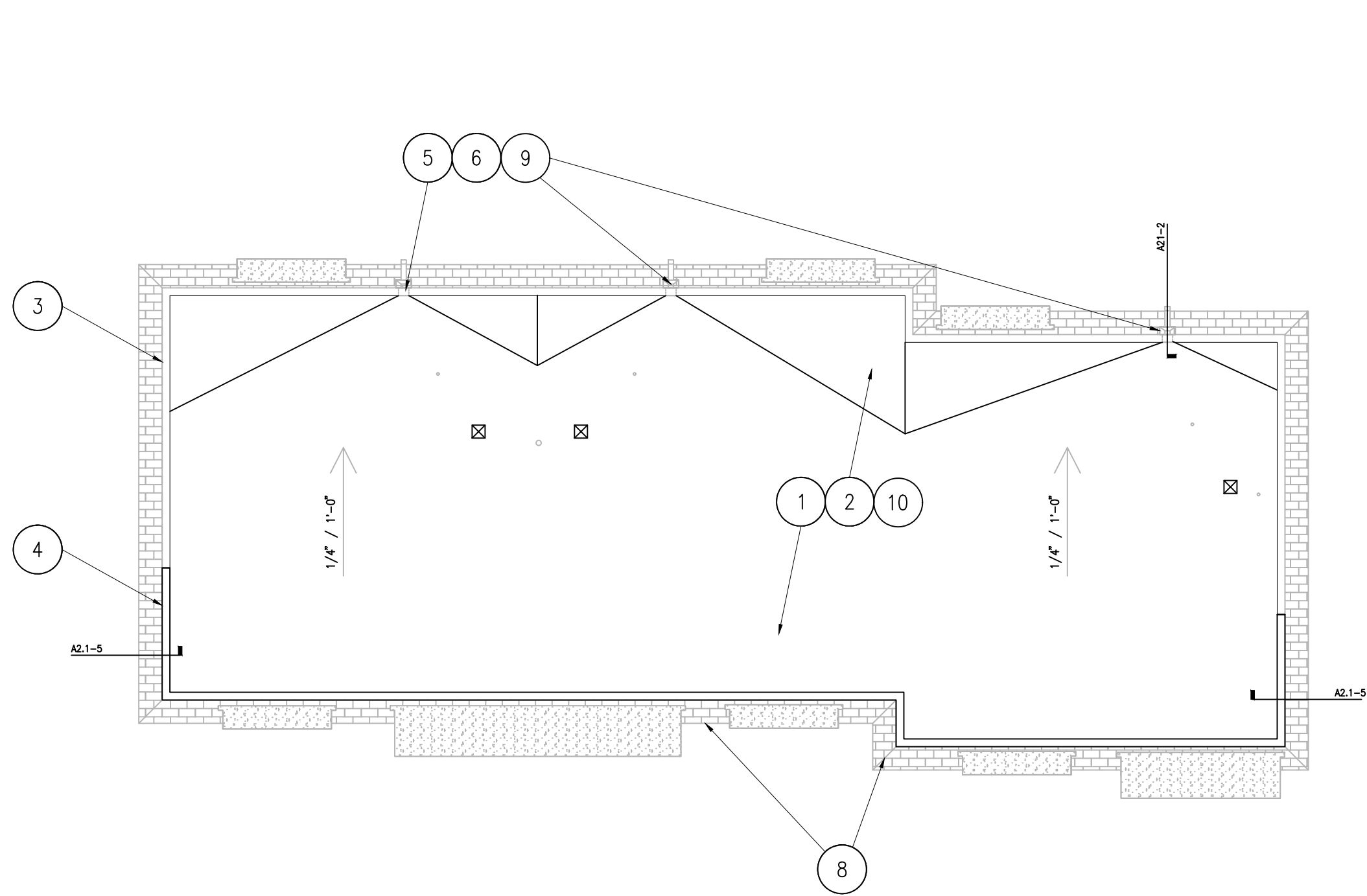
SHEET TITLE

**ROOF  
DEMO PLAN**

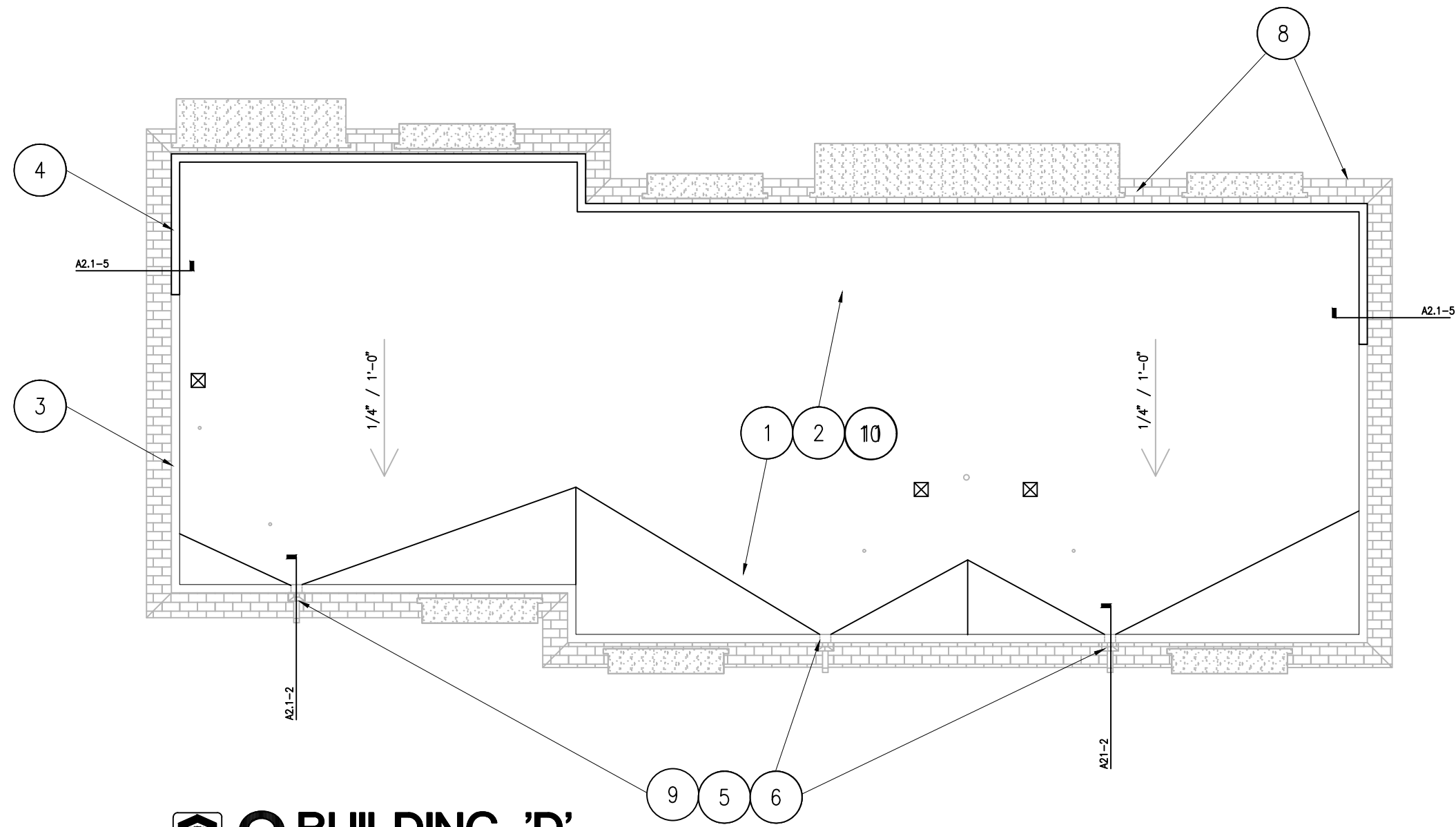
SHEET

**A1.0**  
ORIGINAL SHEET SIZE  
24" x 36"

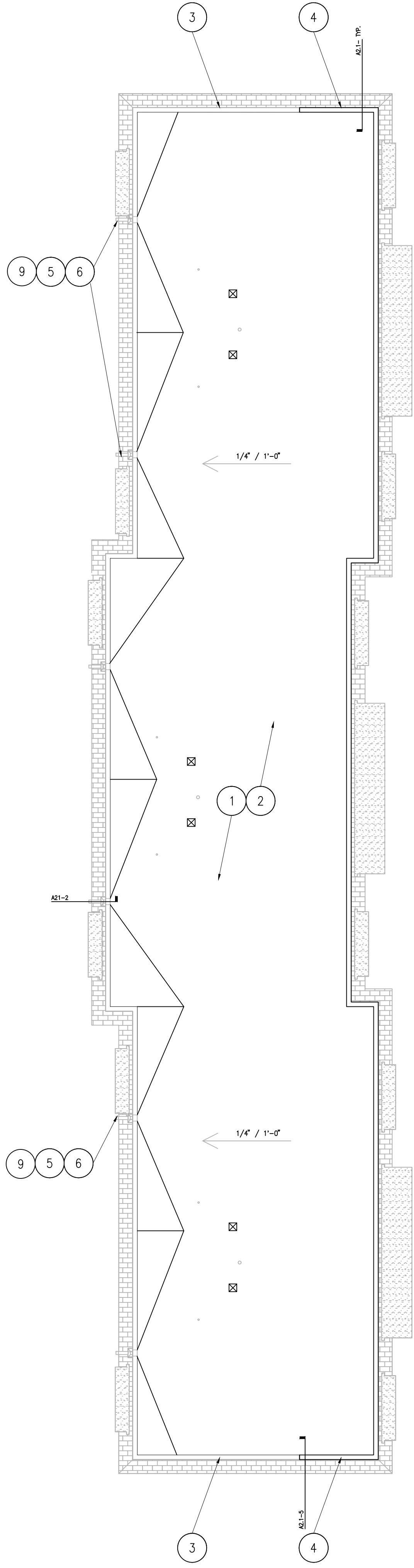




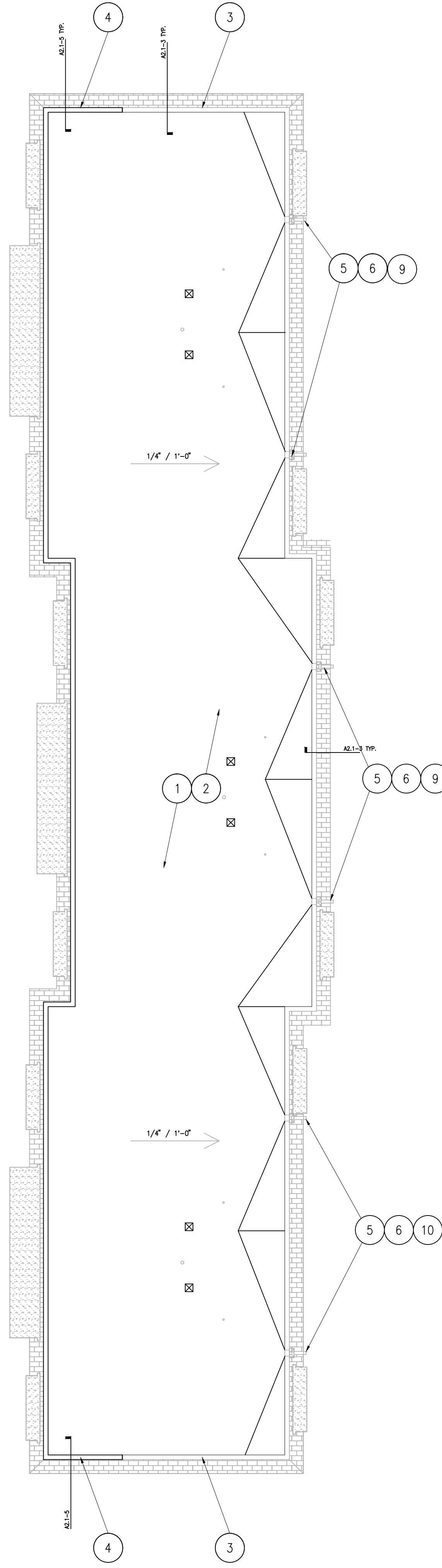
**1 BUILDING 'A'**  
SCALE 1/8" = 1'-0"



**2 BUILDING 'D'**  
SCALE 1/8" = 1'-0"



**3 BUILDING 'B'**  
SCALE 1/8" = 1'-0"



**4 BUILDING 'C'**  
SCALE 1/8" = 1'-0"

LEGEND:

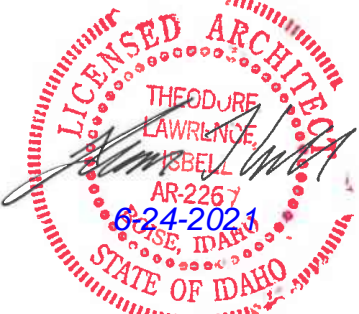
- PLUMBING VENT PENETRATION AND FLASHING, TYPICAL. RE: A2.1-1
- ☒ HVAC VENT, PENETRATION AND FLASHING, TYPICAL. RE: A2.1-3
- EXISTING MEMBRANE ROOF OVER ROOF PROJECTIONS. SEE ROOF PLANS FOR SPECIFIC SCOPE OF WORK DESCRIPTIONS AND ALTERNATES.
- EXISTING ASPHALT SHINGLE ROOFING AT MANSARD ROOF SECTIONS, TYP.

GENERAL NOTES:

- A. ALL CONDITIONS ARE NOT INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO BIDDING OR COMMENCING WITH THE WORK. NO ADDITIONAL CHARGES WILL BE ALLOWED DUE TO THE LACK OF SITE EXAMINATION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- B. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- C. REFER TO A2.1 FOR ROOF DETAILS. CONTRACTOR SHALL REVIEW AND COORDINATE TYPICAL DETAILS FOR EACH TYPE OF ROOF ASSEMBLY.
- D. REFER TO A2.1 FOR PHOTO REPRESENTATION OF EXISTING ROOF CONDITIONS. THESE ARE PROVIDED FOR REFERENCE ONLY.
- E. ALL (E) ROOFTOP EQUIPMENT IS REPORTED BY THE OWNER TO BE IN GOOD WORKING ORDER. CONTRACTOR IS RESPONSIBLE TO CONTINUE THAT CONDITION, IF DURING THE COURSE OF THIS PROJECT A UNIT BECOMES INOPERABLE, NOTIFY THE ARCHITECT/OWNER IMMEDIATELY.
- F. ALL (E) ROOFTOP EQUIPMENT AND (E) PENETRATIONS THAT ARE TO REMAIN SHALL RECEIVE (N) FLASHING AND/OR (N) CURBS, WHERE NECESSARY PER CONTRACT DETAILS AND/OR MANUFACTURER'S STANDARDS.
- G. ALL (E) VENTS, FLUES, AND EXHAUST FANS THAT ARE TO REMAIN SHALL RECEIVE (N) FLASHING. TERMINUS ELEVATION FOR ALL VENTS SHALL BE A MINIMUM "FINISHED" HEIGHT 12--INCHES MINIMUM ABOVE (N) ROOFING. EXTEND ROOFING VENT AS DETAILED FOR COMPLIANCE.
- H. ALL (E) SURFACE MOUNTED CONDUITS, CABLES OR PIPING SHALL BE PROTECTED AND SECURED TO (N) ROOF ASSEMBLY WITH ROOFJACKS (MN. ¾" BY 4 TREATED BLOCKING) AND SLIP SHEP UNLESS OTHERWISE APPROVED BY PRIMARY ROOMING MANUFACTURER.
- I. REFER TO PROJECT MANUAL FOR REQUIREMENTS OF ROOFER TO PROTECT, COVER, AND CLEAN UP ADHESIVE DAMAGE TO (E) EQUIPMENT/PIPING, SURFACES AND SITE CONDITIONS SHOWN TO REMAIN AND BE PROTECTED.

# SHEET NOTES:

- NEW TPO MEMBRANE ROOF ASSEMBLY OVER TAPERED INSULATION.
- INSTALL NEW WOOD ROOF SHEATHING TO REPLACE DAMAGED AND REMOVED SHEATHING. REFER TO SPECIFICATIONS FOR UNIT PRICE STIPULATIONS.
- RE-INSTALL SALVAGED PARAPET COPING FLASHING.
- NEW PARAPET COPING FLASHING.
- NEW SHEET METAL CONDUCTOR HEADS, SEE DETAIL A2.1-2.
- REINSTALL SALVAGED SHEET METAL DOWNSPOUTS.
- NOT USED.
- NEW ASPHALT COMPOSITION SHINGLES OVER UNDERLAYMENT ON MANSARD ROOF AS NECESSARY TO REPLACE ROOF OF ROOF PROJECTIONS. (BASE BID).
- NEW ROOF SCUPPER. SEE DETAIL A2.1-2.
- PROVIDE (1) 72" LONG SATELLITE ANTENNA PROTECTION PAD ON EACH BUILDING. RE: A2.1-5.



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**CSHQA**

PROJECT	DATE
20182.0	06-24-21
DRAWN	CHECKED
XXX	XXX

REVISED

SHEET TITLE

ROOF PLAN

SHEET

**A1.1**

ORIGINAL SHEET SIZE  
24" x 36"





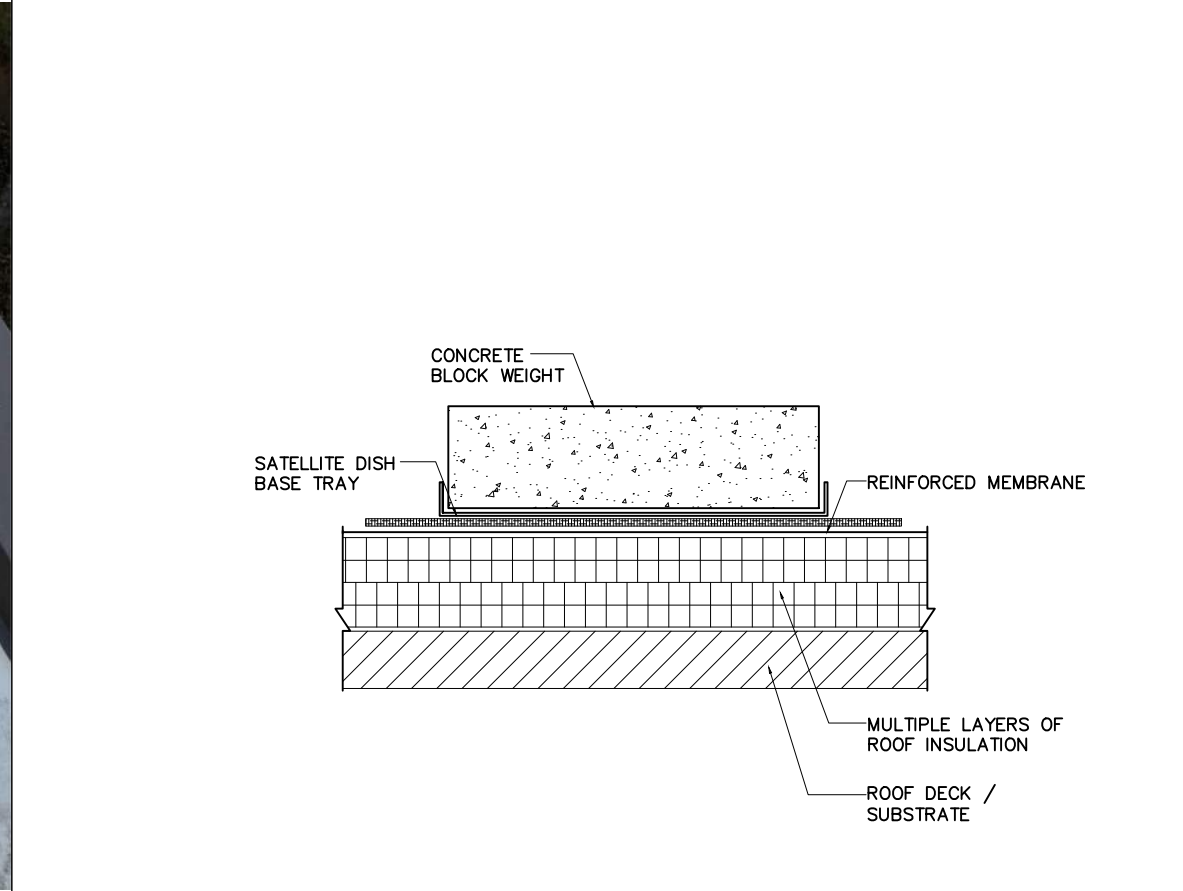
17 EX. PARPET COPING  
SCALE NTS



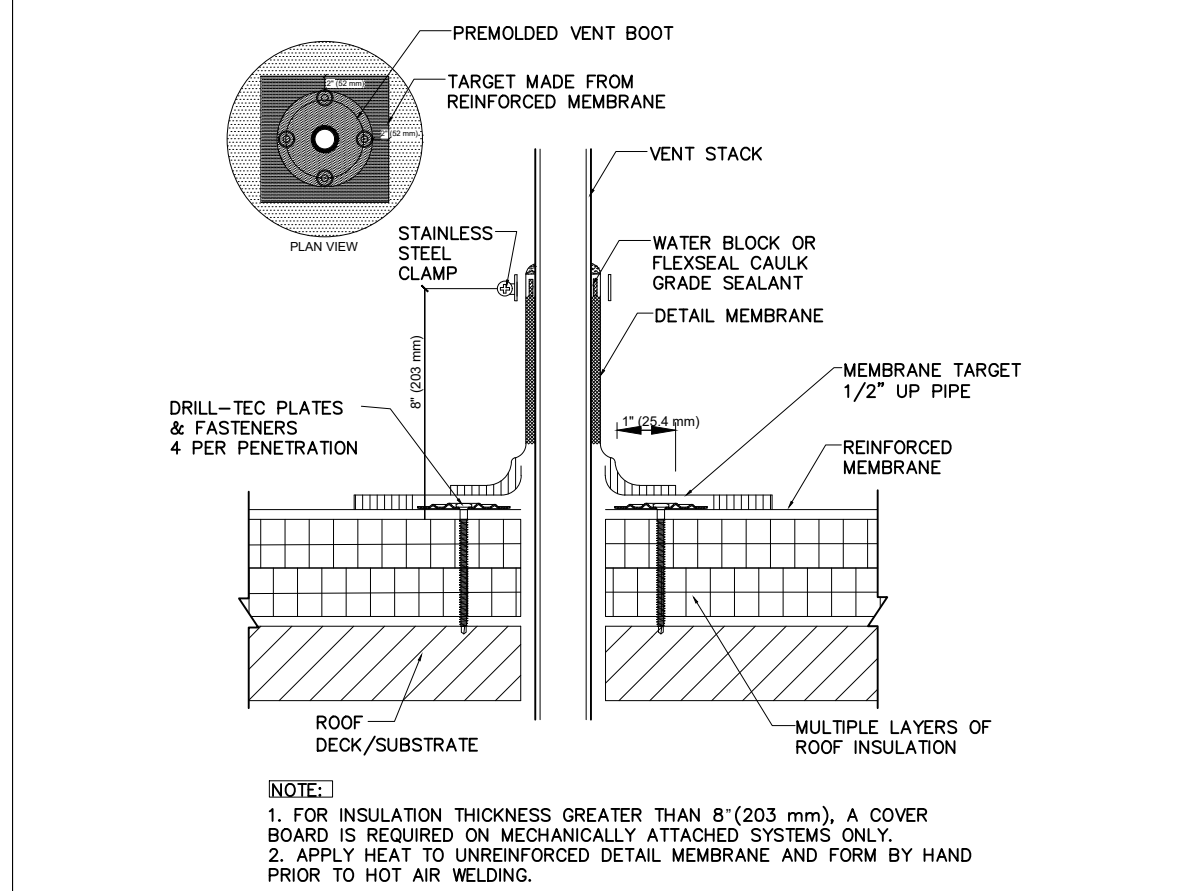
13 EX. COPING CORNER  
SCALE NTS



9 EX. HVAC VENT & FLASHING  
SCALE NTS



5 SATELLITE DISH MOUNT  
SCALE 3' = 1'-0"



1 PIPE FLASHING  
SCALE 3' = 1'-0"



18 EX. MANSARDS  
SCALE NTS



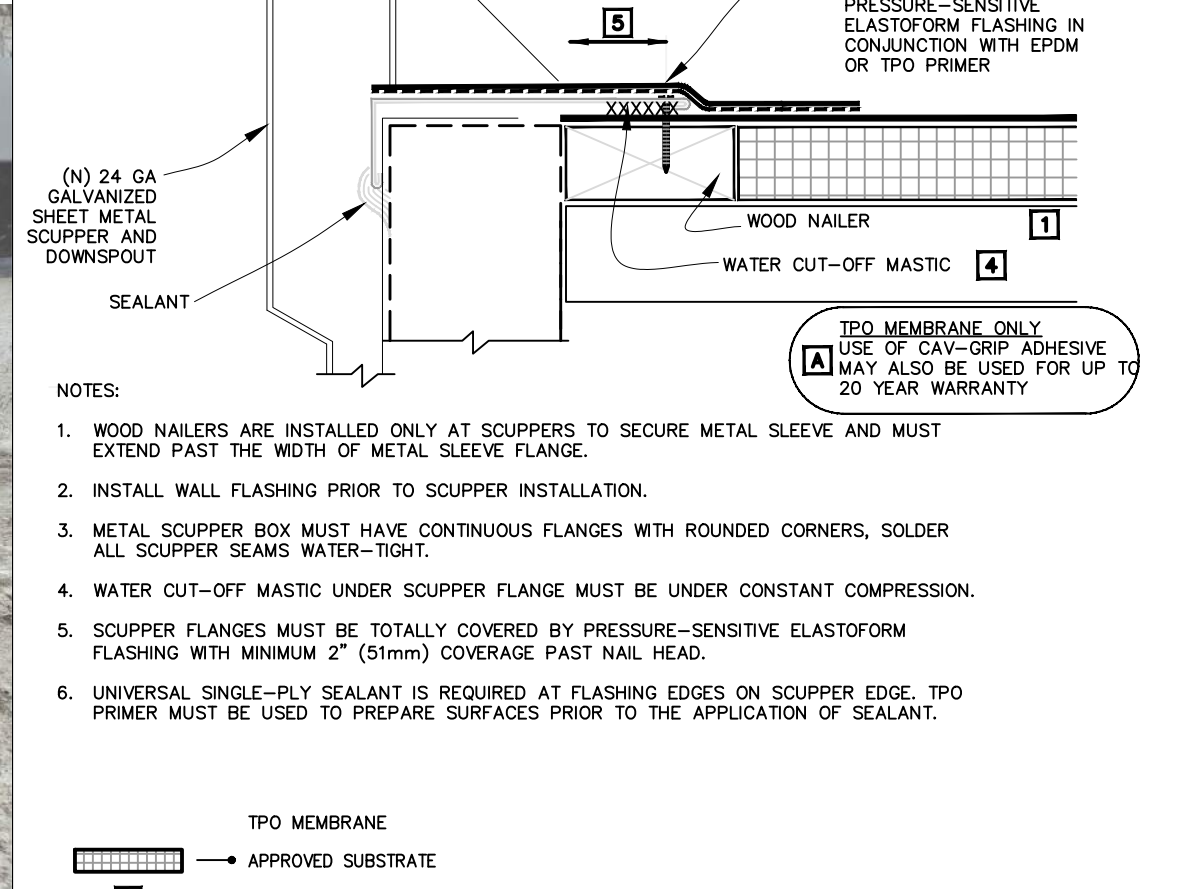
14 EX. ROOF CONDITION  
SCALE NTS



10 EX. ROOF CONDITION  
SCALE NTS



6 EX. SCUPPER  
SCALE NTS



2 SCUPPER FLASHING  
SCALE 3' = 1'-0"



15 EX. CONDUCTOR HEAD  
SCALE NTS



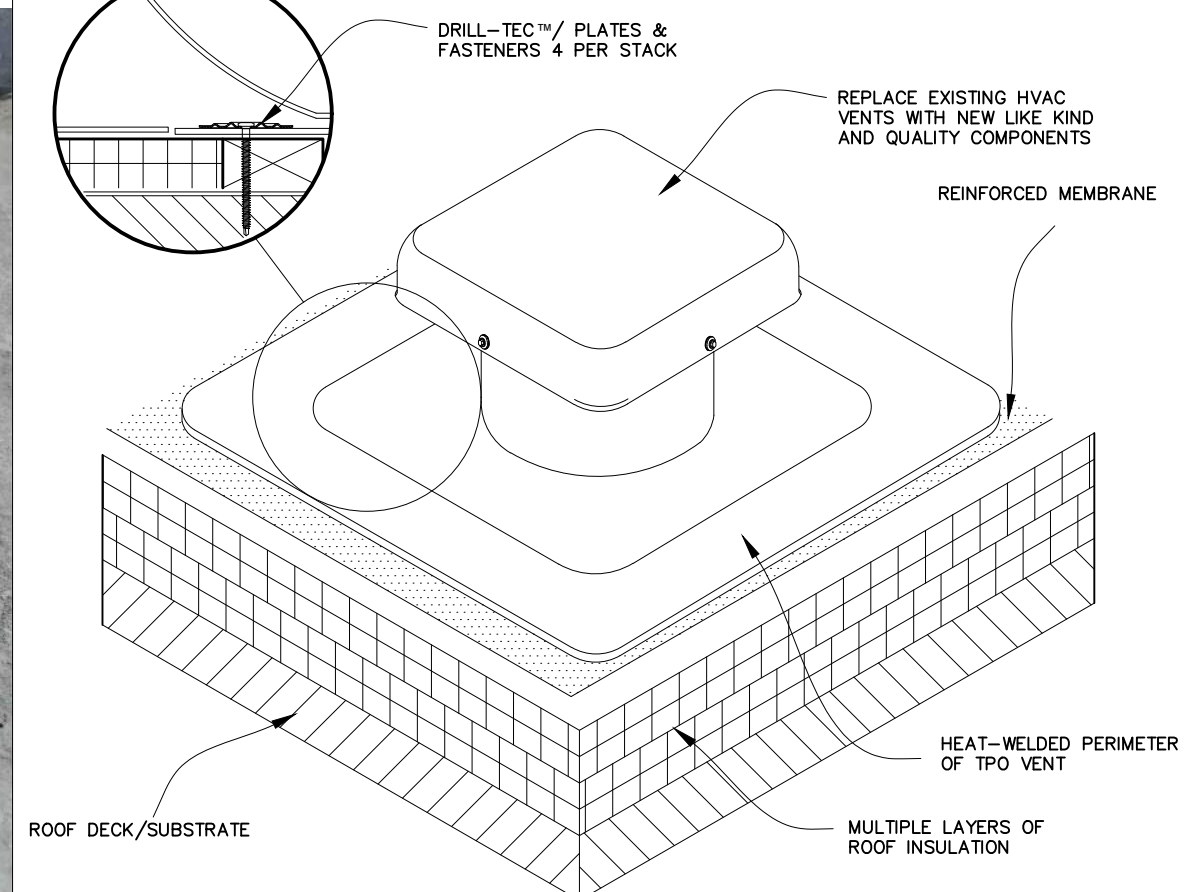
11 EX. SATELLITE DISH  
SCALE NTS



7 EX. PIPE FLASHING  
SCALE NTS



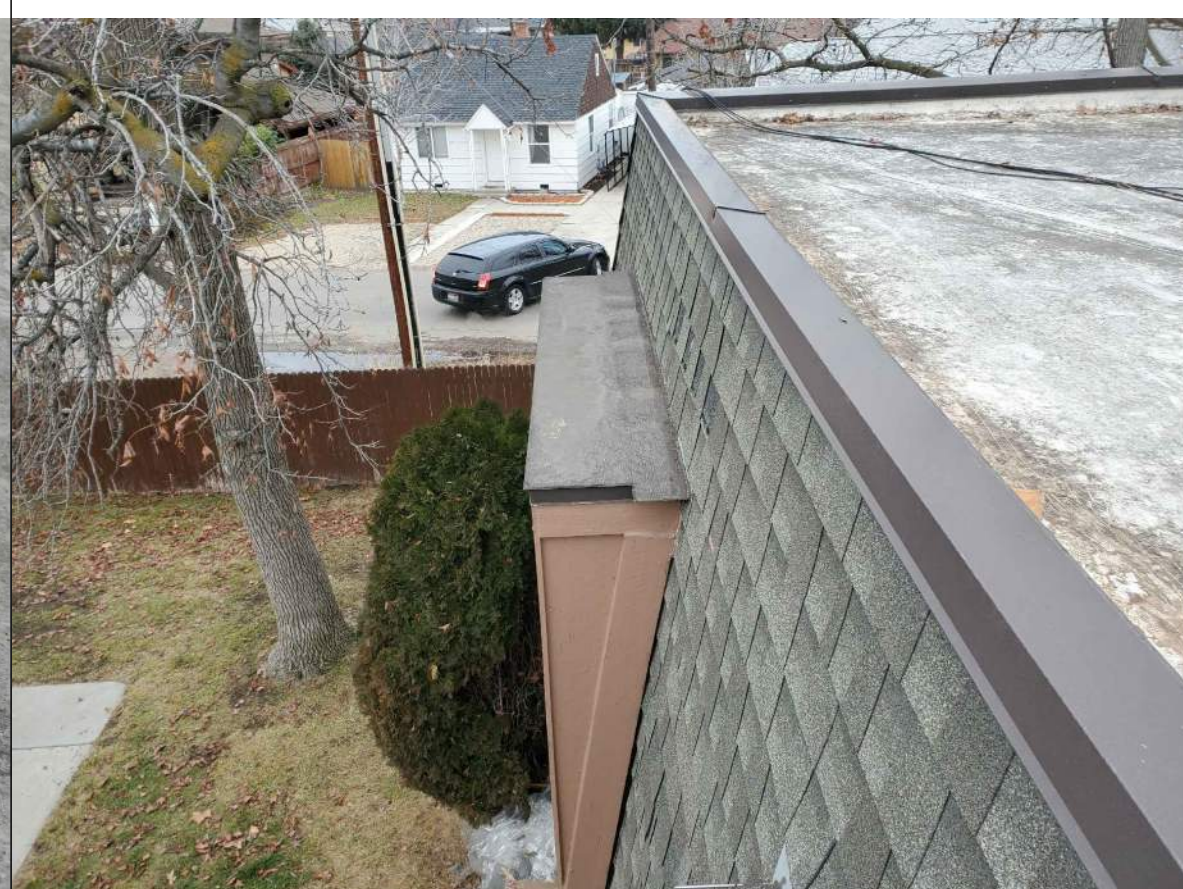
3 VENT DETAIL  
SCALE NTS



16 EX. HVAC VENT & FLASHING  
SCALE NTS



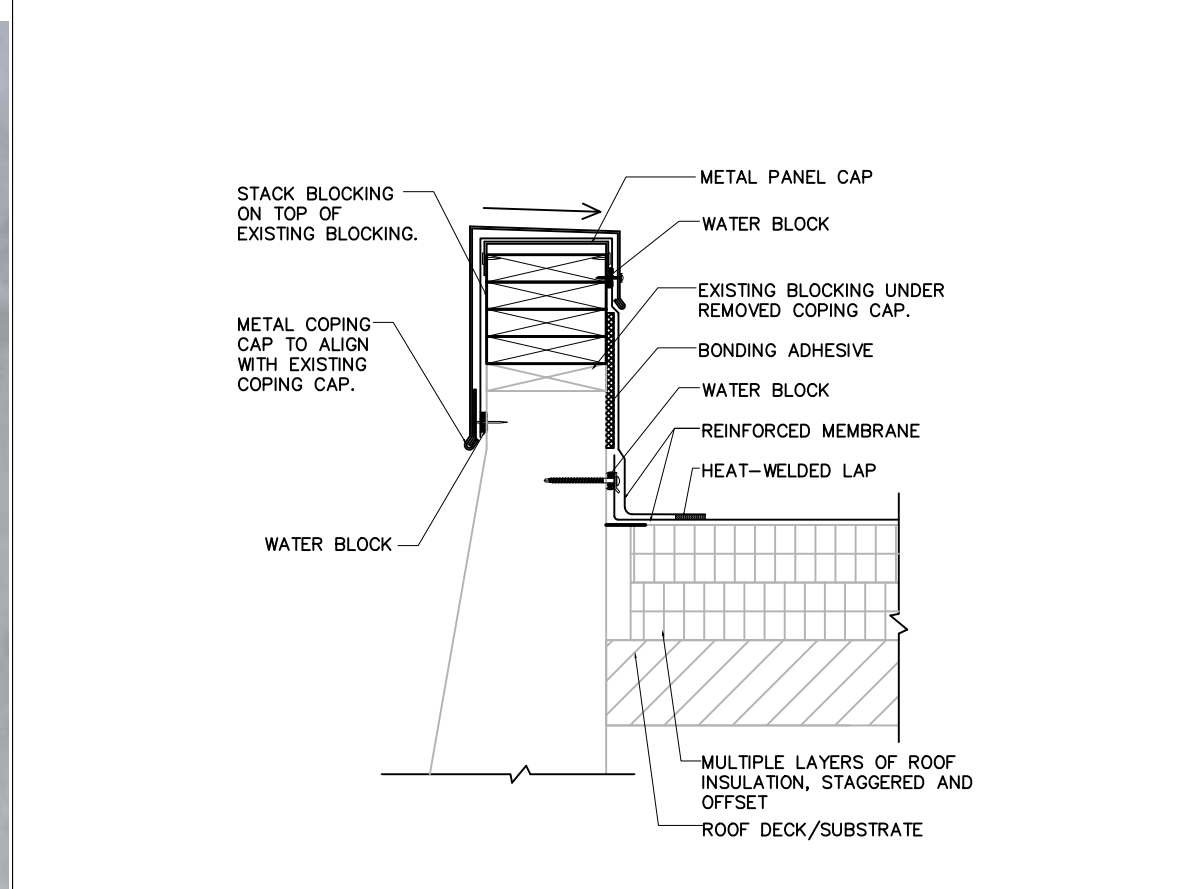
12 EX. ROOF PROJECTION  
SCALE NTS



8 EX. ROOF CORE  
SCALE NTS



4 EXTENDED COPING DETAIL  
SCALE 1 1/2\"/>



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CSHQ&A

PROJECT

20182.0

DRAWN

XXX

REVISED

SHEET TITLE

DETAILS

SHEET

A2.1

ORIGINAL SHEET SIZE

24" x 36"

DATE

06-24-21

CHECKED

XXX