

ELLSWORTH SPRINGS CONDOMINIUMS

VANCOUVER, WASHINGTON



BEFORE



PROJECT SUMMARY

Ellsworth Springs is a gated community of condominiums located on the north bank of the Columbia River in Vancouver, Washington. The various buildings are made up of 4-8 units, two or three stories each and are wood framed and vinyl sided.

CHALLENGE

The site suffered from poor drainage with many areas of standing water surrounding the buildings and water laying in the subfloor crawlspaces. Many of the required structural hold-down connectors were improperly installed or not installed. The roof was leaking in many places, which required investigation.

SOLUTION

Trinity | ERD did a unit by unit survey, and we are now removing siding and installing new structural hold-downs in several locations on each of the buildings. We are renailling the plywood sheathing to improve the wall diaphragms. We are removing the existing second and third floor patio deck walking surfaces and replacing them. The new patio deck walking surfaces will be properly integrated into the building envelope. We are improving patio deck drainage at the same time. Trinity | ERD and Porter are installing new site drainage to help with the standing water and improving the under floor venting and moisture barriers to deal with the standing water in the crawlspaces. We are walking the roofs and repairing hips, ridges, broken shingles, wall to roof transitions, and gutters and downspouts. We are improving attic ventilation and confirming that fire separation walls have been properly completed.

While the site suffers from excess water, the wetlands area, originally created to handle site water run-off, has suffered from a lack of water and its vegetation has died. ERD will be working with the HOA to improve the wetlands so that the owners whose patios face them will once again have an attractive amenity rather than an eyesore to view.