

BUILDING ENVELOPE GENERAL NOTES, DESIGN CRITERIA & LEGEND

GENERAL NOTES

- DRAWINGS ARE INTENDED TO DESCRIBE REQUIREMENTS OF THE BUILDING ENCLOSURE ASSEMBLY WITH RESPECT TO AIR CONTROL, VAPOR CONTROL, AND WATER MANAGEMENT. REFER TO ARCHITECTURAL DRAWINGS FOR CLADDING TYPES, FLASHING PROFILES, FINISHES, WALL ASSEMBLIES AND THERMAL RESISTANCE VALUES REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS AND REQUIREMENTS FOR CONCRETE, FRAMING AND STEEL.
- WORK IS TO BE COMPLETED IN ACCORDANCE WITH REGULATIONS AND CODES AS STIPULATED ON THE ARCHITECTURAL DRAWINGS PER THE AUTHORITIES HAVING JURISDICTION. NOTIFY BUILDING ENCLOSURE CONSULTANT IMMEDIATELY IF A CONFLICT IS FOUND BETWEEN ENCLOSURE DRAWINGS AND CODE. GENERALLY THE MORE STRINGENT CODE REQUIREMENT APPLIES.
- PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL NOTIFY THE BUILDING ENCLOSURE CONSULTANT (THROUGH ARCHITECT) OF DISCREPANCIES BETWEEN THE BUILDING ENCLOSURE DRAWINGS AND CONTRACT DOCUMENTS, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, CODES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION OR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, CIVIL, LANDSCAPE, MECHANICAL OR ELECTRICAL DRAWINGS.
- DO NOT SCALE FROM DRAWINGS. FOR CONFIRMATION OF DIMENSIONS, REFER TO ARCHITECTURAL DRAWINGS.
- THE DRAWINGS ARE TO BE INTERPRETED IN CONJUNCTION AND IN A COMPLEMENTARY MANNER WITH SPECIFICATIONS.
- DO NOT SUBSTITUTE BUILDING ENCLOSURE MATERIALS SPECIFIED WITHOUT RECEIVING WRITTEN APPROVAL FROM THE BUILDING ENCLOSURE CONSULTANT AND THE ARCHITECT.
- REFER TO THE MATERIAL DATA SHEETS AND MANUFACTURERS INSTRUCTIONS WITH RESPECT TO COMPATIBILITY BETWEEN MATERIALS.
- GLOBAL DESIGN INTENT: WHERE APPLICABLE, A GLOBAL DESIGN INTENT HAS BEEN IDENTIFIED IN DIFFERENT SECTIONS ON THIS GENERAL NOTES PAGE. CARE HAS BEEN TAKEN TO SHOW THIS GLOBAL DESIGN INTENT THROUGHOUT THE DETAILS. IN CONDITIONS WHERE THE CONDITION IS NOT SHOWN OR THE DETAIL AND DESIGN INTENT MAY CONFLICT, THE GLOBAL DESIGN INTENT APPLIES. ALL INSTALLATION SHALL BE COORDINATED AMONG THE DRAWINGS, THE SPECIFICATIONS, AND THE MANUFACTURERS RECOMMENDATIONS.

PRECONSTRUCTION MEETINGS

- THE FOLLOWING LIST PROVIDES RECOMMENDED PRE-CONSTRUCTION MEETINGS OR COMMUNICATIONS WITH THE VARIOUS TRADES TO REVIEW THE DESIGN INTENT AND MATERIAL SPECIFICATIONS PRIOR TO PROCEEDING WITH WORK.
 - BELOW-GRADE WATERPROOFING
 - PLAZA DECK WATERPROOFING
 - FENESTRATION
 - WEATHER RESISTIVE BARRIERS & WALL CLADDING
 - ROOFING

FIELD TESTING REQUIREMENTS

- THE FOLLOWING PROVIDES A LIST OF FIELD TESTING OF BUILDING ENCLOSURE COMPONENTS, SYSTEMS AND ASSEMBLIES THAT ARE IDENTIFIED IN THE PROJECT DOCUMENTS. NOTE THIS LIST IS NOT EXHAUSTIVE.
- SEALANT FIELD ADHESION TESTING: REFER TO SPECIFICATION SECTION 07 92 13.0.8 FIELD QUALITY CONTROL FOR ADDITIONAL INFORMATION.
 - CONTRACTOR TO COORDINATE A PERFORM FIELD ADHESION TESTING PER ASTM C1521
 - 2.2 PERFORM FIVE (5) TESTS FOR THE FIRST 1000 FT AND ONE TEST PER 1000 FT THEREAFTER, OR A MINIMUM OF ONE TEST PER FLOOR PER ELEVATION
- WATER PENETRATION RESISTANCE TESTING: REFER TO SPECIFICATION SECTION 08 53 13 "VINYL WINDOWS AND DOORS" FOR ADDITIONAL INFORMATION.
 - OWNER TO CONTRACT WITH A THIRD PARTY TO PERFORM FIELD WATER PENETRATION RESISTANCE TESTING PER ASTM E1105
 - 3.2 MINIMUM QTY 7 OF WINDOWS & DOORS TO BE TESTED UNLESS NOTED OTHERWISE BY THE OWNER OR ARCHITECT.
 - 3.3 WINDOWS & DOORS TO BE TESTED WILL BE SELECTED BY OWNER & ARCHITECT. CONTRACTOR TO ASSIST WITH TESTING AS DIRECTED BY OWNER & ARCHITECT.
 - 3.4 WINDOWS & DOORS CAN BE TESTED WITH OR WITHOUT CLADDING INSTALLED UNLESS NOTED OTHERWISE BY THE OWNER OR ARCHITECT. FLASHINGS SHOULD BE INSTALLED AND SEALANTS CURED PRIOR TO TESTING. CONTRACTOR SHOULD PREPARE TEST LOCATION SO WATER CANNOT GET AROUND THE TERMINATION OF THE WRB.
- BUILDING ENCLOSURE AIR BARRIER TESTING
 - BUILDING ENCLOSURE AIR LEAKAGE TESTING IS REQUIRED FOR ENERGY CODE COMPLIANCE. CONTRACTOR TO COORDINATE WITH ARCHITECT & OWNER 1 MONTH PRIOR TO TEST DATE FOR A PRE-TEST MEETING.
 2. OWNER TO CONTRACT WITH A QUALIFIED THIRD PARTY TO PERFORM BUILDING ENCLOSURE AIR BARRIER TESTING.
 3. THE BUILDING THERMAL ENCLOSURE SHALL BE TESTED IN ACCORDANCE WITH ASTM E779, ANSI/RESNET/ICC 380, ASTM E1558 OR ASTM E1827 OR AN EQUIVALENT METHOD APPROVED BY THE CODE OFFICIAL. THE MEASURED AIR LEAKAGE SHALL NOT EXCEED 0.25 CFM/SF OF THE BUILDING THERMAL ENCLOSURE AREA AT A PRESSURE DIFFERENTIAL OF 0.3 INCH WATER GAUGE (75 PAI). ALTERNATIVELY, PORTIONS OF THE BUILDING SHALL BE TESTED AND THE MEASURED AIR LEAKAGES SHALL BE AREA WEIGHTED BY THE SURFACE AREA OF THE BUILDING ENCLOSURE. IN EACH PORTION, THE WEIGHTED AVERAGE TEST RESULTS SHALL NOT EXCEED THE WHOLE BUILDING LEAKAGE LIMIT.
 - WHERE THE MEASURED LEAKAGE RATE EXCEEDS 0.25 CFS/SF CORRECTIVE ACTION SHALL BE TAKEN TO SEAL LEAKS IN THE AIR BARRIER. POST-CORRECTIVE ACTION TESTING AND REPEATED CORRECTIVE ACTION MEASURES WILL BE TAKEN UNTIL THE REQUIRED AIR LEAKAGE RATING IS ACHIEVED. FINAL PASSING OF THE AIR LEAKAGE TEST RESULTS SHALL BE SUBMITTED TO THE CODE OFFICIAL OR AN ALTERNATIVE MEANS OF COMPLIANCE WITH C406 SHALL BE IMPLEMENTED WITH APPROVAL OF CODE OFFICIAL.
 4. REDUCED AIR LEAKAGE (C406 & 123): AIR LEAKAGE SHALL BE VERIFIED BY WHOLE BUILDING PRESSURIZATION TESTING CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827, OR AN EQUIVALENT METHOD APPROVED BY THE CODE OFFICIAL. THE MEASURED AIR LEAKAGE RATE OF THE BUILDING ENCLOSURE SHALL NOT EXCEED:
 - C406 & 123 BASE REDUCED AIR LEAKAGE: 0.17 CFM/SF UNDER PRESSURE DIFFERENTIAL OF 75 PASCALS WITH THE CALCULATED SURFACE AREA BEING THE SUM OF THE ABOVE AND BELOW GRADE BUILDING ENCLOSURE.
 - 4.2 IF INITIAL TEST RESULT EXCEEDS 0.17 CFM/SF, THEN THE CONTRACTOR SHALL COMPLETE CORRECTIVE ACTIONS AND THE BUILDING SHALL THEN BE RETESTED UNTIL THE RESULT DOES NOT EXCEED 0.17 CFM/SF OR AN ALTERNATIVE MEANS OF COMPLIANCE WITH C406 SHALL BE IMPLEMENTED WITH APPROVAL OF CODE OFFICIAL.
- A REPORT THAT INCLUDES THE TESTED SURFACE AREA, AIR BY VOLUME, STORIES ABOVE GRADE, AND LEAKAGE RATES SHALL BE SUBMITTED TO THE CODE OFFICIAL AND IN PROJECT CLOSE OUT DOCUMENTATION PROVIDED TO THE BUILDING OWNER.
6. REFER TO SECTION "AIR BARRIER SYSTEMS" ON THIS PAGE FOR ADDITIONAL INFORMATION

AIR BARRIER SYSTEMS

ENERGY CODE REQUIREMENTS

- REFER TO ENERGY CODE SECTION C402.5.1 AIR BARRIER CONSTRUCTION
 - REFER TO PAGES BE2.0 TO BE2.20 FOR DIAGRAMS OF THE PRESSURE BOUNDARY AND A CALCULATION OF THE AREA OF THE PRESSURE BOUNDARY TO BE CONSIDERED IN THE BUILDING ENCLOSURE AIR BARRIER TEST.
 - EACH EXTERIOR ENCLOSURE ASSEMBLY CONTAINS MATERIALS THAT HAVE BEEN SELECTED TO PERFORM THE ROLE OF THE AIR BARRIER. "AB" CALL-OUTS DENOTE DESIGNATED AIR BARRIER COMPONENTS. REFER TO SHEETS BE2.0 TO BE2.10 FOR AIR BARRIER BOUNDARIES & DETAILS.
 - THE AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENCLOSURE OF THE BUILDING AND ACROSS THE JOINTS & ASSEMBLIES.
 - AIR BARRIER JOINTS & SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES IN MATERIALS. THE JOINTS & SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT, AND MECHANICAL VENTILATION.
 - PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED, OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS & LOCATION. SEALING SHALL ALLOW FOR EXPANSION, CONTRACTION, AND MECHANICAL VIBRATION. JOINTS & SEAMS ASSOCIATED WITH PENETRATIONS SO AS NOT TO DISLODGE, LOOSEN, OR OTHERWISE IMPAIR THE PENETRATIONS' ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT, AND MECHANICAL VENTILATION. SEALING OF CONCEALED FIRE SPRINKLERS, WHERE REQUIRED, SHALL BE IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES & WALLS OR CEILINGS.
 - RECESSED LIGHTING: ALL RECESSED LIGHTING FIXTURES PENETRATING THE BUILDING ENCLOSURE SHALL BE IC RATED AND HAVE AN AIR LEAKAGE RATING NOT GREATER THAN 2 CFM PER ASTM E283. REFER TO LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.
- 2021 CODE: ENERGY CODE SECTION C402.5.3 BUILDING THERMAL ENCLOSURE TESTING.
- REFER TO SECTION "BUILDING ENCLOSURE AIR BARRIER TESTING" IN THE FIELD TESTING REQUIREMENTS SECTION OF THIS NOTES PAGE FOR ADDITIONAL INFORMATION.

AIR BARRIER COORDINATION

- INSTALLATION OF AIR BARRIER COMPONENTS WILL LIKELY FALL WITHIN THE SCOPES OF MULTIPLE SUB-TRADES. IT IS IMPORTANT THAT EACH TRADE BE AWARE OF THE COMPONENTS THAT FORM PART OF THE AIR BARRIER WITHIN THEIR WORK AS WELL AS WORK OF ADJACENT TRADES.
- COORDINATION BETWEEN TRADES AND OVERSIGHT BY THE GENERAL CONTRACTOR WILL BE NECESSARY TO MEET THE INTENT OF THE ENERGY CODE AND PROJECT'S DESIGN APPROACH. A PRE-CONSTRUCTION MEETING WITH ALL RELEVANT TRADES AND DESIGN AUTHORITIES IS RECOMMENDED AND MAY BE REQUIRED BY OWNER.

BELOW-GRADE WATERPROOFING

BELOW GRADE WATERPROOFING GLOBAL DESIGN INTENT

- REFER TO SPECIFICATION SECTION
 - SCOPE: INTENT IS TO INSTALL BELOW GRADE WATERPROOFING AT BELOW-GRADE VERTICAL FOUNDATION WALLS, ELEVATOR PIT, UNDERSLAB, THE ENTIRE MAT SLAB, AND AT OTHER LOCATIONS INDICATED.
 - CONTRACTOR MAY INSTALL HORIZONTAL WATERPROOFING ONTO A RAT SLAB.
 - WHERE APPLICABLE, BELOW GRADE WATERPROOFING TERMINATION AT GRADE TO BE COORDINATED BY CONTRACTOR BASED ON ARCHITECTURAL DESIGN INTENT AROUND PERIMETER OF BUILDING AND UNDERSLAB MEMBRANE TERMINATION TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS STANDARD INSTALLATION DETAILS FOR HARDCAPE CONDITIONS, SOFTSCAPE CONDITIONS, AND TRANSITION TO HORIZONTAL WATERPROOFING. ALL MANUFACTURER STANDARD DETAILS ARE TO BE COORDINATED WITH ADJACENT BE DETAILS BY CONTRACTOR.
 - WHERE APPLICABLE, BELOW GRADE WATERPROOFING TO EXTEND PAST BOTTOM COLD JOINT 1'-11" MIN.
 - AT ALL VERTICAL WATERSTOP AT ALL VERTICAL JOINTS AND PENETRATIONS IN FOUNDATION WALL AND EXPOSED ABOVE-GRADE CONCRETE WALLS, AS RECOMMENDED BY WATERPROOFING MANUFACTURER, REGARDLESS OF LOCATION OF WATERPROOFING MEMBRANE.
 - SLAB STEPS:
 - 7.1. FULL WATERPROOFING: PROVIDE VERTICAL BELOW-GRADE WATERPROOFING ALL VERTICAL FOUNDATION WALLS INCLUDING SLAB STEPS WHERE A VERTICAL WALL IS FORMED BY THE CHANGE IN ELEVATION OF A SLAB. NOTE THAT SLAB STEPS MAY NOT BE ACCURATELY REFLECTED IN WATERPROOFING EXTENTS PAGES, BUT GENERAL CONTRACTOR TO PROVIDE WATERPROOFING AT ALL SUCH CONDITIONS.
 - THE FOLLOWING LIST PROVIDES RECOMMENDED CONDITIONS FOR REVIEW OR REVIEW DURING EARLY COMMENCEMENT OF TRADE WORK. THIS LIST IS NOT EXHAUSTIVE AND SHOULD BE USED AS A GUIDE. REVIEW OF ADDITIONAL PROJECT SPECIFIC DETAILS MAY BE REQUESTED BY THE ARCHITECT.
 - 8.1. BELOW-GRADE FOOTING TERMINATION
 - 8.2. BELOW-GRADE WATERSTOP
 - 8.3. BELOW-GRADE DRAIN
 - 8.4. BELOW-GRADE PENETRATION
 - 8.5. VAPOR RETARDER PENETRATION
 - 8.6. VAPOR RETARDER TERMINATION
- | RECOMMENDED SEALANTS | | SEALANT |
|--|--|--|
| SUBSTRATE 1 | SUBSTRATE 2 | |
| CAST-IN-PLACE CONCRETE | CAST-IN-PLACE CONCRETE | DOWSIL 790 |
| CAST-IN-PLACE CONCRETE, CMU, BRICK VENEER, STONE | CAST-IN-PLACE CONCRETE, CMU, BRICK VENEER, STONE | DOWSIL 790, 754 SMS, 795, GE SCS 2000 SILPRUF, TREMCO SPECTRUM 2 |
| PRE-FINISHED CLADDING (METAL PANEL, STOREFRONT, WOOD SIDING) | PRE-FINISHED CLADDING (METAL PANEL, STOREFRONT, WOOD SIDING) | DOWSIL 795, GE SCS 2000 SILPRUF, TREMCO SPECTRUM 2 |
| LAPS IN METAL FLASHING | --- | DOWSIL 795 |
| WRB (AB) INTERIOR AIR BARRIER SEALANT | --- | DOWSIL 758 |
| WRB (AB) | WRB (AB) | DOWSIL 758, OSI SEALANTS PRO QUAD, AS RECOMMENDED BY WRB MFR |
| HOT RUBBERIZED ASPHALT | TYVEK, PVC DOOR SILLS | DOWSIL 758 |
| PAINTED SIDING, PRIMED METAL, VINYL WINDOW OR DOOR | PAINTED SIDING, PRIMED METAL, VINYL WINDOW OR DOOR | SIKAFLEX HY 150 BY SIKA OR CPS BY DOWSIL |

PLAZA DECK WATERPROOFING

HOT-APPLIED RUBBERIZED ASPHALT WATERPROOFING (HRWP) GLOBAL DESIGN INTENT

- REFER TO SPECIFICATION SECTION 07 14 13 HOT-APPLIED RUBBERIZED ASPHALT WATERPROOFING
- SCOPE: INTENT IS TO INSTALL HRWP ON ALL CONCRETE HORIZONTAL SURFACES AT THE OCCUPIED ROOF DECK THAT FORM THE ROOF OVER INTERIOR SPACE, AND OTHER LOCATIONS INDICATED.
- INSTALLED ONTO SLOPED SUBSTRATE – MIN 2% UNLESS OTHERWISE INDICATED.
- PROVIDE SUBSTRATE PREPARATION TO MEET MANUFACTURERS' GUIDELINES, INCLUDING SHOT-BLASTING IF NEEDED TO REMOVE SURFACE LANTANE AND CURING COMPOUNDS.
- EXTEND WATERPROOFING MINIMUM 8" VERTICALLY ONTO ANY ADJACENT COMPONENT OR INTERFACE, AND 8" ABOVE OVERBURDEN UNLESS OTHERWISE SHOWN IN DETAILS.
- WHERE THE HRWP IS LAPPED OVER BY FOIL-FACED SAM TRANSITION STRIP, EXTEND THE HOT-APPLIED RUBBERIZED BARRIER MEMBRANE AND MAKE AIR TIGHT.
- ANYWHERE HRWP EXTENDS ONTO FRAMED WALL, INSTALL CEMENT BOARD OR OTHER SUBSTRATE RECOMMENDED BY MANUFACTURER. PRIME ALL SUBSTRATES IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- THE FOLLOWING LIST PROVIDES RECOMMENDED CONDITIONS FOR MOCK-UP REVIEW OR REVIEW DURING EARLY COMMENCEMENT OF TRADE WORK. THIS LIST IS NOT EXHAUSTIVE AND SHOULD BE USED AS A GUIDE. REVIEW OF ADDITIONAL PROJECT SPECIFIC DETAILS MAY BE REQUESTED BY THE DESIGN TEAM.
 - 8.1. PLAZA DECK WATERPROOFING WALL PRE-STRIPPING
 - 8.2. PLAZA DECK WATERPROOFING CRACK PREPARATION
 - 8.3. PLAZA DECK WATERPROOFING PENETRATION
 - 8.4. PLAZA DECK WATERPROOFING TIE-IN TO BELOW-GRADE WATERPROOFING
 - 8.5. PLAZA DECK WATERPROOFING BASE OF WALL
 - 8.6. PLAZA DECK WATERPROOFING DOOR SILL

FENESTRATION

FENESTRATION GLOBAL DESIGN INTENT

- REFER TO SPECIFICATIONS 08 53 13 VINYL WINDOWS AND 08 43 13 ALUMINUM-FRAMED STOREFRONT.
- SCOPE: AS INDICATED IN ARCHITECTURAL DRAWINGS.
- FENESTRATION SYSTEMS SHALL INCORPORATE A RAINSCREEN DESIGN APPROACH INTERNALLY AND AT THEIR INTERFACE WITH ADJACENT COMPONENTS. THIS INCLUDES A CONTINUOUS EXTERIOR WATER SHEDDING SURFACE, A CONCEALED, VENTILATED, AND FLASHED DRAINAGE CAVITY, AND A CONTINUOUS INTERIOR BOUNDARY OF AIR AND WATER TIGHTNESS. NO WATER SHALL BE PERMITTED TO THE INTERIOR OF THE DEFINED BOUNDARY OF AIR AND WATER TIGHTNESS AT THE SPECIFIED TEST PRESSURES.
- WATER AND AIR BARRIER SYSTEM SHALL SEAL TO THE FENESTRATION BOUNDARY OF AIR/WATER TIGHTNESS. THE FENESTRATION WATER SHEDDING SURFACE SHALL SEAL TO CLADDING OR FLASHING COMPONENTS.
- FASTEN WINDUWS TO BUILDING IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. FASTENING SHALL NOT OCCUR THROUGH HORIZONTAL WATERPROOFING AT SILL OF FENESTRATION.
- PER WISC 1109, PUNCHED WINDOWS AND DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO THE NORTH AMERICAN FENESTRATION STANDARDS (NAFS) AAMA/WDMA/CSA/1017/IS2/A440 UNLESS EXEMPTED BY CODE.
- THE FOLLOWING LIST PROVIDES RECOMMENDED CONDITIONS FOR MOCK-UP REVIEW OR REVIEW DURING EARLY COMMENCEMENT OF TRADE WORK. THIS LIST IS NOT EXHAUSTIVE AND SHOULD BE USED AS A GUIDE. REVIEW OF ADDITIONAL PROJECT SPECIFIC DETAILS MAY BE REQUESTED BY THE DESIGN TEAM.
 - 7.1. WINDOW INSTALLATION AT SHEET WRB
 - 7.2. TYPICAL WINDOW INSTALLATION AT LIQUID WRB
 - 7.3. BALCONY DOOR INSTALLATION
 - 7.4. STOREFRONT WINDOW INSTALLATION
 - 7.5. STOREFRONT DOOR INSTALLATION

WATER RESISTIVE BARRIERS (WRB)

WATER RESISTIVE BARRIER (WRB) GLOBAL DESIGN INTENT

- REFER TO SPECIFICATION SECTION 07 27 08 MECHANICALLY ATTACHED FLEXIBLE SHEET AIR BARRIERS
- SCOPE: THE WRB IS INTENDED TO FORM A CONTINUOUS AIR BARRIER AND WATER BARRIER AT THE EXTERIOR OF THE VERTICAL WALL, SHEATHING AT ALL EXTERIOR WALLS THROUGHOUT THE PROJECT. ALL PENETRATIONS AND INTERFACES IN THIS SYSTEM ARE TO BE SEALED FOR AIR AND WATER TIGHTNESS IN ACCORDANCE WITH MANUFACTURERS' INSTALLATION RECOMMENDATIONS USING FLUID APPLIED INTERFACE FLASHING OR WATERPROOF SAM.
- SEALANT AND TAPE AT LAPS ARE NOT SHOWN IN ALL DETAILS. DESIGN INTENT IS FOR A CONTINUOUSLY SEALED AIR AND WATER TIGHT WATER/AIR BARRIER SYSTEM AT MECHANICALLY ATTACHED LOCATIONS (IF APPLICABLE). THE WRB SHALL BE TAPED OR SEALED PER MFR. RECOMMENDATIONS. THE WRB SHALL BE LAPPED MINIMUM DISTANCES PER MFR. RECOMMENDATIONS. DISCONTINUITIES IN THE AIR BARRIER SYSTEM ARE NOT PERMITTED.
- ANYWHERE WRB IS ON CONCRETE OR STEEL, IT SHALL BE FULLY ADHERED. MECHANICALLY FASTENED WRB MAY BE APPLIED ONLY ONTO TO SUBSTRATES THAT WILL ACCEPT FASTENING PER MFR. RECOMMENDATIONS.
- VAPOR PERMEABLE WRB MEMBRANE TO BE INSTALLED ONTO VERTICAL SURFACES ONLY. ANY HORIZONTAL LOCATIONS, INCLUDING WINDOW SILLS AND BUMP-OUTS IN THE WALL, ARE TO BE DETAILED WITH WATERPROOF, VAPOR IMPERMEABLE SAM THAT IS INTEGRATED IN AN AIR AND WATER TIGHT MANNER TO THE WRB.
- THE WRB IS INTENDED TO BE CONTINUOUSLY CONCEALED WITHIN A CLOSED AND VENTILATED RAINSCREEN CAVITY. ALL LOCATIONS TO BE CONCEALED WITH CLADDING OR FLASHING.
- INTENT IS FOR A PERMEABLE WATER AND AIR BARRIER SYSTEM UNLESS INDICATED IN DETAILS. LIMIT USE OF IMPERMEABLE SAM ON VERTICAL WATER/AIR BARRIER SURFACE.
- AT BOTTOM OF WALL, WRB SHALL SEAL CONTINUOUSLY TO TRANSITION THE AIR BARRIER FROM WALL TO ADJACENT CONCRETE. AT TOP OF WALL, WRB SHALL SEAL CONTINUOUSLY TO AIR BARRIER MEMBRANE ON ROOF.
- THE FOLLOWING LIST PROVIDES RECOMMENDED CONDITIONS FOR MOCK-UP REVIEW OR REVIEW DURING EARLY COMMENCEMENT OF TRADE WORK. THIS LIST IS NOT EXHAUSTIVE AND SHOULD BE USED AS A GUIDE. REVIEW OF ADDITIONAL PROJECT SPECIFIC DETAILS MAY BE REQUESTED BY THE DESIGN TEAM.
 - 9.1. TYPICAL MOUNTING BLOCK
 - 9.2. TYPICAL ELECTRICAL FIXTURE
 - 9.3. TYPICAL PLUMBING FIXTURE
 - 9.4. TYPICAL PIPE PENETRATION
 - 9.5. TYPICAL VENT HOOD INSTALLATION
 - 9.6. TYPICAL KNIFE PLATE PENETRATION

EXTERIOR JOINT SEALANTS

- REFER TO SPECIFICATION SECTION 07 92 13 EXTERIOR JOINT SEALANTS. REFER TO "FIELD TESTING REQUIREMENTS" FOR FIELD ADHESION TESTING.
- JOINT SEALANTS TO BE INSTALLED WHERE SHOWN ON DRAWINGS AND WHERE REQUIRED.
- MOCK-UP TESTING RECOMMENDED FOR ALL SUBSTRATE CONDITIONS, TO VERIFY THAT ADHESION IS OBTAINED AND TO DETERMINE NECESSARY PRIMERS. REFER TO "FIELD TESTING REQUIREMENTS" FOR FIELD ADHESION TESTING.
- SEALANT IS TO BE INSTALLED CONTINUOUSLY AT INTERIOR PERIMETERS OF WINDOWS AND DOORS FROM FRAME TO AIR BARRIER ELEMENT FOR CONTINUITY OF AIR BARRIER AS DEPICTED ON THE ENCLOSURE DRAWINGS.
- THE FOLLOWING SEALANT SCHEDULE PROVIDES RECOMMENDED SEALANT TYPES BASED ON DIFFERENT SUBSTRATE CONDITIONS, UNLESS OTHERWISE NOTED IN SPECIFICATIONS. THIS LIST IS NOT EXHAUSTIVE AND SHOULD BE USED AS A GUIDE. FINAL SEALANT SELECTIONS AND PRIMERS TO BE DETERMINED IN CONJUNCTION WITH THE MANUFACTURER DURING MOCK-UP TESTING.

RECOMMENDED SEALANTS		SEALANT
SUBSTRATE 1	SUBSTRATE 2	
CAST-IN-PLACE CONCRETE	CAST-IN-PLACE CONCRETE	DOWSIL 790
CAST-IN-PLACE CONCRETE, CMU, BRICK VENEER, STONE	CAST-IN-PLACE CONCRETE, CMU, BRICK VENEER, STONE	DOWSIL 790, 754 SMS, 795, GE SCS 2000 SILPRUF, TREMCO SPECTRUM 2
PRE-FINISHED CLADDING (METAL PANEL, STOREFRONT, WOOD SIDING)	PRE-FINISHED CLADDING (METAL PANEL, STOREFRONT, WOOD SIDING)	DOWSIL 795, GE SCS 2000 SILPRUF, TREMCO SPECTRUM 2
LAPS IN METAL FLASHING	---	DOWSIL 795
WRB (AB) INTERIOR AIR BARRIER SEALANT	---	DOWSIL 758
WRB (AB)	WRB (AB)	DOWSIL 758, OSI SEALANTS PRO QUAD, AS RECOMMENDED BY WRB MFR
HOT RUBBERIZED ASPHALT	TYVEK, PVC DOOR SILLS	DOWSIL 758
PAINTED SIDING, PRIMED METAL, VINYL WINDOW OR DOOR	PAINTED SIDING, PRIMED METAL, VINYL WINDOW OR DOOR	SIKAFLEX HY 150 BY SIKA OR CPS BY DOWSIL

ROOFING

- ROOFING SYSTEM SHOWN TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS. DETAILS MAY VARY IF ROOFING SYSTEM USED IS DIFFERENT FROM THE BASIS OF DESIGN SYSTEM.
- INSTALL AN AIR/VAPOR BARRIER MEMBRANE AS SHOWN IN THE ROOFING DRAWINGS. AIR/VAPOR BARRIER IS TO BE PROVIDED SUCH THAT ALL OPENINGS AND PENETRATIONS THROUGH THE MEMBRANE LAYER ARE SEALED TO THE AIR BARRIER MEMBRANE AND MADE AIR TIGHT.
- THE FOLLOWING LIST PROVIDES RECOMMENDED CONDITIONS FOR MOCK-UP REVIEW OR REVIEW DURING EARLY COMMENCEMENT OF TRADE WORK. THIS LIST IS NOT EXHAUSTIVE AND SHOULD BE USED AS A GUIDE. REVIEW OF ADDITIONAL PROJECT SPECIFIC DETAILS MAY BE REQUESTED BY THE DESIGN TEAM.
 - 3.1. BASE OF WALL FLASHING
 - 3.2. ROOF EDGE TERMINATION
 - 3.3. ROOF CURB
 - 3.4. PENETRATION FLASHING
 - 3.5. DRAIN
 - 3.6. OVERFLOW SCUPPER

CLADDING ATTACHMENT—GENERAL

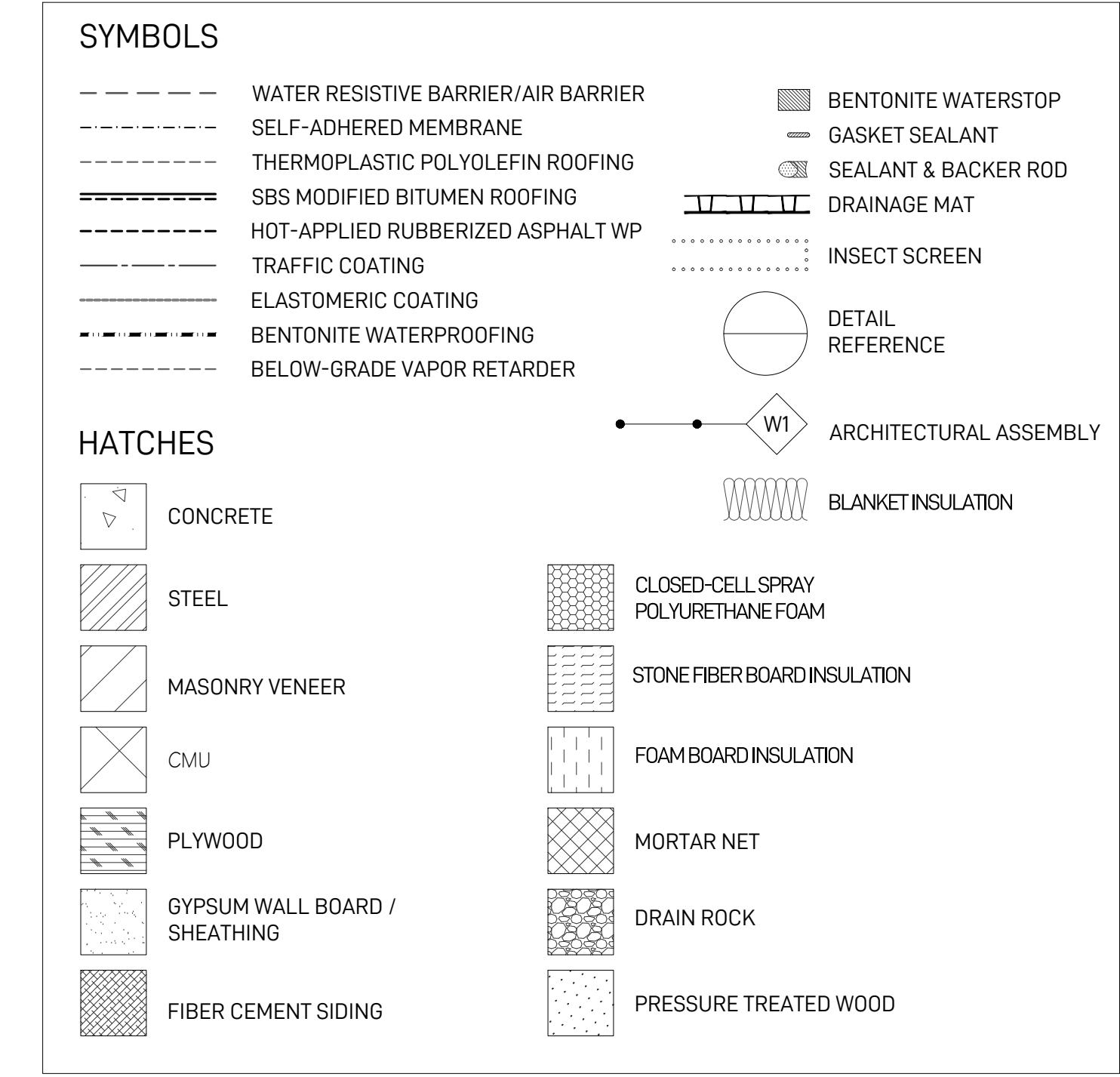
- FASTENER CORROSION RESISTANCE: PROVIDE HOT-DIP GALVANIZED (HOG) FINISH PER ASTM A53. STAINLESS STEEL (AISI 304 OR AN EQUIVALENT PROPRIETARY COATING PER ICC-ES E-2027 FASTENERS WITH PHOSPHATE & OIL COATINGS (BLACK OXIDE), ZINC ELECTRO-PLATED, OR SIMILAR SHOULD NOT BE USED.
- CLADDING AND SUBSTRUCTURE IS TO BE DISCONTINUOUS AT ALL FLOOR LEVELS AND CONTROL MOVEMENT JOINTS, UNLESS NOTED OTHERWISE. PROVIDE A MINIMUM 1" VERTICAL GAP BETWEEN FURRING AT FLOOR LEVEL. REFER TO ARCHITECTURAL FOR LOCATIONS OF JOINTS AND THRU WALL FLASHINGS.
- PROVIDE NON-CORROSIVE MESH INSECT SCREEN AT TOP AND BOTTOM OF RAINSCREEN WALL CAVITIES OR WHERE DEPICTED.
- ATTACH CLADDING PER MANUFACTURER REQUIREMENTS. DESIGN ASSUMES THAT CLADDING IS ATTACHED TO FURRING ONLY. THE FURRING IS DESIGNED TO TRANSFER CLADDING LOADS TO THE STRUCTURE.
- THE FOLLOWING LIST PROVIDES RECOMMENDED CONDITIONS FOR MOCK-UP REVIEW OR REVIEW DURING EARLY COMMENCEMENT OF TRADE WORK. THIS LIST IS NOT EXHAUSTIVE AND SHOULD BE USED AS A GUIDE. REVIEW OF ADDITIONAL PROJECT SPECIFIC DETAILS MAY BE REQUESTED BY THE DESIGN TEAM.
 - 10.1. BASE OF WALL
 - 10.2. TOP OF WALL
 - 10.3. OUTSIDE CORNER
 - 10.4. INSIDE CORNER
 - 10.5. THROUGH WALL FLASHING
 - 10.6. WINDOW TRIM
 - 10.7. DOOR TRIM
 - 10.8. TYPICAL JOINT TRIM
 - 10.9. SOFFIT TRIM
 - 10.10. PENETRATION TRIM
- PROVIDE ADDITIONAL VISUAL MOCK-UPS AS REQUIRED BY ARCHITECT FOR COLOR AND AESTHETIC PURPOSES.
- THE DESIGN OF THE CLADDING ATTACHMENT SYSTEM ASSUMES THAT THE BUILDING STRUCTURE HAS BEEN DESIGNED TO SUPPORT THESE LOADS.
- 4EA BUILDING SCIENCE RELIES ON INFORMATION PROVIDED BY THE PRODUCT MANUFACTURER IN THIS DESIGN. PERFORMANCE OF THE ACTUAL SIDING PRODUCT WITH RESPECT TO THE EXPECTED LONG TERM PERFORMANCE IS THE RESPONSIBILITY OF THE SPECIFIER AND MANUFACTURER.
- REFER TO ARCHITECTURAL DRAWINGS FOR PANEL SIZES AND LAYOUTS.
- ENSURE MOISTURE CONTENT OF WOOD STRUCTURE LESS THAN OR EQUAL TO 19 % MC PRIOR TO INSTALLING CLADDING / SUBSTRUCTURE.

SHEET METAL FLASHING

- SHEET METAL FLASHINGS SHOWN IN BE DETAILS ARE PRIMARILY FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATION SECTION 07 42 00 "SHEET METAL FLASHING AND TRIM" FOR PROFILES, MATERIAL, GAUGE, FINISH, AND SLOPE.

ABBREVIATIONS/ACRONYMS

AB	AIR BARRIER	SPF	SPRAY POLYURETHANE FOAM SPECIFICATIONS
APP	ATRACTIC POLYPROPYLENE	SS	STAINLESS STEEL
ARCH	ARCHITECTURAL	STRUCT	STRUCTURAL
BE	BUILDING ENCLOSURE	TEMP	TEMPORARY
BG	BELOW-GRADE	TPC	THERMOPLASTIC POLYOLEFIN
BUR	BUILT-UP ROOFING	UNO	UNLESS NOTED OTHERWISE
CONC	CONCRETE	VB	VAPOR BARRIER
CONT	CONTINUOUS	VR	VAPOR RETARDER
DEMO	DEMOLITION	W/	WITH
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	WP	WATERPROOFING
EPS	EXPANDED POLYSTYRENE	WRB	WATER-RESISTIVE BARRIER
FC	FIBER CEMENT	XPS	EXTRUDED POLYSTYRENE
FF	FOIL-FACED		
FDC	FACE OF CONCRETE		
FOS	FACE OF STEEL		
FRT	FIRE RETARDANT TREATED		
FT	FOOT/FEET		
GA	GAUGE		
HT	HOT-APPLIED RUBBERIZED ASPHALT		
HT	HIGH-TEMPERATURE		
IN	INCHES		
LBS	POUNDS		
MAX	MAXIMUM		
MB	MODIFIED BITUMEN		
MIN	MINIMUM		
N/A	NOT TO SCALE		
NTS	OVER		
ON	ON CENTER		
POLYISO	POLYISOCYANURATE		
PSF	POUNDS PER SQUARE FOOT		
PSI	POUNDS PER SQUARE INCH		
PT	PRESERVATIVE-TREATED		
PVC	POLYVINYL CHLORIDE		
RO	ROUGH OPENING		
SA	SELF-ADHERED		
SAM	SELF-ADHERED MEMBRANE		
SBS	STYRENE BUTADIENE STYRENE		



PROJECT INFORMATION:

PROJECT NAME: THE TRAILHEAD
PROJECT ADDRESS: 1550 NEWPORT WAY NW ISSAQUAH, WA 98027

CONTACT INFORMATION:

BUILDING SCIENCE SPECIALIST
WHITNEY THOMAS
WHITNEY@TEAM4EA.COM

SHEET INDEX:

SHEET	TITLE
BE2.00	ENCLOSURE GENERAL NOTES
BE2.10	AIR BARRIER DIAGRAMS - PLANS
BE2.11	AIR BARRIER DIAGRAMS - PLANS
BE2.20	AIR BARRIER DIAGRAMS - SECTIONS
BE2.30	WATERPROOFING ASSEMBLIES
BE2.40	WATERPROOFING EXTENTS - PLANS
BE2.50	WATERPROOFING EXTENTS - SECTIONS
BE1.00	BELOW-GRADE DETAILS
BE2.00	WALL DETAILS - BRICK CLADDING
BE2.01	WALL DETAILS - FIBER CEMENT
BE2.10	WALL DETAILS - SEQUENCES
BE3.00	WINDOW INSTALLATION SEQUENCES
BE3.10	VINYL WINDOW DETAILS
BE3.20	ALUMINUM STOREFRONT SEQUENCES
BE3.21	ALUMINUM STOREFRONT DETAILS
BE4.00	HORIZONTAL WATERPROOFING DETAILS
BE4.00	2-PLY WATERPROOFING DETAILS

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Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD
APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:

100% CD	2025.12.20
90% CD	2025.11.20
50% CD	2025.03.12
10% CD	2025.01.09

Construction Revision:

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Prep	Client Approval	Quality Assurance
Reviewed	_____	_____
Design Doc	_____	_____
Review Doc	_____	_____
Rev Doc	_____	_____
Control Doc	_____	_____

Drawn By: TJG
Project Manager: WT
Principal in Charge: JS

ENCLOSURE
GENERAL NOTES

BE0.00

4EA Project Number: SE20045

100% DD 2025.05.08

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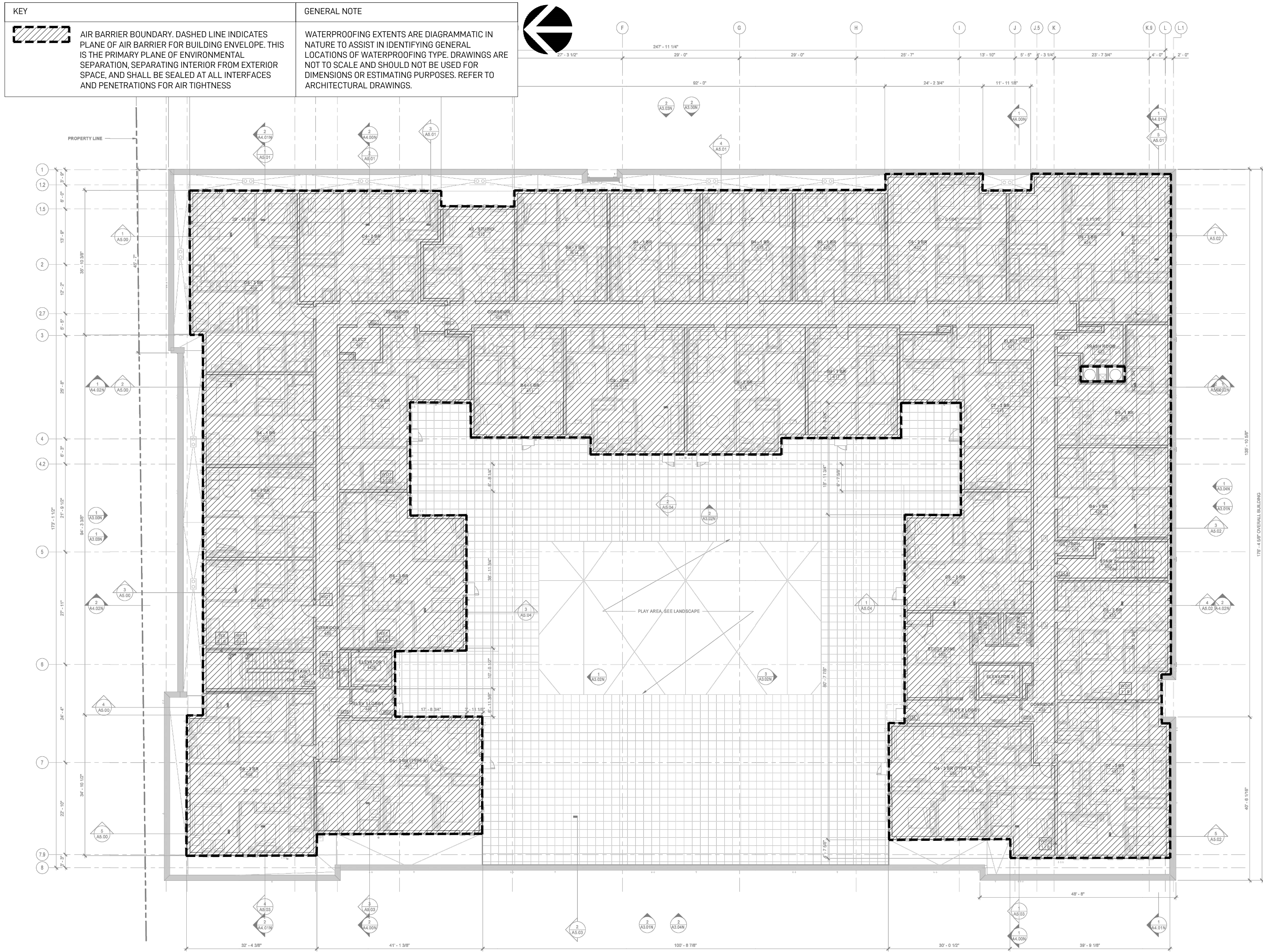
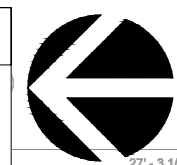
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KEY

AIR BARRIER BOUNDARY. DASHED LINE INDICATES PLANE OF AIR BARRIER FOR BUILDING ENVELOPE. THIS IS THE PRIMARY PLANE OF ENVIRONMENTAL SEPARATION, SEPARATING INTERIOR FROM EXTERIOR SPACE, AND SHALL BE SEALED AT ALL INTERFACES AND PENETRATIONS FOR AIR TIGHTNESS.

GENERAL NOTE

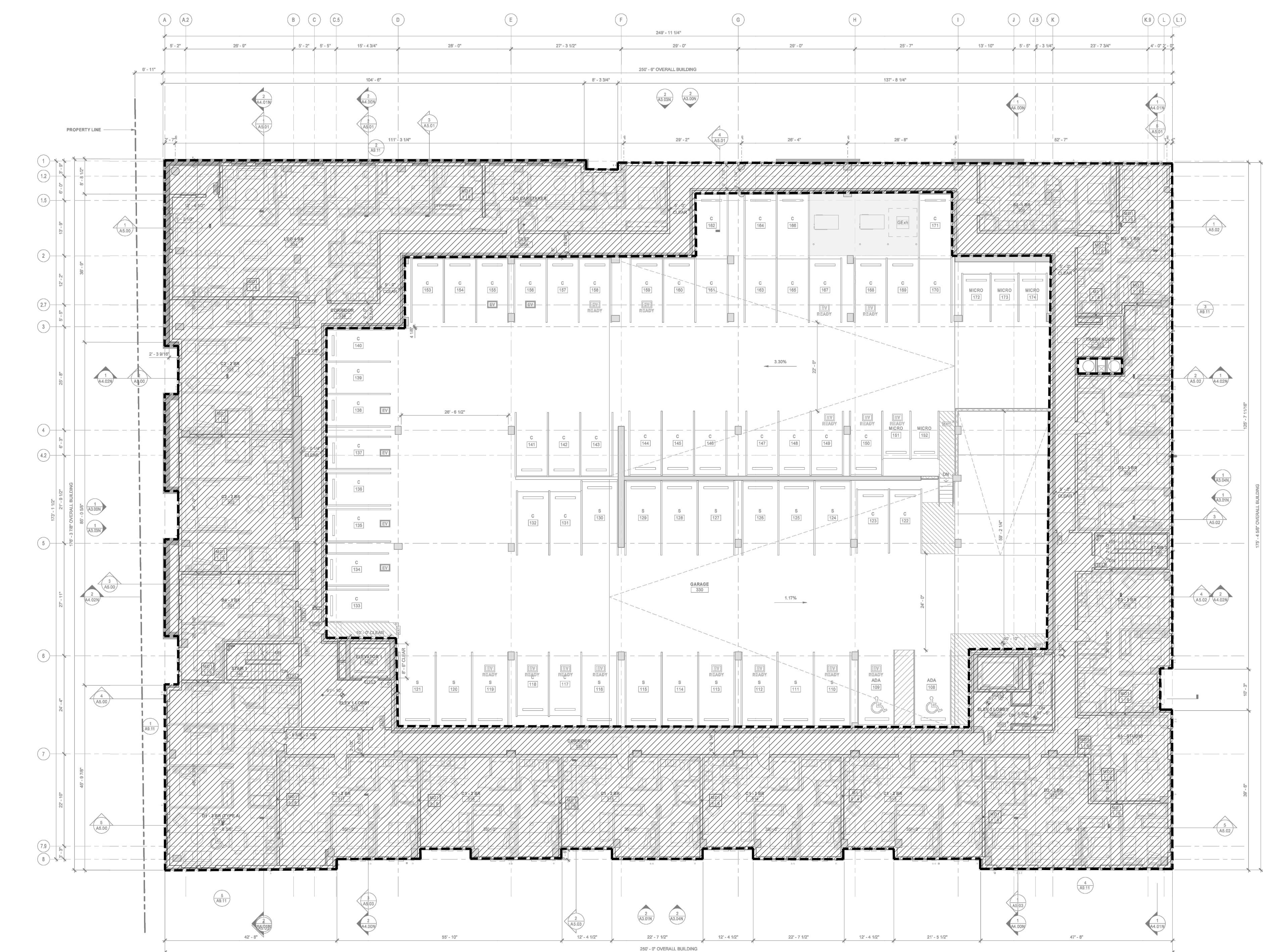
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4 FLOOR 4

BE010 SCALE: 1/4" = 1'-0"

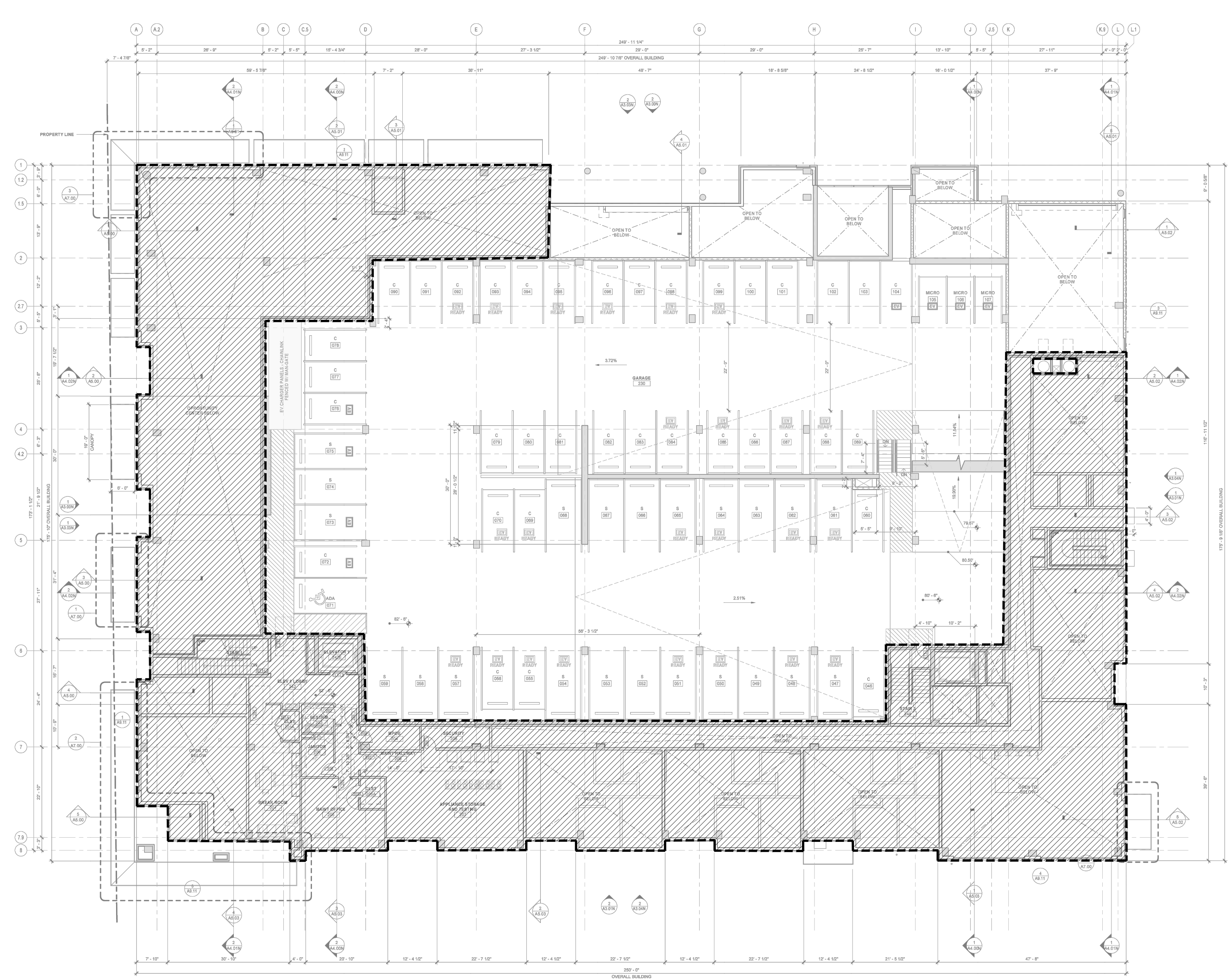
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3 FLOOR 3

BE010 SCALE: 1/4" = 1'-0"

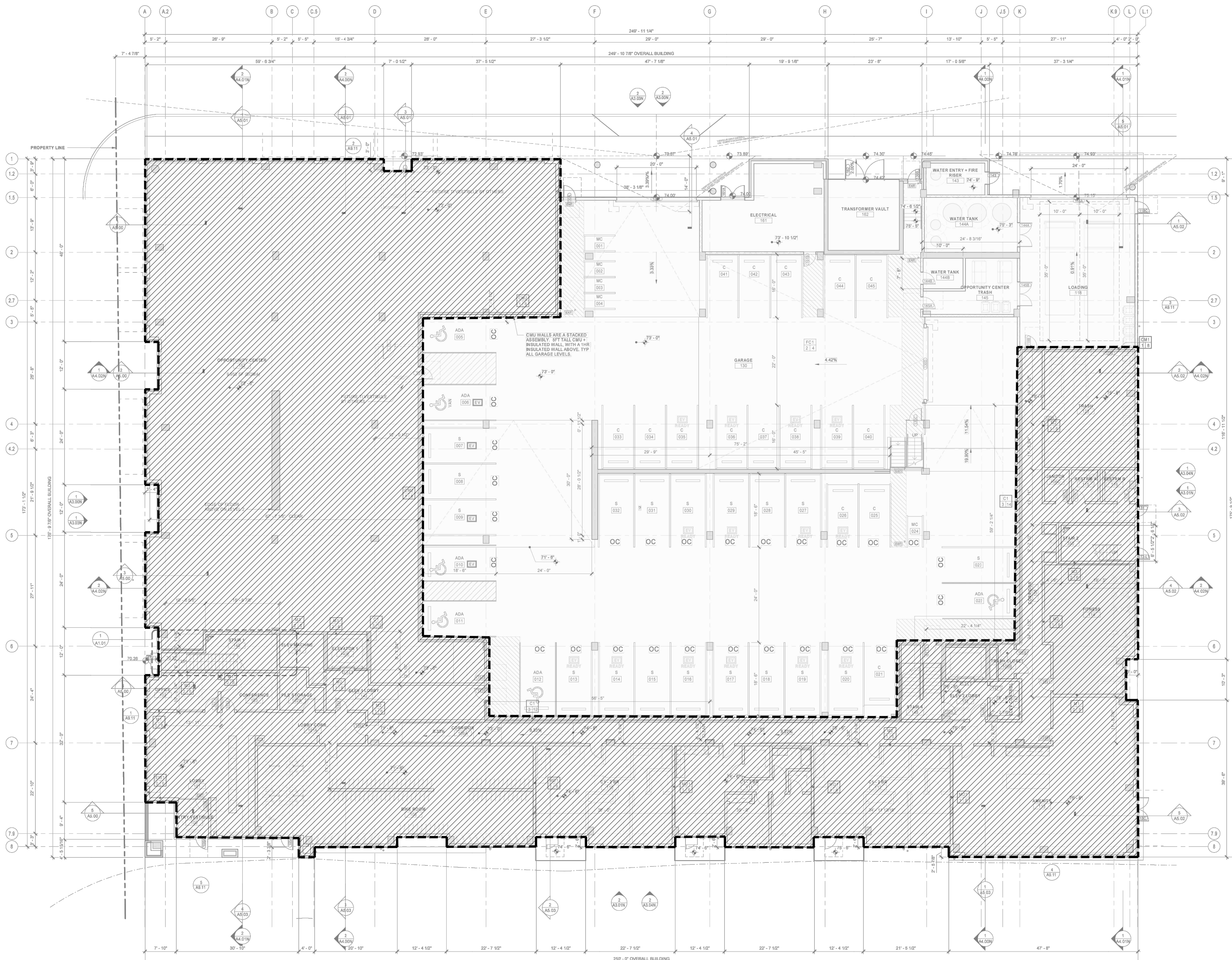
ARCH REF: 1/A2.03N



2 FLOOR 2

BE010 SCALE: 1/4" = 1'-0"

ARCH REF: 1/A2.02N



1 FLOOR 1

BE010 SCALE: 1/4" = 1'-0"

ARCH REF: 1/A2.01N

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Issue:

100% SD 2025.02.28
SD/CD 2025.02.28
SD/CD 2025.03.12
100% SD 2025.05.08

Construction Revision:

100% DD 2025.05.08

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Drawn By: TJG
Project Manager: WT
Principal in Charge: JS

AIR BARRIER DIAGRAMS
- PLANS


BE0.10

4EA Project Number: SE20045

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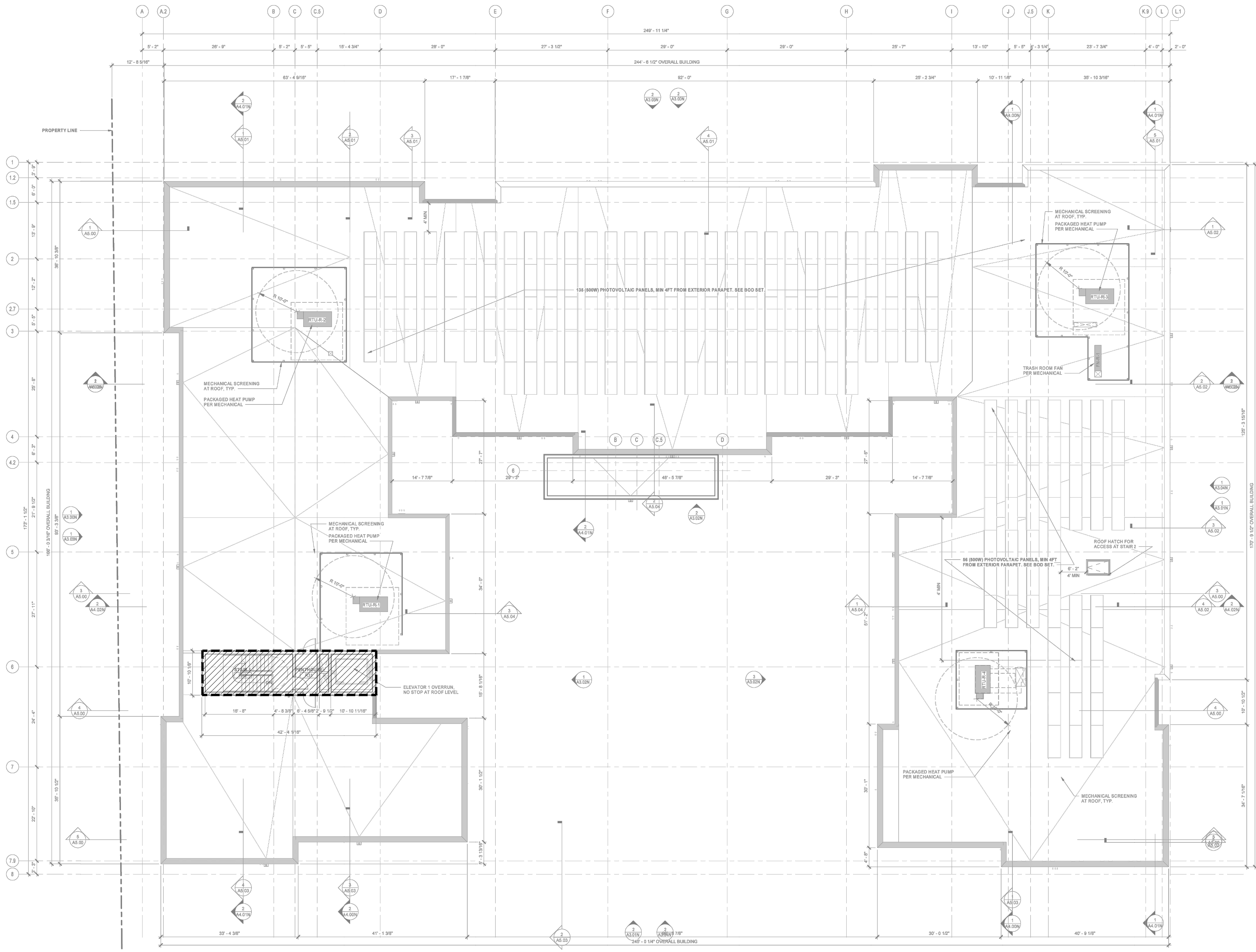
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KEY	GENERAL NOTE
 AIR BARRIER BOUNDARY. DASHED LINE INDICATES PLANE OF AIR BARRIER FOR BUILDING ENVELOPE. THIS IS THE PRIMARY PLANE OF ENVIRONMENTAL SEPARATION, SEPARATING INTERIOR FROM EXTERIOR SPACE, AND SHALL BE SEALED AT ALL INTERFACES AND PENETRATIONS FOR AIR TIGHTNESS.	WATERPROOFING EXTENTS ARE DIAGMMATIC IN NATURE TO ASSIST IN IDENTIFYING GENERAL LOCATIONS OF WATERPROOFING TYPE. DRAWINGS ARE NOT TO SCALE AND SHOULD NOT BE USED FOR DIMENSIONING OR ESTIMATING PURPOSES. REFER TO ARCHITECTURAL DRAWINGS.



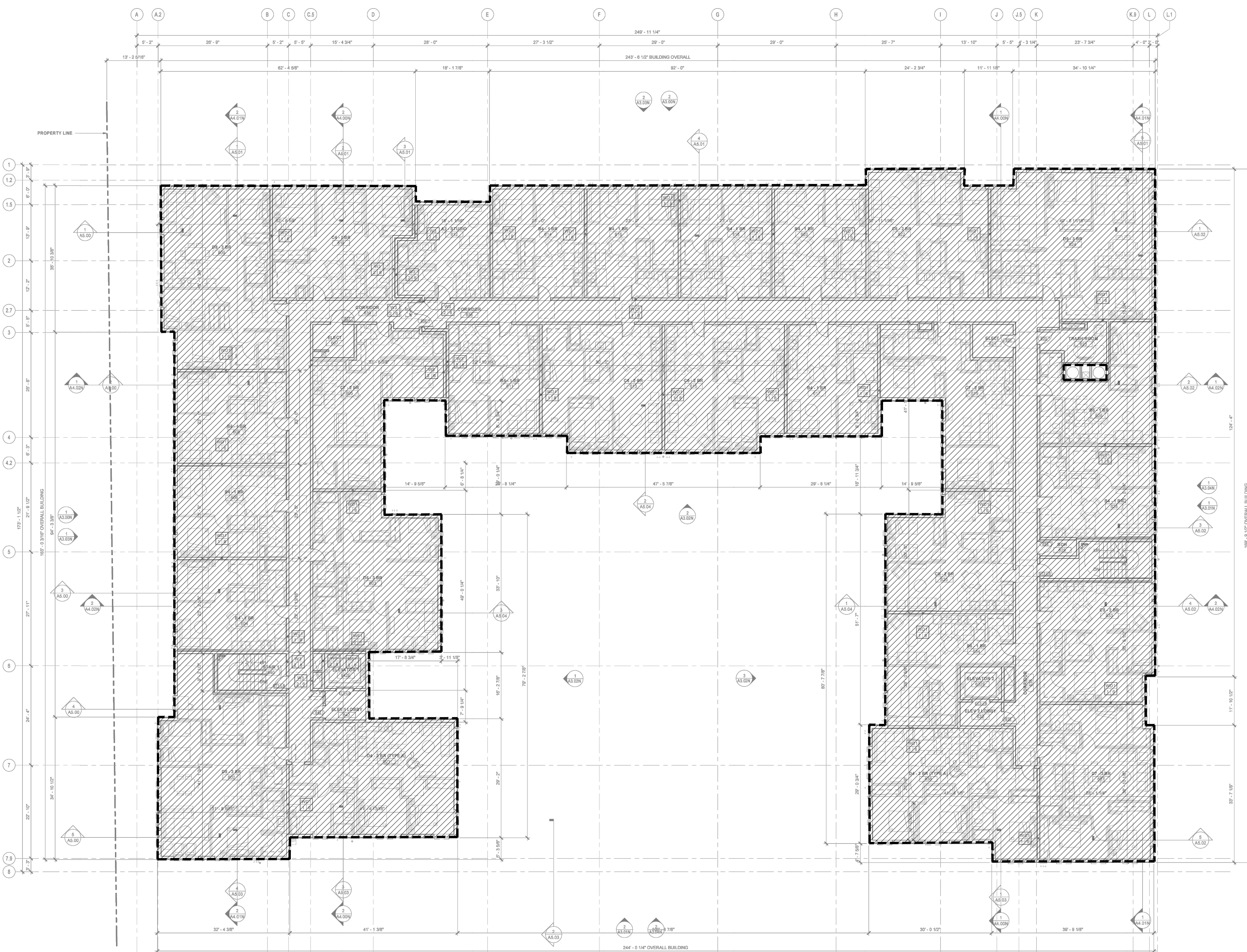
Floor or Level	Perimeter (ft)	Height (ft)	Exterior Wall Area (SF)	Exterior Floor Area (SF)	Exterior Roof Area (SF)	Envelope Area (SF)	Floor Area (SF)	Envelope Volume (CF)
L01	1,154.9	9.5	10,971	22,314.2		33,286	22,314.2	211,985
L02	1,254.3	9.25	11,603		17.9	16,039	17,866.6	165,267
L03	1,559.1	12.66	19,738	3,912.6		23,930	21,543.6	272,742
L04	1,256.1	9.33	11,720		5,965.9	29,965	27,791.8	259,298
L05	1,256.1	9.33	11,720			11,720	27,791.8	259,298
L06	1,256.1	9.33	11,720			11,720	27,791.8	259,298
L07	1,256.1	9.33	11,720			11,720	27,791.8	259,298
L08	1,256.1	9.66	12,134			12,134	27,791.8	268,469
ROOF	105.3	10.0	1,053		1,296.8	2,350	439.4	4,394
OVERRUN			0		439.4	439		0
Totals						152,863		1,960,048

3 AB TAKEOFF
BE011 SCALE: 1/8"



2 ROOF PLAN
BE011 SCALE: 1/8"

ARCH REF: 1/A2.06N



1 FLOOR 5-8
BE011 SCALE: 1/8"

ARCH REF: 1/A2.05N

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THE TRAILHEAD

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Client:

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APARTMENTS LLLP

600 Andover Park W
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Issue:

100% SD	2025.12.20
ISSUED	2025.02.29
SDP Issue	2025.03.12
REVISION	2025.05.08

Construction Revision:

Phase	Client Approval	Quality Assurance
Design Dev		
Permit Dev		
Ref Dev		
Construction		

Drawn By: TJG
Project Manager: WT
Principal in Charge: JS


AIR BARRIER DIAGRAMS
- PLANS

BE0.11

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Project:
THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:
**TRAILHEAD
APARTMENTS LLLP**
600 Andover Park W
Seattle, WA 98188

Issue:	
100% DD	2025.12.20
90% DD	2025.02.28
50% DD	2025.03.12
10% DD	2025.05.06

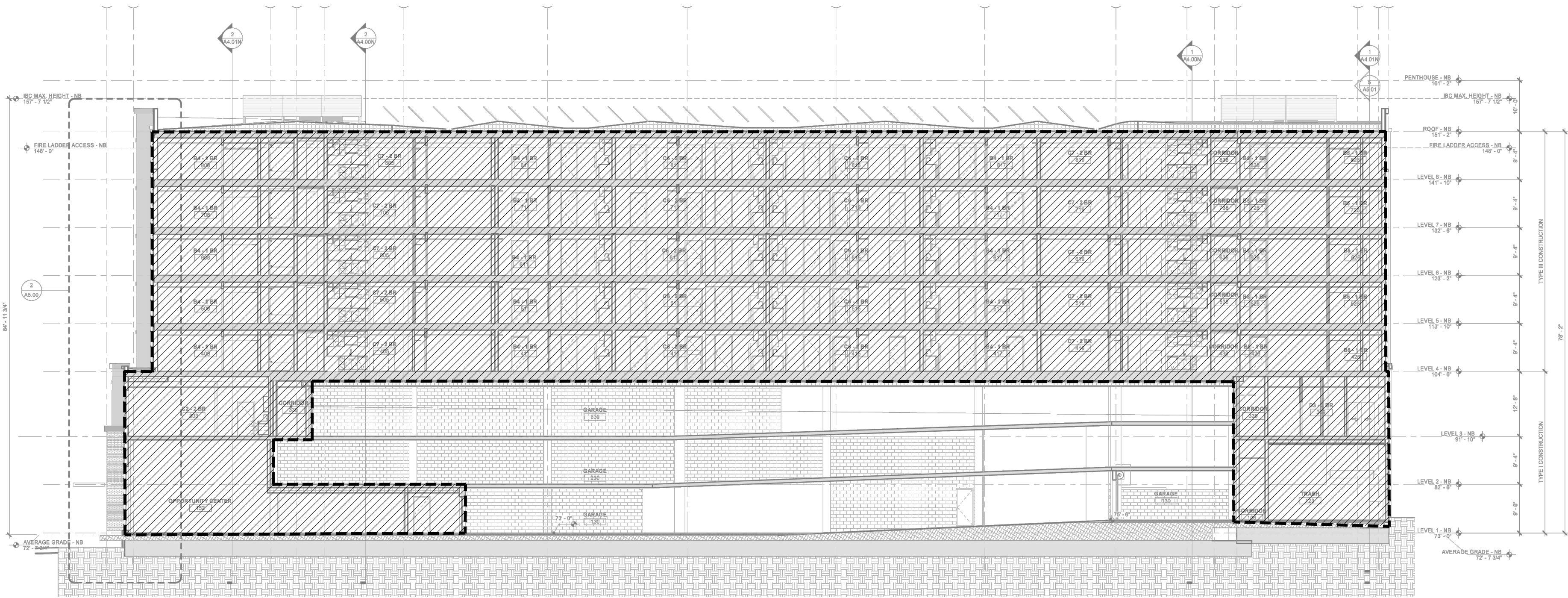
Construction Revision:



2 (NORTH BLDG) E-W BUILDING SECTION 1
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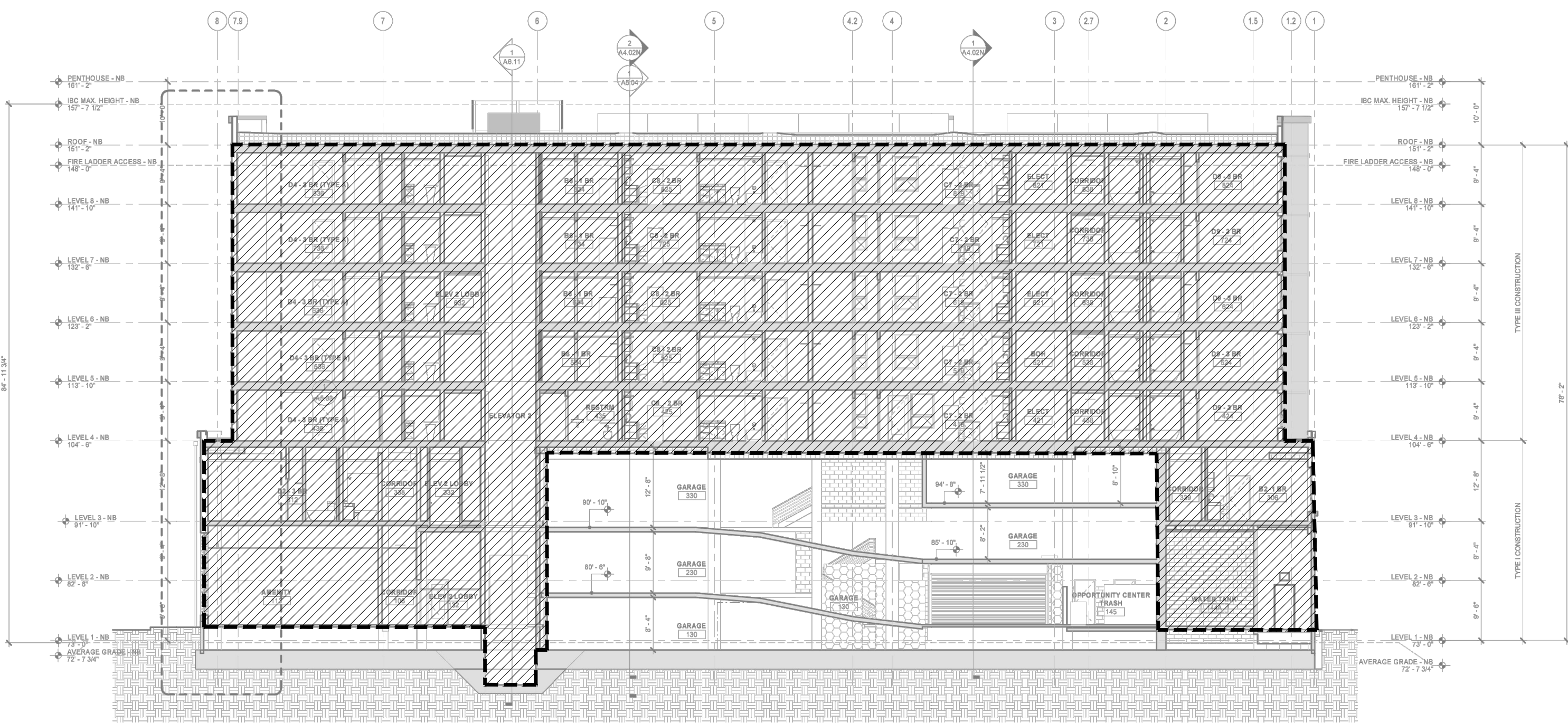
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ARCH REF: 2/A4.01N



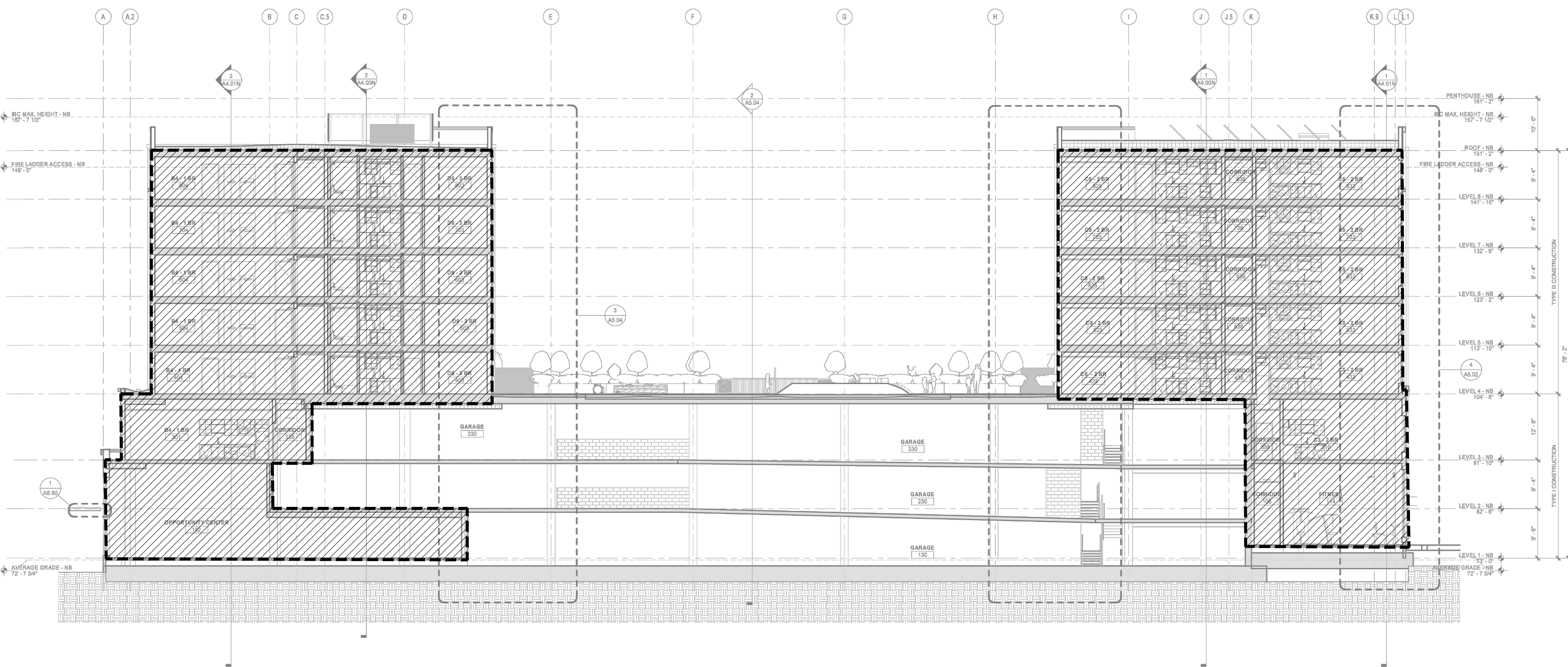
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BEO 20 / SCALE: NA

ARCH REF: 1/A4.02N



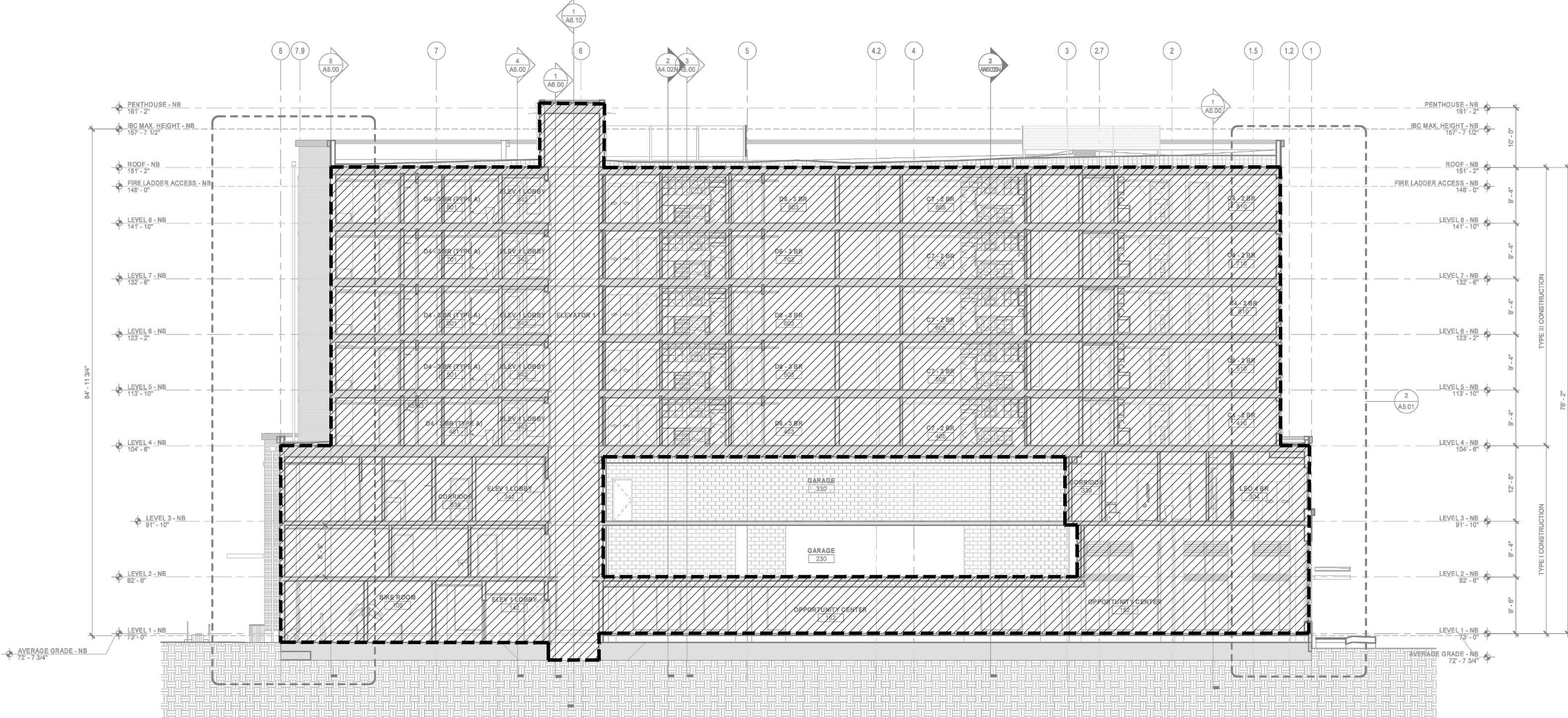
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BEO 20 / SCALE: NA

ARCH REF: 1/A4.00N



1 NORTH - SOUTH SECTION 1
BEO 20 / SCALE: NA

ARCH REF: 2/A4.02N



1 EAST - WEST SECTION 1
BEO 20 / SCALE: NA

ARCH REF: 2/A4.00N

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Prepared	Client	Quality
Reviewed	Approved	Reviewed
Design Dev.		
Permit Dev.		
Rev. Dev.		
Coord. Dev.		
Drawn By:		TJG
Project Manager:		WT
Principal in Charge:		JS

AIR BARRIER DIAGRAMS
- SECTIONS

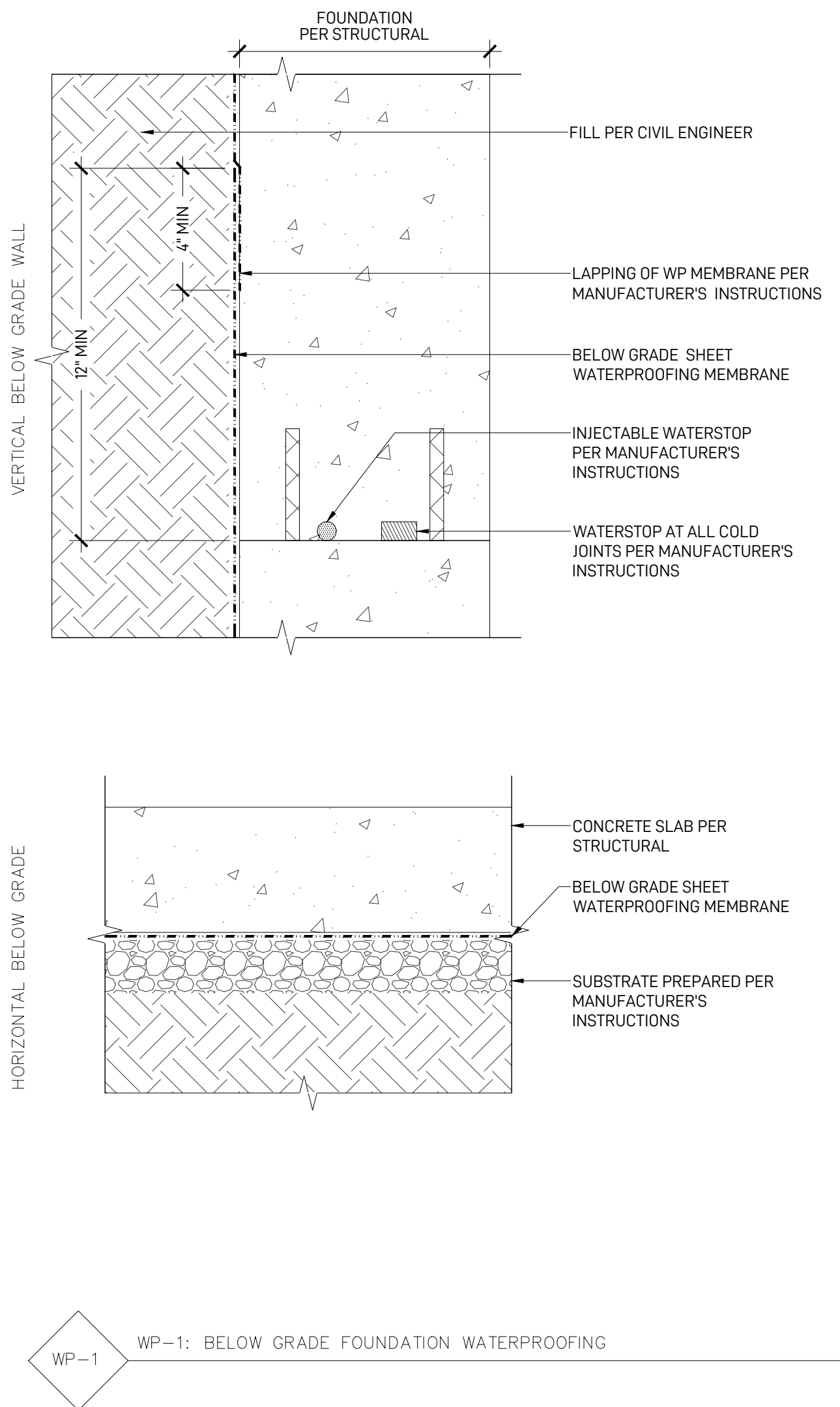
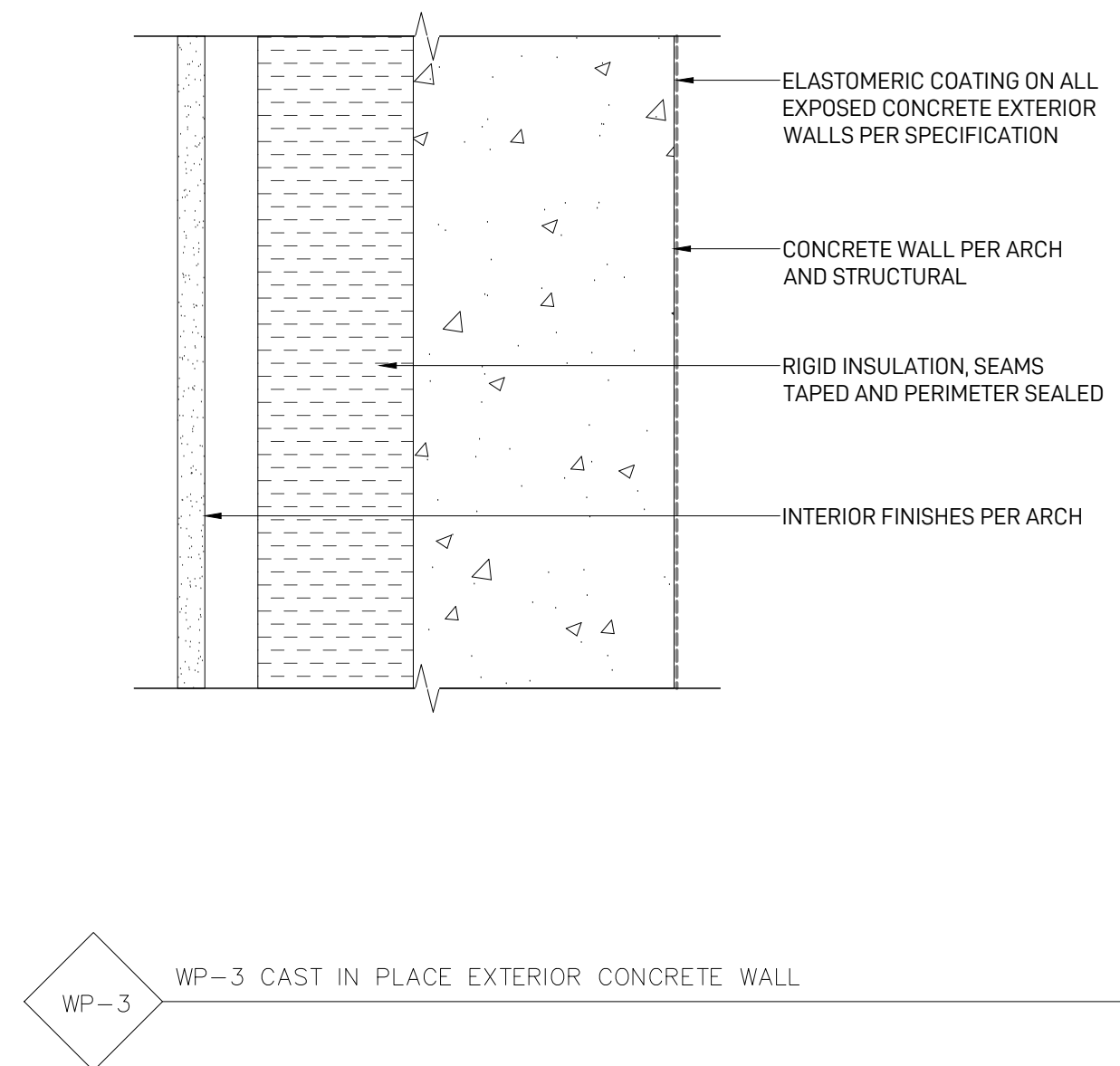
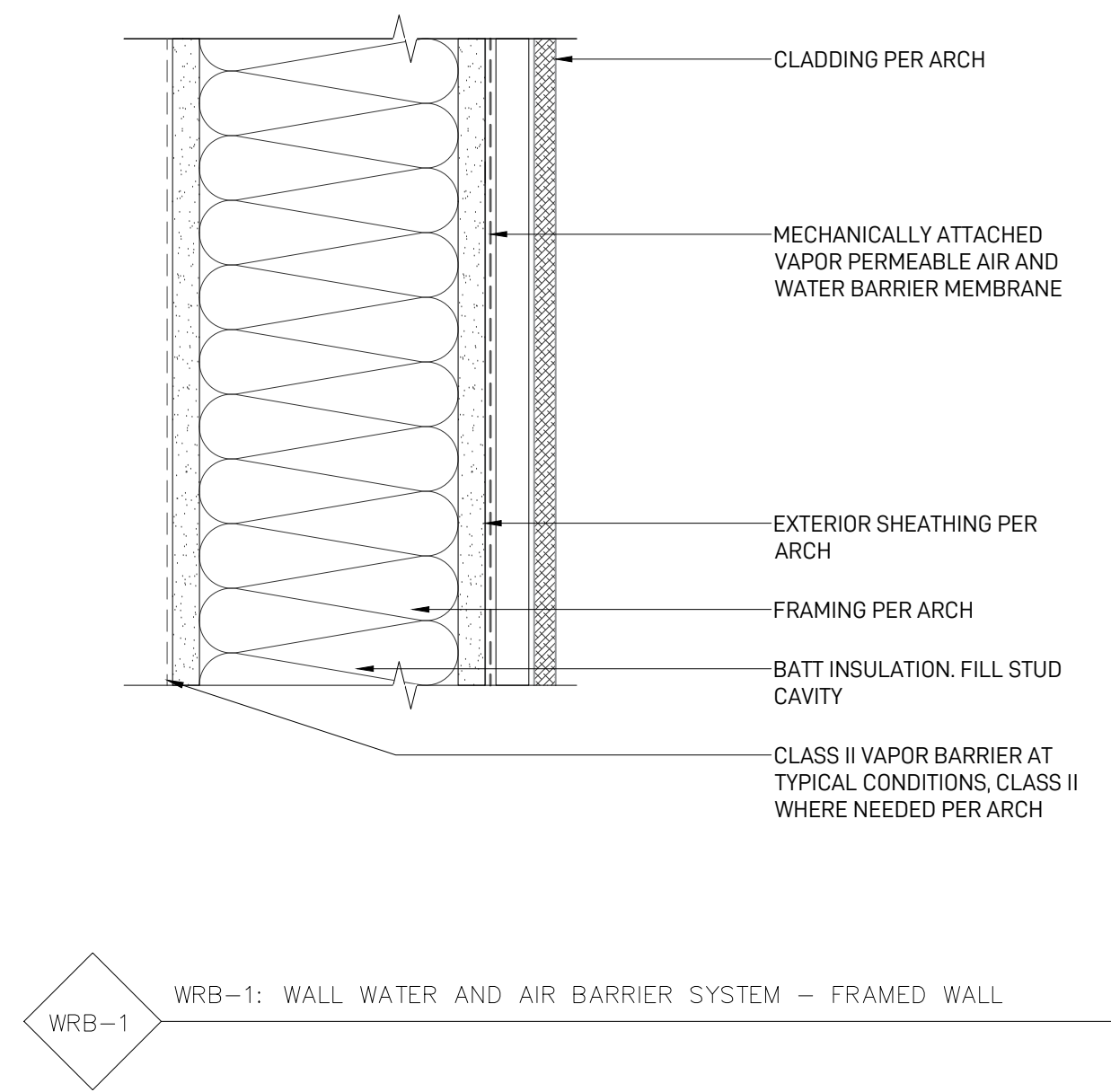
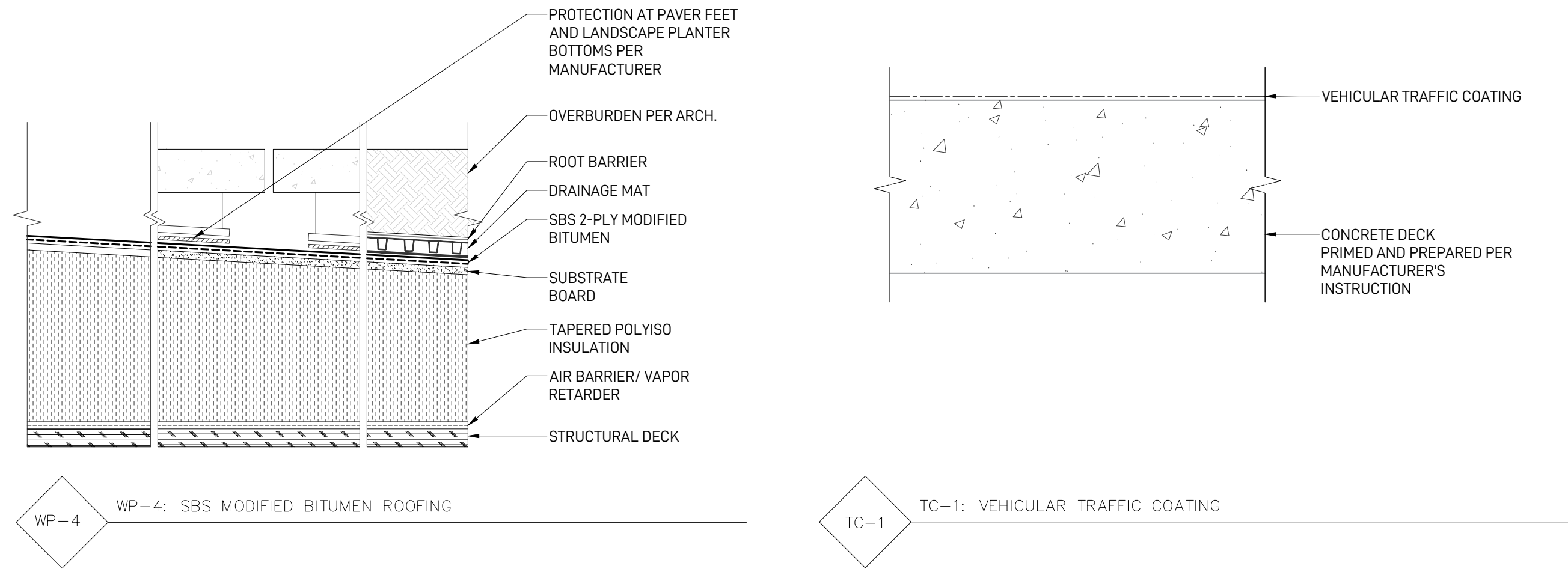
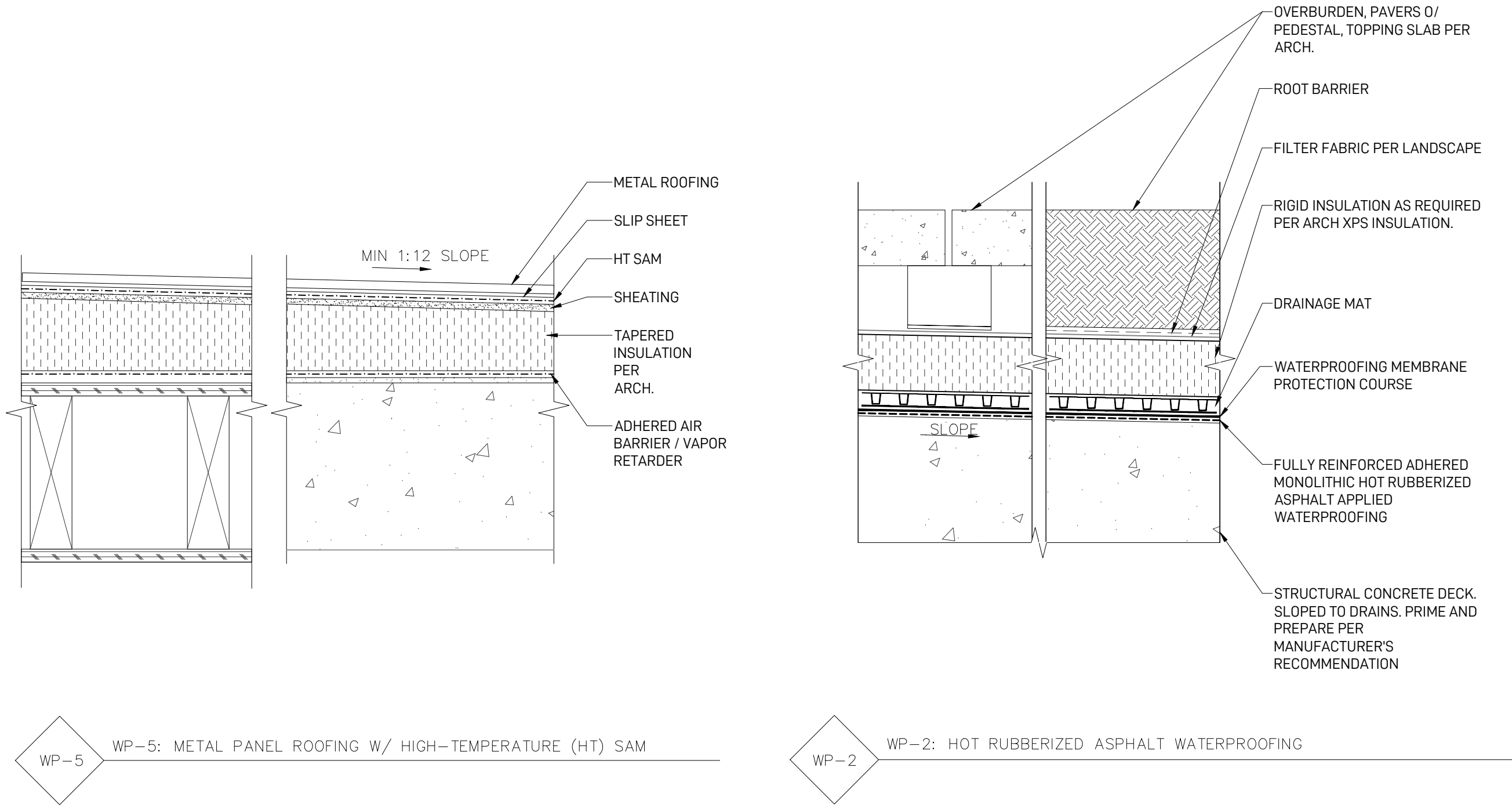
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Client:

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Issue:

100% DD	2025.12.20
20% DD	2025.02.28
SOP Issue	2025.03.12
100% DD	2025.05.08

Construction Revision:

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Issue	Client Approval	Quality Assurance
Submittals	_____	_____
Design Dev.	_____	_____
Permit Dev.	_____	_____
Rel. Dev.	_____	_____
Construction	_____	_____

Drawn By: TJG
Project Manager: WT
Principal in Charge: JS

**WATERPROOFING
ASSEMBLIES**

BE0.30

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