

BROOKSIDE APARTMENTS

EXTERIOR RENOVATIONS

PERMIT SET - 11.02.2022



253.625.7090 | NEXUS@nexus.com
747 FAWCETT AVE, SUITE C, TACOMA, WA 98402

PROJECT INFORMATION

PROJECT NAME: BROOKSIDE APARTMENTS EXTERIOR RENOVATIONS
 ADDRESS OF PROPERTY: 7644 NE BOTHELL WAY, KENMORE, WA 98028
 PARCEL NUMBER: 0114100889
 LEGAL DESCRIPTION: ALDERWOOD MANOR # 14 POR LOTS 34-35 DAF - BEG SW COR SD LOT 35 TH N ALG W LN SD LOT DIST 300 FT TO TPOB TH N ALG W LN SD LOT 35 DIST 505.68 FT MIL TO N LN SD LOT 35 TH E ALG N LNS SD LOTS 34-35 TO NE COR SD LOT 34 TH S 445.1 FT MIL TAP 240 FT E OF TPOB TH W 20 FT TH N PLW W LN 300 FT TH W 200 FT TAP 20 FT E OF W LN SD LOT 35 TH S 300 FT TAP 20 FT E OF TPOB TH W 20 FT TO TPOB
 JURISDICTION: CITY OF KENMORE
 ZONING: R18
 CODES UTILIZED: INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2018 WITH WASHINGTON STATE AMENDMENTS
 WASHINGTON STATE ENERGY CODE (WSEC), 2018 RESIDENTIAL PROVISIONS
 YEAR BUILT: 1983
 USE: MULTI-FAMILY RESIDENTIAL (EXISTING)
 OCCUPANCY: R-2 (EXISTING)
 CONSTRUCTION TYPE: V-B (EXISTING)
 BUILDING SF: 13,382 (EXISTING)
 NO. OF LIVING UNITS: 16 (EXISTING)
 TOTAL FLOORS: 2 (EXISTING)
 BUILDING HEIGHT:
 FIRE SPRINKLER: NONE (EXISTING)

PROJECT DESCRIPTION

EXTERIOR RENOVATIONS TO EXISTING 2-STORY, 16 UNIT APARTMENT BUILDING. INCLUDES REPLACEMENT OF ALL EXISTING UNIT WINDOWS AND DECK DOORS, DECK SURFACE AND RAILINGS, AND EXTERIOR LIGHTING AT DECKSPATIOS. SELECT SIDING REPLACEMENT AS NEEDED TO REPLACE DAMAGED SIDING AND NEW PAINT ON ENTIRE BUILDING.

RCW 64.55

OWNER HAS SUBMITTED A SALE PROHIBITION COVENANT WITH THE COUNTY AND WILL PROVIDE REQUIRED PAPERWORK TO JURISDICTION TO SHOW COMPLIANCE ACCORDING TO RCW 94.55.010, DEFINITION OF MULTIUNIT RESIDENTIAL BUILDING, EXCEPTION (vi)

ABBREVIATIONS

NO.	NUMBER
OC	ON CENTER
OPP	OPPOSITE DIRECTION (MIRRORED)
PPT	PRESERVATIVE PRESSURE TREATED
TBD	TO BE DETERMINED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
WSEC	WASHINGTON STATE ENERGY CODE

SYMBOLS

	SECTION REFERENCE
	DETAIL REFERENCE
	EXTERIOR ELEVATION
	DOOR NUMBER
	WINDOW TYPE
	NORTH ARROW
	ELEVATION DATUM
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

ENERGY CODE UPDATES

SECTION R503 ALTERATIONS

SECTION R503.1 GENERAL.
 ...ALTERATIONS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE...

SECTION R503.1.1 BUILDING ENVELOPE.
 BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION R402.1.1 OR R402.1.4, SECTIONS R402.2.1 THROUGH R402.2.11, R402.3.1, R402.3.2, R402.4.3, AND R402.4.4.

EXCEPTION:
 3. CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.

SECTION R503.1.1.1 REPLACEMENT FENESTRATION.
 ...REPLACEMENT FENESTRATION UNIT SHALL MEET THE APPLICABLE REQUIREMENTS FOR U-FACTOR AND SHGC IN TABLE R402.1.1.

PROPOSED DESIGN CONFORMS:
 NEW FENESTRATIONS WILL MEET U-VALUE REQUIREMENTS IN TABLE R402.1.1 (NO SHGC REQUIREMENT IS LISTED ON TABLE) SEE WINDOW SCHEDULE FOR MORE INFORMATION

GENERAL NOTES

- VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION WORK. ANY DISCREPANCIES OR CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF KCHA.
- UNLESS OTHERWISE NOTED, ALL TYPICAL NOTES, DETAILS AND FEATURES SHOWN AS APPLICABLE TO ONE CONDITION SHALL BE APPLICABLE TO OTHERS AT SIMILAR CONDITIONS WHETHER IT IS SPECIFICALLY NOTED OR NOT.
- OPENINGS IN RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH PENETRATION SYSTEMS MEETING OR EXCEEDING THE REQUIRED FIRE RESISTIVE RATINGS.
- DO NOT SCALE THE DRAWINGS.
- ANY NECESSARY INVESTIGATION AND REMEDIATION OF ORGANIC GROWTH BY OTHERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERSTANDING AND IMPLEMENTING ALL SAFETY REQUIREMENTS AND PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED BY THE GOVERNING JURISDICTIONS.
- DAMAGE REFERS TO ANY DETERIORATION, DARK STAINING, AND/OR SIGNS OF ORGANIC GROWTH.
- DO NOT SUBSTITUTE MATERIALS SPECIFIED WITHOUT RECEIVING WRITTEN APPROVAL FROM KCHA.
- WORK TO BE COMPLETED IN ACCORDANCE WITH REGULATIONS AND CODE.
- WHERE CONFLICTS OCCUR, THE SCOPE OF WORK TAKES PRECEDENCE OVER SPECIFICATIONS AND SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS.

SHEET INDEX

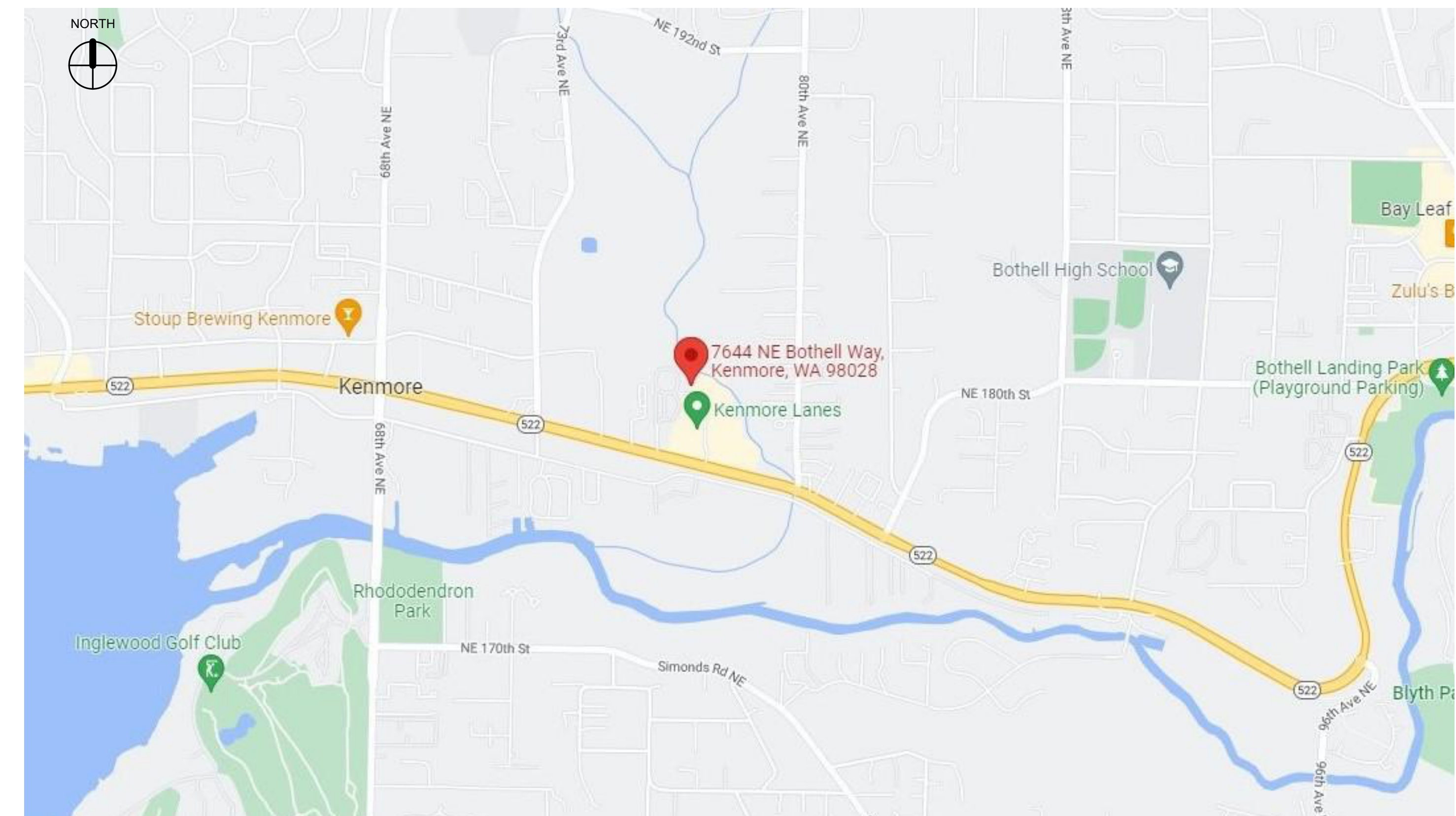
SHEET	TITLE
T1.0	COVERSHEET
SD1.0	SITE PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.5	COLOR ELEVATIONS
A3.0	ENLARGED DECK PLAN AND DETAILS
A3.1	DETAILS
A4.0	SCHEDULES
A4.1	FENESTRATION FLASHING SEQUENCING DETAIL
A4.2	DOOR AND WINDOW DETAILS

PROJECT TEAM

OWNER
 KING COUNTY HOUSING AUTHORITY
 700 ANDOVER PARK WEST, SUITE C
 SEATTLE, WA 98188
 PROJECT MANAGER: DON HATFIELD donaldh@kcha.org

ARCHITECT
 NEXUS bec
 253.625.7090
 747 FAWCETT AVE, SUITE C
 TACOMA, WA 98402
 ARCHITECT: DANI ITTNER dittner@nexusbec.com

VICINITY MAP



PROJECT
 EXTERIOR RENOVATIONS
BROOKSIDE APARTMENTS
 7644 NE BOTHELL WAY
 KENMORE, WA 98028

REVISIONS

DATE	PROJECT NO.	SHEET TITLE
11.02.2022	22004NX.01	COVERSHEET

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 SHEET

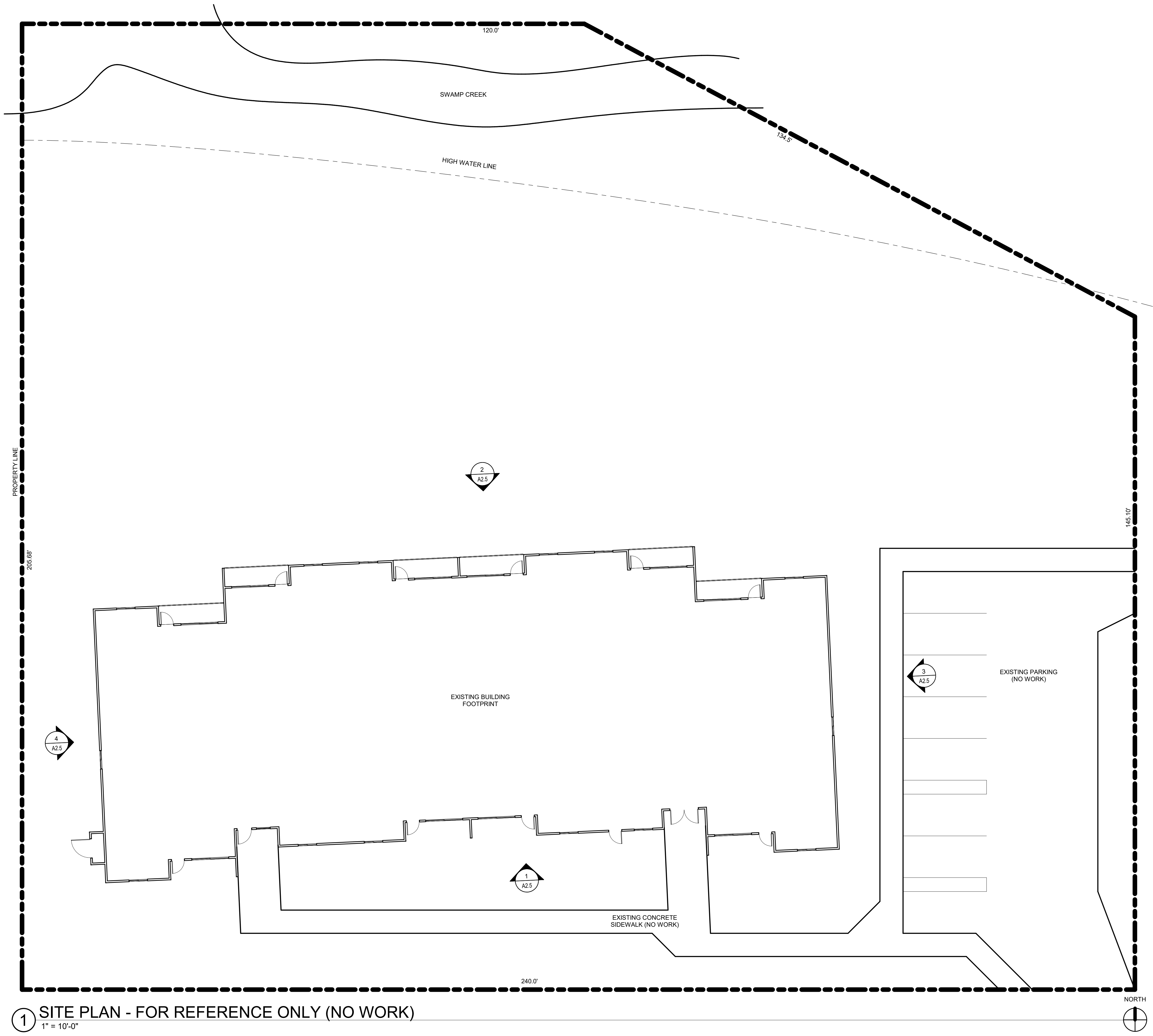
T1.0

PERMIT SET

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

REVISIONS

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PROJECT NO.	22004NX.01
DRAWN BY:	DMH
REVIEWED BY:	
SHEET TITLE	SITE PLAN

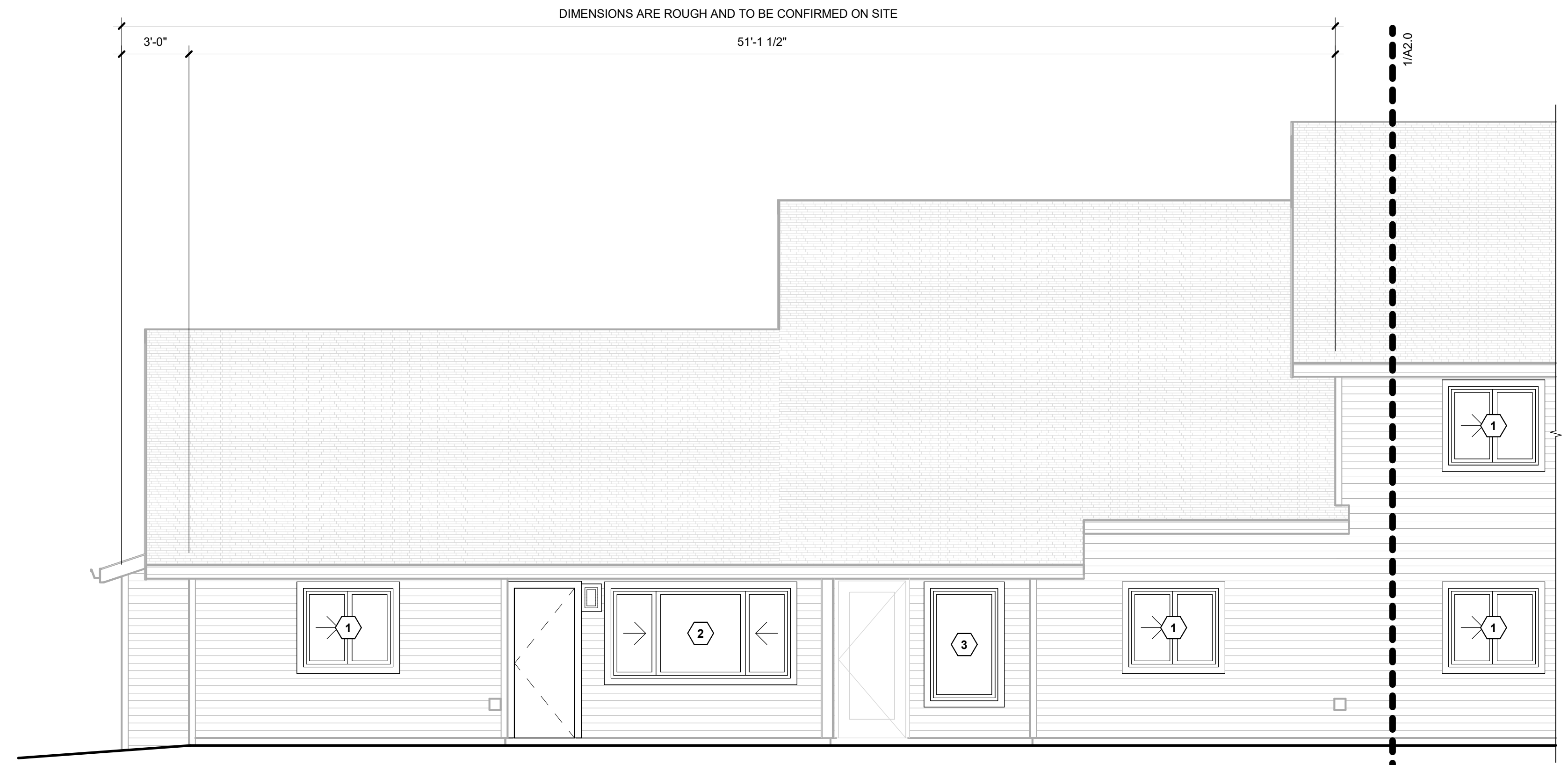


1 SITE PLAN - FOR REFERENCE ONLY (NO WORK)
1" = 10'-0"

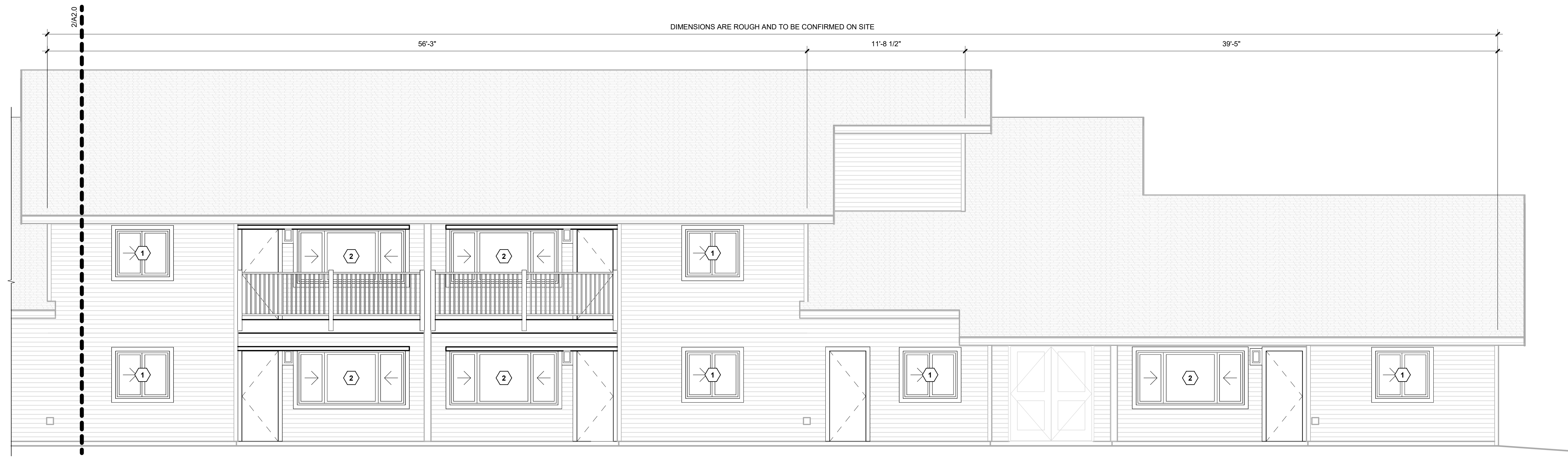
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SCOPE NOTES

1. REMOVE EXISTING WINDOWS, INCLUDING SIDING AS NEEDED FOR 4" TRIM AROUND ALL FOUR SIDES OF ROUGH OPENING. TAKE CARE NOT TO DAMAGE EXISTING WRB.
2. REMOVE AND RETAIN EXISTING STORM DOORS.
3. REMOVE EXISTING DOORS AT DECKS, INCLUDING SIDING AS NEEDED FOR 4" TRIM AROUND ROUGH OPENING. TAKE CARE NOT TO DAMAGE EXISTING WRB.
4. REMOVE EXISTING LIGHT FIXTURES AT DECKSPATIOS, INCLUDING SIDING AS NEEDED TO INSTALL NEW FIXTURE MOUNTING BLOCKS. TAKE CARE NOT TO DAMAGE EXISTING WRB.
5. REMOVE EXISTING RAILINGS AND FASCIAS AT ALL DECKS. REMOVE CORNER TRIM AS NEEDED TO PERFORM WORK AT DECKS.
6. REMOVE SIDING TO 8" ABOVE DECK SURFACE. TAKE CARE NOT TO DAMAGE EXISTING WRB.
7. AT LOWER DECKS: REMOVE EXISTING DECKING AND JOISTS. INSTALL NEW JOISTS TO MATCH EXISTING ND STEP ANCHORS TO PROVIDE SLOPE.
8. AT UPPER DECKS: INSPECT EXISTING SHEATHING AND FRAMING FOR DAMAGE AND REPLACE IN KIND IF DAMAGE FOUND. SAND EXISTING SHEATHING AND INSTALL NEW SHEATHING OVER. REMOVE SOFFIT PANEL AT RAILING EDGE TO INSTALL NEW RAILING ATTACHMENTS AND REINSTALL.
9. REMOVE EXISTING CRAWLSPACE ACCESS COVER.
10. INSPECT EXISTING SIDING FOR DAMAGE AND REPLACE IN KIND IF DAMAGE FOUND.
11. AT GABLE END VENTS: BLOCK AIR FLOW WITH PLYWOOD PANEL AND RIGID INSULATION. EXTERIOR VENT TO STAY IN PLACE.
12. AT GABLE ENDS: REMOVE SIDING 5" ABOVE ROOFING AND INSTALL NEW FLASHING AND TRIM PER DETAILS.
13. INSPECT EXISTING SIDING TO REMAIN AND NAIL OFF ANY LOOSE SIDING.
14. INSTALL NEW CRAWLSPACE ACCESS COVER.
15. INSTALL NEW PLYWOOD SHEATHING, FLASHINGS, AND TRAFFIC COATING SYSTEM AT ALL DECKS PER DETAILS.
16. INSTALL NEW SYNTHETIC FASCIA AND FIBERGLASS RAILINGS AT ALL DECKS PER DETAILS. INSTALL NEW SYNTHETIC CORNER TRIM.
17. FLASH AND INSTALL NEW DOORS AND WINDOWS PER DETAILS.
18. INSTALL NEW SYNTHETIC TRIM AROUND WINDOWS.
19. REINSTALL EXISTING STORM DOORS.
20. INSTALL NEW FIXTURE MOUNTING BLOCKS AND LIGHT FIXTURES AT DECKSPATIOS AT EXISTING LOCATIONS.
21. PAINT ENTIRE BUILDING EXTERIOR AND INTERIOR DOOR AND WINDOW TRIM.



2 SOUTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

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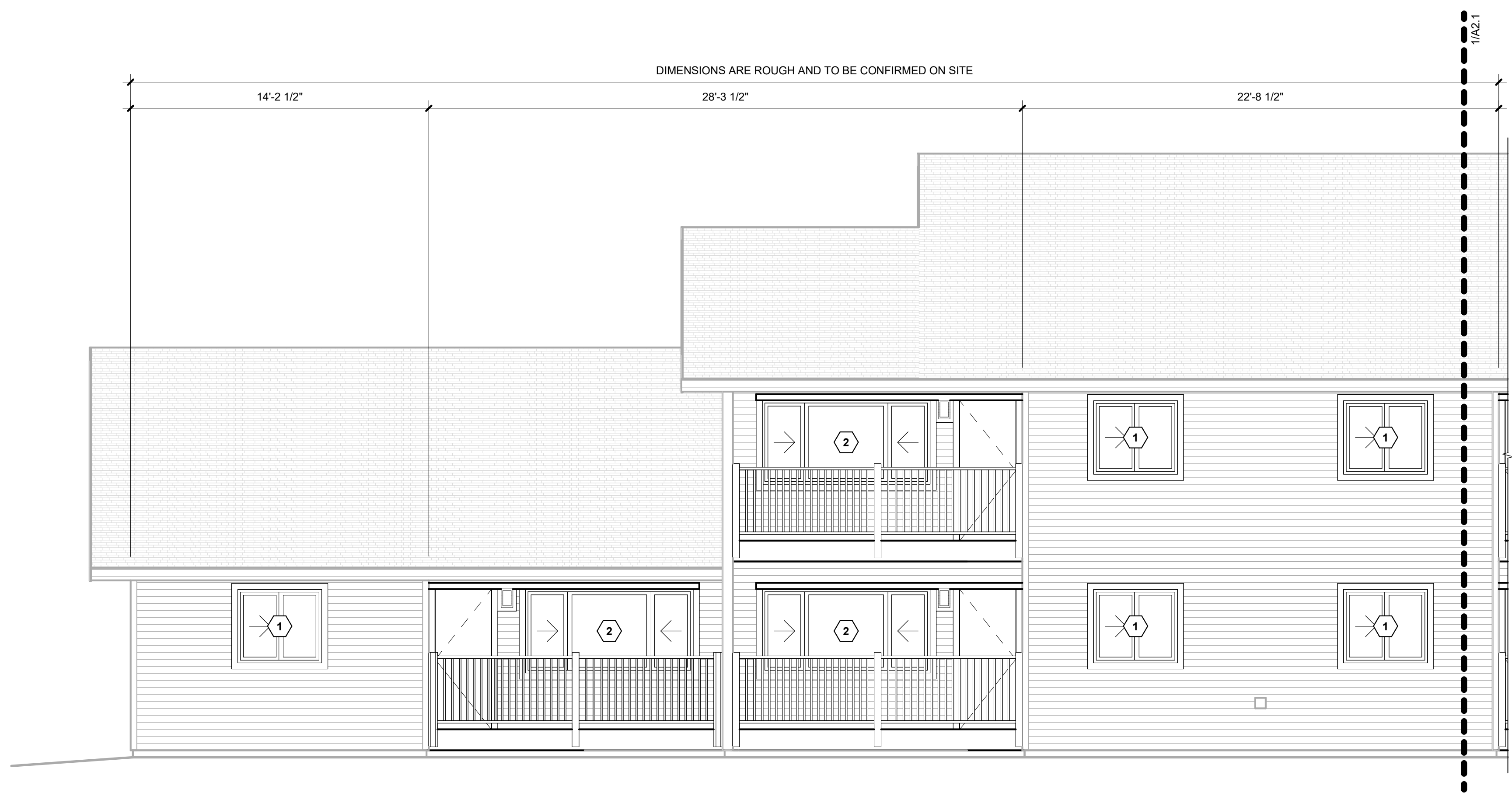
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REVIEWED BY:

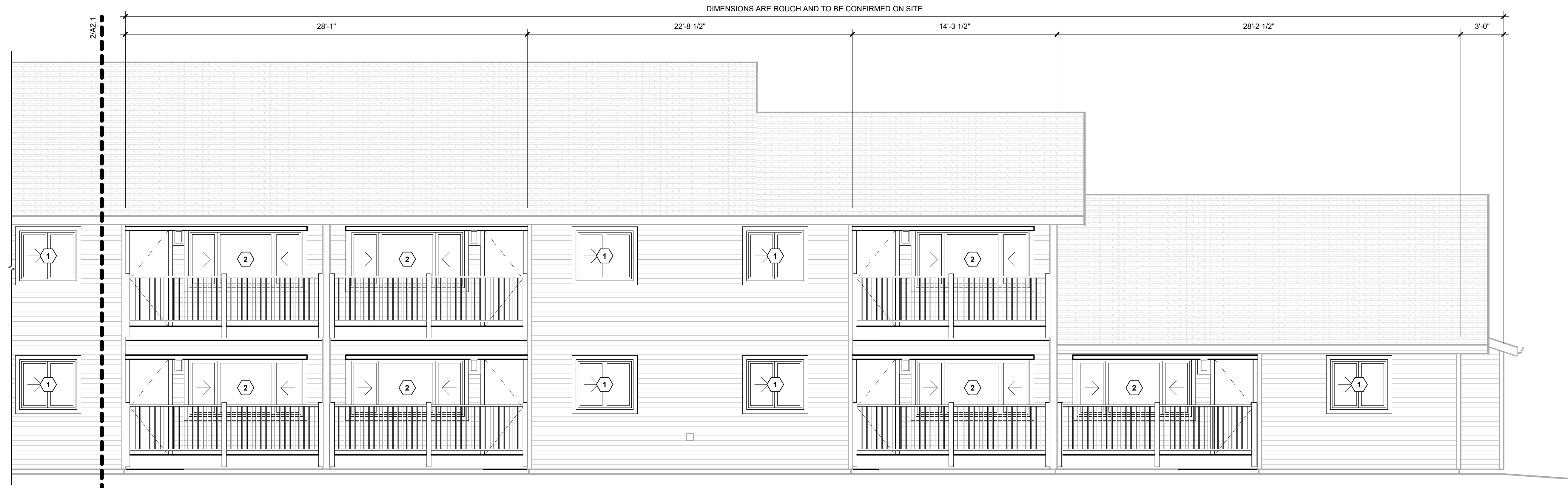
SHEET TITLE
ELEVATIONS

SCOPE NOTES

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21. PAINT ENTIRE BUILDING EXTERIOR AND INTERIOR DOOR AND WINDOW TRIM.



2 NORTH ELEVATION
 1/4" = 1'-0"



1 NORTH ELEVATION
 1/4" = 1'-0"

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REVISIONS

DATE
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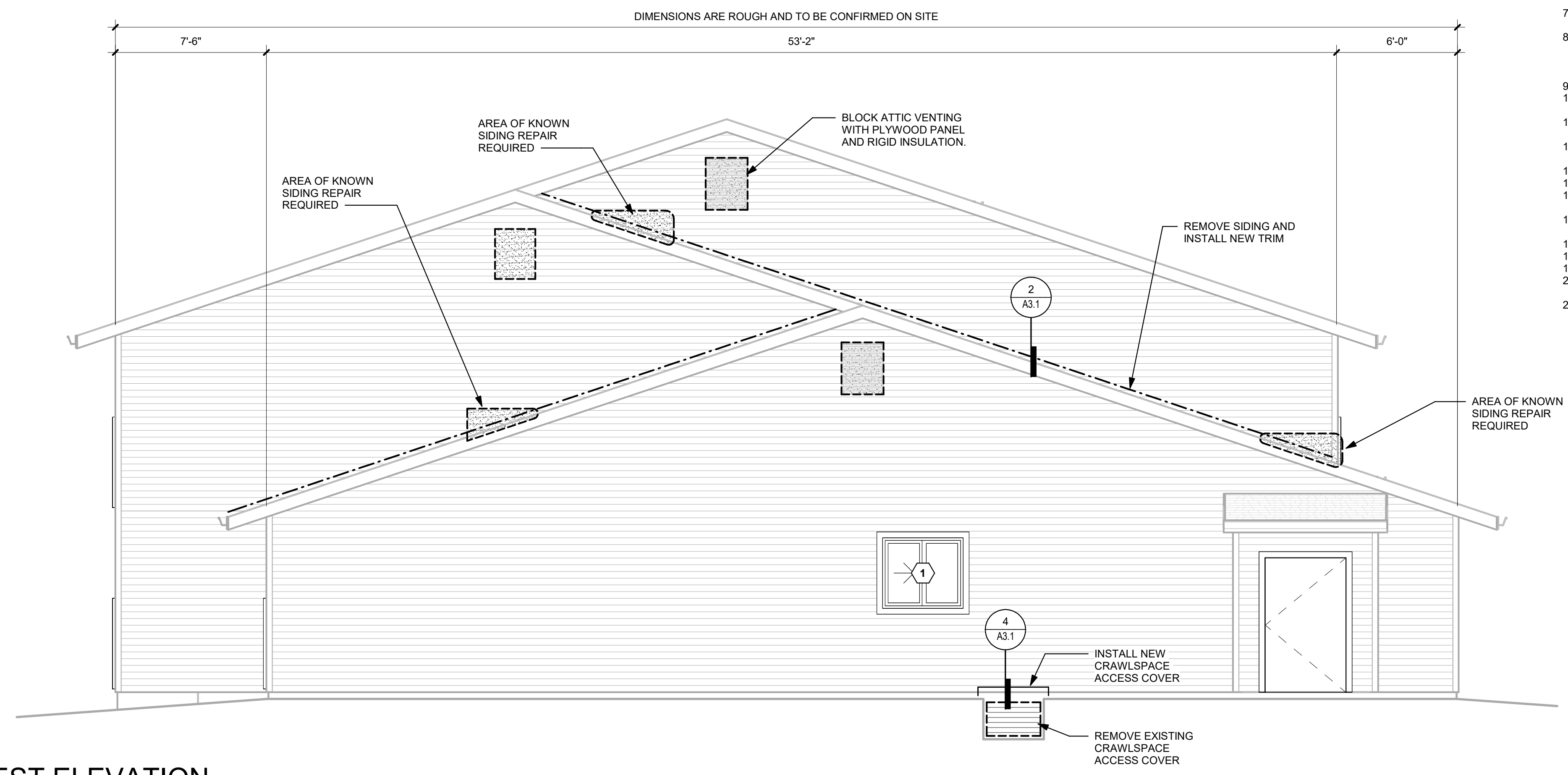
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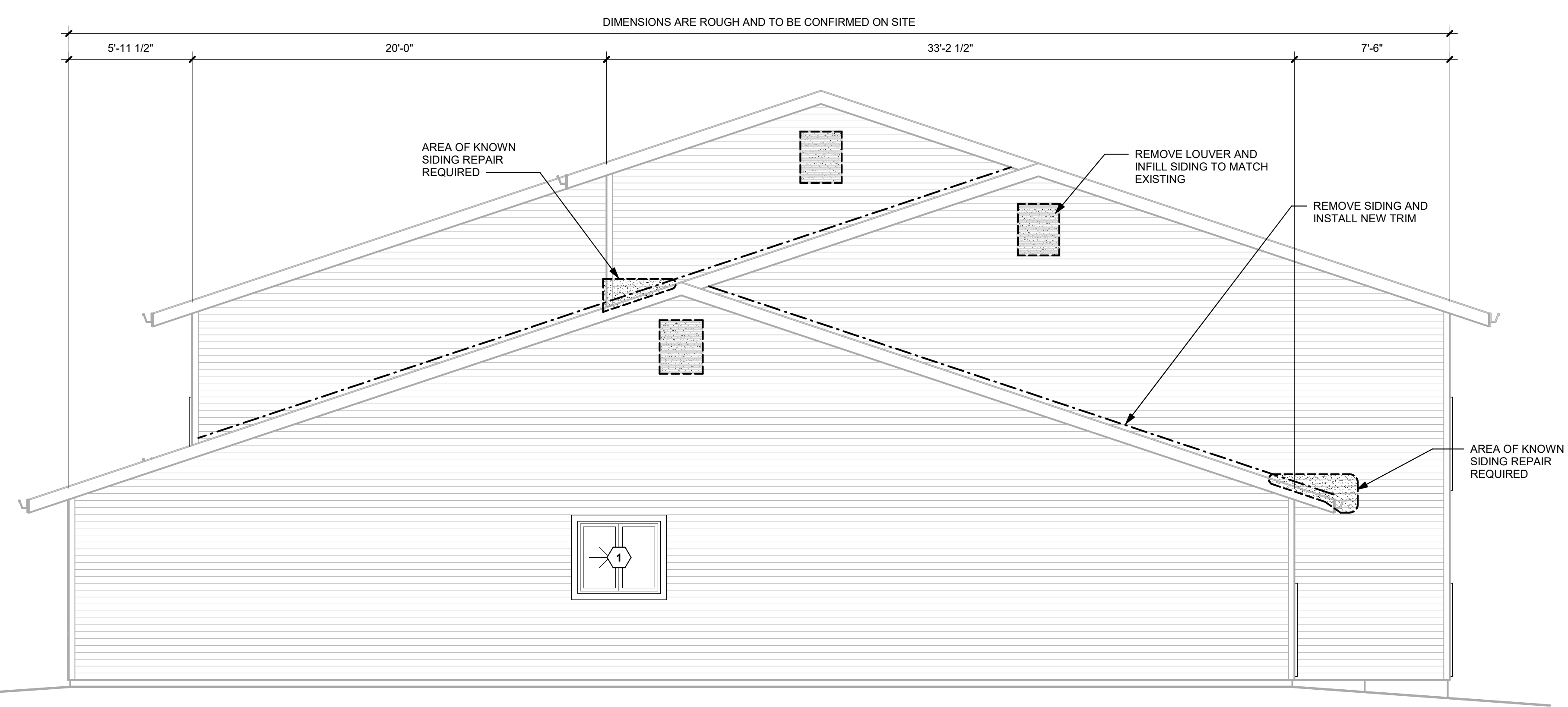
REVIEWED BY:

SHEET TITLE
ELEVATIONS

- SCOPE NOTES**
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 - PAINT ENTIRE BUILDING EXTERIOR AND INTERIOR DOOR AND WINDOW TRIM.

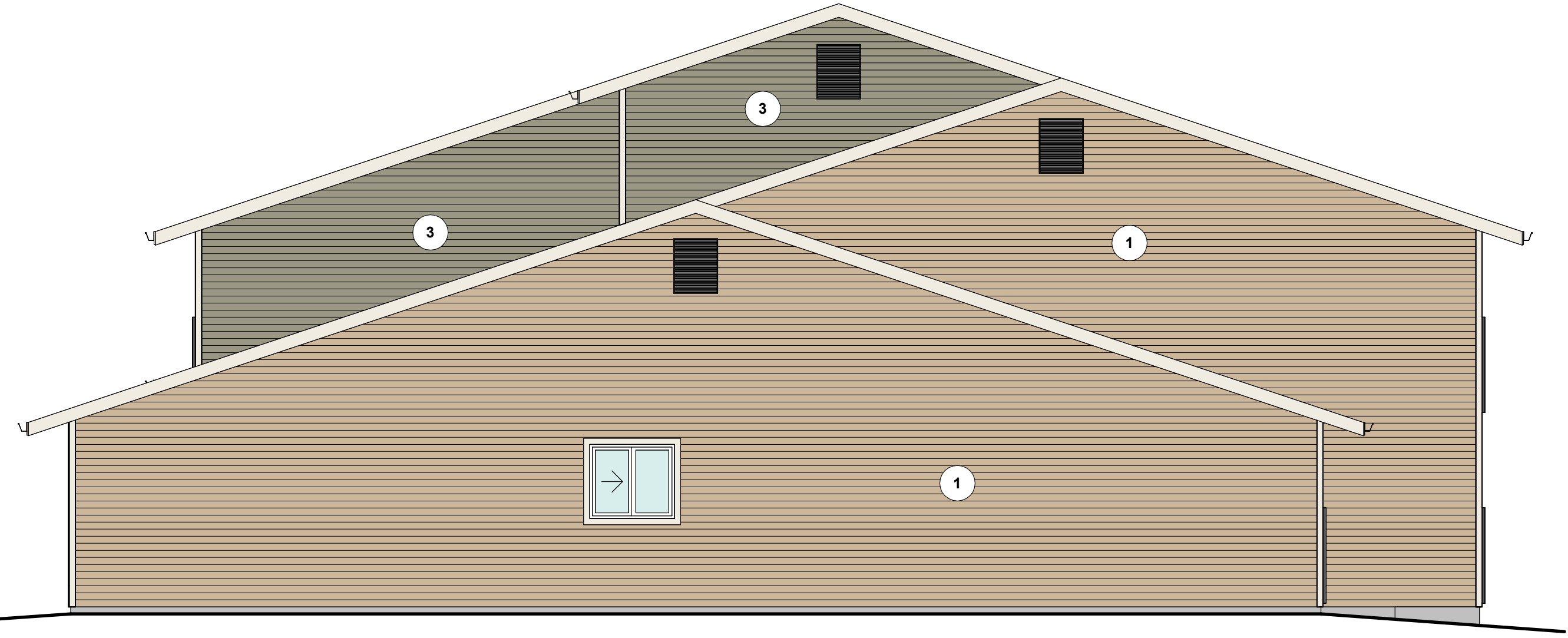


2 WEST ELEVATION
1/4" = 1'-0"

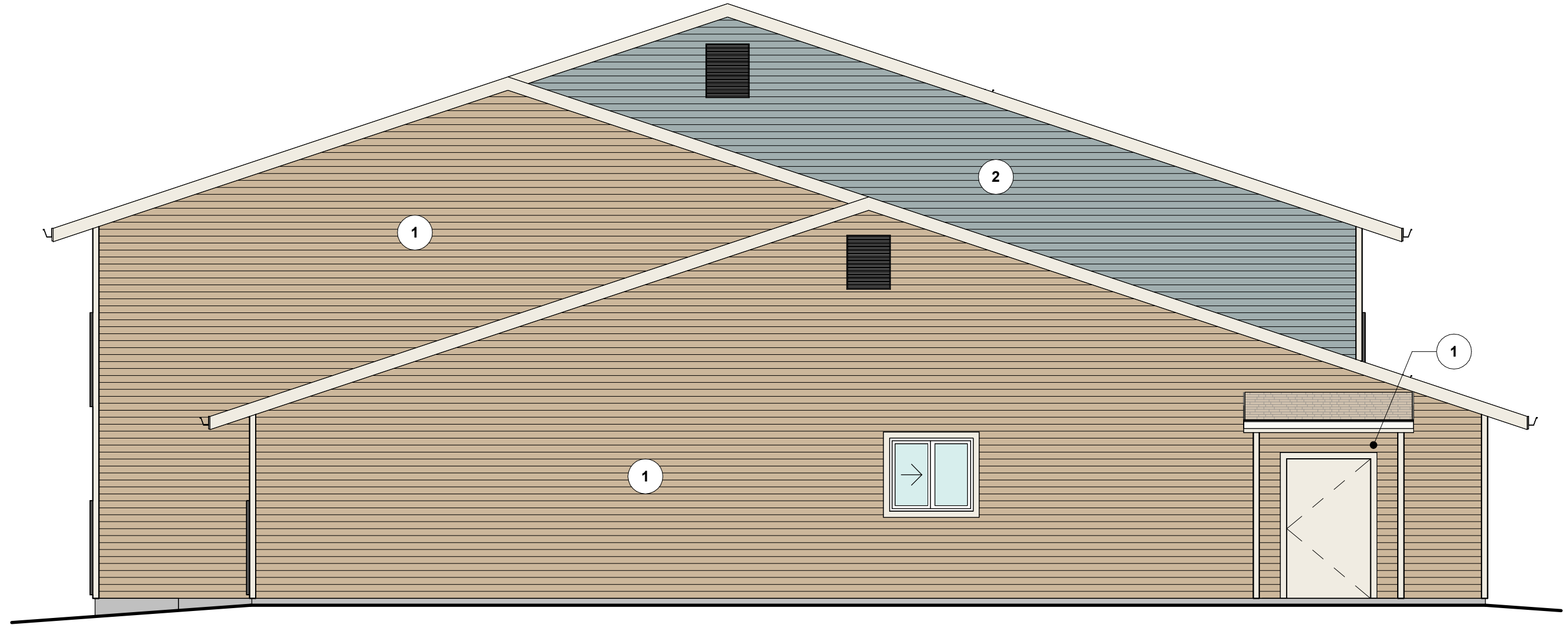


1 EAST ELEVATION
1/4" = 1'-0"

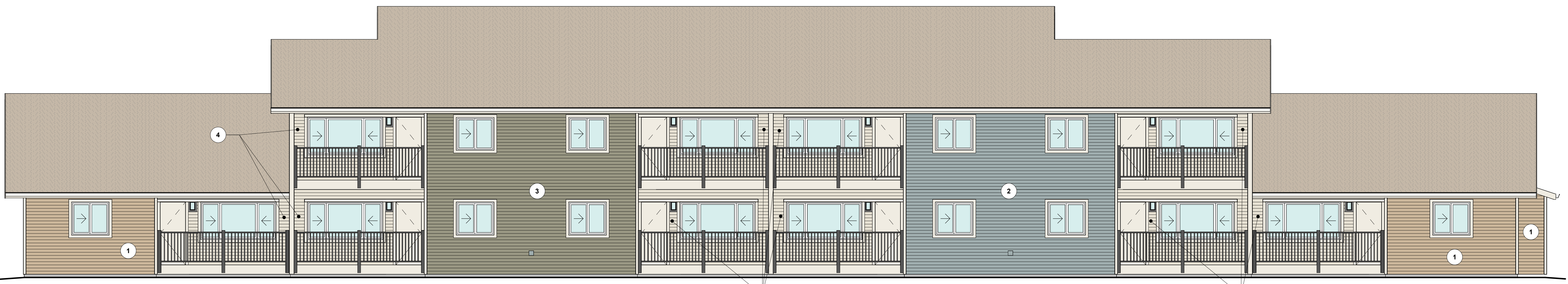
	TRIM, SOFFIT, BEAM & POST: GREEK VILLA SW 7551		BODY 1: MACADAMIA SW 6142		BODY 2: BREEZE SW 7616		BODY 3: GREEN EARTH SW 7748		BODY 4: NACRE SW 6154
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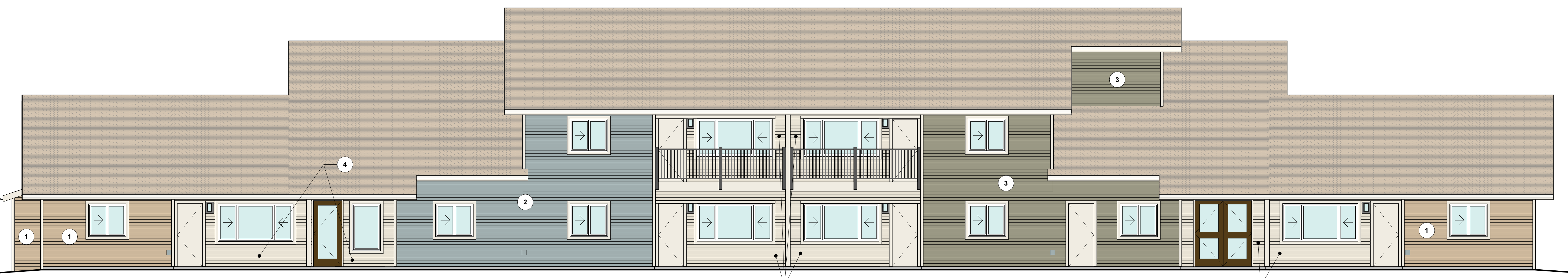
3 LEFT ELEVATION
3/16" = 1'-0"



4 RIGHT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

REVISIONS

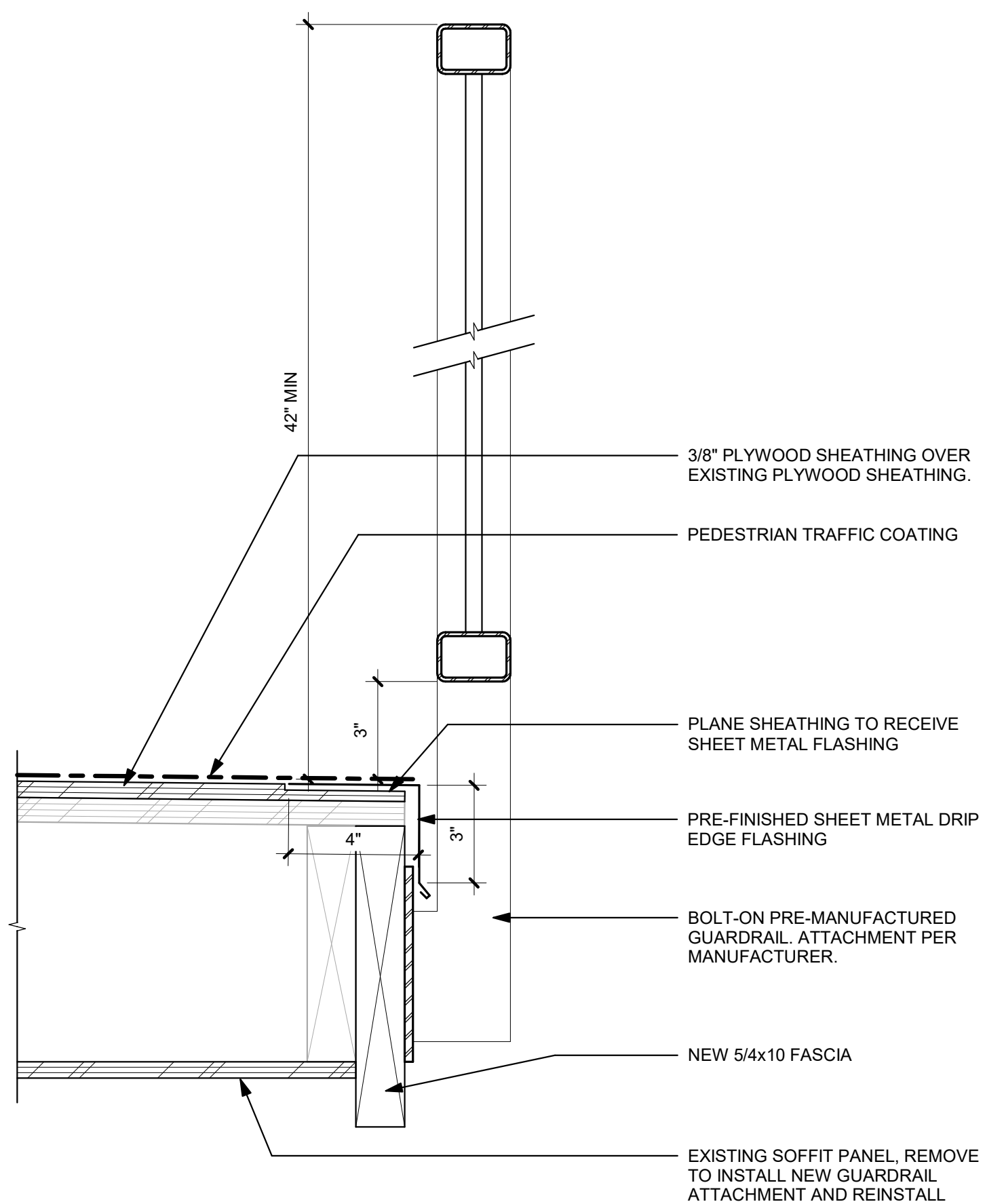
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11.02.2022

PROJECT NO.
22004NX.01

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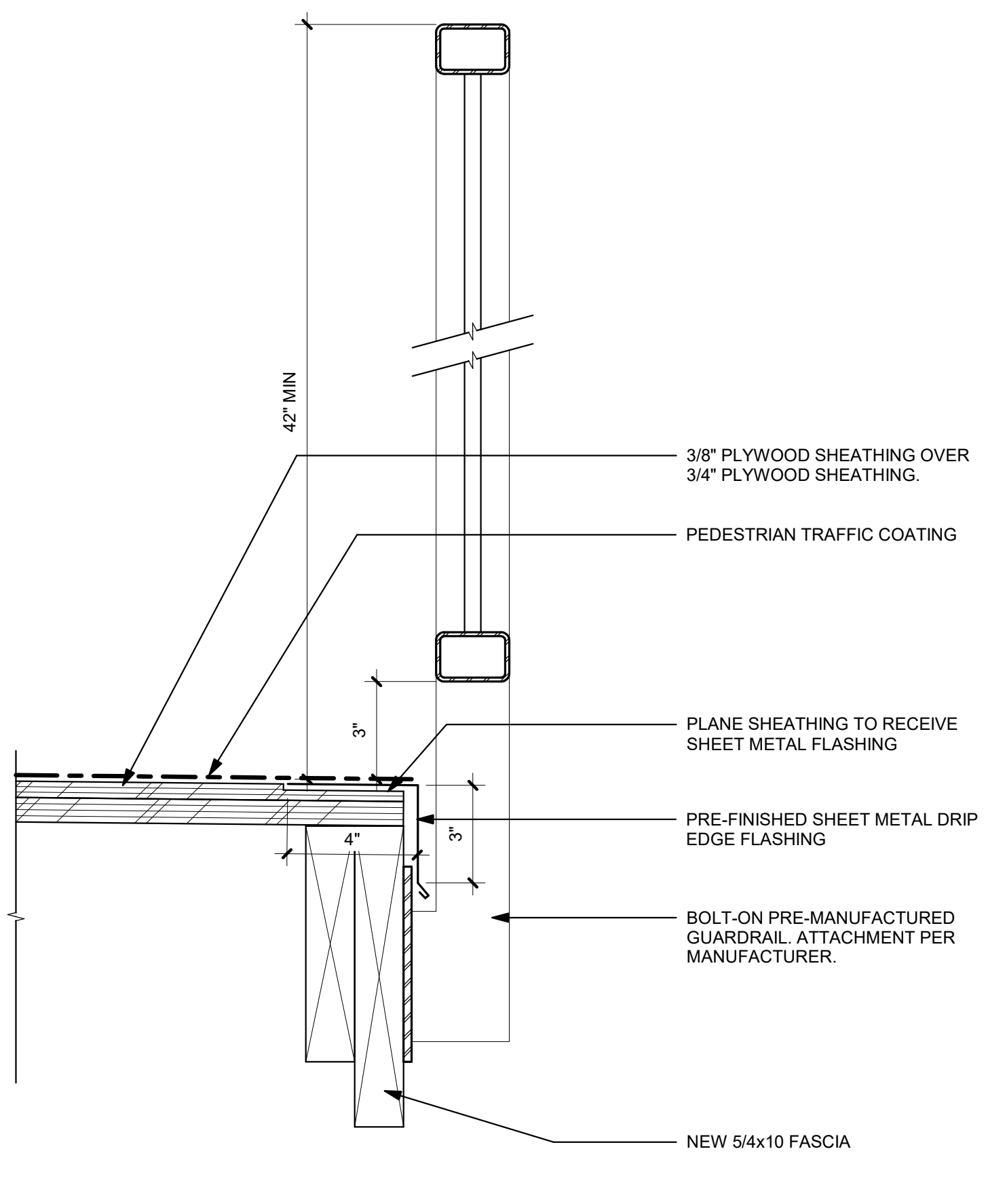
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SHEET TITLE
ENLARGED DECK PLAN AND DETAILS



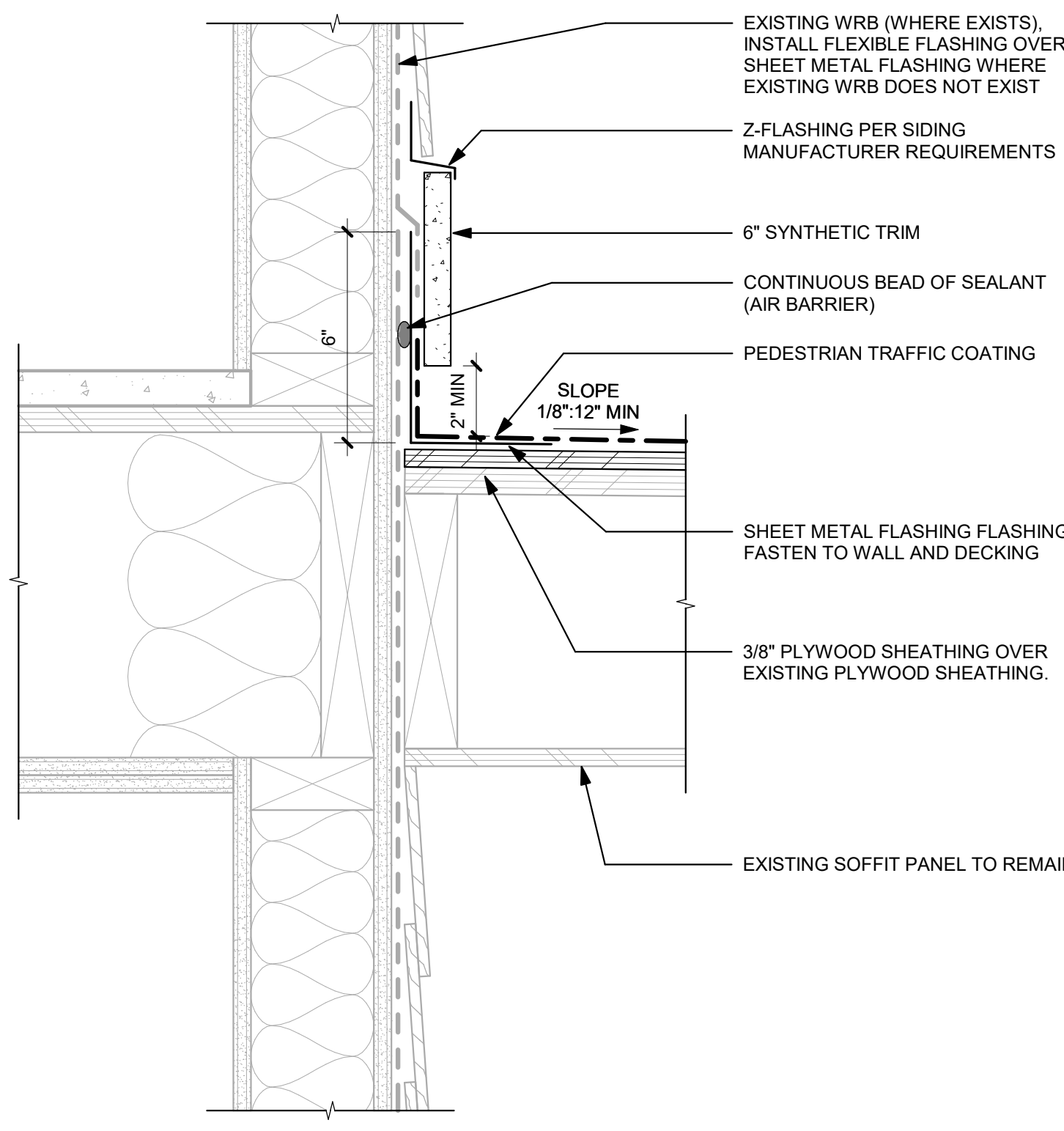
6 UPPER DECK GUARDRAIL
 3" = 1'-0"

INTERIOR EXTERIOR

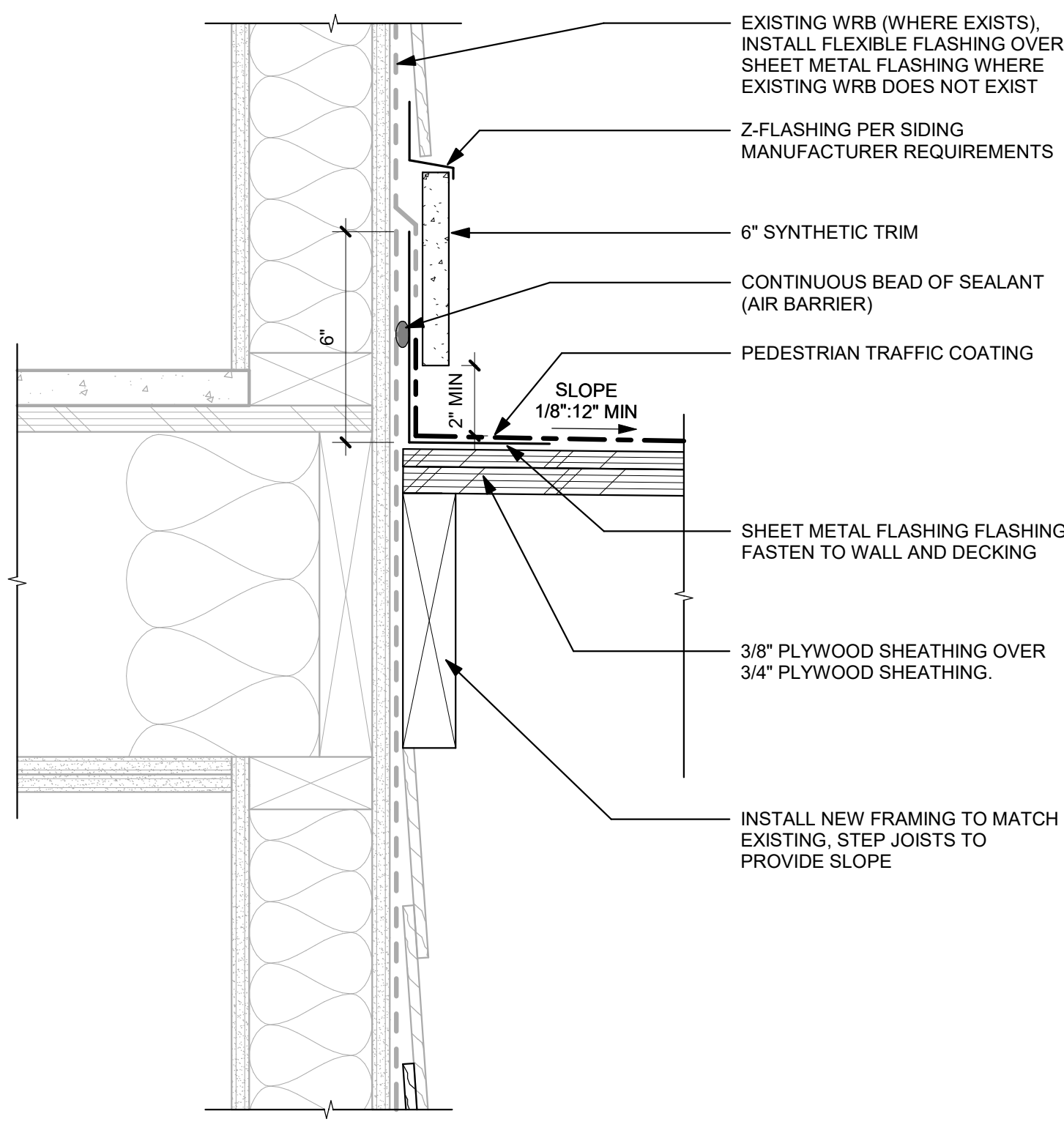


4 LOWER DECK GUARDRAIL
 3" = 1'-0"

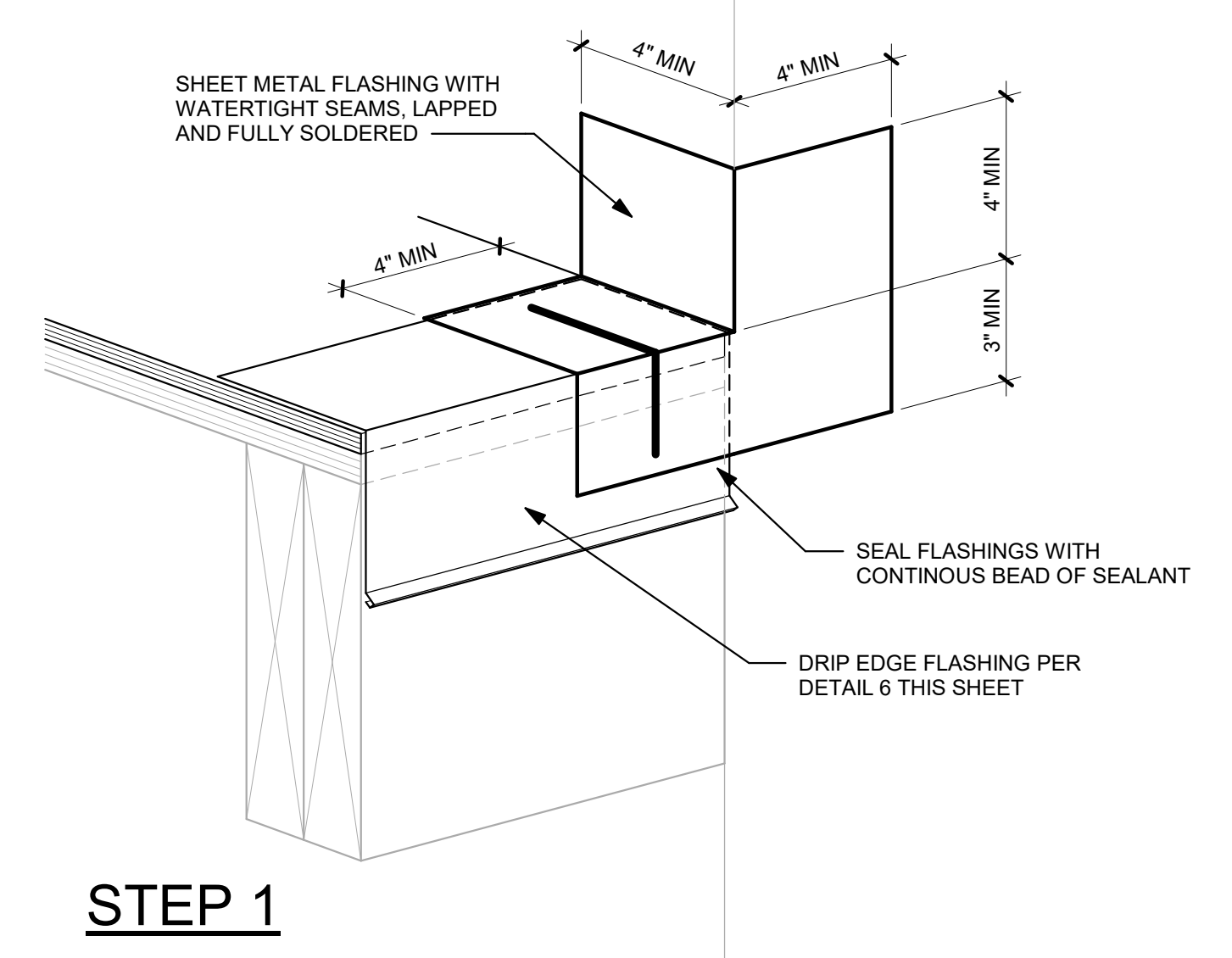
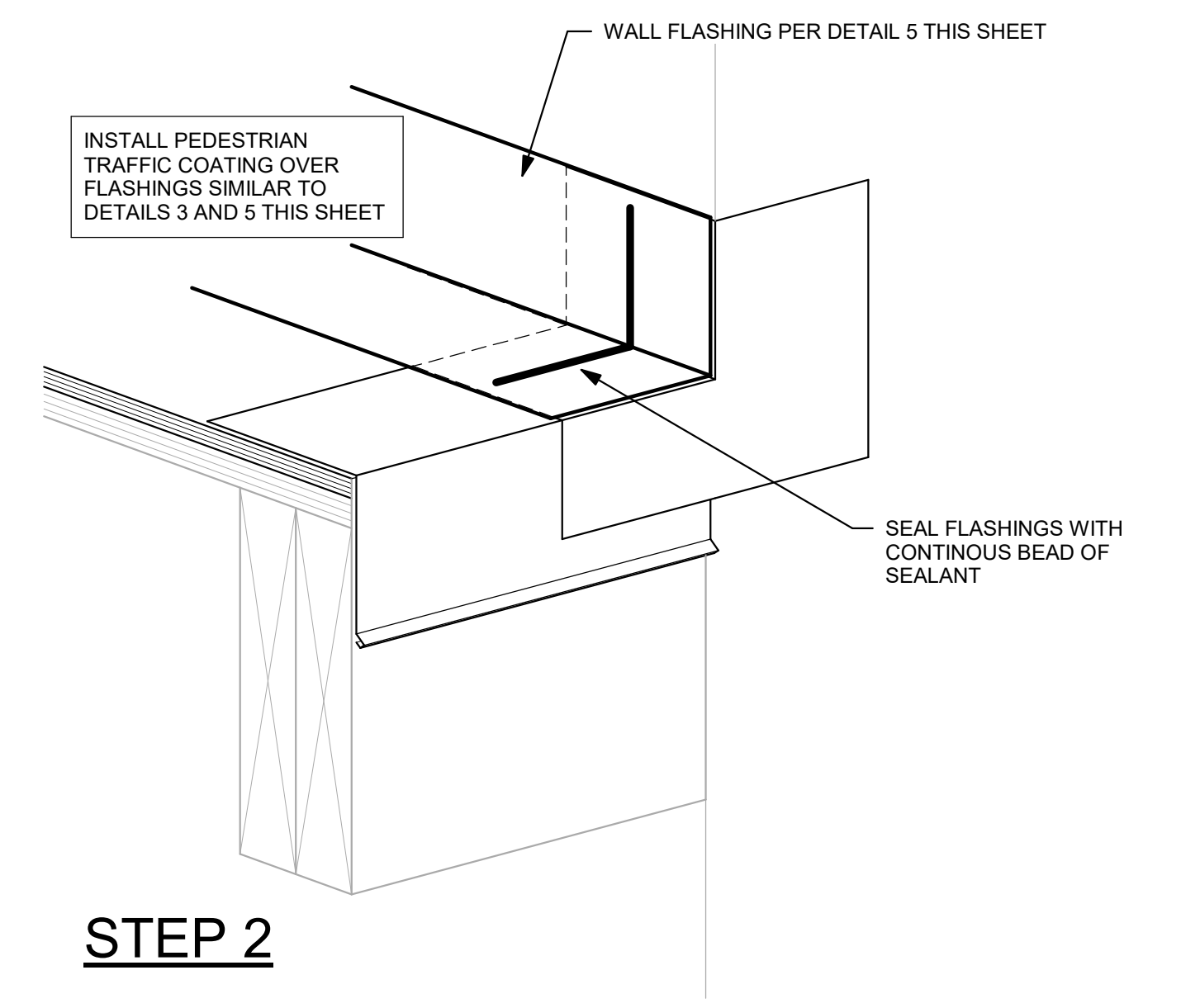
INTERIOR EXTERIOR



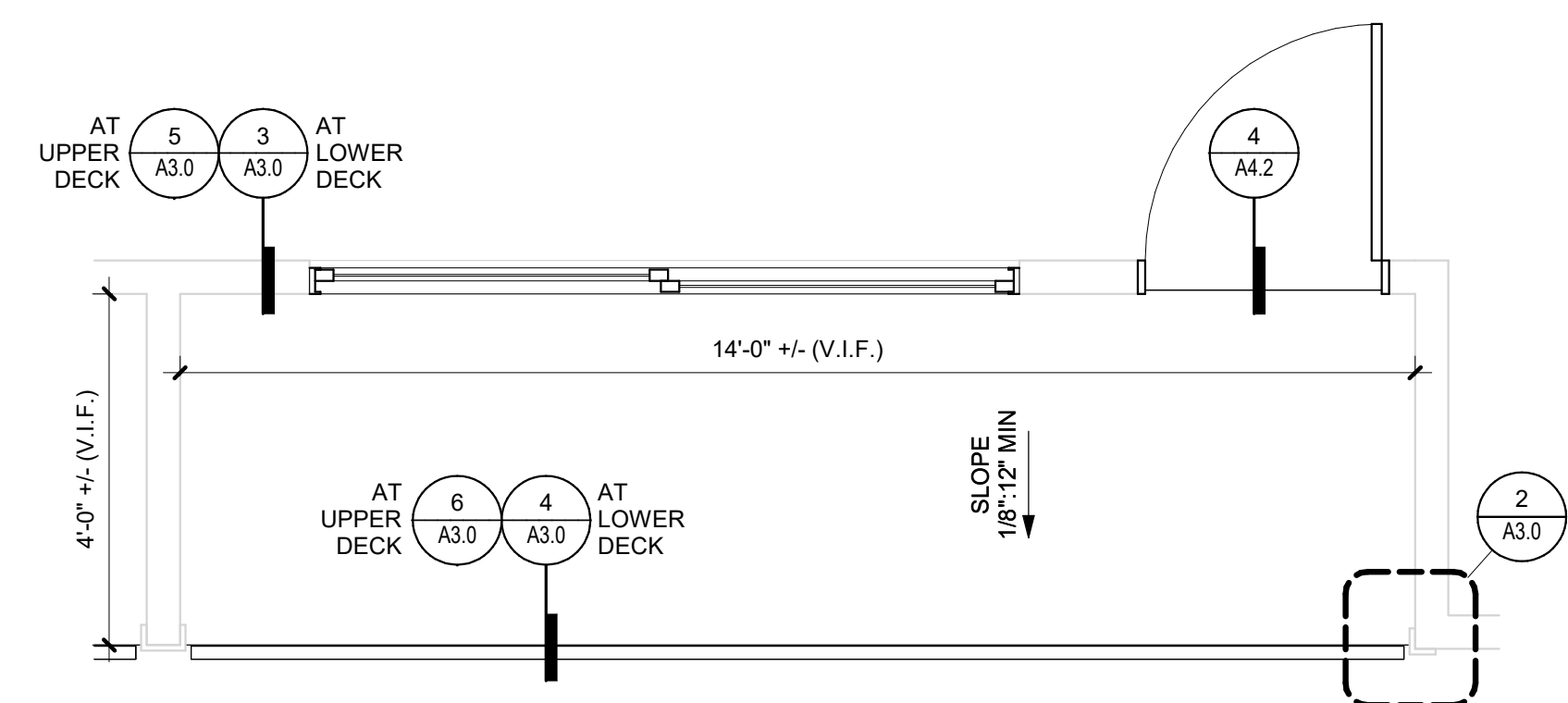
5 UPPER DECK AT WALL
 3" = 1'-0"

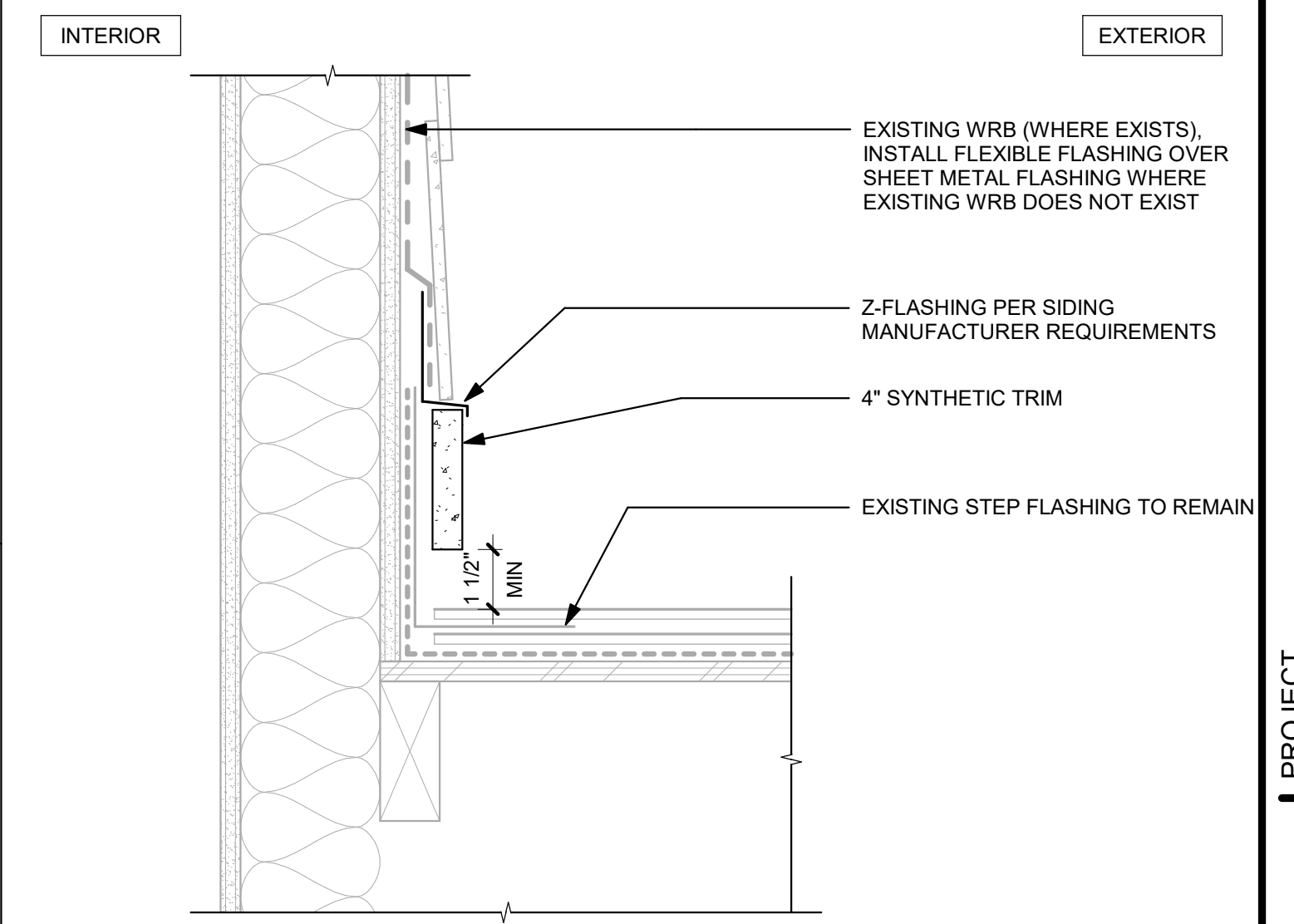


3 LOWER DECK AT WALL
 3" = 1'-0"

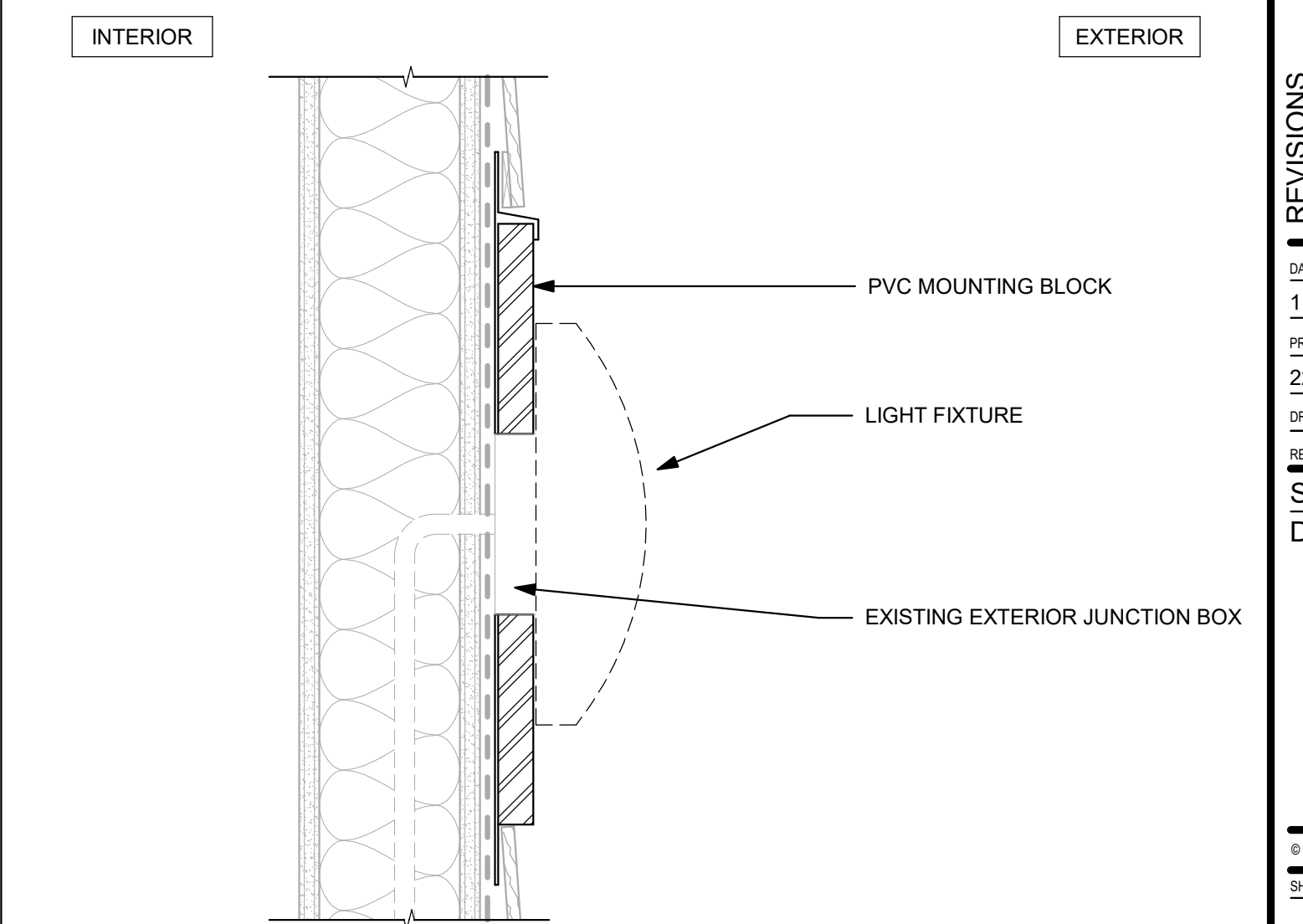


2 DECK FLASHING AT WALL
 3" = 1'-0"

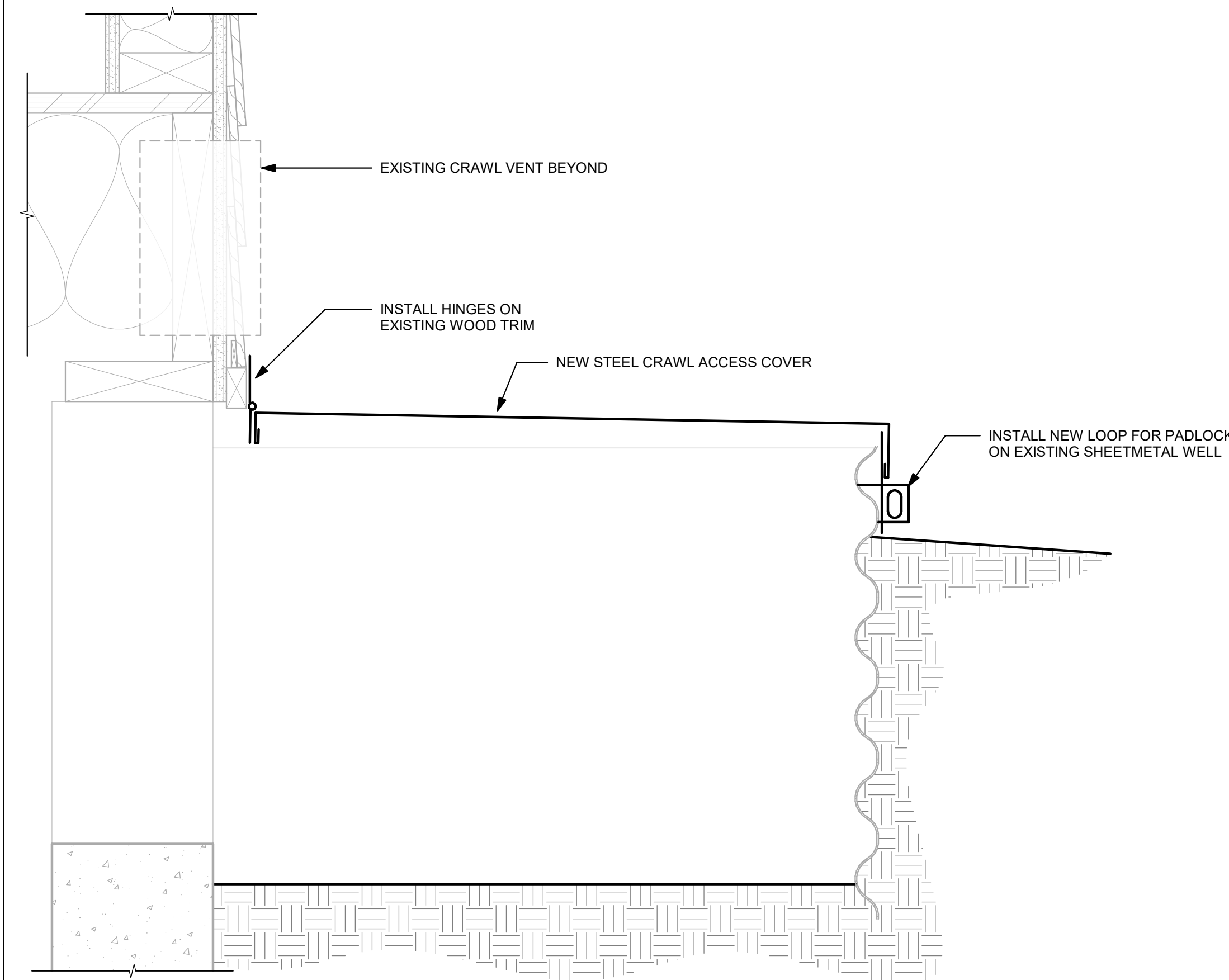




② NEW TRIM AT LOW ROOF
 3" = 1'-0"



① TYPICAL LIGHT FIXTURE
 3" = 1'-0"



④ CRAWL ACCESS DETAIL
 3" = 1'-0"

DOOR SCHEDULE ABBREVIATIONS

COMP COMPOSITE
 FG FIBERGLASS
 GL GLAZING
 HM HOLLOW METAL
 MTL METAL

DOOR SCHEDULE NOTES

- ALL DOORS TO BE REPLACED IN KIND. SIZES SHOWN HERE ARE FOR REFERENCE ONLY. VERIFY SIZE AND CONFIGURATION IN FIELD.
- SEE DOOR TYPES FOR U-VALUE AND SHGC REQUIREMENTS AT INSULATED DOORS.
- PROVIDE WEATHERSTRIPPING AND SWEEPS AT ALL DOORS.

HARDWARE SCHEDULE

HW-1
 RESIDENTIAL ENTRY DOOR SET

HW-2
 MAINTENANCE STORAGE DOOR SET

DOOR SCHEDULE							
MARK	WIDTH	HEIGHT	DOOR MATERIAL	DOOR TYPE	FRAME MATERIAL	HARDWARE SET	COUNT
DECK DOORS	2' - 8"	6' - 8"	FG	A	COMP	HW-1	17
STORAGE DOOR	4' - 0"	6' - 8"	FG	B	COMP	HW-2	1

WINDOW GENERAL NOTES

- ALL WINDOWS TO MATCH EXISTING WINDOW SIZES. SIZES SHOWN HERE ARE FOR REFERENCE ONLY. VERIFY SIZE IN FIELD.
- WINDOWS WITH SILLS LOCATED <36" ABOVE FINISH FLOOR AND >72" ABOVE EXTERIOR FINISH GRADE SHALL BE PROVIDED WITH OPENING CONTROL DEVICES PER IBC 1015.8.1
- WINDOWS SHALL NOT HAVE TRICKLE VENTS.
- PROVIDE TEMPERED GLASS IN WINDOWS WITHIN 24" OF DOOR JAMBS.

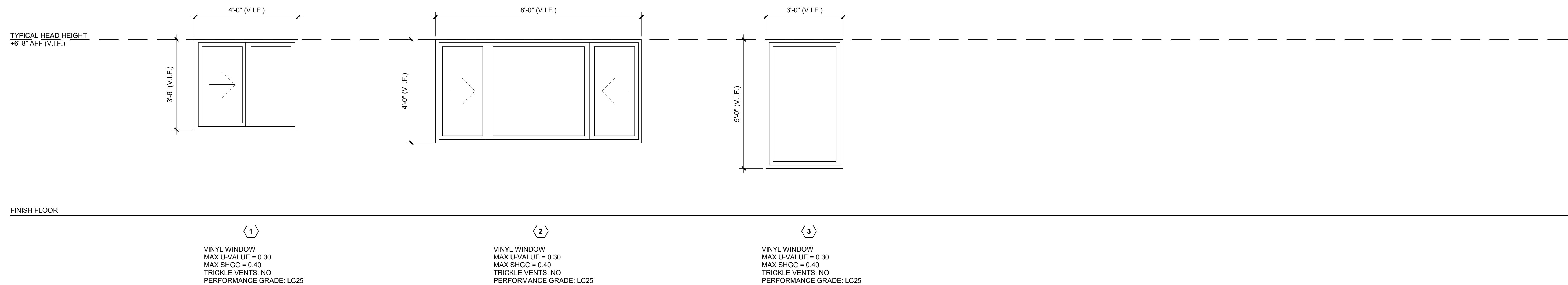
WINDOW TYPE TOTALS

MARK	COUNT
1	20
2	16
3	1



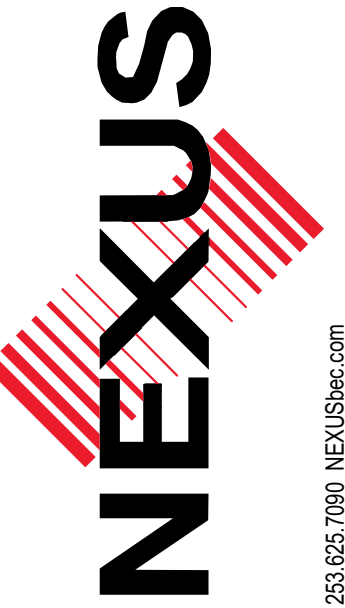
DOOR TYPES

1/2" = 1'-0"



WINDOWS TYPES

1/2" = 1'-0"



253.625.7090 | NEXUS@nexus.com
 747 FAWCETT AVE, SUITE C, TACOMA, WA 98402



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DRAWN BY:	DM
REVIEWED BY:	

SHEET TITLE
 SCHEDULES

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 SHEET

A4.0

PERMIT SET

REVISIONS

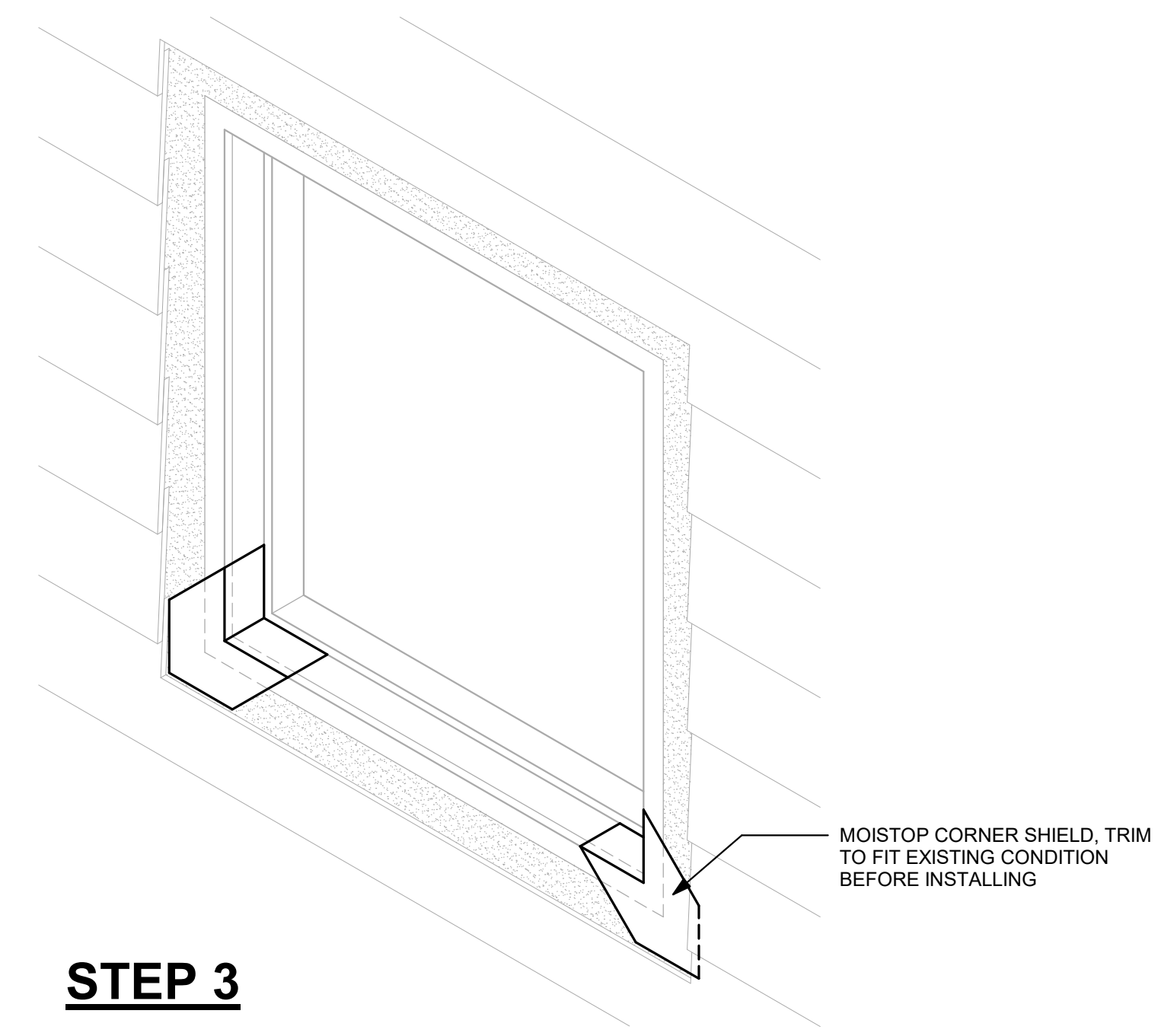
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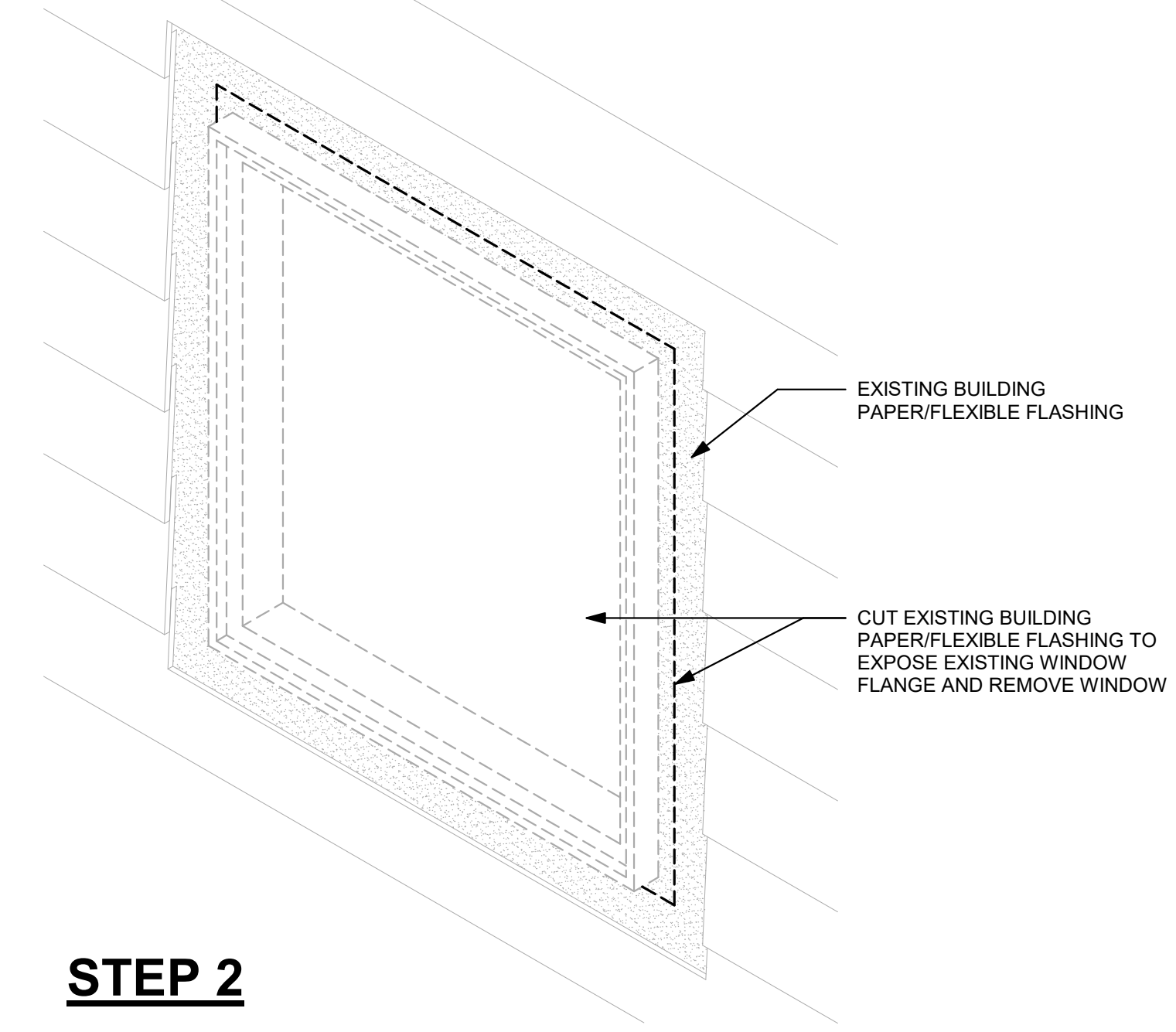
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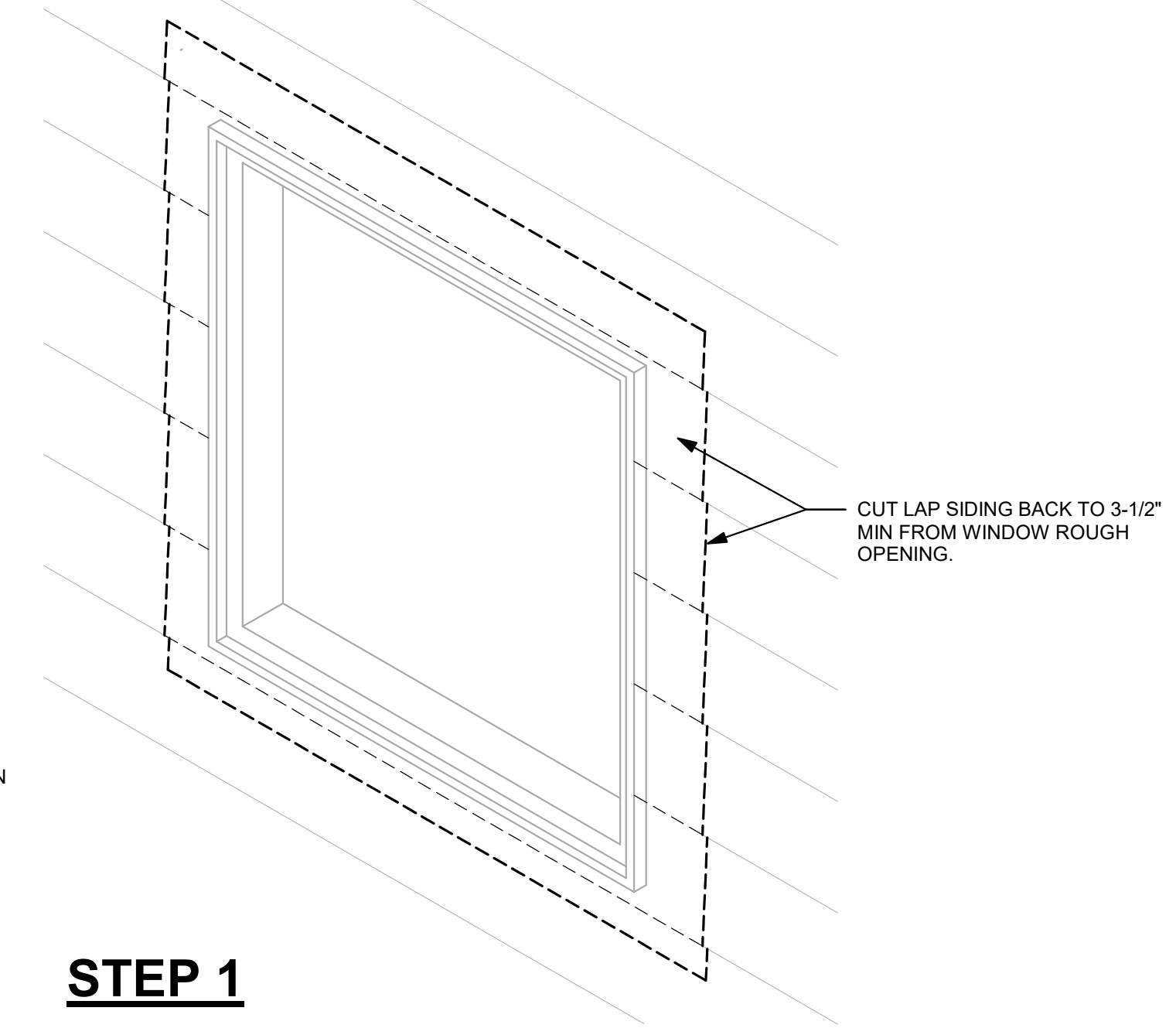
SHEET TITLE
FENESTRATION FLASHING SEQUENCING DETAIL



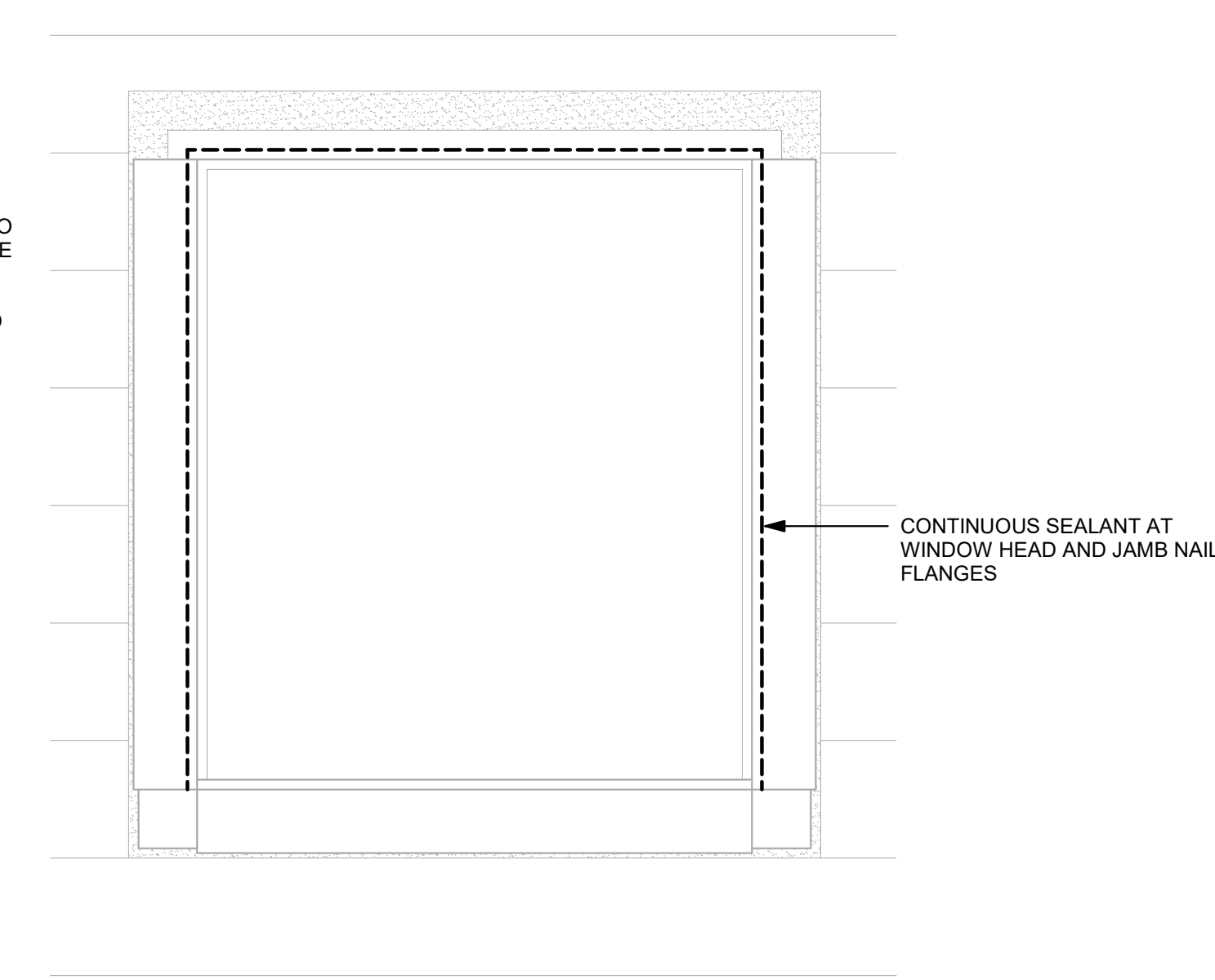
STEP 3



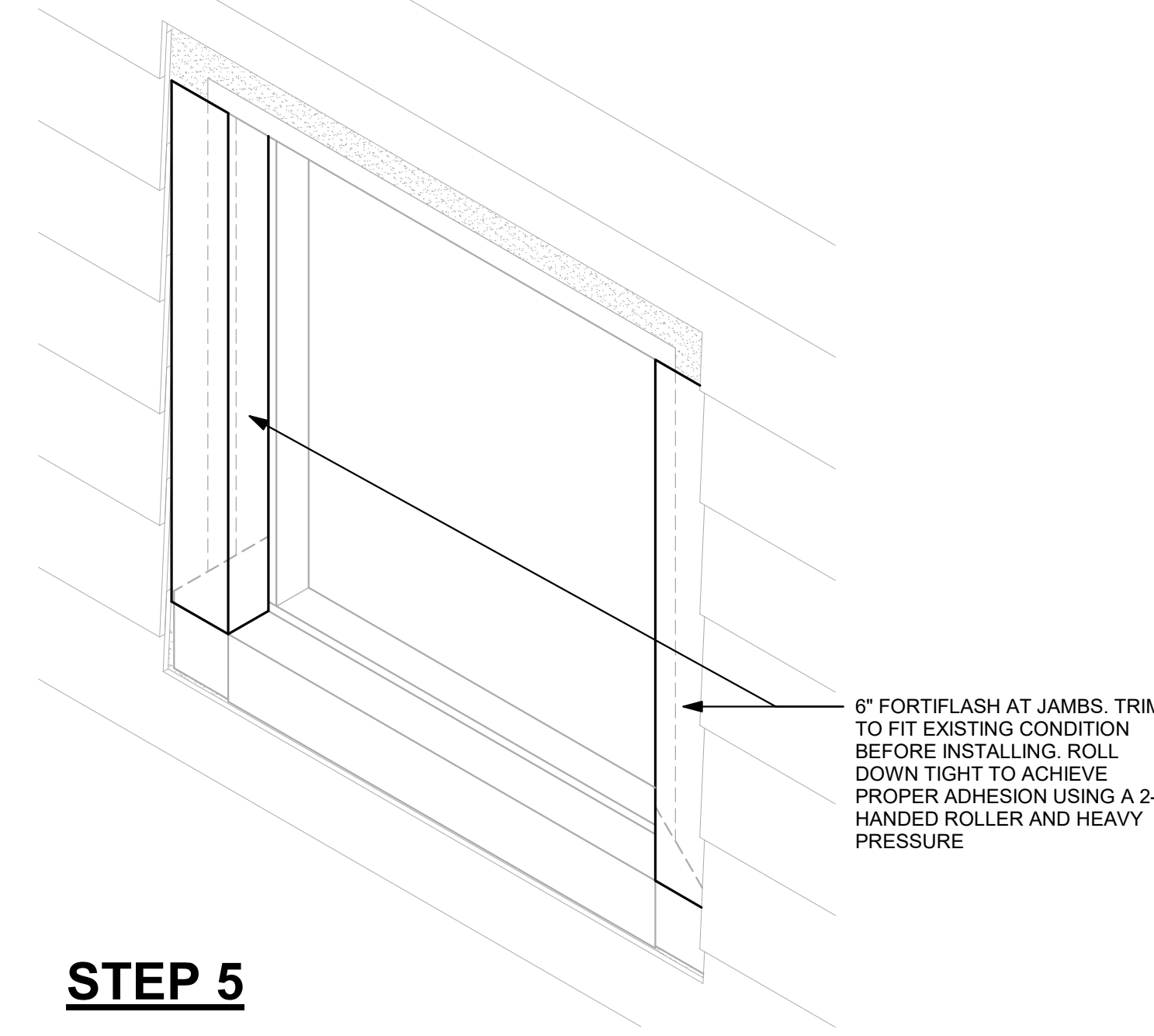
STEP 2



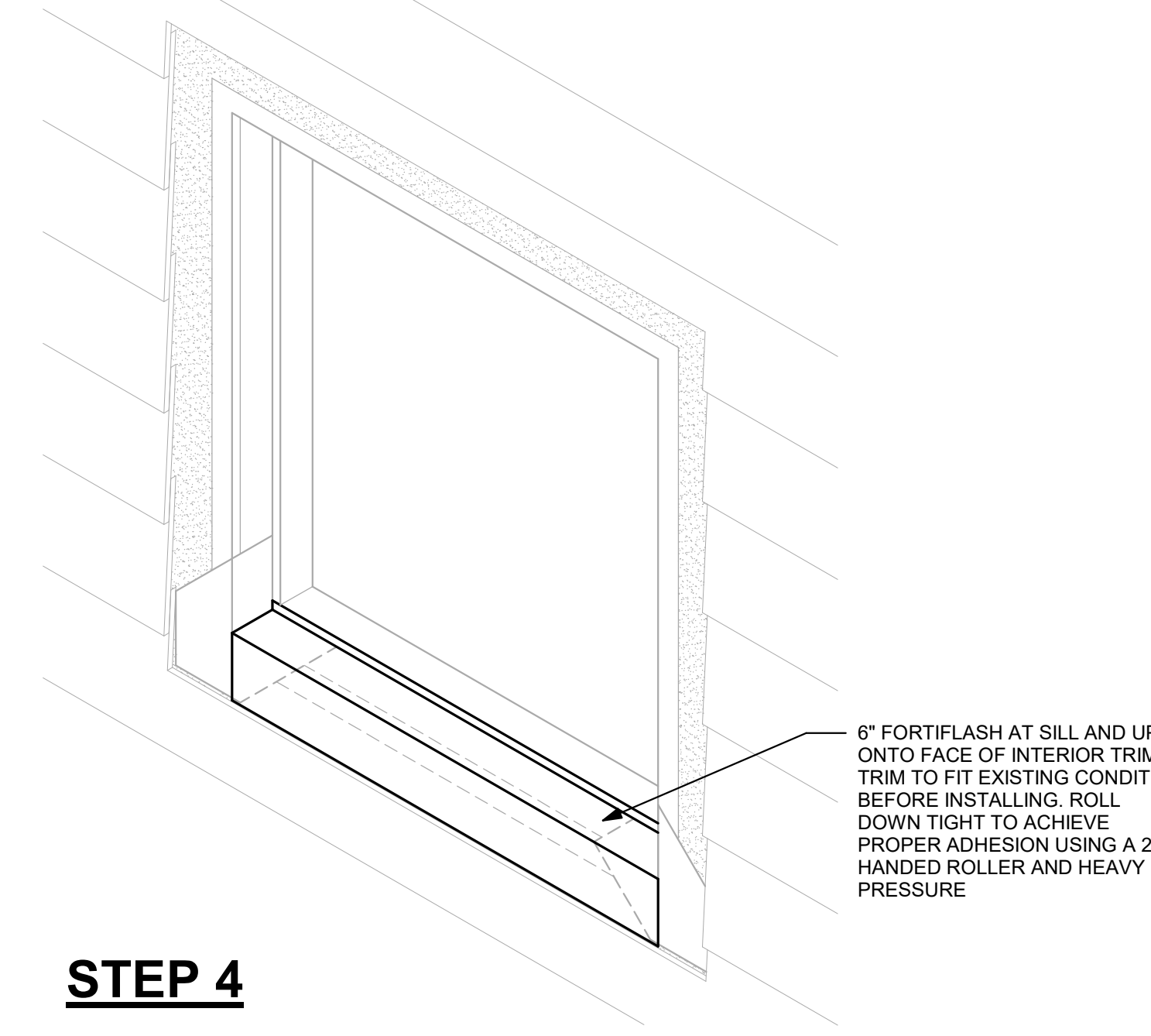
STEP 1



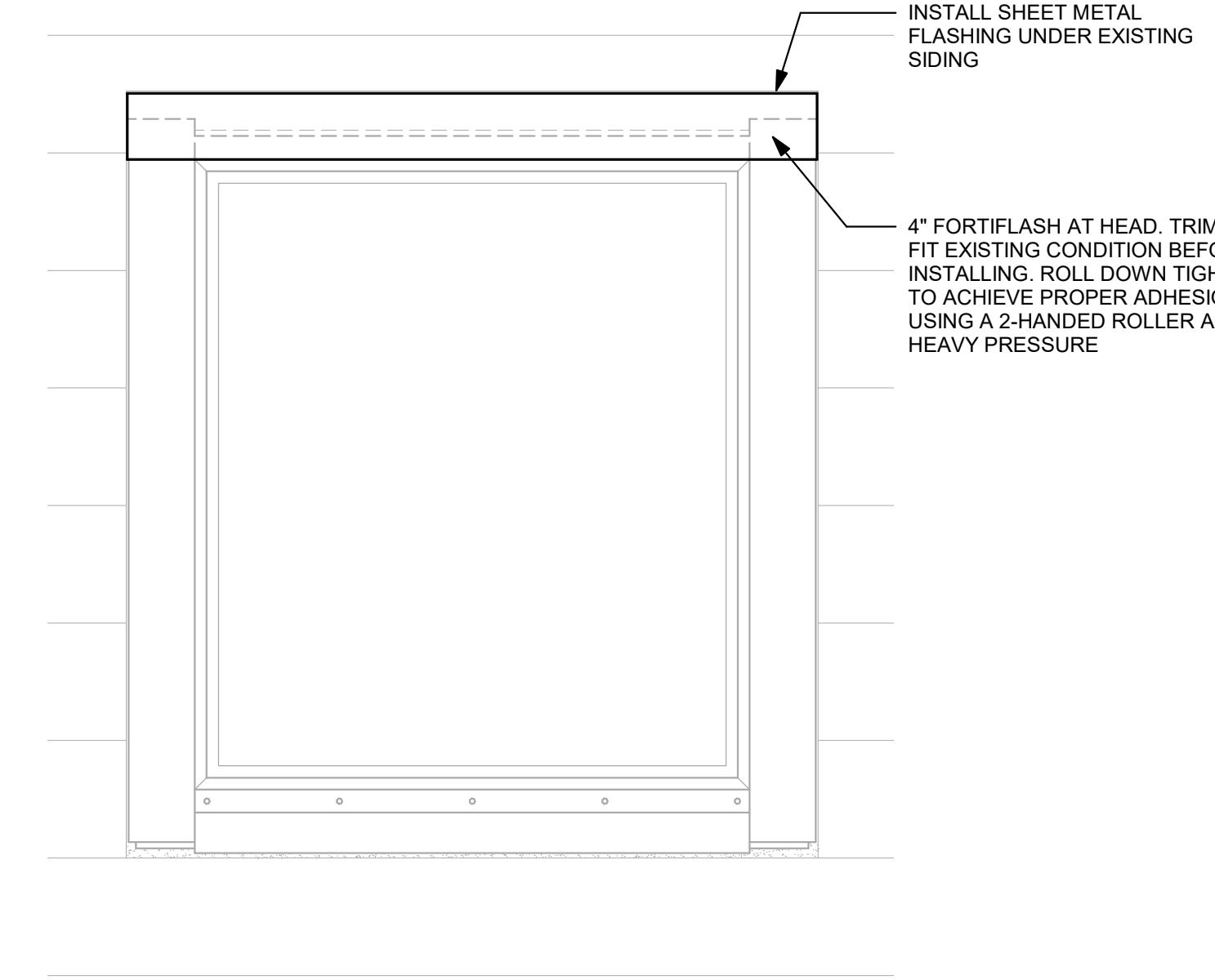
STEP 6



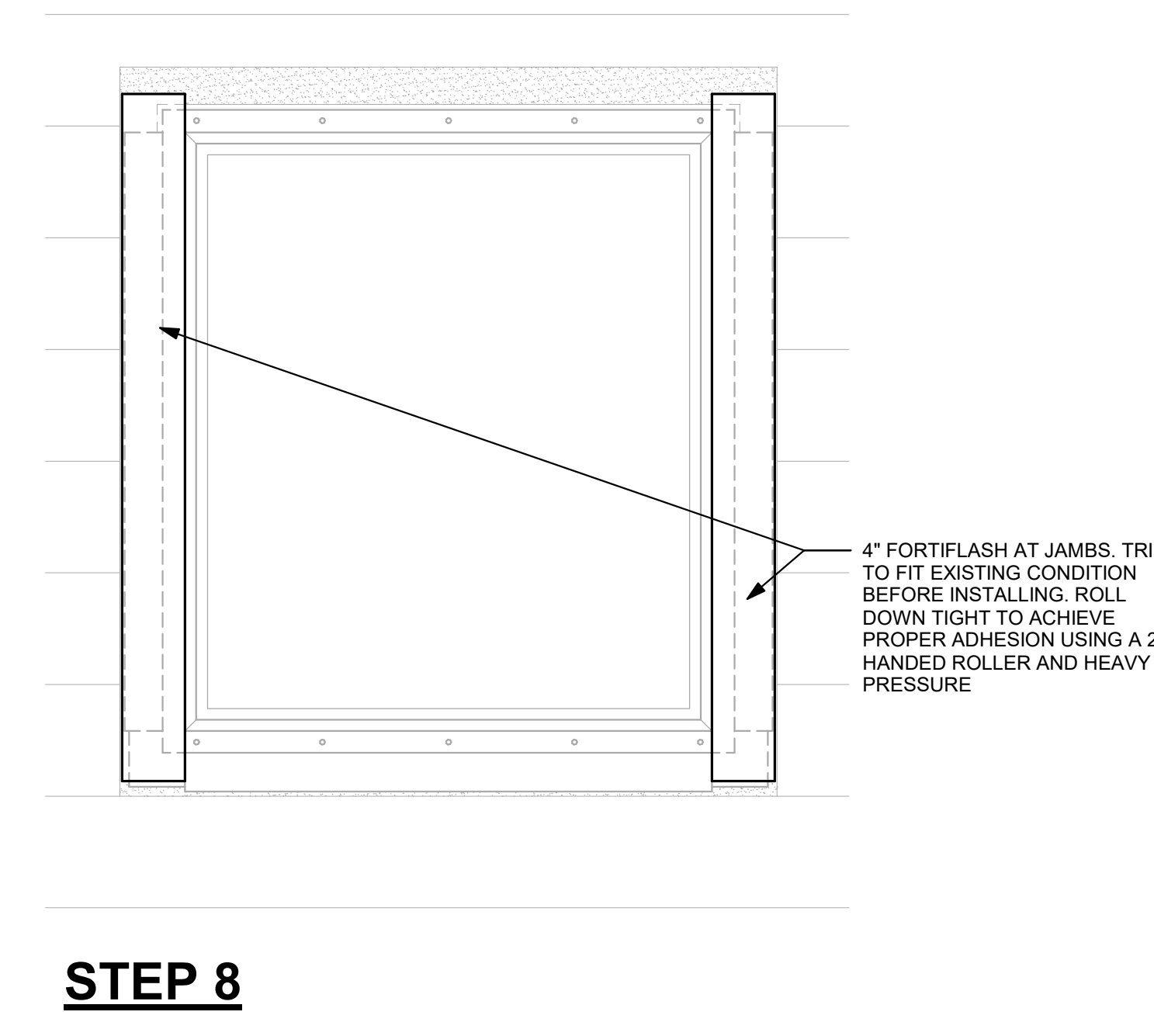
STEP 5



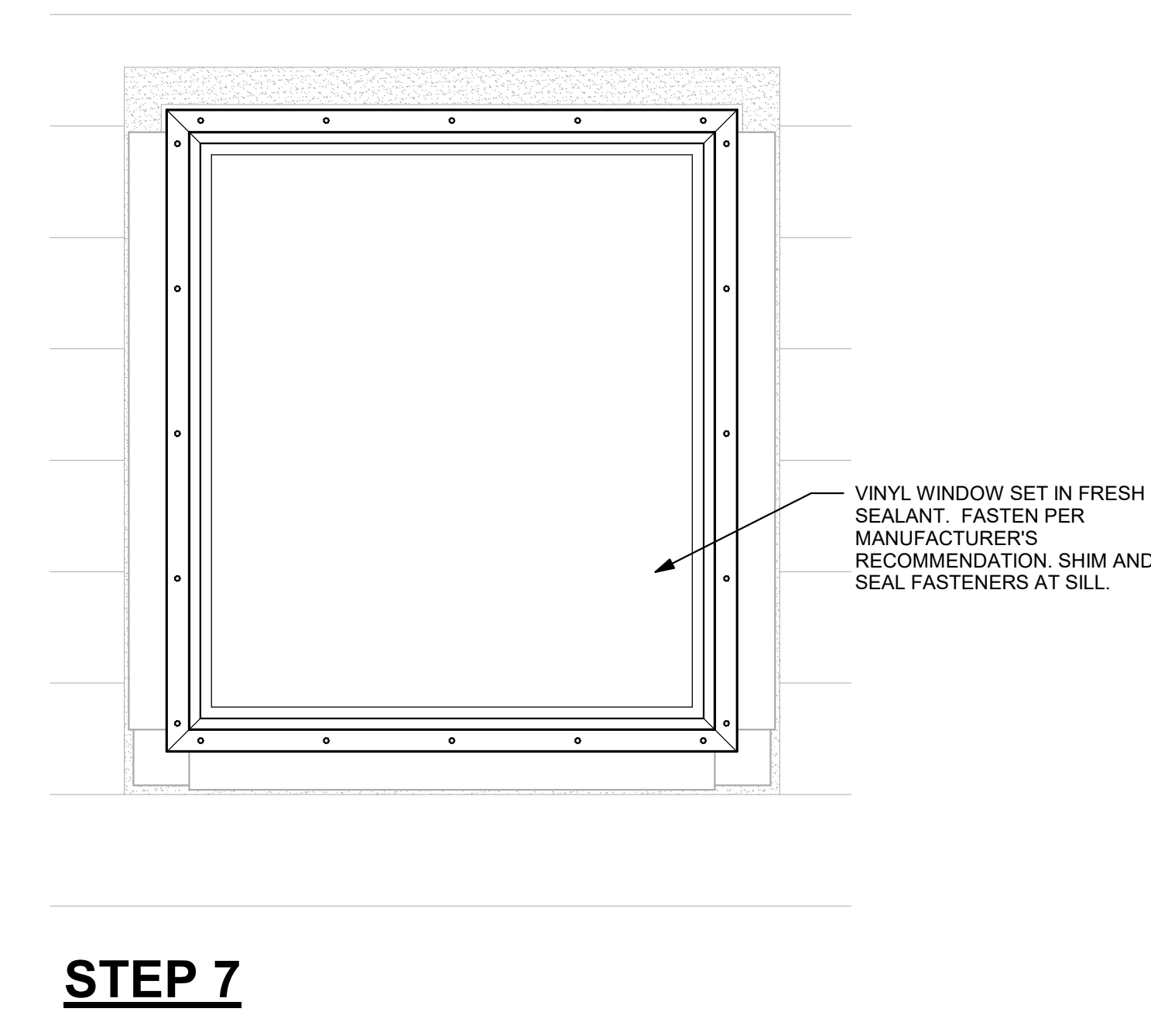
STEP 4



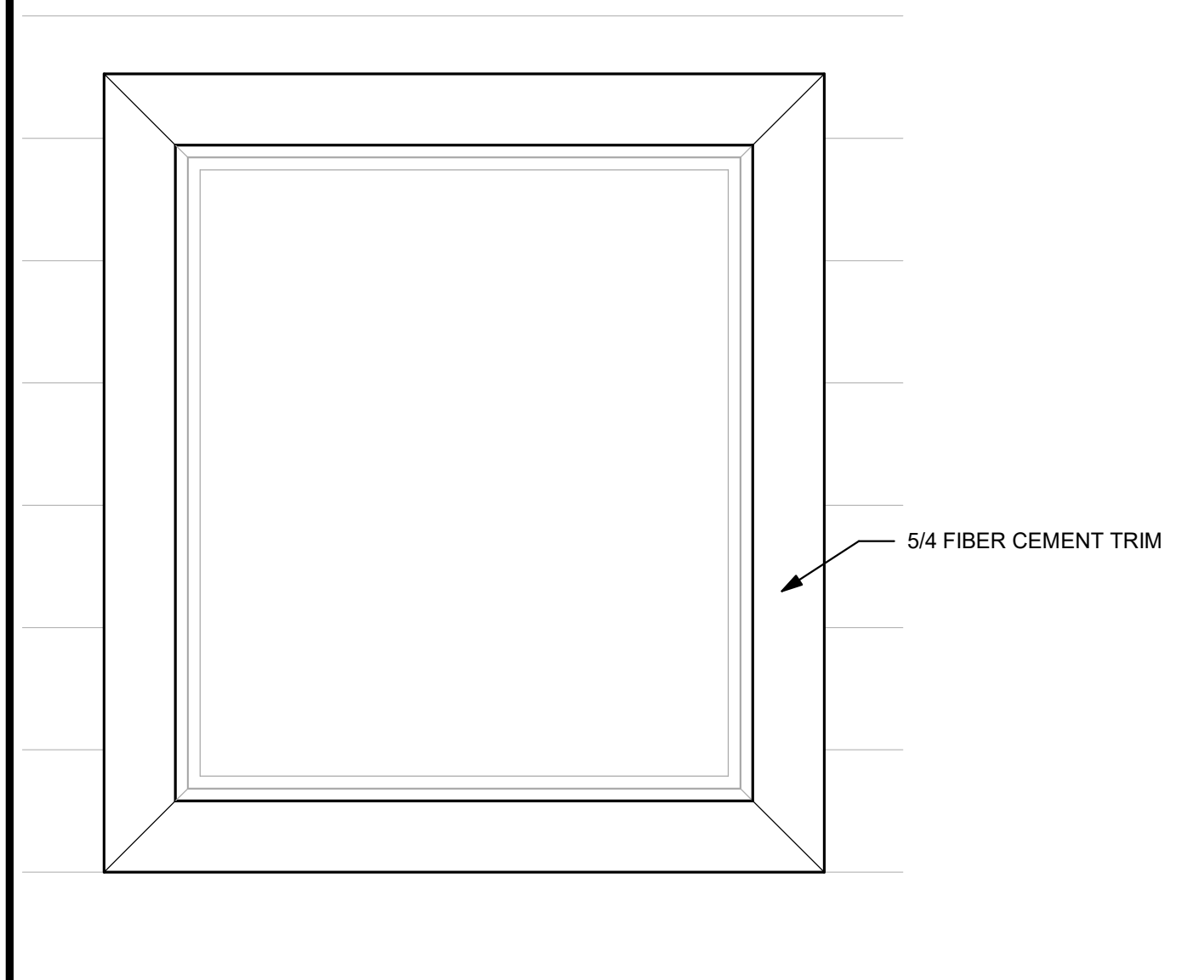
STEP 11



STEP 8



STEP 7



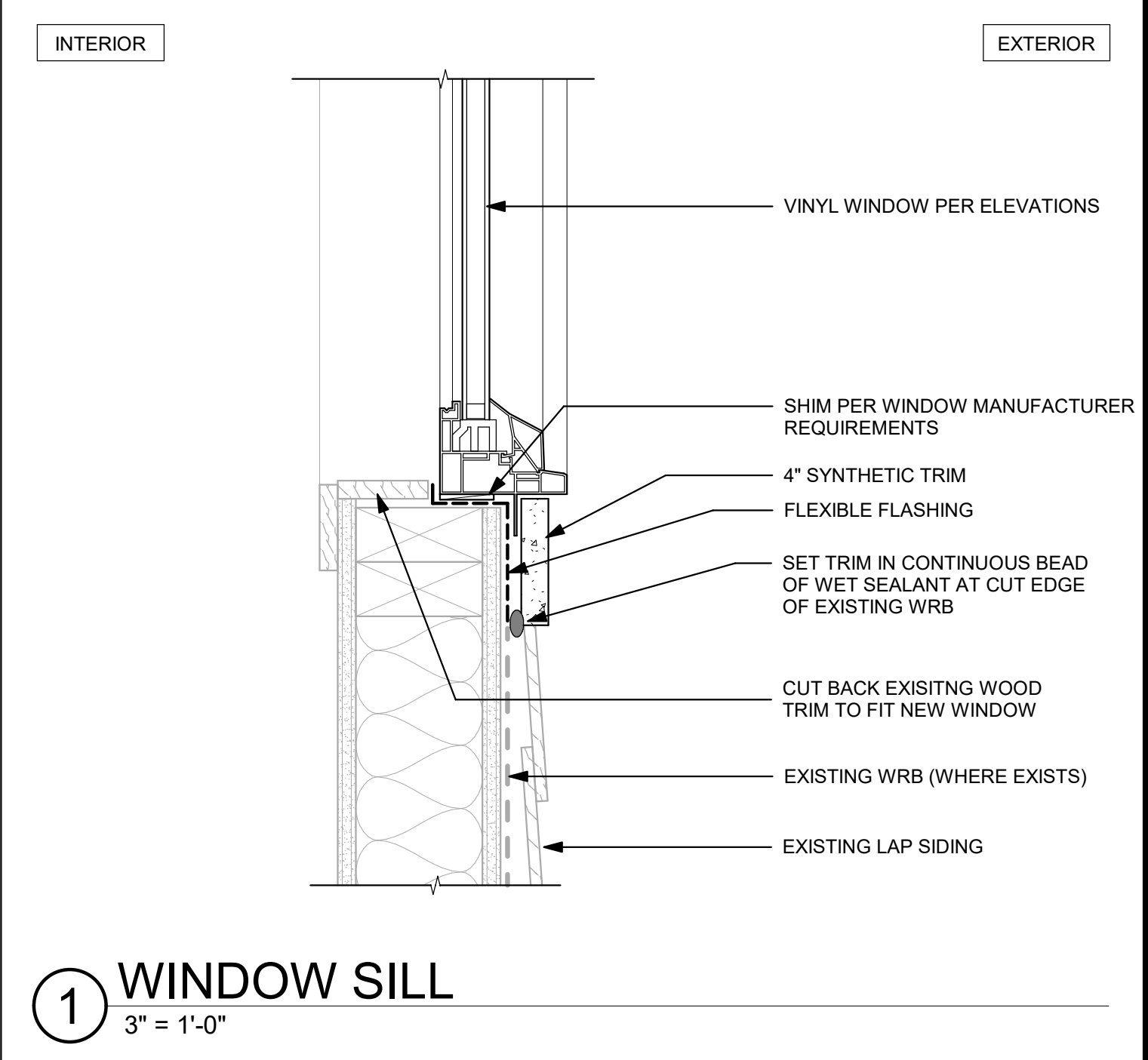
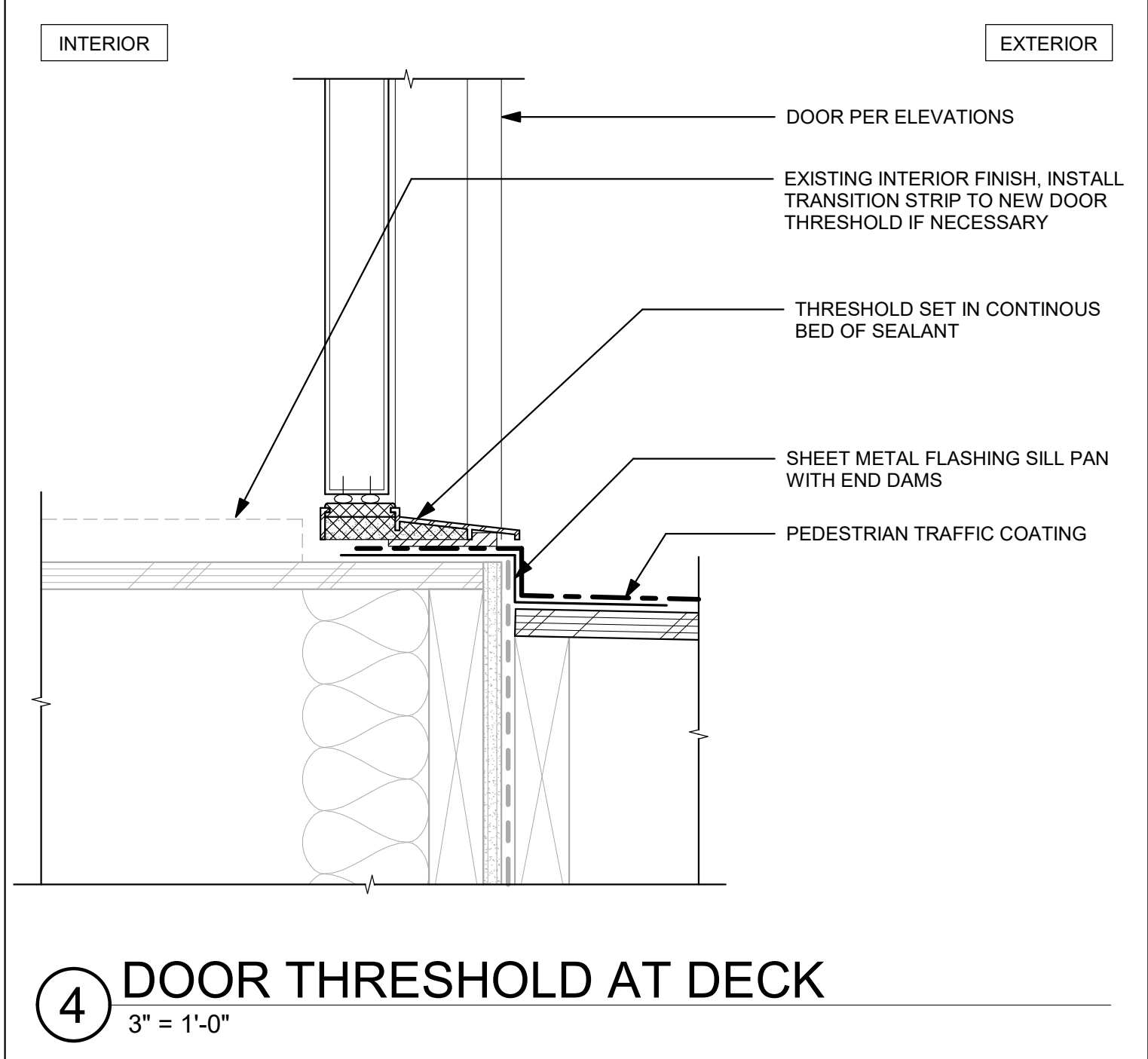
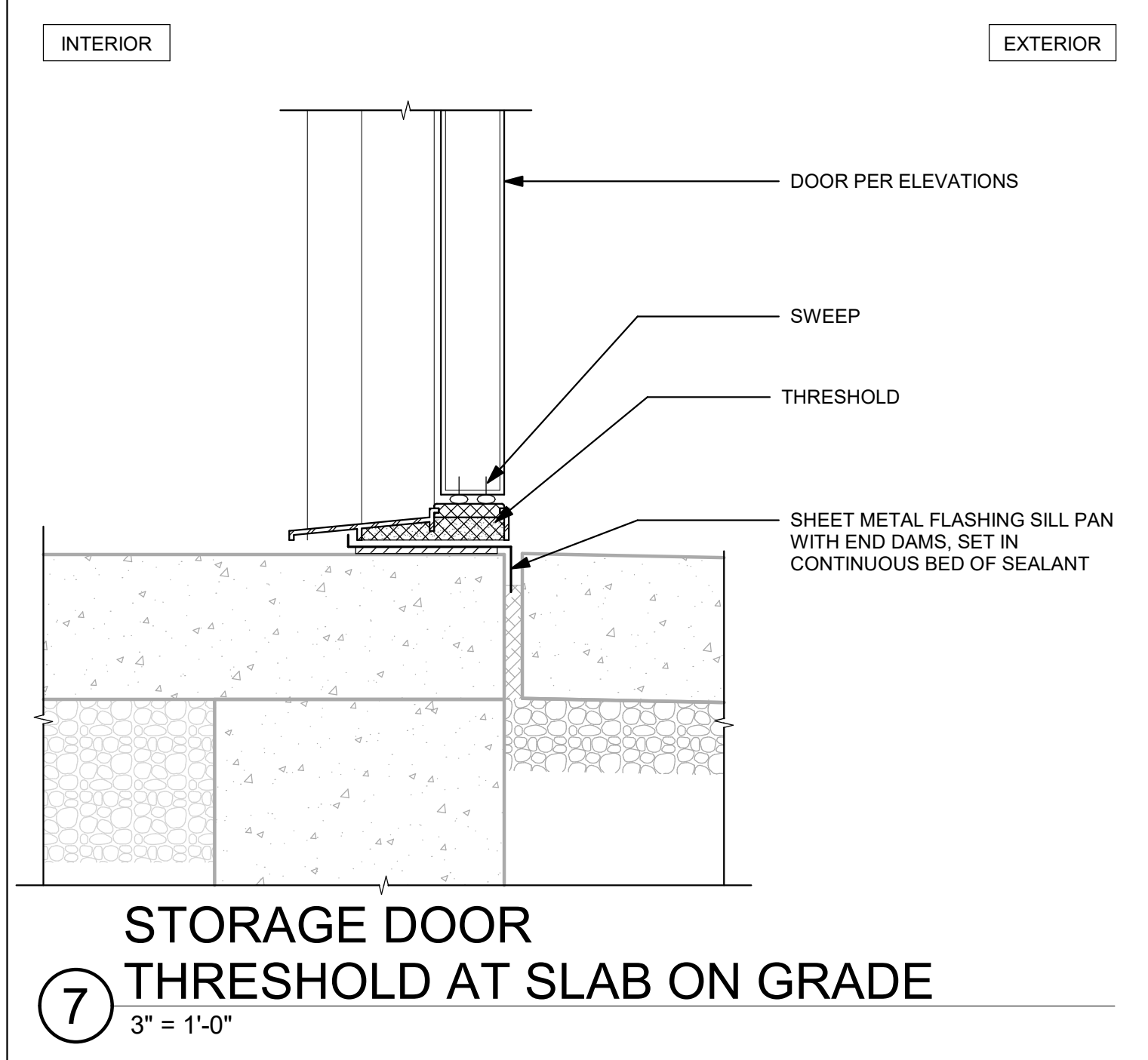
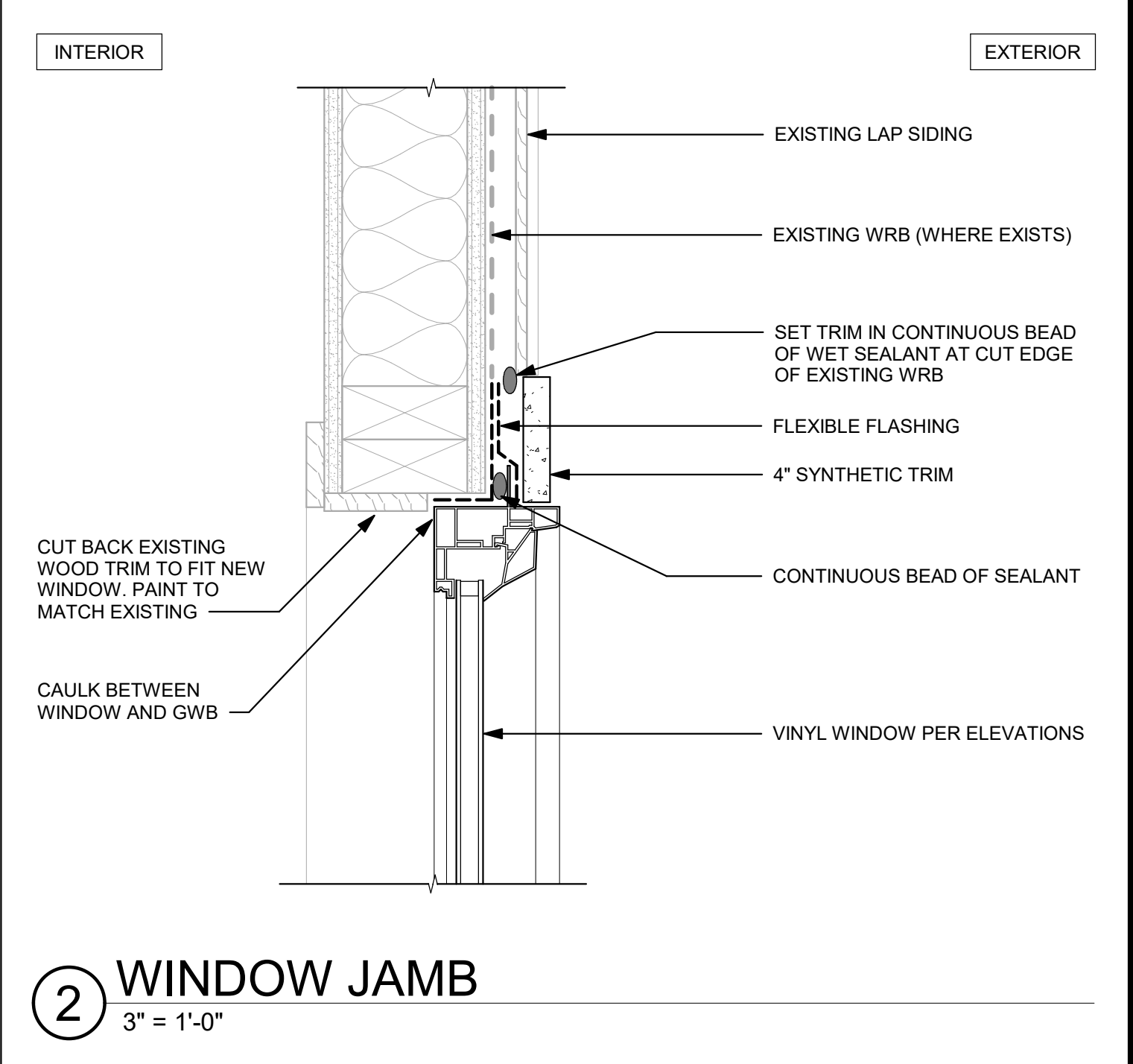
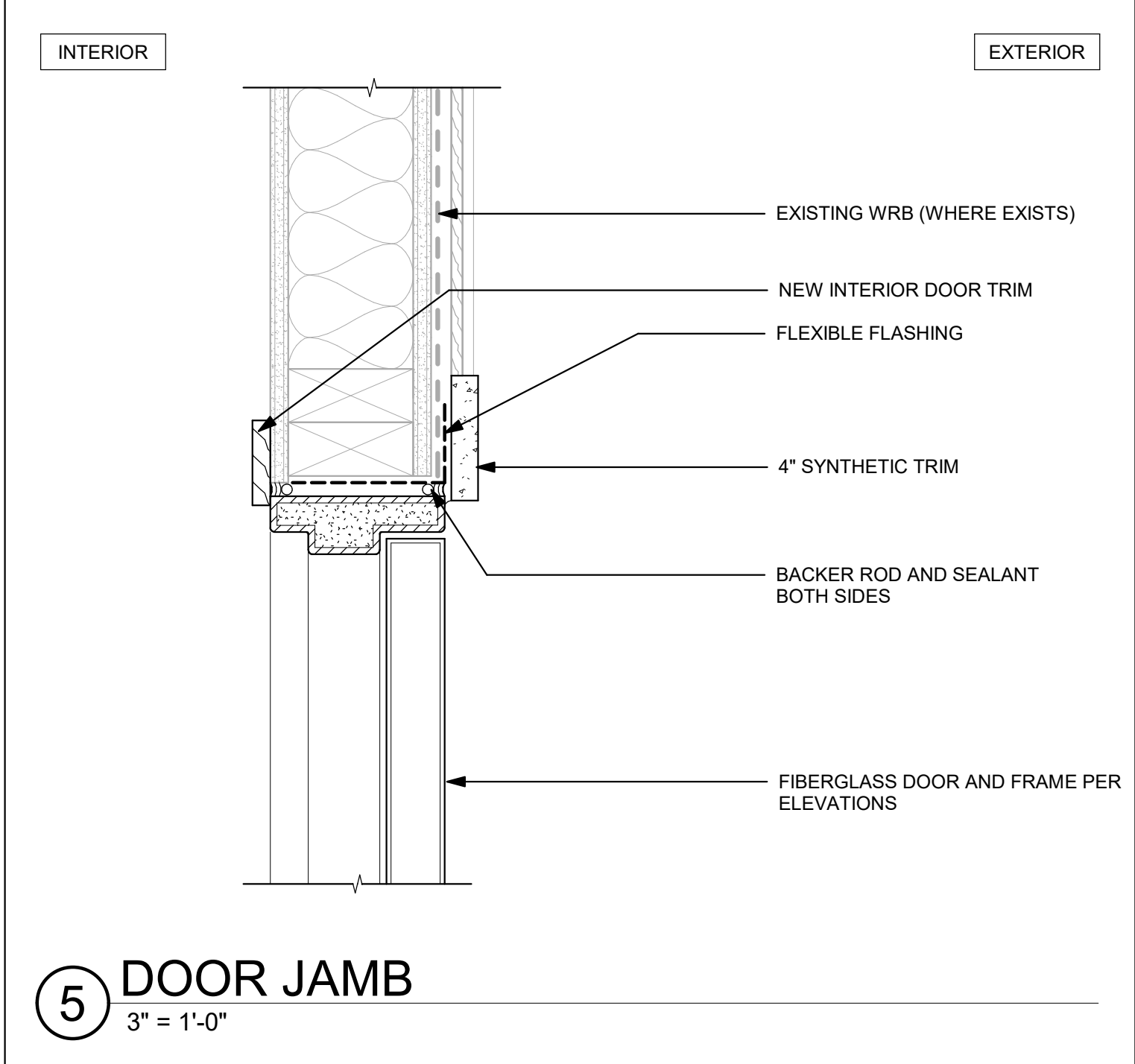
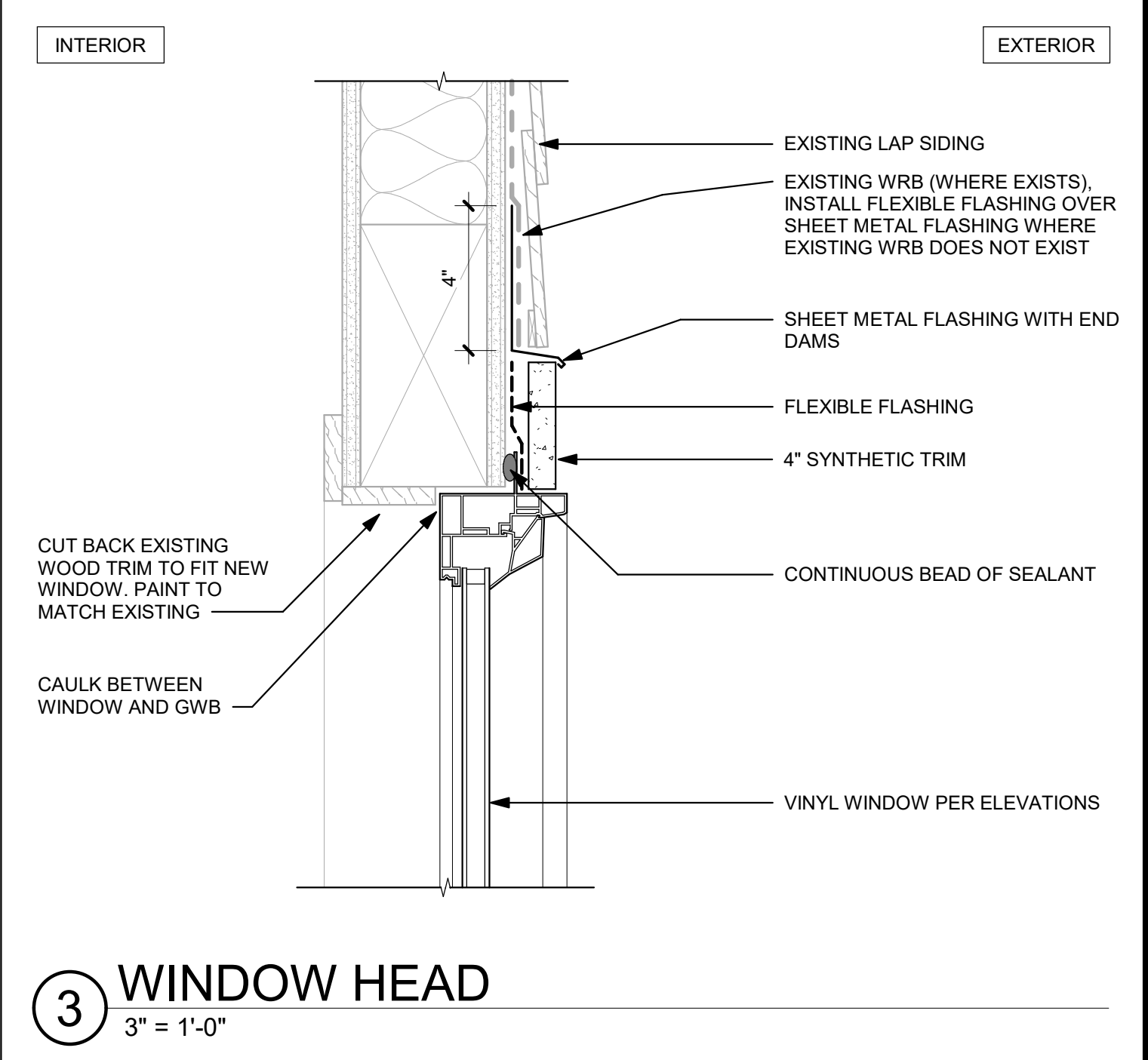
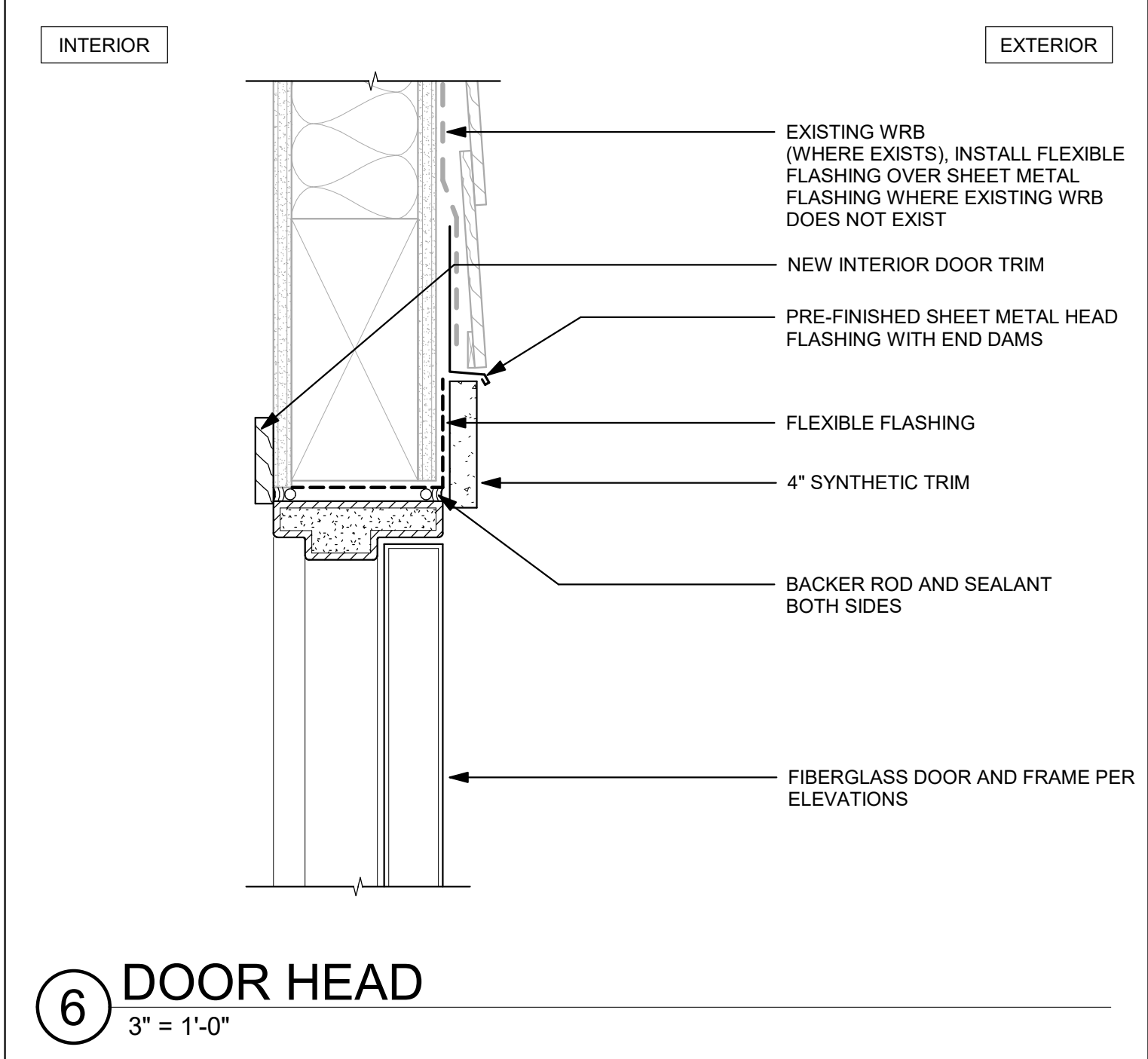
STEP 12

1 WINDOW INSTALLATION SEQUENCING
 3" = 1'-0"

NO.	REVISIONS

DATE	11.02.2022
PROJECT NO.	22004NX.01
DRAWN BY:	DMH
REVIEWED BY:	

SHEET TITLE
DOOR AND WINDOW DETAILS



11/20/2022 10:10 AM