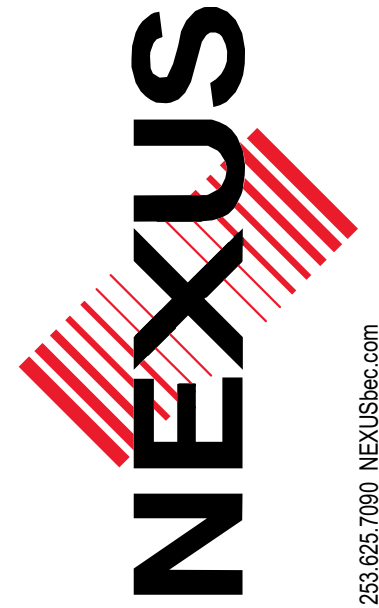


# SUNNYDALE APARTMENTS

## EXTERIOR RENOVATIONS

### PERMIT SET - 10.28.2022



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

#### PROJECT INFORMATION

PROJECT NAME: SUNNYDALE APARTMENTS  
 ADDRESS OF PROPERTY: 15035 8TH AVE S, BURIEEN, WA 98148  
 PARCEL NUMBER: 176060-0350  
 LEGAL DESCRIPTION: CORMODES 5-ACRE GARDEN TRS N 1/2 OF E 251.16 FT OF POR OF TRACT 32 LY BTW A LINE 130 FT N OF & PLW N LINE OF S 152ND ST & A LINE MIDWAY BTW THE N LINE OF S 152ND ST & THE N LINE OF TRACT 32 LESS E 30 FT  
 JURISDICTION: CITY OF BURIEEN  
 ZONING: RM-24  
 CODES UTILIZED: INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2018 WITH WASHINGTON STATE AMENDMENTS WASHINGTON STATE ENERGY CODE (WSEC), 2018 RESIDENTIAL PROVISIONS  
 LOT SIZE: 17,949 SF  
 YEAR BUILT: 1987  
 USE: MULTI-FAMILY RESIDENTIAL (EXISTING)  
 OCCUPANCY TYPE: R-2 (EXISTING)  
 CONSTRUCTION TYPE: V-B (EXISTING)  
 NO. OF LIVING UNITS: 15 (EXISTING)  
 TOTAL FLOORS: 2 + BASEMENT  
 BUILDING SF: 12,384 SF (EXISTING)  
 BUILDING HEIGHT: 25'-9" +/- (EXISTING)  
 SPRINKLER: FULLY SPRINKLERED (EXISTING)

#### PROJECT DESCRIPTION

RE-ROOF AND RE-CLAD INCLUDING REPLACEMENT DOORS AND WINDOWS. NEW EXTERIOR UNIT ACCESS ENTRIES ADDED TO UNITS #27 AND #28.

#### 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 64.55.010, DEFINITION OF MULTIUNIT RESIDENTIAL BUILDING, EXCEPTION (v).

#### 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. BASE SCOPE DOES NOT INCLUDE EXPOSING WALL OR ROOF CAVITY. IN LOCATIONS WHERE CAVITY IS EXPOSED TO REPLACE DAMAGED SHEATHING, WALL CAVITIES WILL BE FILLED WITH R-15 BATT INSULATION (2x4 EXISTING WALLS)

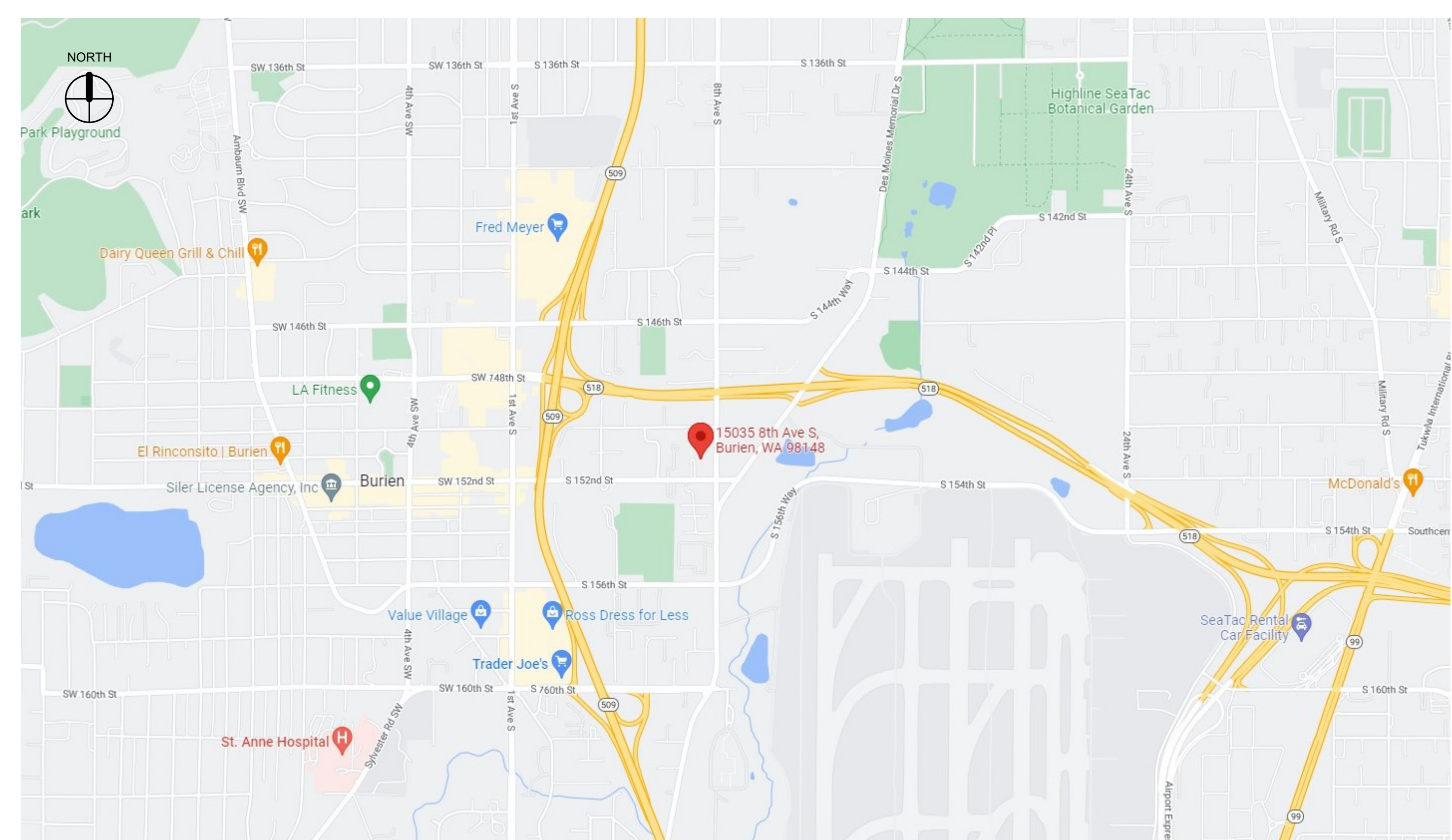
#### GENERAL NOTES

- 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 THE ARCHITECT.
- 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.
- ANY WORK NOT NOTED AS EXISTING SHALL BE CONSIDERED NEW.
- 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.
- 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.
- ANY NECESSARY INVESTIGATION AND REMEDIATION OF ORGANIC GROWTH BY OTHERS.
- DO NOT SUBSTITUTE MATERIALS SPECIFIED WITHOUT RECEIVING WRITTEN APPROVAL FROM ARCHITECT.
- 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 THE DRAWINGS.

#### SHEET INDEX

SHEET	TITLE
T1.0	COVERSHEET
SD1.0	SITE PLAN
A1.0	FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN
A1.2	THIRD FLOOR PLAN
A1.3	ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	CLADDING DETAILS
A3.1	CLADDING DETAILS
A3.2	ROOF DETAILS
A4.0	SCHEDULES
A4.1	FENESTRATION FLASHING SEQUENCING DETAIL
A4.2	FENESTRATION FLASHING SEQUENCING DETAIL
A4.3	DOOR AND WINDOW DETAILS
A4.4	DOOR AND WINDOW DETAILS

#### VICINITY MAP



PROJECT: EXTERIOR RENOVATIONS  
**SUNNYDALE APARTMENTS**  
 15035 8TH AVE S  
 BURIEEN, WA

#### REVISIONS

DATE	PROJECT NO.	DRAWN BY:	REVIEWED BY:
10.28.2022	22004NX_04	DM	

SHEET TITLE: **COVERSHEET**

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 SHEET

# T1.0

PERMIT SET

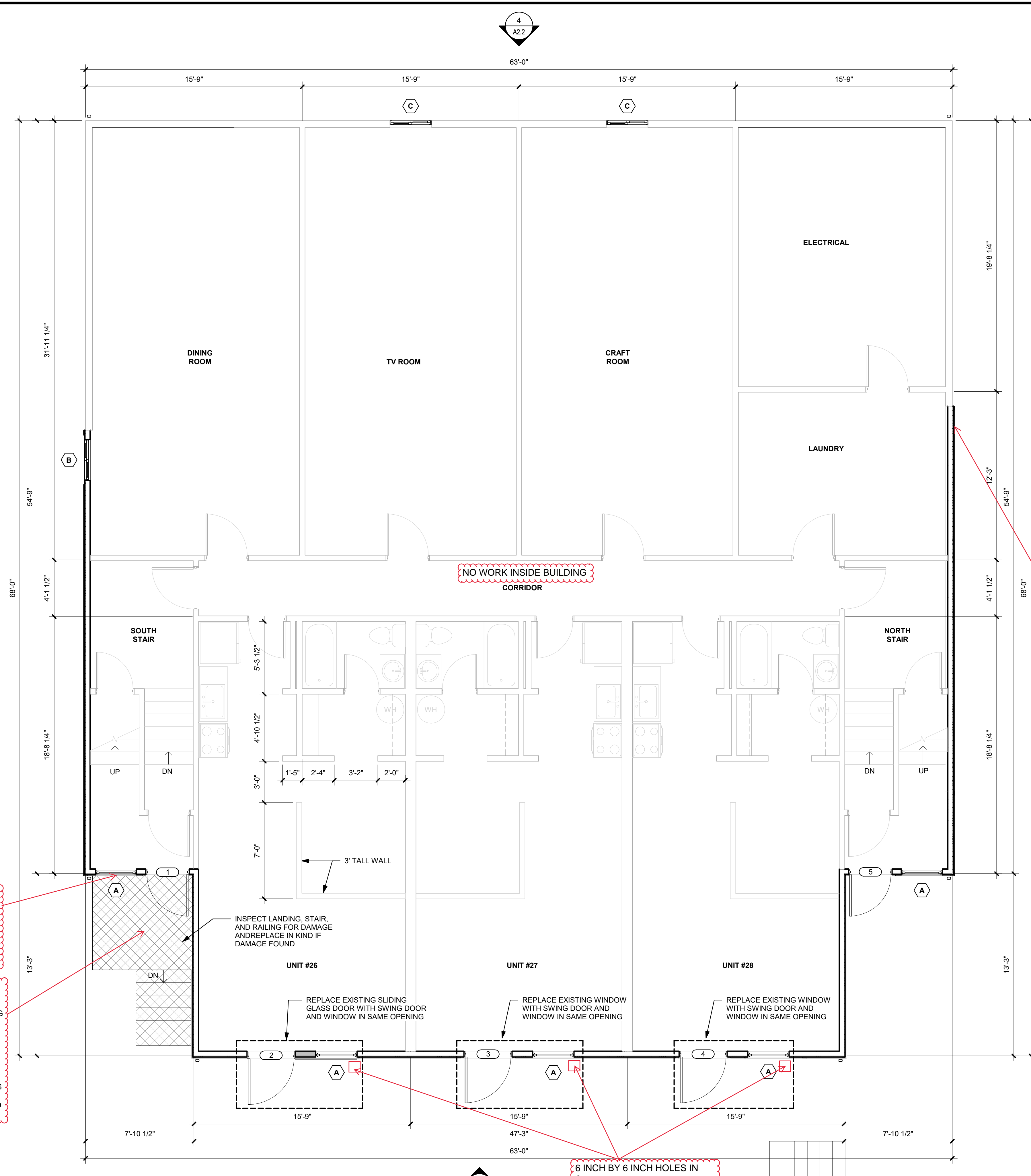
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- SCOPE NOTES**
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  2. REMOVE EXISTING SIGNAGE AND LIGHTING.
  3. REMOVE EXISTING VENT LOUVERS.
  4. CONFIRM USE OF EXISTING VENTS AND CONDUIT PENETRATIONS. CAP EXISTING PENETRATIONS THAT HAVE BEEN ABANDONED.
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27. ENTIRE BUILDING TO RECEIVE DENSGLASS SHEATHING PRIOR TO SIDING INSTALL. EXISTING GRANITE-CRETE SIDING IS 1 INCH THICK, CONTRACTOR TO VERIFY REQUIRED SET BACK FOR NEW WINDOWS AND DOORS.

28. ADD ROOF JACK VENTS AS NEED FOR ROOF EXHAUST VENTING FOR EACH FIRE BREAK SECTION. EACH ATTIC SECTION ABOVE UNITS REQUIRE A MINIMUM OF 120 SQUARE INCHES OF EXHAUST VENT. EACH ATTIC SECTION ABOVE STAIRWELLS REQUIRE A MINIMUM OF 50 SQUARE INCHES OF EXHAUST VENT. INSTALL HIDDEN RIDGE VENT ALONG RIDGE FOR EXHAUST VENTING IN ATTIC ABOVE STAIRWELLS. INSTALL ROOF JACK VENT FOR ATTIC INTAKE VENTING ABOVE HALLWAY, REQUIRES A MINIMUM OF 131 SQUARE INCHES FOR INTAKE.

INSTALL TWO NEW THROUGH WALL EXHAUST VENTS FOR THE TWO EXISTING DRYERS. CONNECT TO EXISTING HARD DUCT DRYER VENTING PIPE

NEW WINDOW AT SOUTH ENTRANCE TO HAVE STILES RAISED 20 INCHES TO CLEAR NEW DECK RAILING LOCATION. NEW WINDOW DIMENSION IS 3 FOOT 4 INCHES TALL BY 3 FEET WIDE. WINDOW TO BE STORE FRONT WITH WIRE MESH IN GLASS.

DEMO EXISTING CONCRETE DECK, STAIRS, AND STEEL RAILING AND FRAMING FOR SOUTH ENTRANCE. REPLACE WITH NEW STEEL FRAMING AND CAST IN PLACE DECK STRUCTURE PER KCHA PROVIDED DETAIL. NEW DECK DIMENSIONS TO BE 6 FEET WIDE BY 4 FEET DEEP WITH 4 INCH THICK PAN DECK CONCRETE REINFORCED SLAB. DECK WILL STAND 3/8 INCH OFF BUILDING AND SUPPORTED WITH ITS OWN 4X4 STEEL COLUMNS, SIMILAR TO EXISTING. NEW DECK LAYOUT TO ALLOW FOR EASY FDC ACCESS.

6 INCH BY 6 INCH HOLES IN SLAB, FILLED WITH DRAIN ROCK, ALONG OUTSIDE EDGE OF FOOTER FOR DHP UNITS

**1 FIRST FLOOR PLAN**  
1/4" = 1'-0"

**NEXUS**  
253.625.7000 | NEXUS@nexus.com  
747 FAWCETT AVE, SUITE C, TACOMA, WA 98402

10543 REGISTERED ARCHITECT  
DANIELLE MARIS TITTEDER  
STATE OF WASHINGTON

PROJECT  
EXTERIOR RENOVATIONS  
**SUNNYDALE APARTMENTS**  
15035 8TH AVE S  
BURIEN, WA

REVISIONS

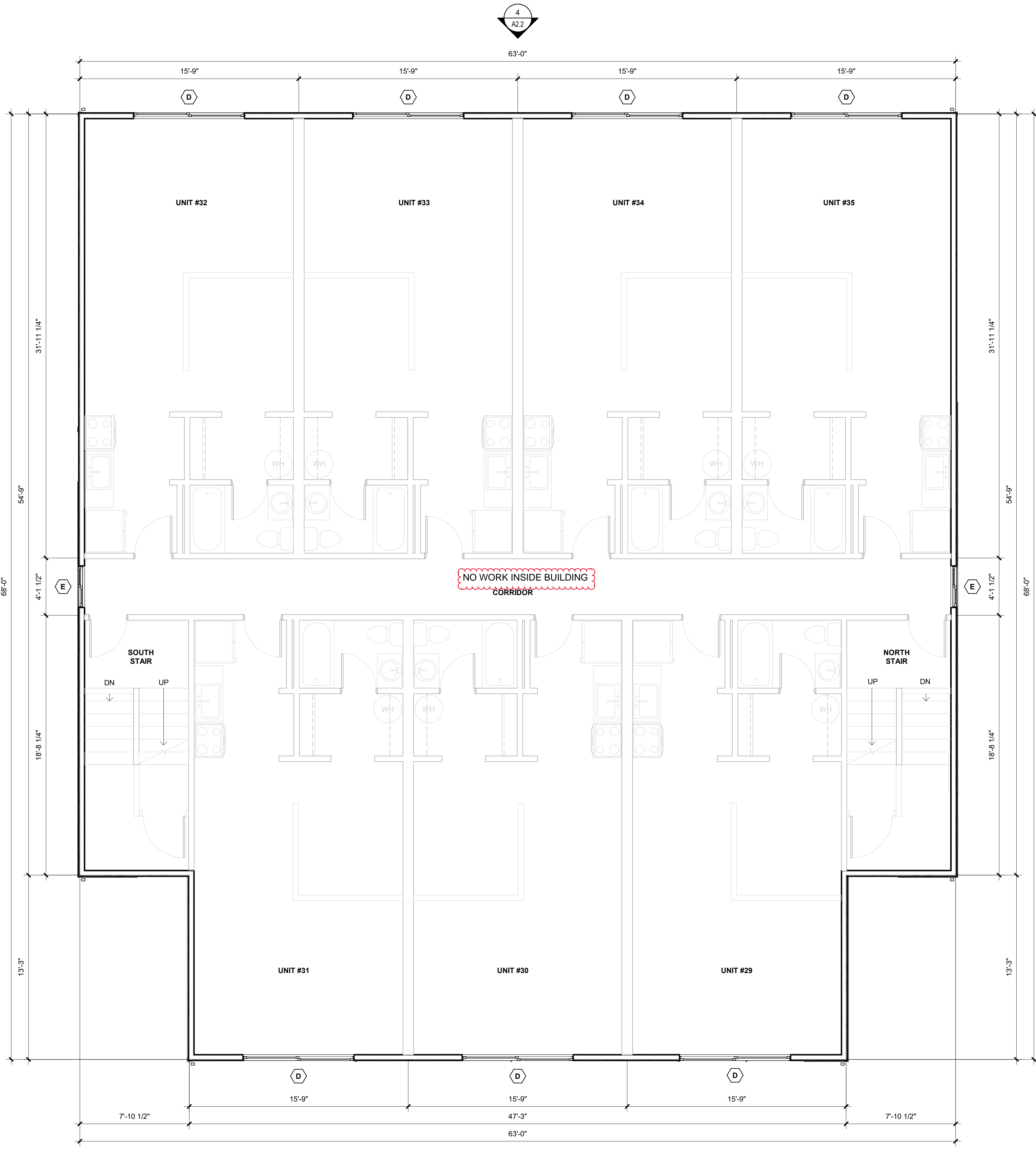
DATE	PROJECT NO.	DRAWN BY	REVIEWED BY
10.28.2022	22004NX.04	DM	

SHEET TITLE  
FIRST FLOOR PLAN

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SHEET

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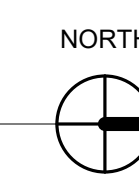
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29. DEMO EXISTING SOFIT AND REPLACE WITH SPECIFIED HARDIE PRODUCT.

1  
A2.2



1 SECOND FLOOR PLAN  
1/4" = 1'-0"



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



PROJECT  
EXTERIOR RENOVATIONS  
**SUNNYDALE APARTMENTS**  
15035 8TH AVE S  
BURIEN, WA

REVISIONS

NO.	DATE	DESCRIPTION

DATE  
10.28.2022  
PROJECT NO.  
22004NX\_04  
DRAWN BY: DMI  
REVIEWED BY:

SHEET TITLE  
SECOND FLOOR PLAN

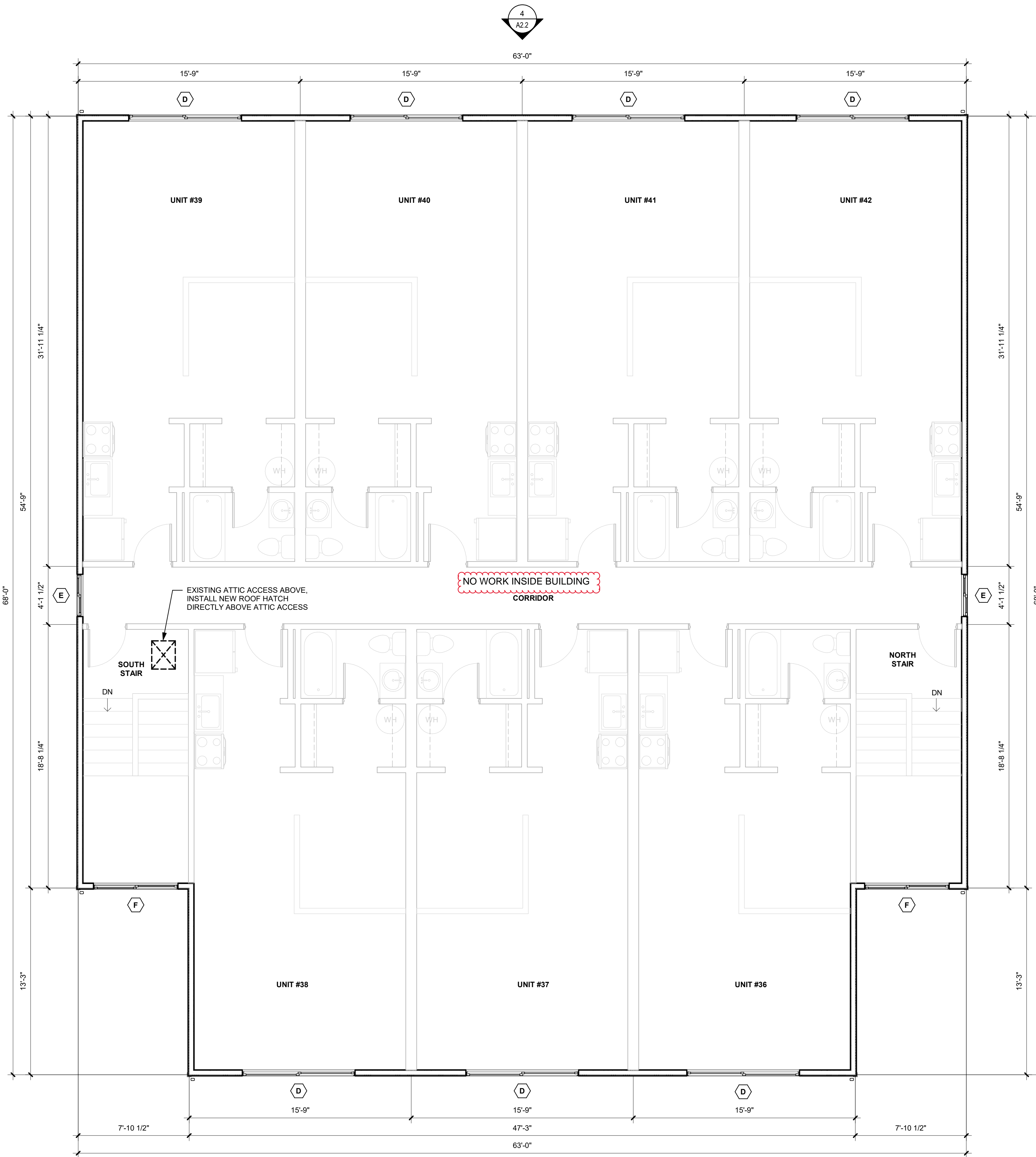
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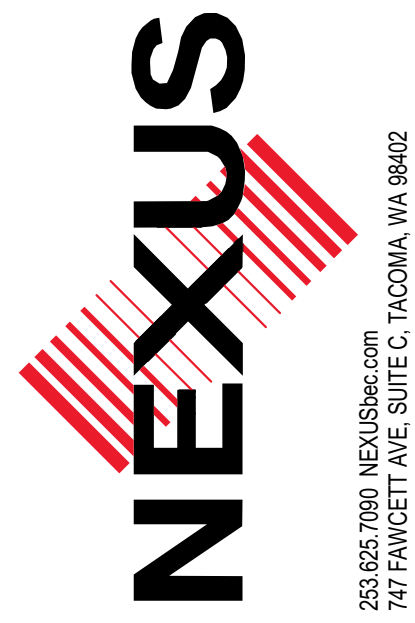
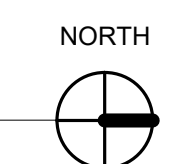




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30. DEMO EXISTING SOFIT AND REPLACE WITH SPECIFIED HARDIE PRODUCT.

**1** THIRD FLOOR PLAN  
1/4" = 1'-0"



PROJECT  
EXTERIOR RENOVATIONS  
**SUNNYSDALE APARTMENTS**  
15035 8TH AVE S  
BURIEN, WA

NO.	REVISIONS

DATE  
10.28.2022

PROJECT NO.  
22004NX.04

DRAWN BY: DMI

REVIEWED BY:

**SHEET TITLE**  
THIRD FLOOR PLAN

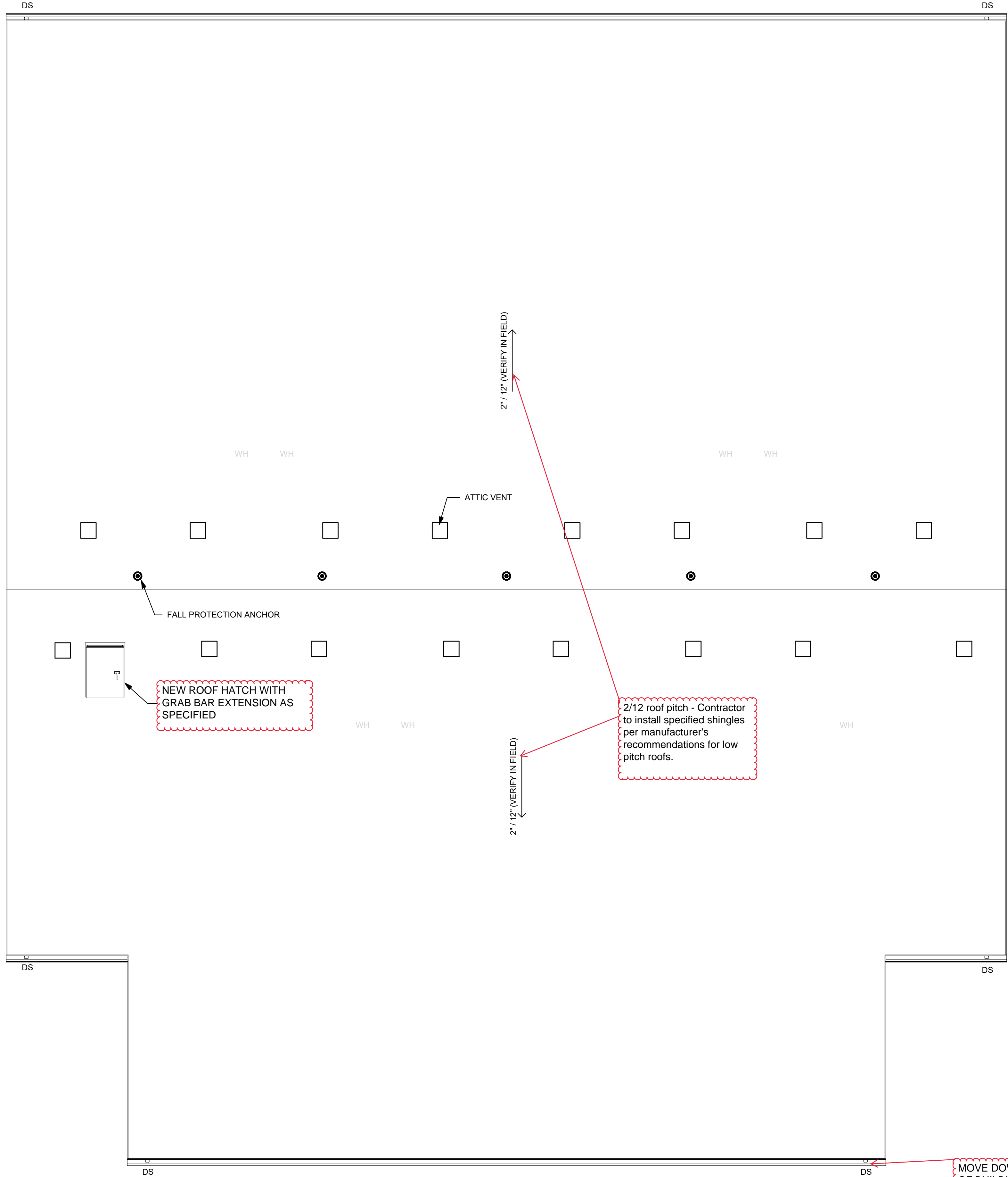
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SHEET

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**SCOPE NOTES**

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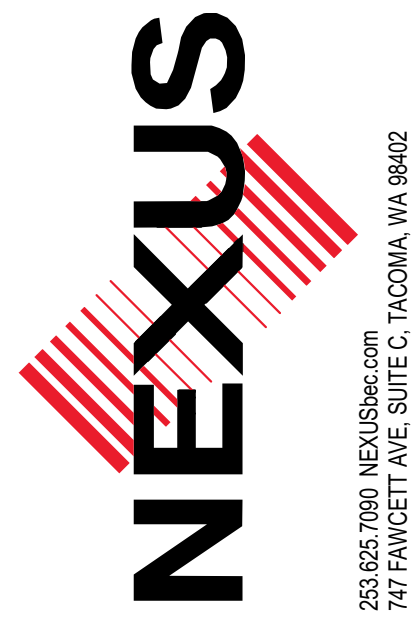
30. ADD EXHAUST VENTS ON ROOF FOR BATHROOM EXHAUST FANS AND HARD PIPE TO EXISTING EXHAUST FANS.

NEW ROOF HATCH WITH GRAB BAR EXTENSION AS SPECIFIED

2/12 roof pitch - Contractor to install specified shingles per manufacturer's recommendations for low pitch roofs.

MOVE DOWN SPOUT TO NORTH SIDE OF BUILDING USING B STYLE ELBOWS TO CONNECT TO NEW UNDERGROUND DRAIN HOOKUP LOCATION

**1 ROOF PLAN**  
1/4" = 1'-0"



PROJECT  
EXTERIOR RENOVATIONS  
**SUNNYDALE APARTMENTS**  
15035 8TH AVE S  
BURIEN, WA

REVISIONS

DATE	DESCRIPTION
10.28.2022	
PROJECT NO.	22004NX_04
DRAWN BY:	DMH
REVIEWED BY:	
<b>SHEET TITLE</b>	
ROOF PLAN	

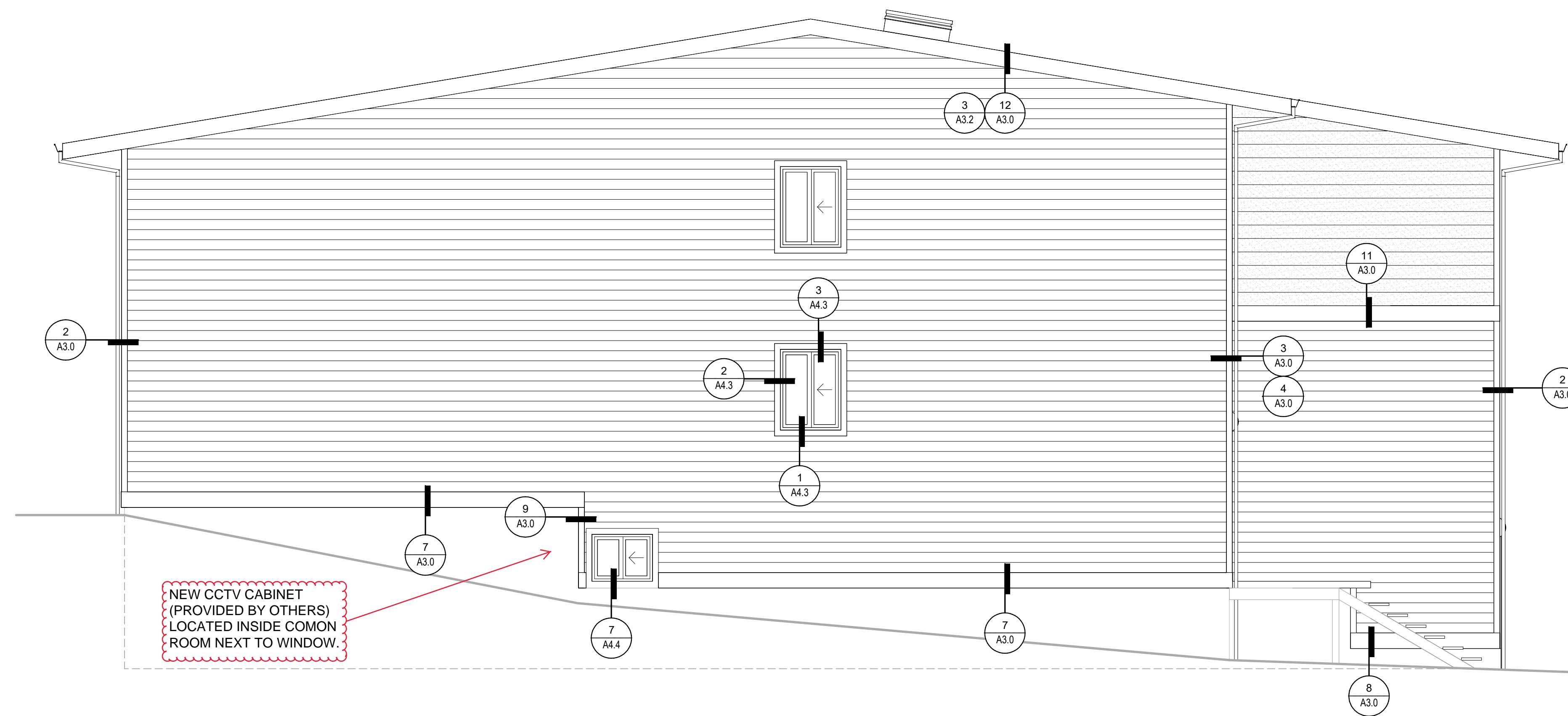
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SHEET

**A1.3**

PERMIT SET

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

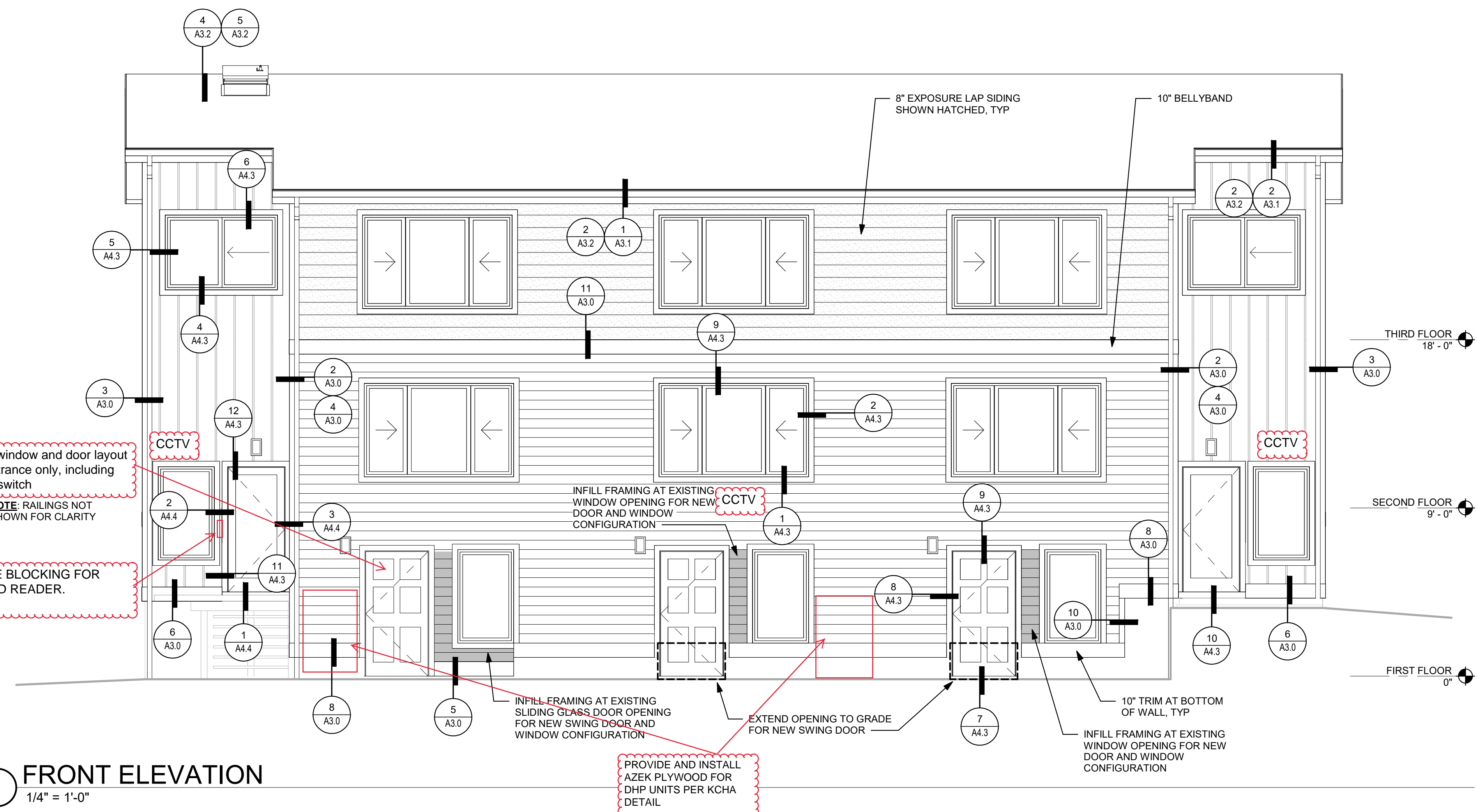




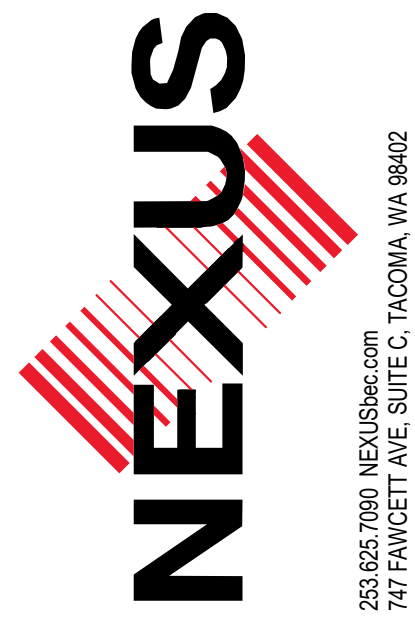
**2 LEFT ELEVATION**  
1/4" = 1'-0"

**SCOPE NOTES**

1. PROTECT EXISTING CONDUIT/UTILITIES TO REMAIN.
2. REMOVE EXISTING SIGNAGE AND LIGHTING.
3. REMOVE EXISTING VENT LOUVERS.
4. CONFIRM USE OF EXISTING VENTS AND CONDUIT PENETRATIONS. CAP EXISTING PENETRATIONS THAT HAVE BEEN ABANDONED.
5. REMOVE EXISTING HOSE BIBS AND PREP FOR REPLACEMENT.
6. REMOVE EXISTING SHINGLE ROOF, UNDERLAYMENT, DOWNSPOUTS, AND GUTTERS.
7. REMOVE EXISTING FASCIAS AND RAKE BOARDS.
8. REMOVE ALL EXISTING TRIM, SIDING, AND WRB.
9. INSPECT EXISTING EXPOSED WALL AND ROOF SHEATHING FOR DAMAGE AND REPLACE IN KIND IF DAMAGE FOUND.
10. AT SOUTH BUILDING ENTRANCE: INSPECT ELEVATED CONCRETE LANDING, STAIRS, METAL RAILINGS, AND METAL STRINGERS FOR DAMAGE AND REPLACE IN KIND IF DAMAGE FOUND.
11. REMOVE EXISTING DOORS AND WINDOWS.
12. INSTALL FALL PROTECTION ANCHORS PER MANUFACTURER RECOMMENDED LAYOUT AND INSTALLATION REQUIREMENTS.
13. INSTALL BOOT FLASHINGS AROUND ALL PIPE PENETRATIONS AND FLANGED ROOF VENT CAP AT ALL VENTS THROUGH ROOF.
14. INSTALL NEW ROOF ACCESS HATCH.
15. INSTALL NEW ROOFING SYSTEM PER DETAILS.
16. INSTALL NEW FASCIAS, RAKE BOARDS, AND GUTTERS PER DETAILS.
17. INSTALL NEW WRB, PENETRATION FLASHINGS, AND SHEET METAL FLASHINGS PER DETAILS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
18. INSTALL NEW DOORS AND WINDOWS PER DETAILS.
19. INSTALL NEW MOUNTING BLOCKS AND HOSE BIBS PER DETAILS.
20. INSTALL NEW MOUNTING BLOCKS AND VENT LOUVERS PER DETAILS.
21. INSTALL NEW MOUNTING BLOCKS AND LIGHT FIXTURES PER DETAILS.
22. INSTALL NEW FIBER CEMENT SIDING AND TRIM PER DETAILS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
23. INSTALL NEW SIGNAGE TO MATCH EXISTING.
24. INSTALL NEW DOWNSPOUTS TO MATCH EXISTING LAYOUT.
25. INSTALL NEW BLINDS AT ALL WINDOWS.
26. INSTALL NEW CCTV CABLE FOR SECURITY CAMERA SYSTEM BEHIND SIDING. PROVIDE BLOCKING AT NOTED PLAN LOCATIONS WITH CABLE FROM NEW CABINET LOCATION IN LOWER COMMON ROOM.
27. ENTIRE BUILDING TO RECEIVE DENSGLASS SHEATHING PRIOR TO SIDING INSTALL.
28. ADD ROOF JACK VENTS AS NEED FOR ROOF EXHAUST VENTING FOR EACH FIRE BREAK SECTION. EACH ATTIC SECTION ABOVE UNITS REQUIRE A MINIMUM OF 120 SQUARE INCHES OF EXHAUST VENT. EACH ATTIC SECTION ABOVE STAIRWELLS REQUIRE A MINIMUM OF 50 SQUARE INCHES OF EXHAUST VENT. INSTALL HIDDEN RIDGE VENT ALONG RIDGE FOR EXHAUST VENTING IN ATTIC ABOVE STAIRWELLS. INSTALL ROOF JACK VENT FOR ATTIC INTAKE VENTING ABOVE HALLWAY, REQUIRES A MINIMUM OF 131 SQUARE INCHES FOR INTAKE.
29. DEMO EXISTING SOFIT AND REPLACE WITH SPECIFIED HARDIE PRODUCT.



**1 FRONT ELEVATION**  
1/4" = 1'-0"



253.625.7000 | NEW@NEXUS.COM  
747 FAWCETT AVE, SUITE C, TACOMA, WA 98402



PROJECT  
EXTERIOR RENOVATIONS  
**SUNNYDALE APARTMENTS**  
15035 8TH AVE S  
BURIEN, WA

REVISIONS

DATE	PROJECT NO.	DRAWN BY	REVIEWED BY
10.28.2022	22004NX.04	DMH	

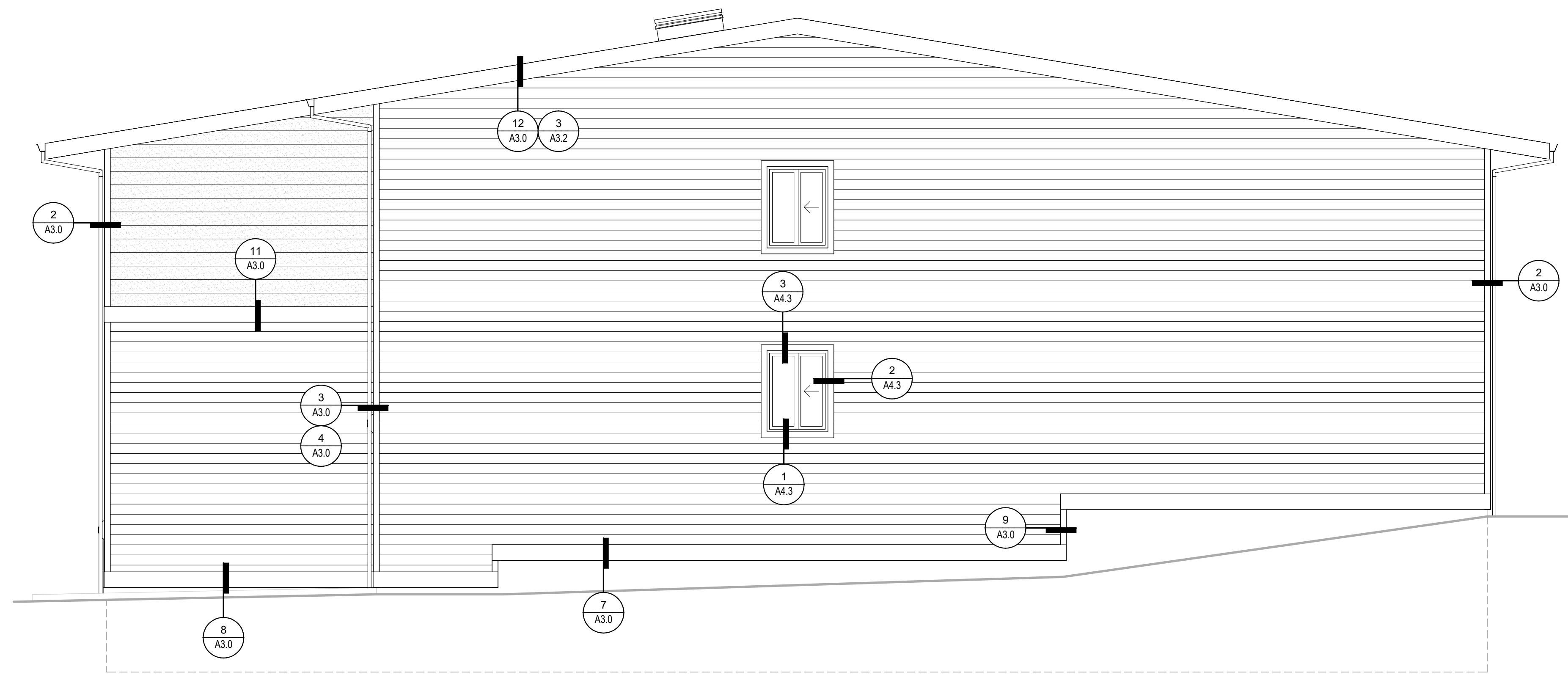
SHEET TITLE  
ELEVATIONS

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SHEET

**A2.0**

PERMIT SET



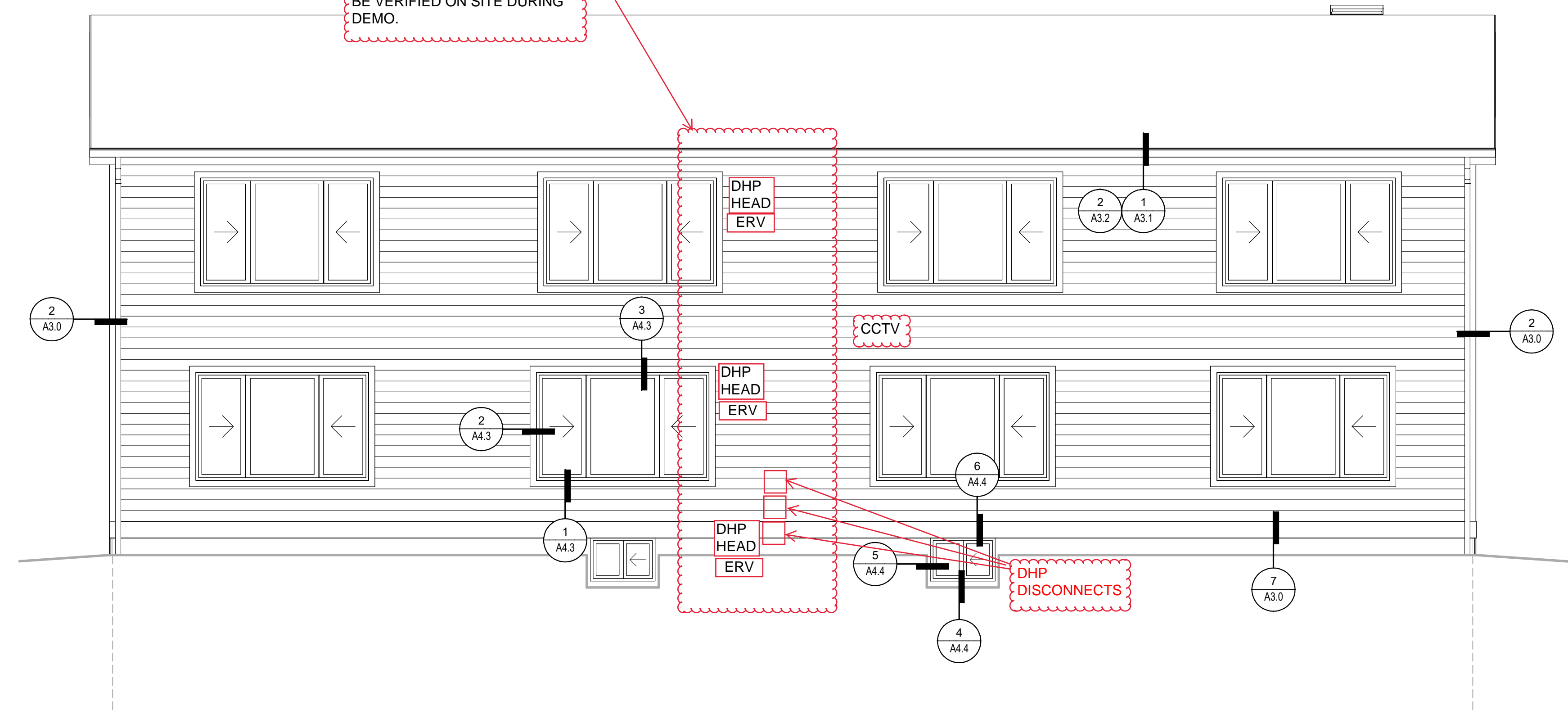


② RIGHT ELEVATION  
1/4" = 1'-0"

**SCOPE NOTES**

1. PROTECT EXISTING CONDUIT/UTILITIES TO REMAIN.
  2. REMOVE EXISTING SIGNAGE AND LIGHTING.
  3. REMOVE EXISTING VENT LOUVERS.
  4. CONFIRM USE OF EXISTING VENTS AND CONDUIT PENETRATIONS. CAP EXISTING PENETRATIONS THAT HAVE BEEN ABANDONED.
  5. REMOVE EXISTING HOSE BIBS AND PREP FOR REPLACEMENT.
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  13. INSTALL BOOT FLASHINGS AROUND ALL PIPE PENETRATIONS AND FLANGED ROOF VENT CAP AT ALL VENTS THROUGH ROOF.
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  15. INSTALL NEW ROOFING SYSTEM PER DETAILS.
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  21. INSTALL NEW MOUNTING BLOCKS AND LIGHT FIXTURES PER DETAILS.
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  23. INSTALL NEW SIGNAGE TO MATCH EXISTING.
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  25. INSTALL NEW BLINDS AT ALL WINDOWS.
26. INSTALL NEW CCTV CABLE FOR SECURITY CAMERA SYSTEM BEHIND SIDING. PROVIDE BLOCKING AT NOTED PLAN LOCATIONS WITH CABLE FROM NEW CABINET LOCATION IN LOWER COMMON ROOM NOTED ON A1.0
27. ENTIRE BUILDING TO RECEIVE DENSGLASS SHEATHING PRIOR TO SIDING INSTALL.
28. EXISTING ONE BY TRIM BEHIND ELECTRICAL MAST TO REMAIN IN PLACE. CONTRACTOR TO INSTALL FLASHING AROUND EXISTING AND TIE INTO NEW SIDING. CONTRACTOR TO PROVIDE SCHEDULE AND COORDINATE WITH KCHA FOR POWER DROP. SCL HAS APPROXIMATELY A THREE MONTH LEAD TIME FOR DISCONNECT AND LINE DROP.
29. ADD ROOF JACK VENTS AS NEED FOR ROOF EXHAUST VENTING FOR EACH FIRE BREAK SECTION. EACH ATTIC SECTION ABOVE UNITS REQUIRE A MINIMUM OF 120 SQUARE INCHES OF EXHAUST VENT. EACH ATTIC SECTION ABOVE STAIRWELLS REQUIRE A MINIMUM OF 50 SQUARE INCHES OF EXHAUST VENT. INSTALL HIDDEN RIDGE VENT ALONG RIDGE FOR EXHAUST VENTING IN ATTIC ABOVE STAIRWELLS. INSTALL ROOF JACK VENT FOR ATTIC INTAKE VENTING ABOVE HALLWAY, REQUIRES A MINIMUM OF 131 SQUARE INCHES FOR INTAKE.
30. DEMO EXISTING SOFIT AND REPLACE WITH SPECIFIED HARDIE PRODUCT.

TYPICAL BLOCKING ERVS AND DHP'S BLOCKING AT EACH UNIT STACK. EXACT LOCATIONS TO BE VERIFIED ON SITE DURING DEMO.



① REAR ELEVATION  
1/4" = 1'-0"



PROJECT  
EXTERIOR RENOVATIONS  
**SUNNYDALE APARTMENTS**  
15035 8TH AVE S  
BURIEN, WA

REVISIONS

DATE	10.28.2022
PROJECT NO.	22004NX_04
DRAWN BY:	DM
REVIEWED BY:	
<b>SHEET TITLE</b> ELEVATIONS	

**A2.1**

PERMIT SET

REVISIONS


DATE  
 10.28.2022

PROJECT NO.  
 22004NX\_04

DRAWN BY: DMI

REVIEWED BY:

SHEET TITLE  
 COLOR ELEVATIONS

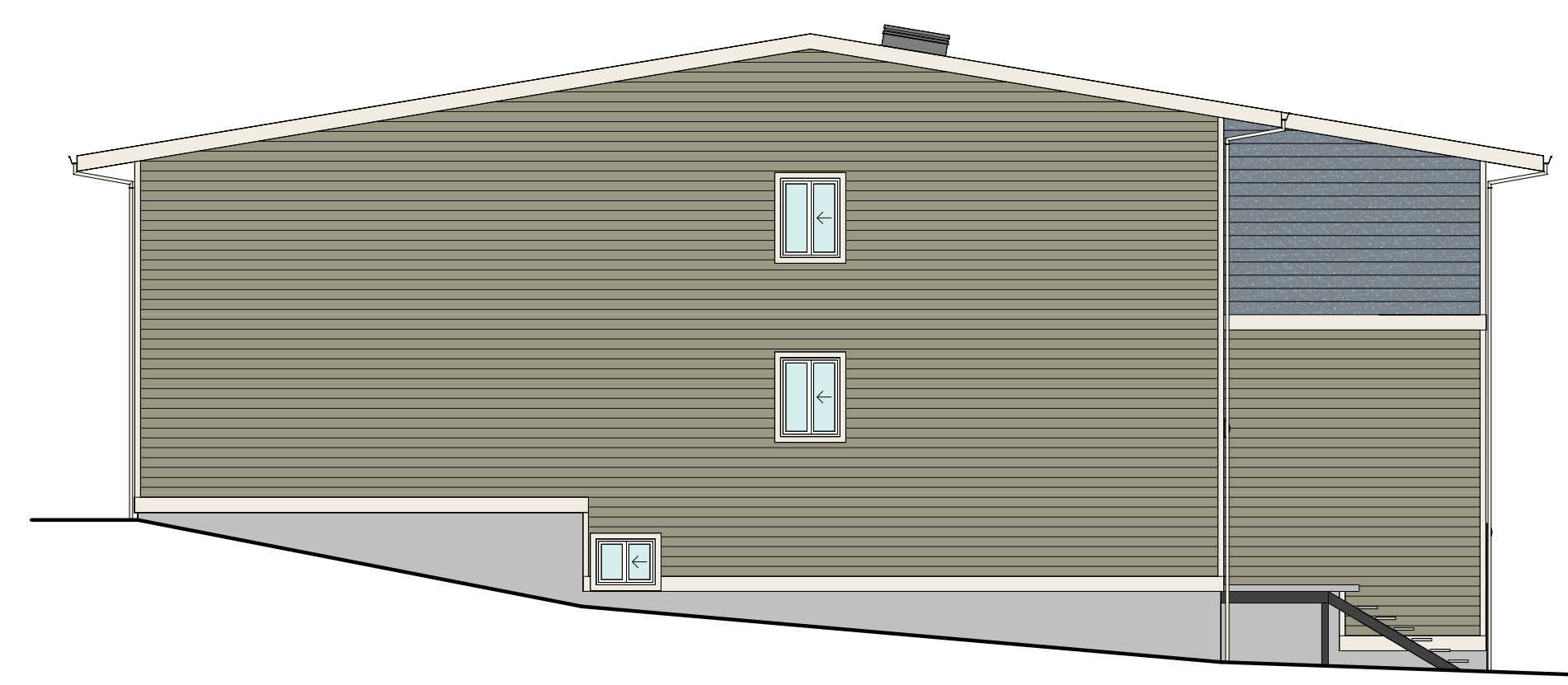
TRIM, SOFFIT,  
 BEAM & POST:  
 GREEK VILLA  
 SW 7551

BUILDING 4 BODY:  
 STORM CLOUD  
 SW 6249

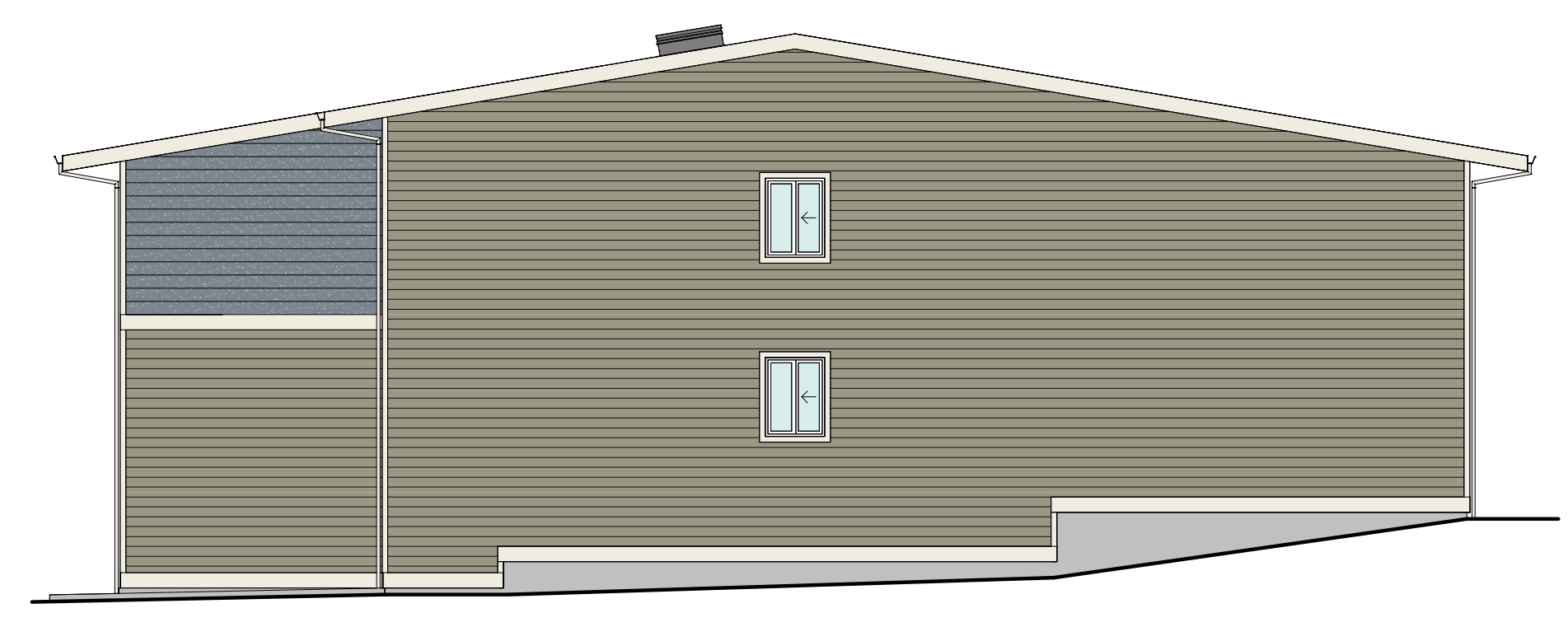
BUILDING 5 BODY:  
 GREEN EARTH  
 SW 7748



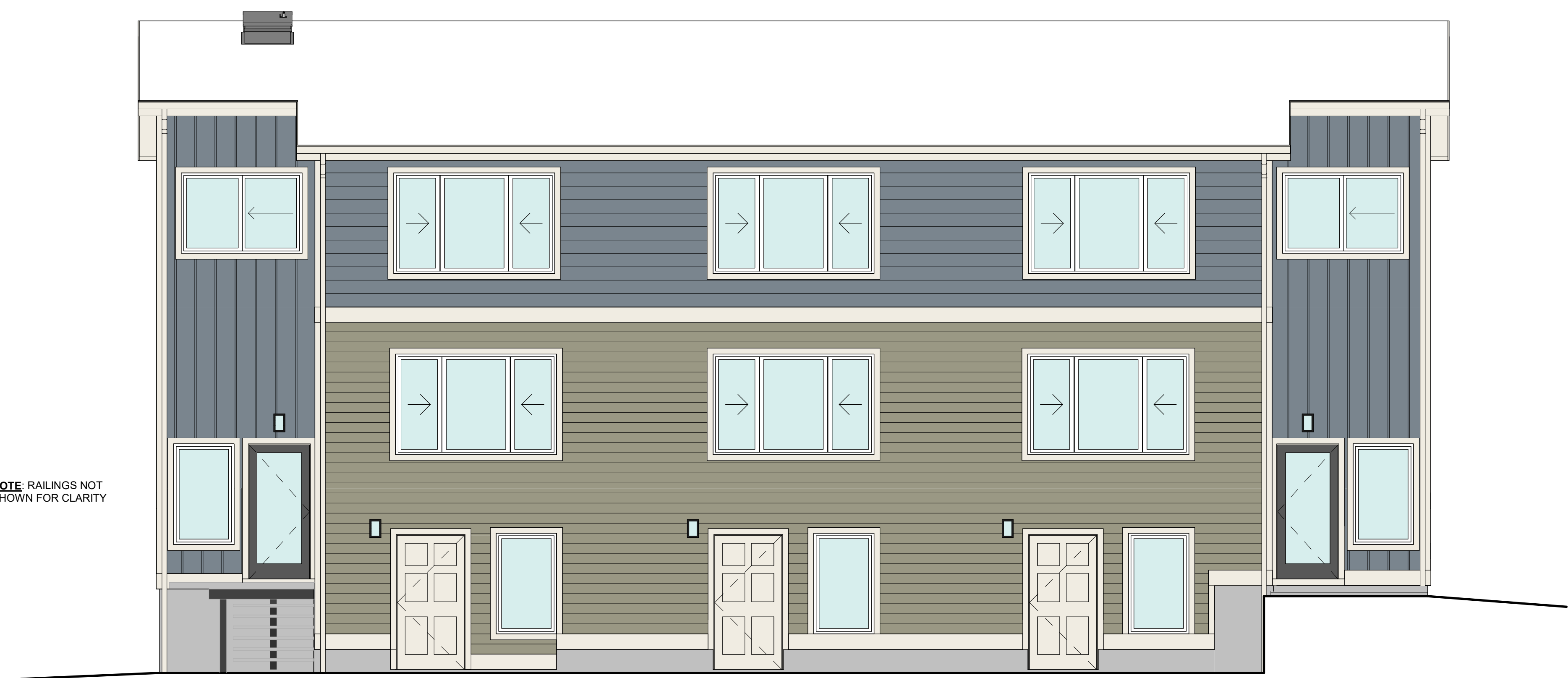
④ REAR ELEVATION  
 1/8" = 1'-0"



③ LEFT ELEVATION  
 1/8" = 1'-0"



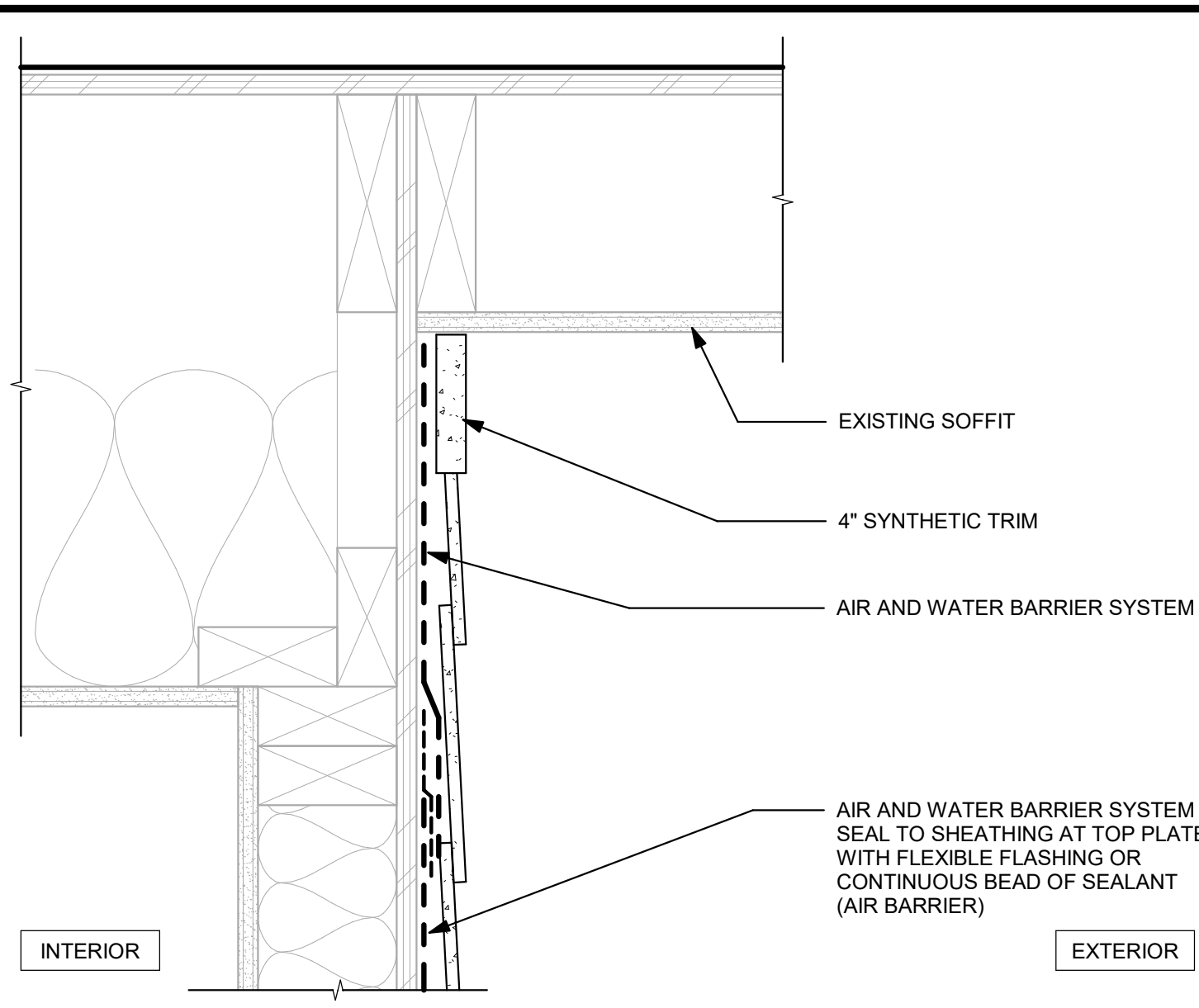
② RIGHT ELEVATION  
 1/8" = 1'-0"



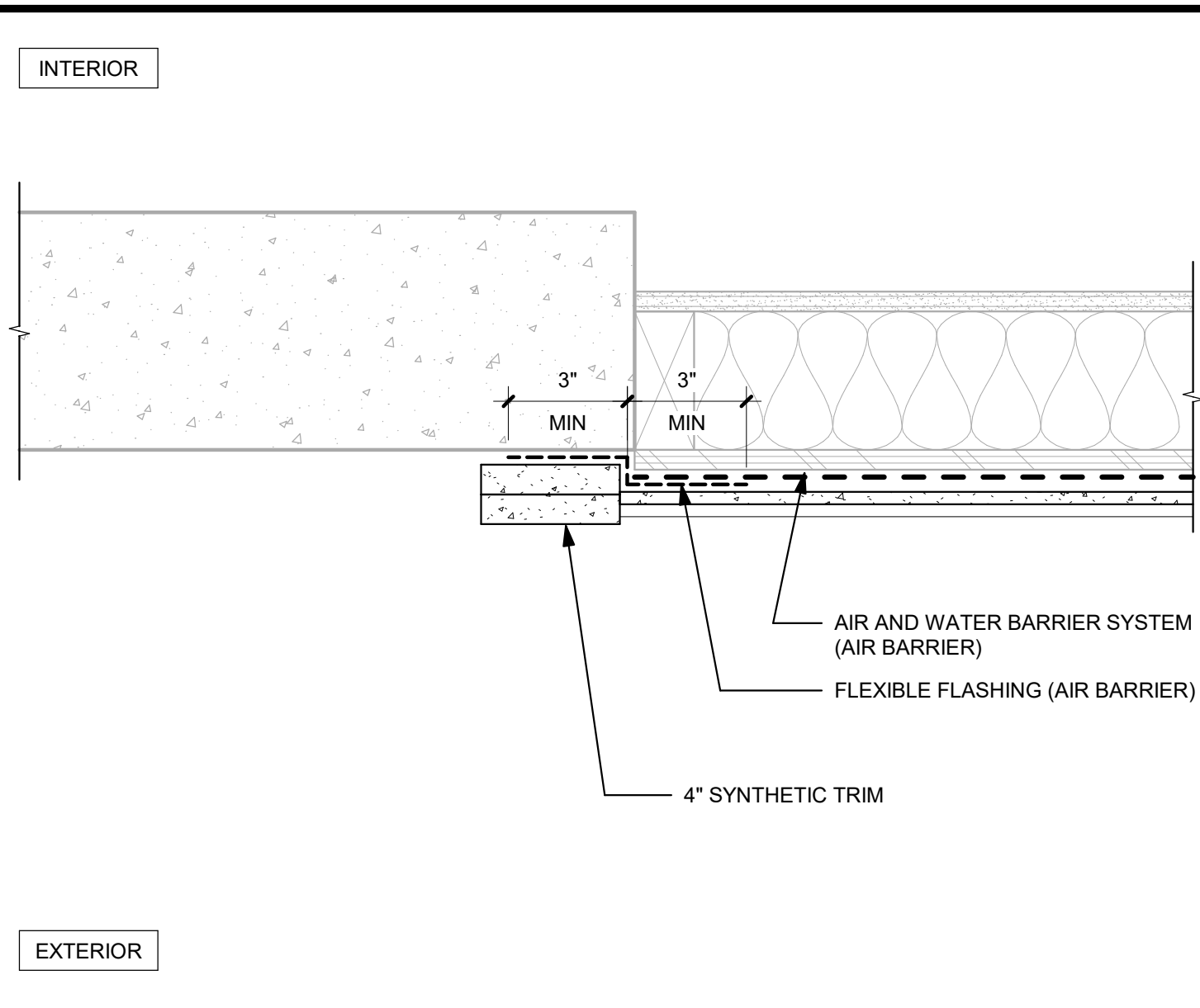
NOTE: RAILINGS NOT SHOWN FOR CLARITY

① FRONT ELEVATION  
 1/4" = 1'-0"

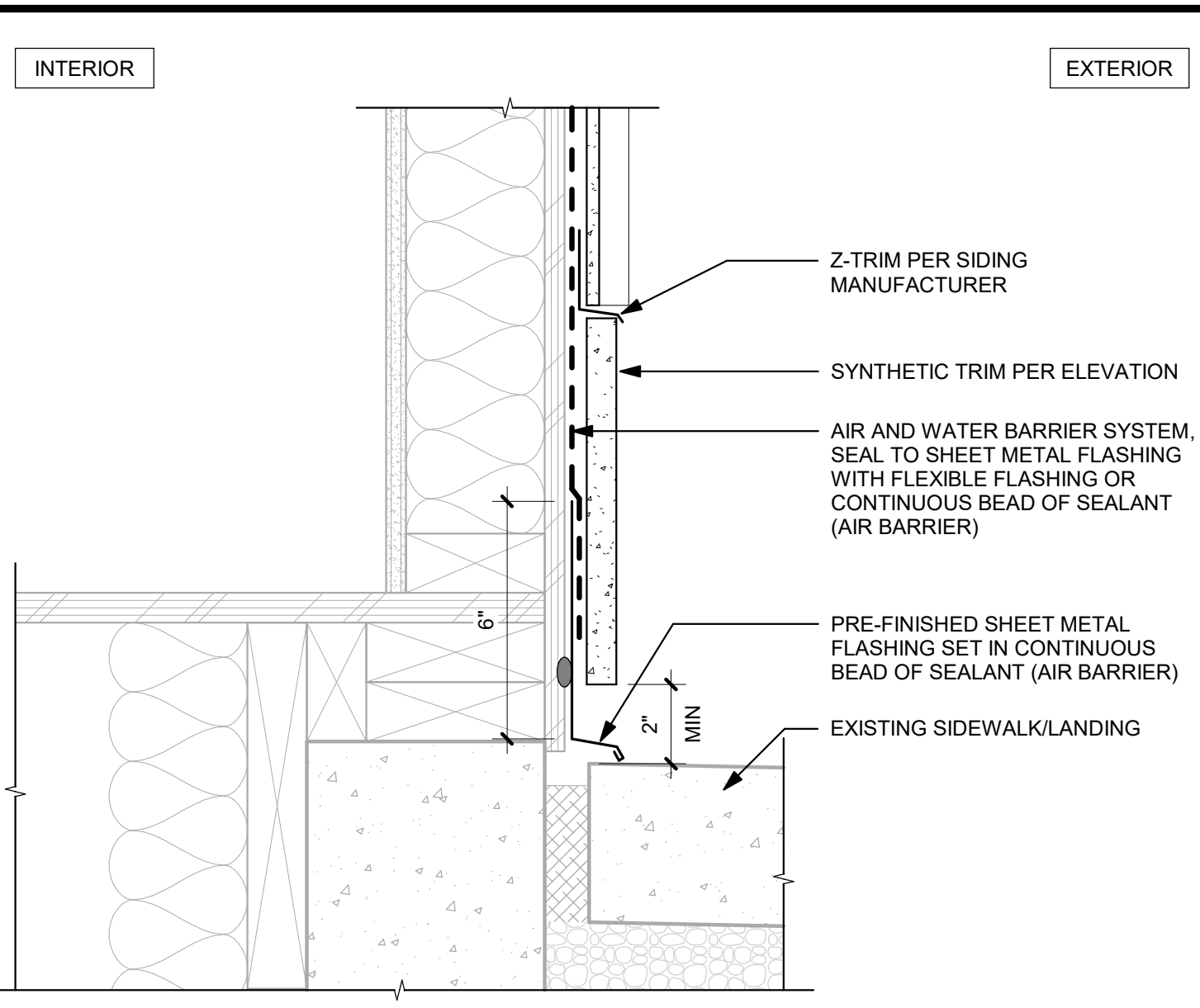




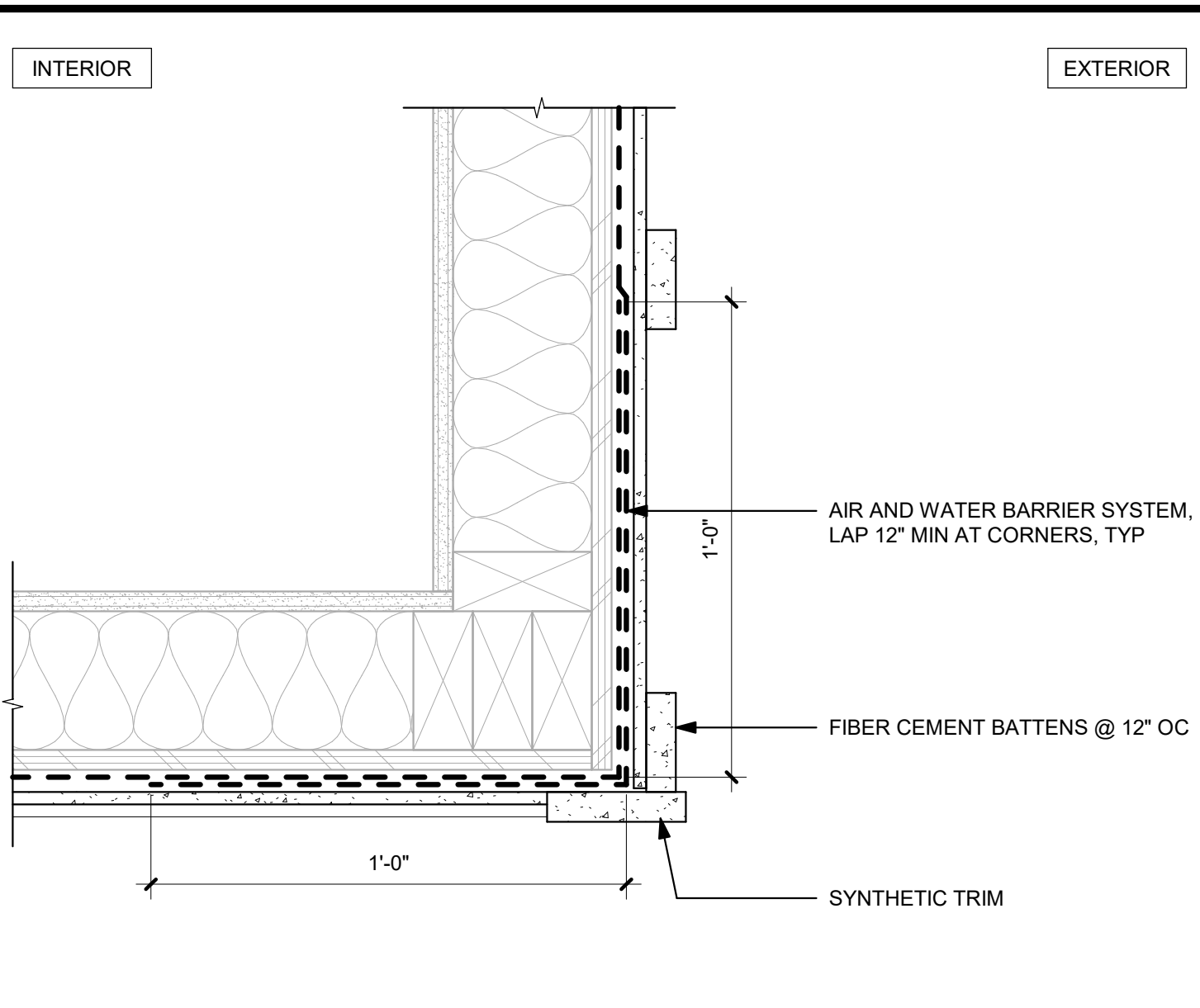
**12** LAP SIDING AT RAKE  
3" = 1'-0"



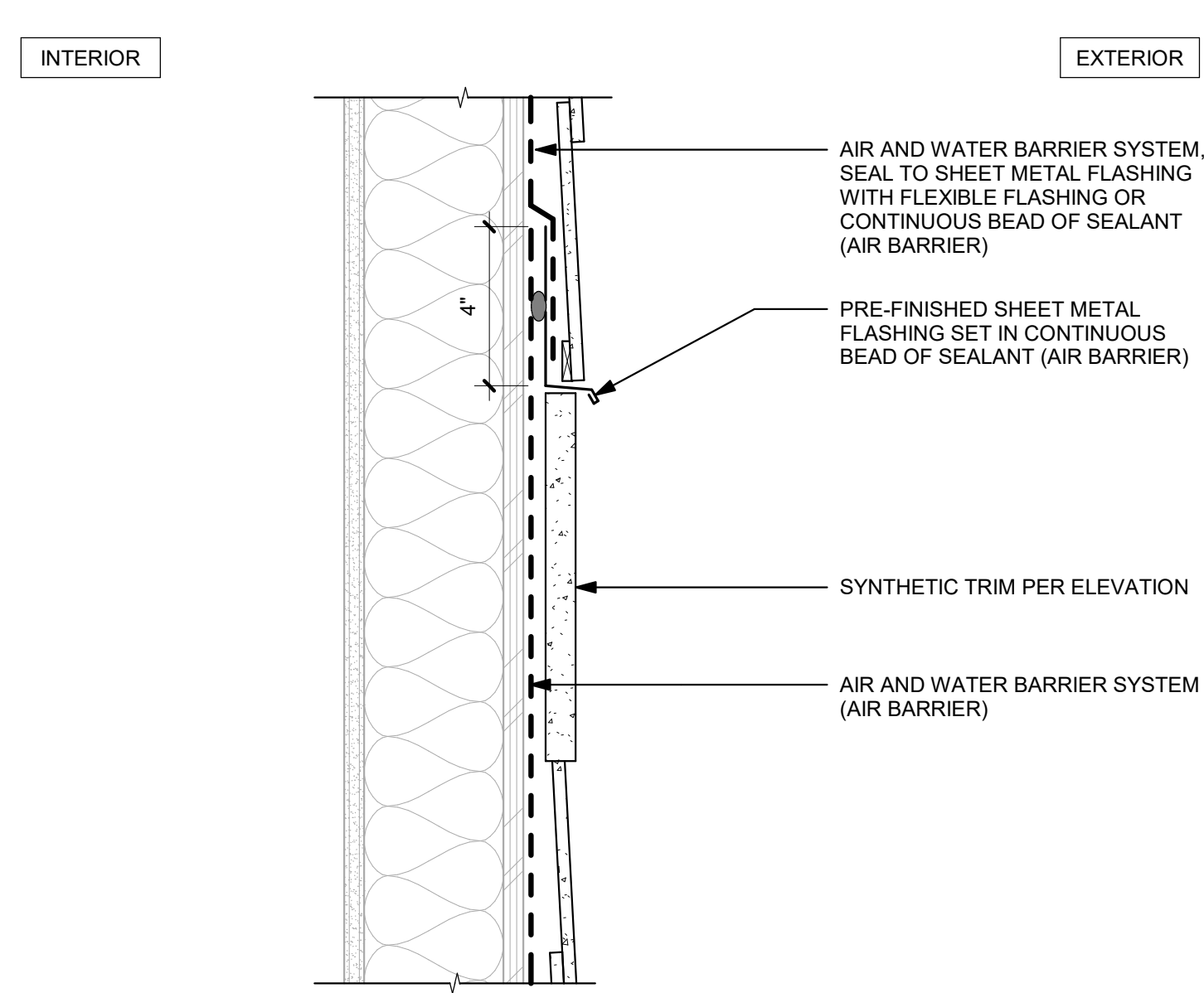
**9** VERTICAL JOINT AT STEP IN STEMWALL  
3" = 1'-0"



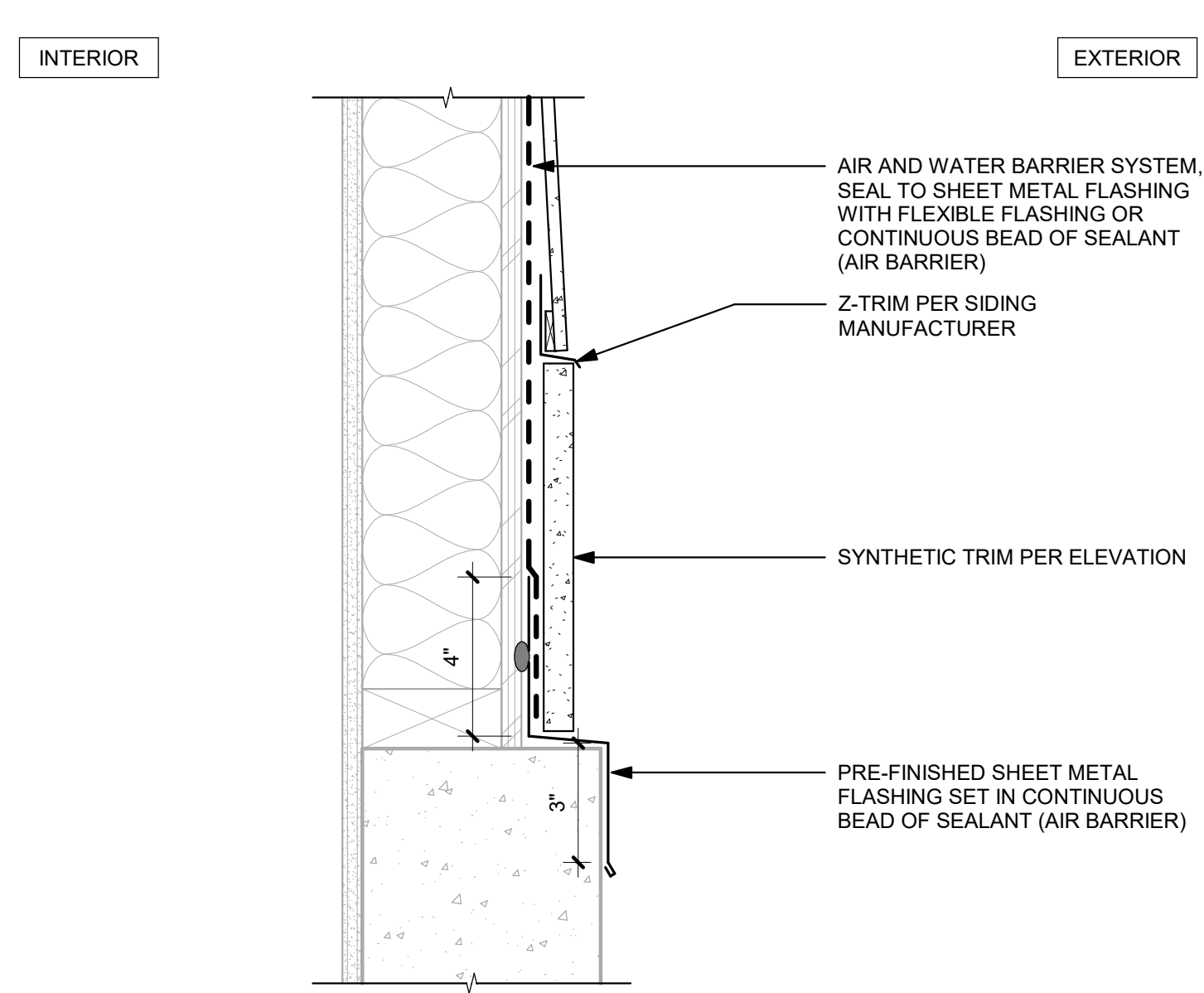
**6** BOTTOM OF WALL AT BOARD AND BATT SIDING  
3" = 1'-0"



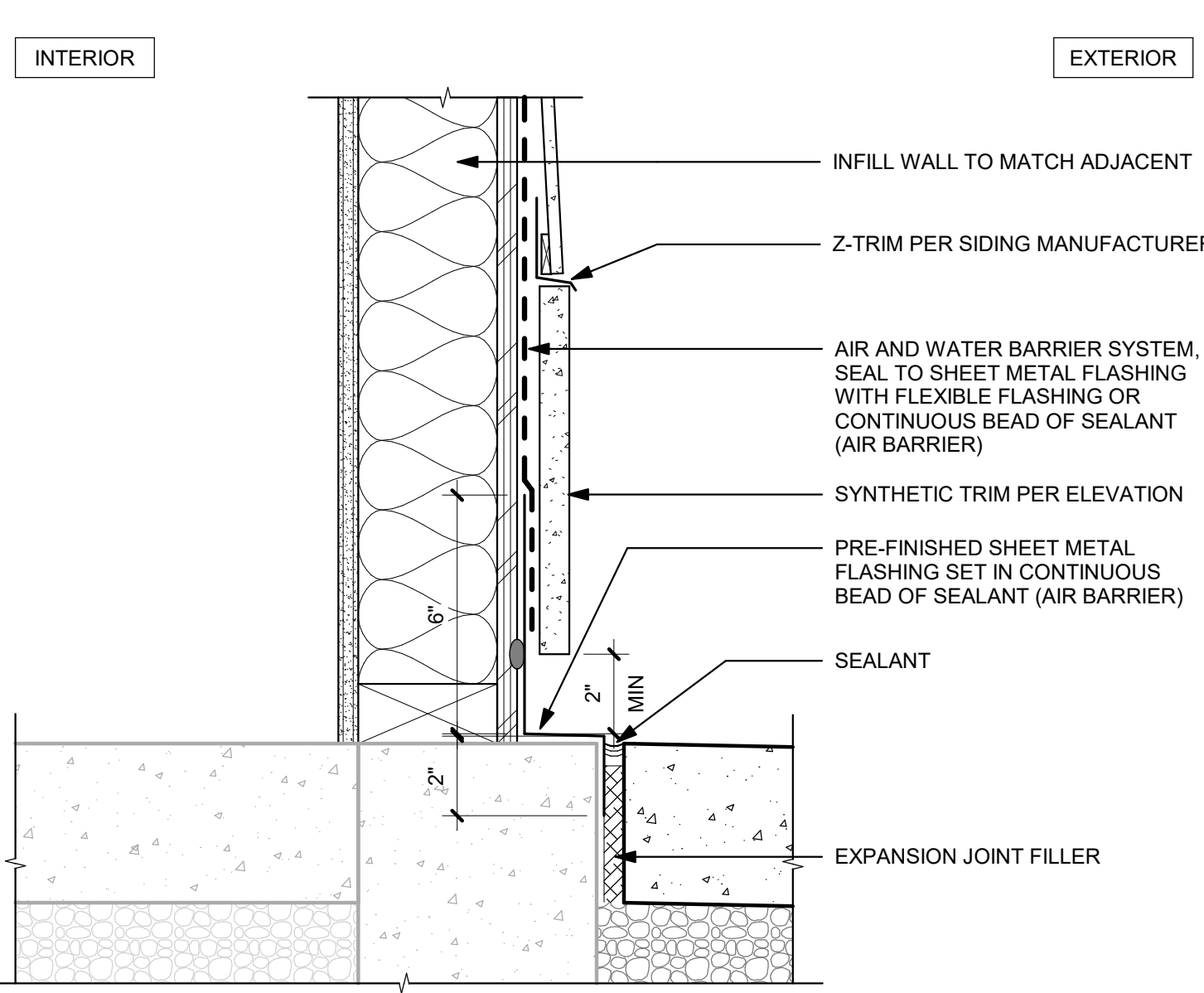
**3** OUTSIDE CORNER AT BOARD AND BATT TO LAP SIDING  
3" = 1'-0"



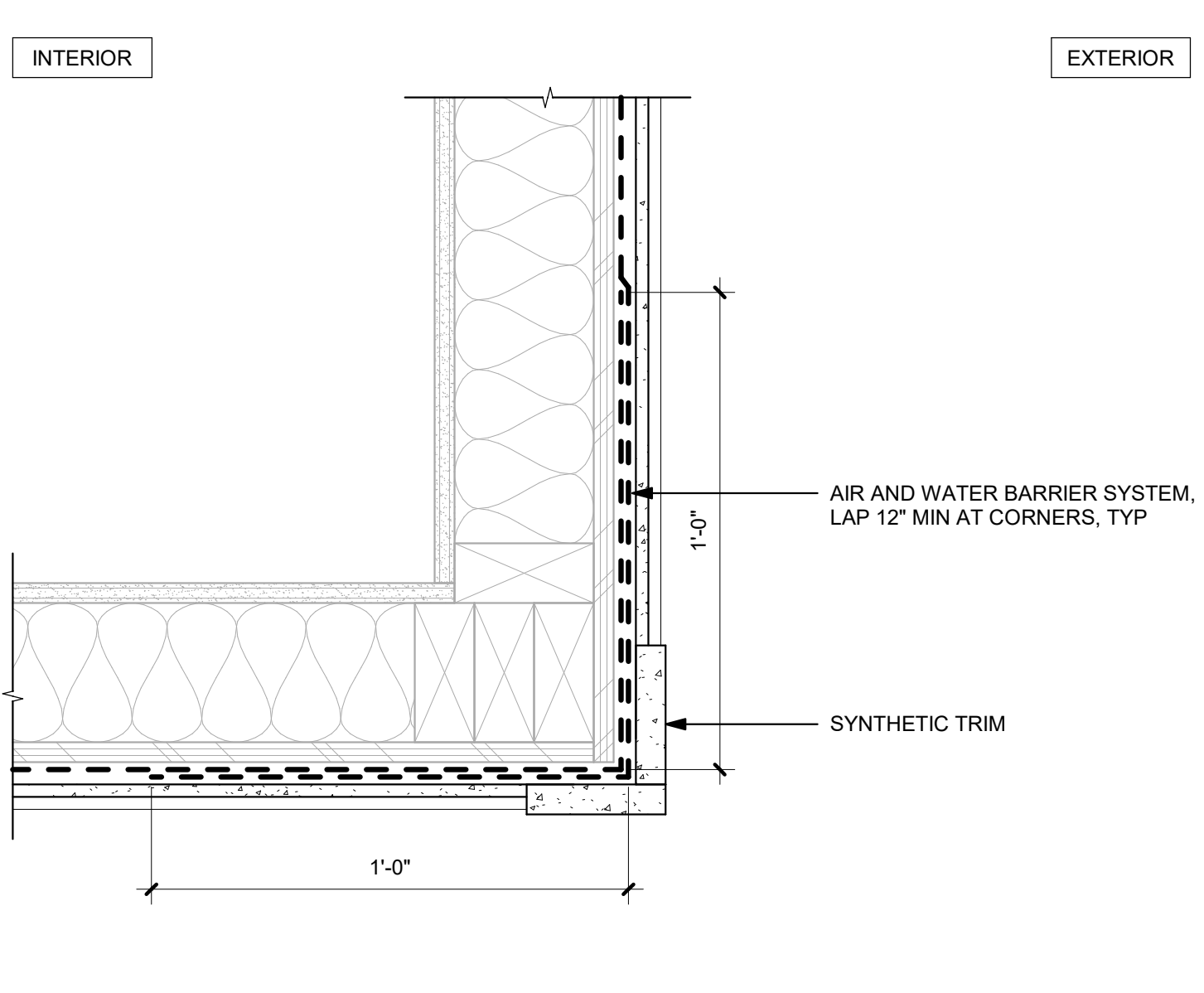
**11** BOTTOM OF WALL AT LAP SIDING  
3" = 1'-0"



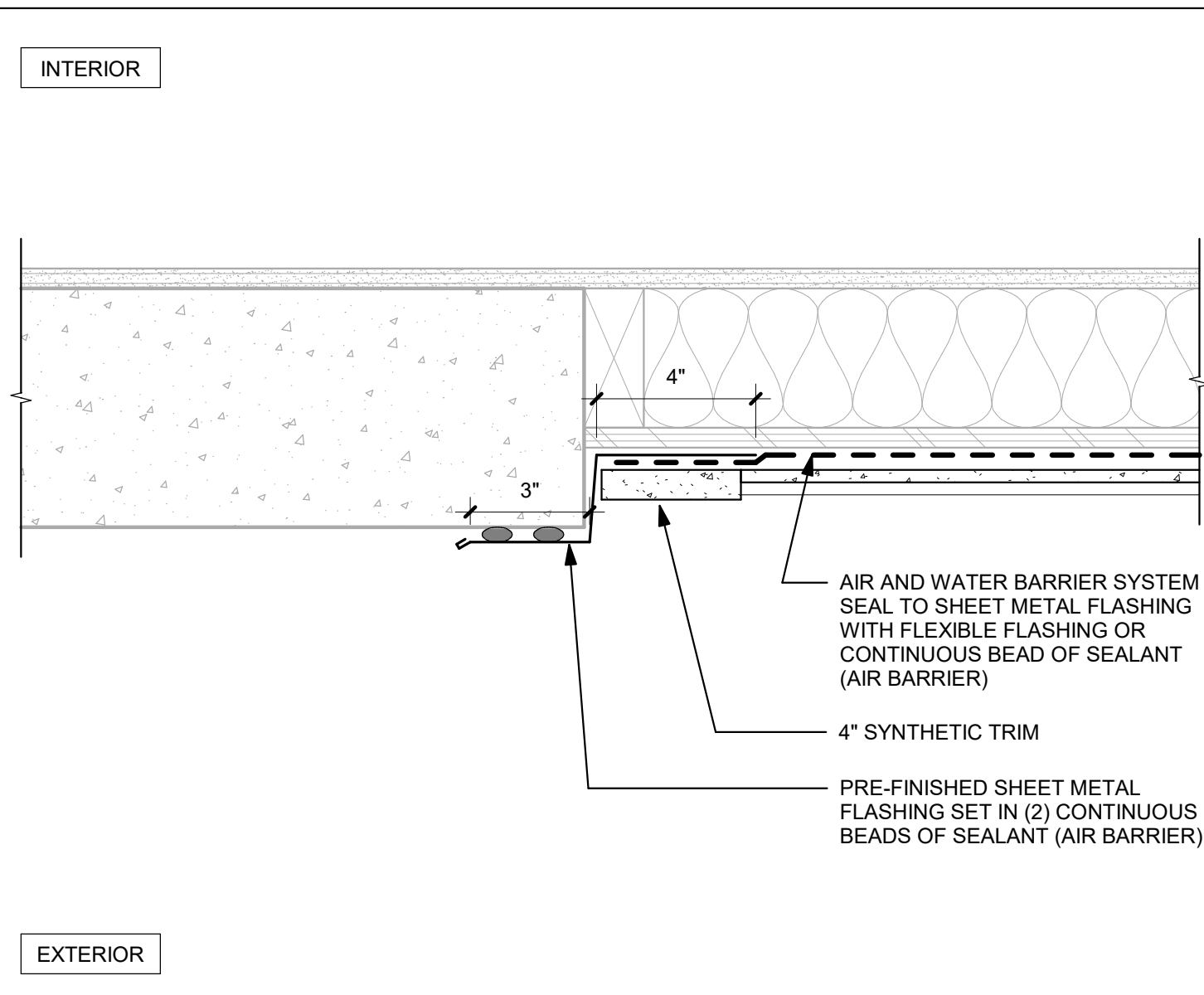
**8** BOTTOM OF WALL AT LAP SIDING  
3" = 1'-0"



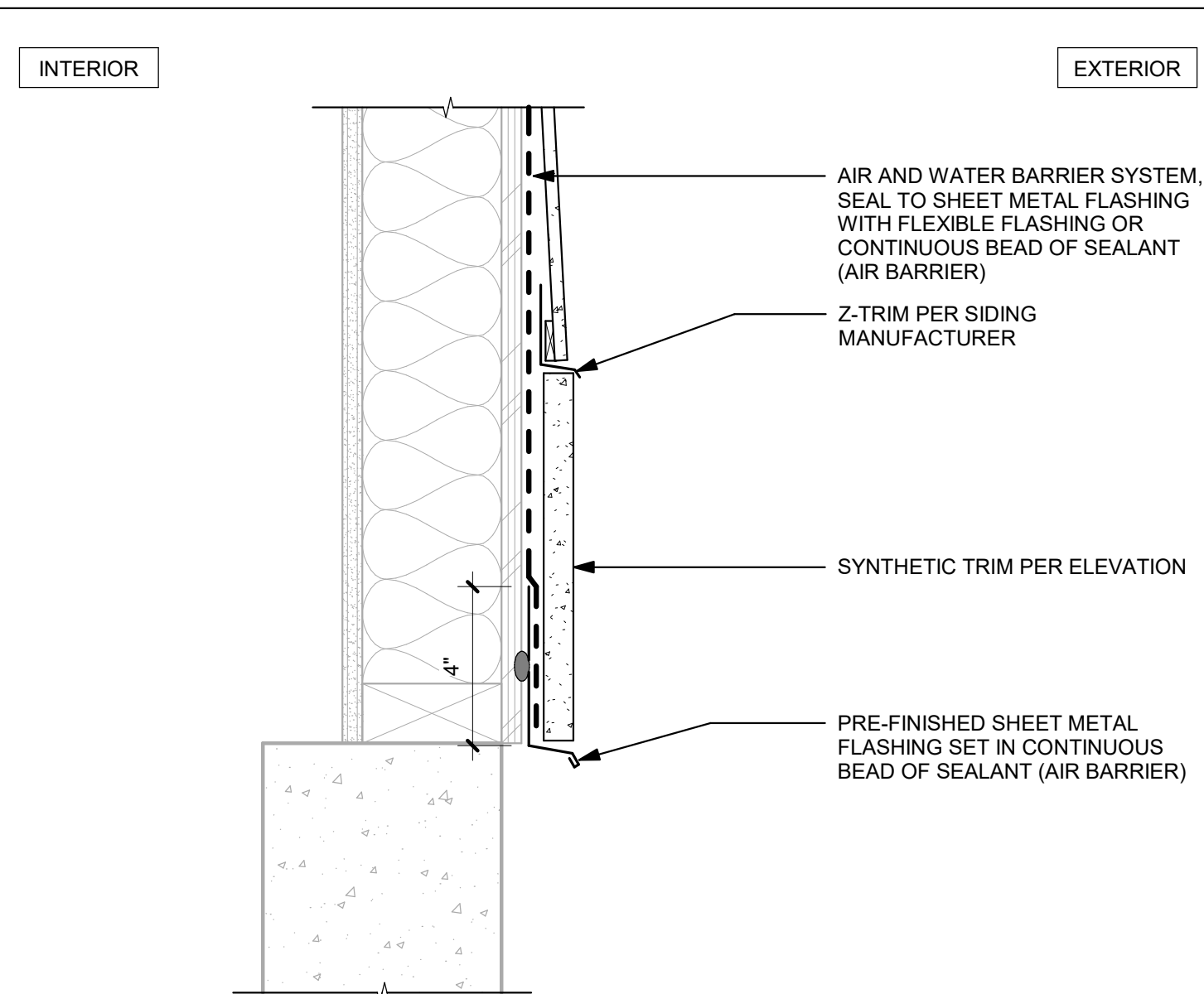
**5** BOTTOM OF WALL AT INFILL FRAMING  
3" = 1'-0"



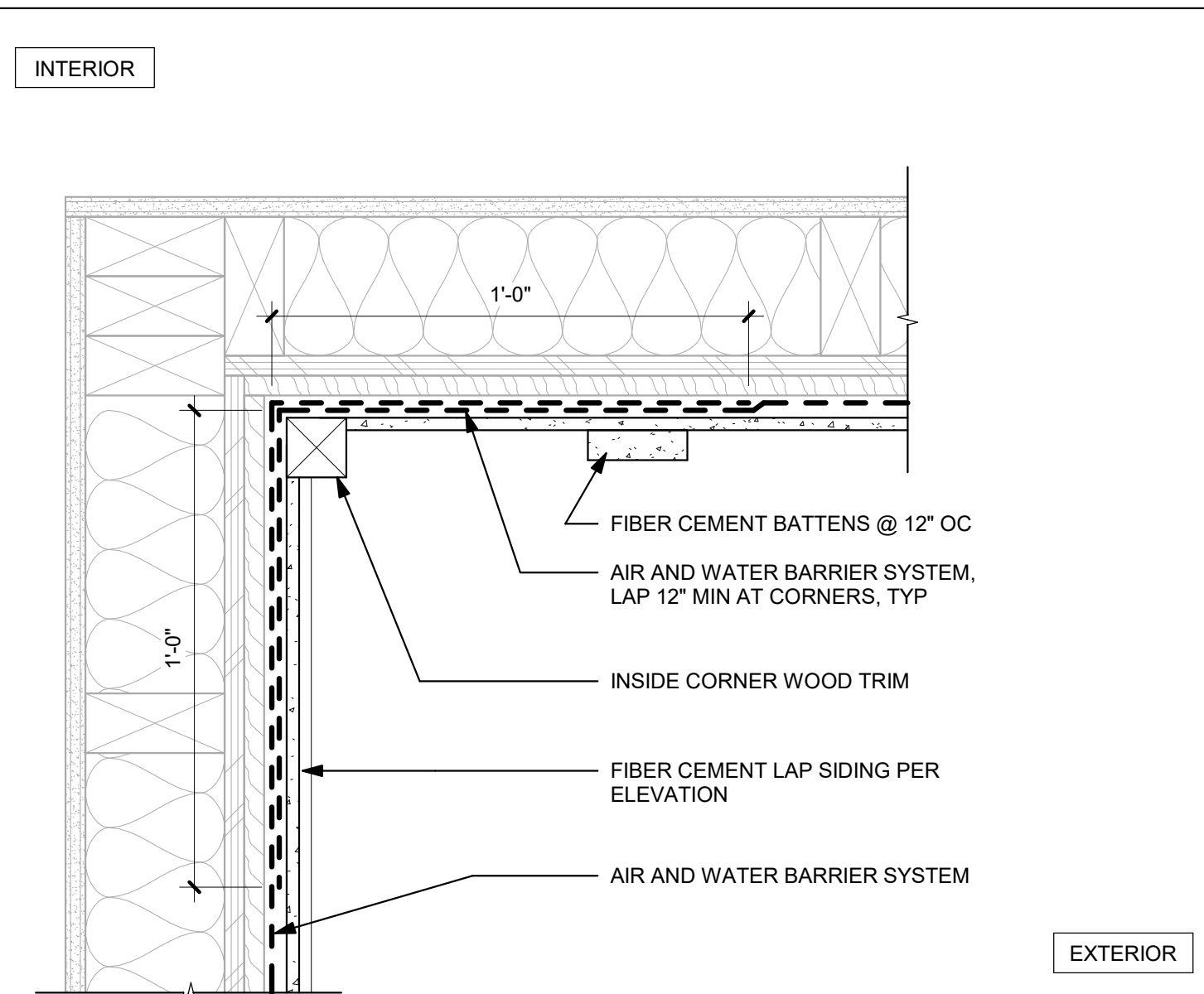
**2** OUTSIDE CORNER AT LAP SIDING  
3" = 1'-0"



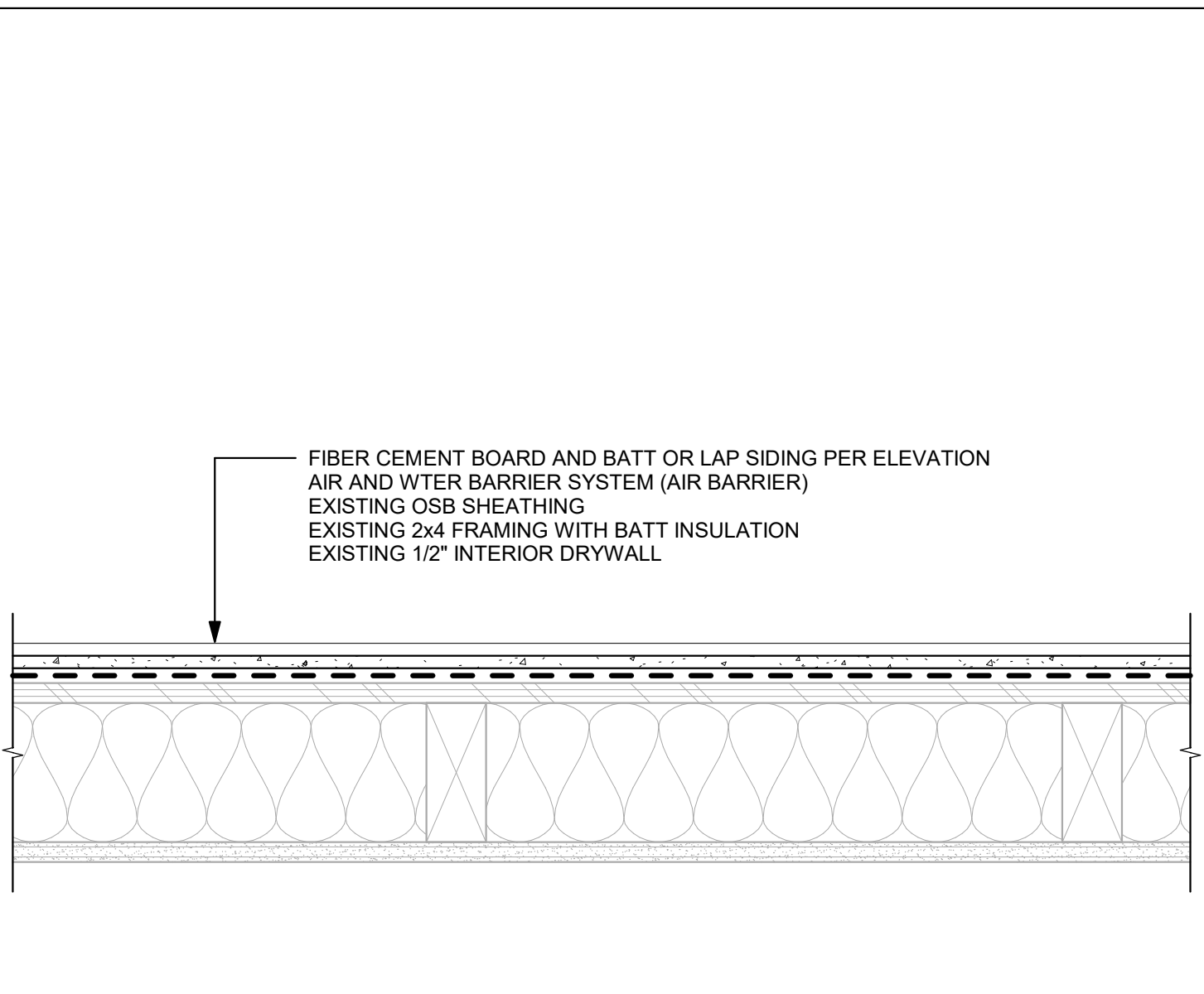
**10** VERTICAL JOINT AT STEP IN STEMWALL  
3" = 1'-0"



**7** BOTTOM OF WALL AT LAP SIDING  
3" = 1'-0"



**4** INSIDE CORNER AT BOARD AND BATT TO LAP SIDING  
3" = 1'-0"



**1** TYPICAL WALL ASSEMBLY  
3" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

DATE  
10.28.2022

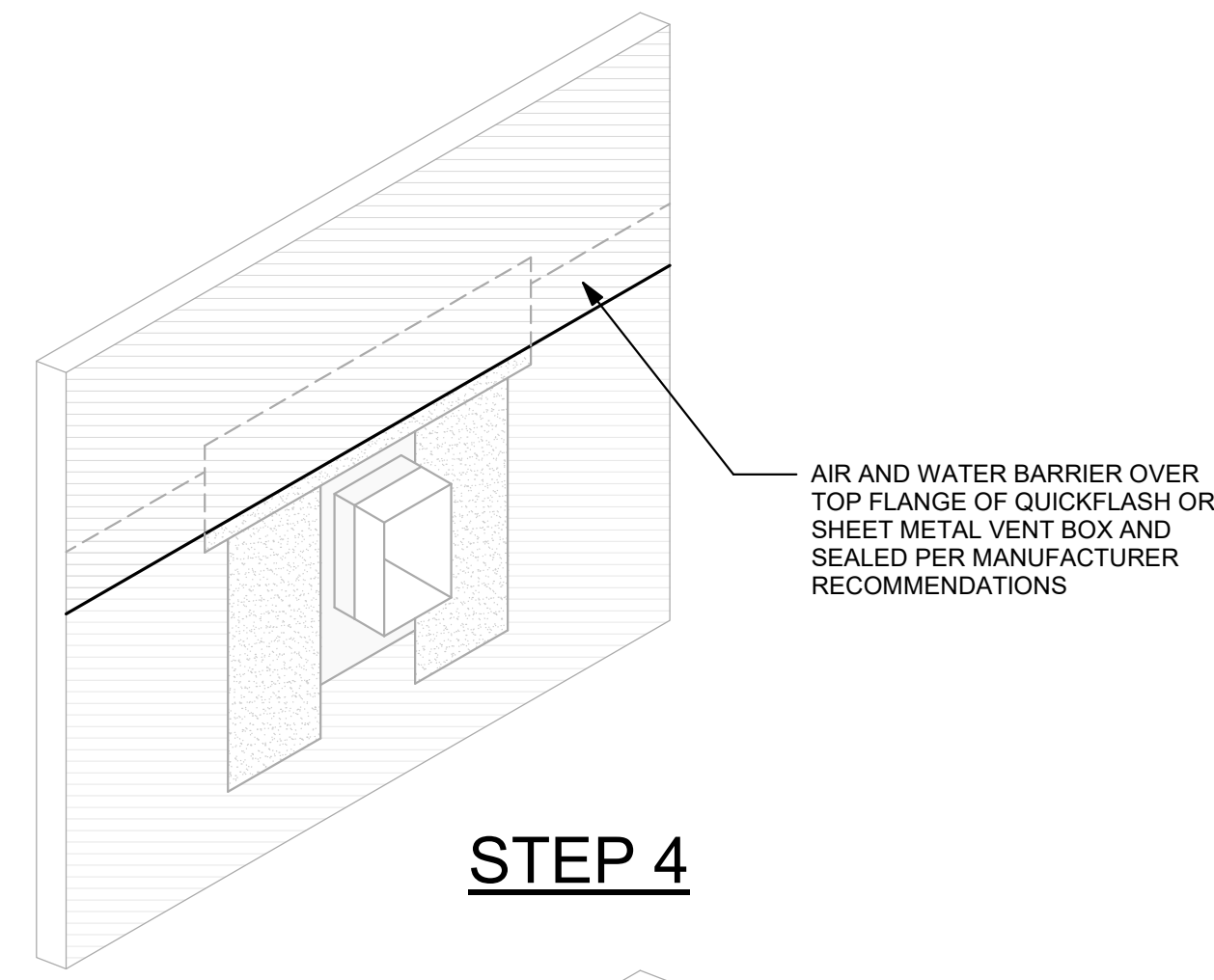
PROJECT NO.  
22004NX\_04

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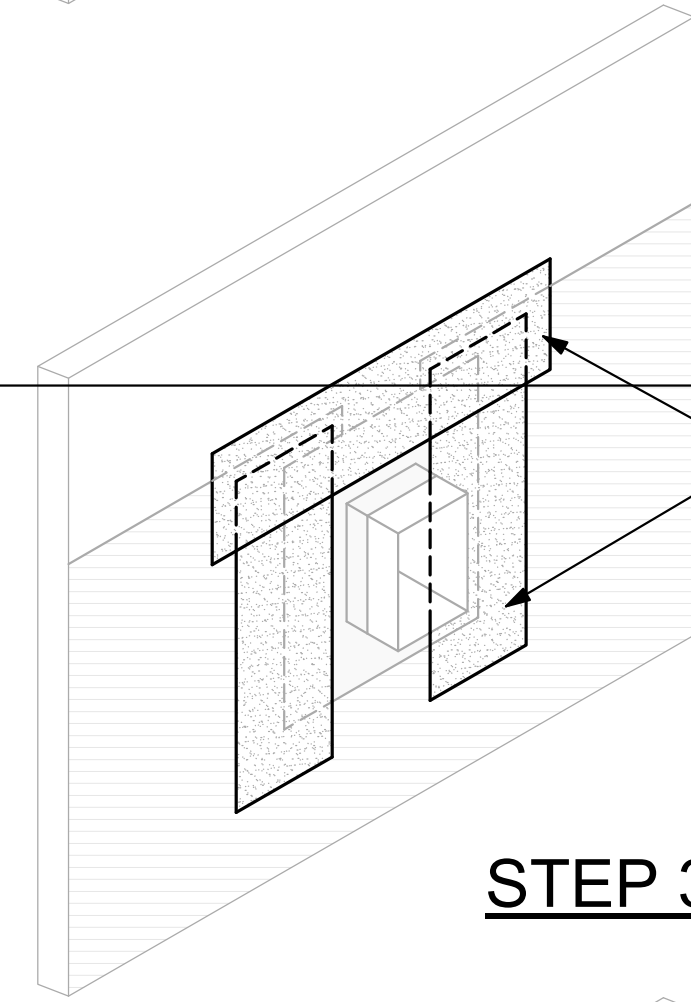
REVIEWED BY:

SHEET TITLE  
CLADDING DETAILS

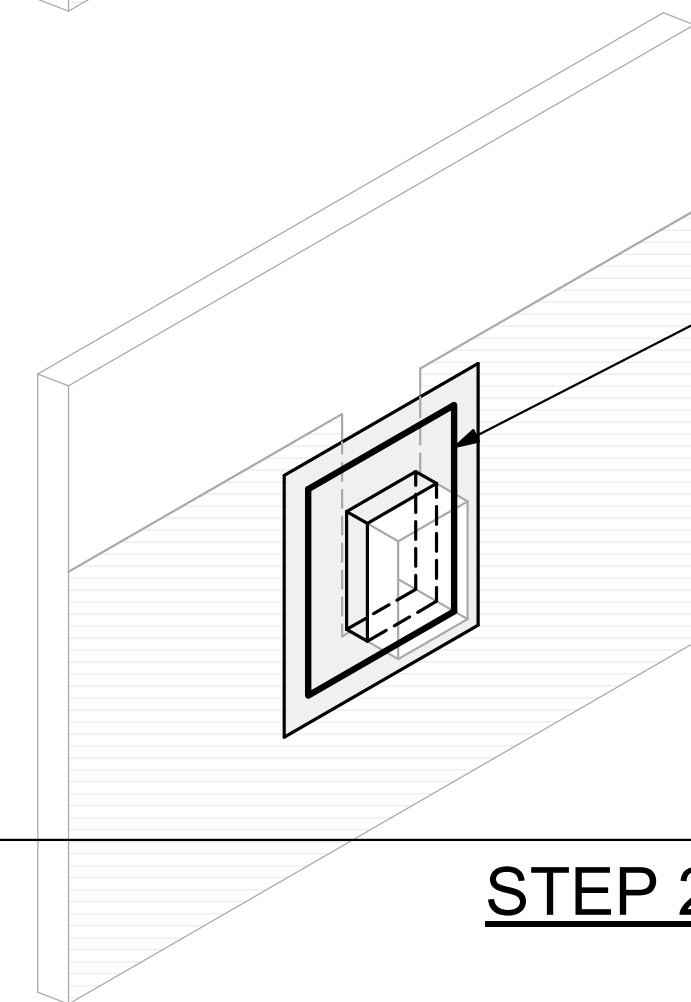




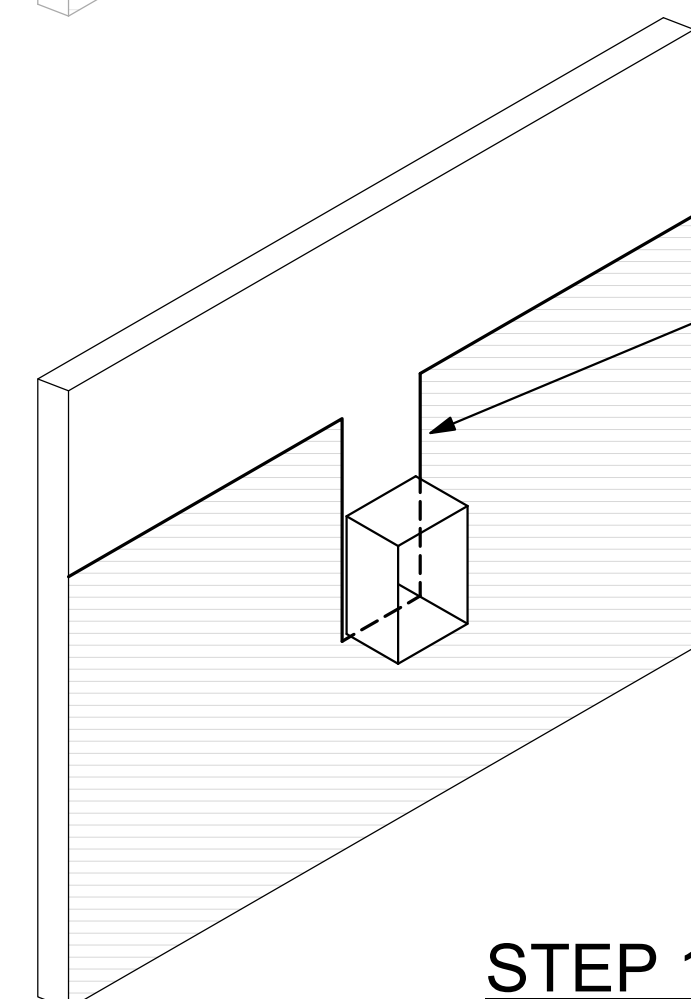
**STEP 4**



**STEP 3**

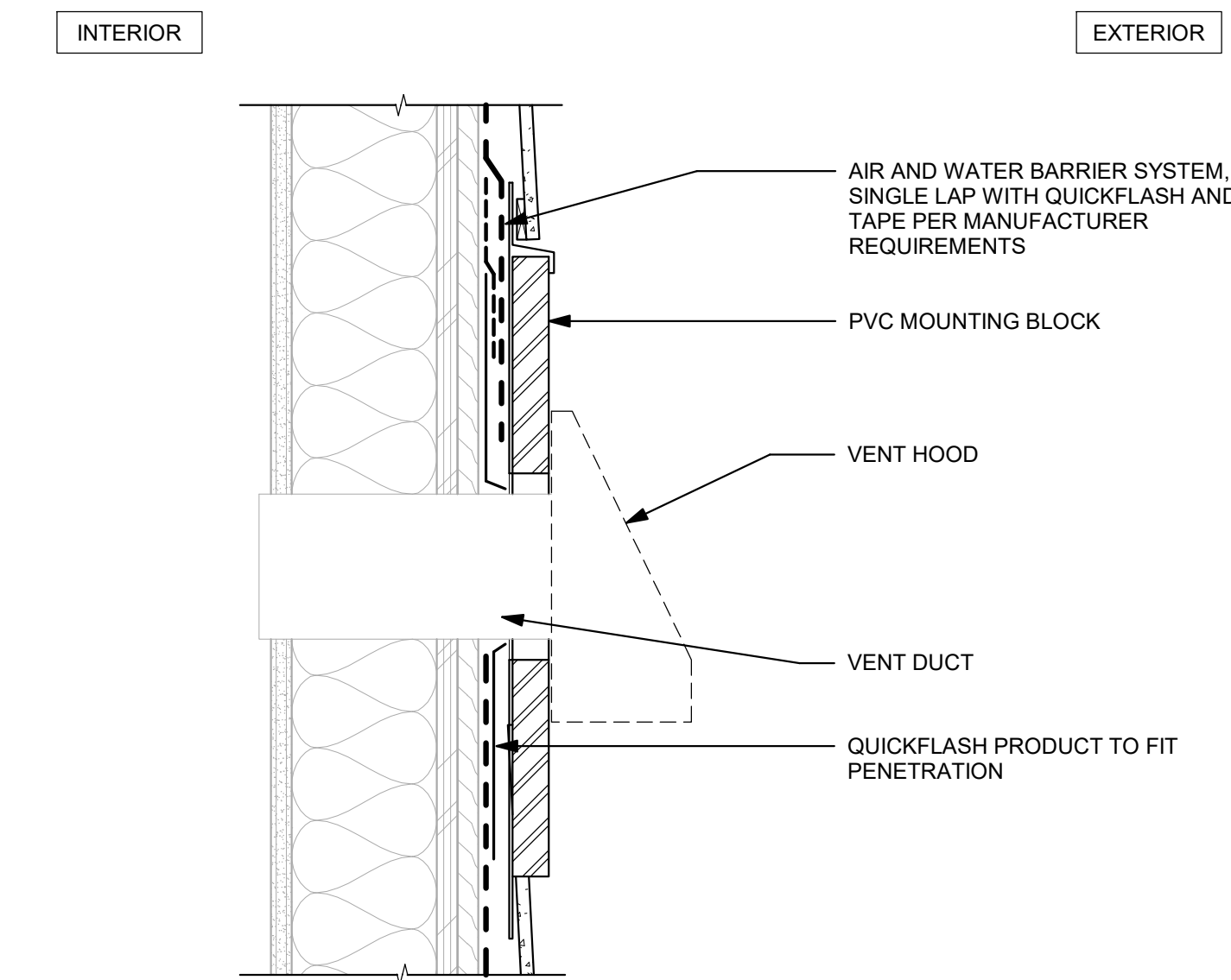


**STEP 2**

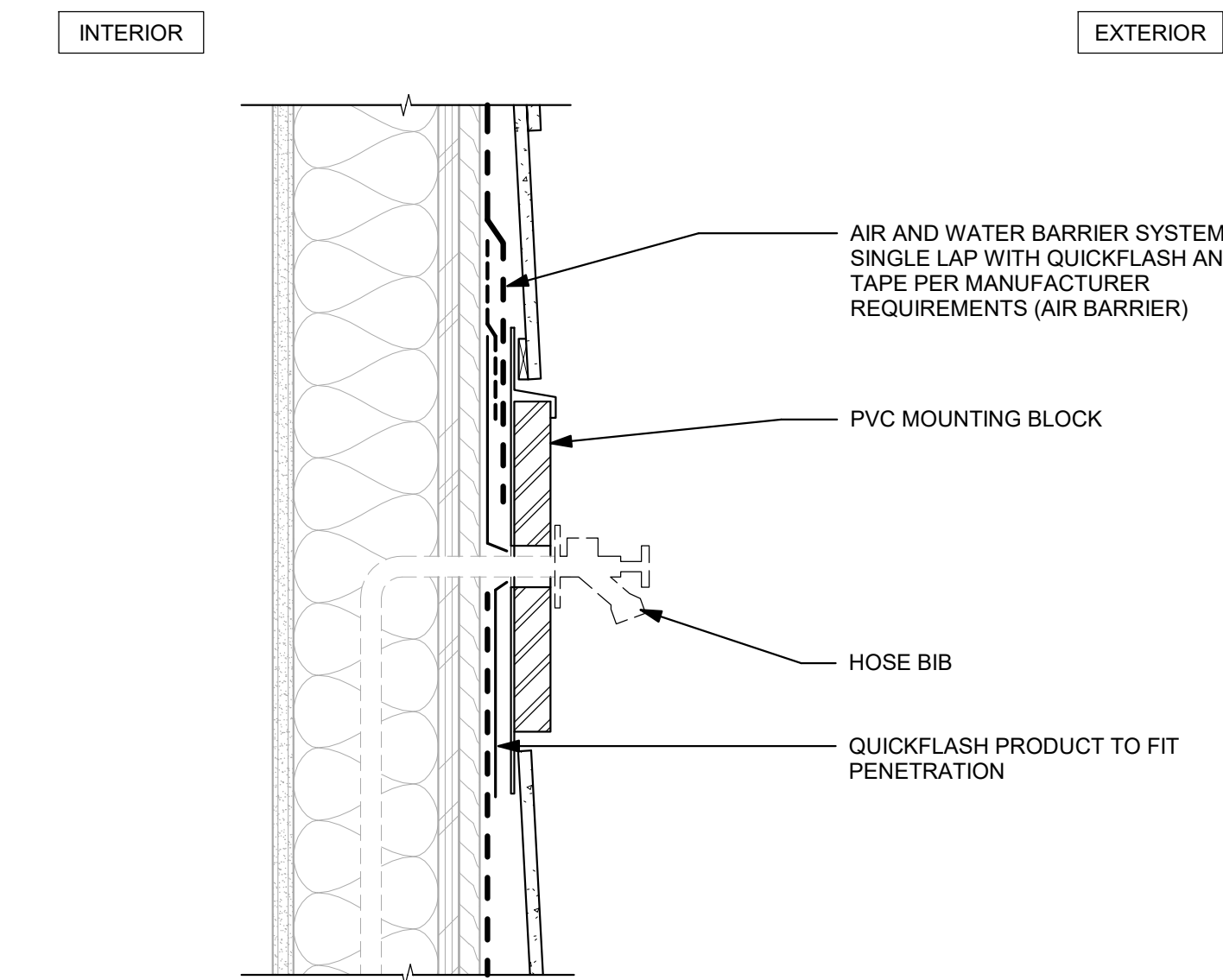


**STEP 1**

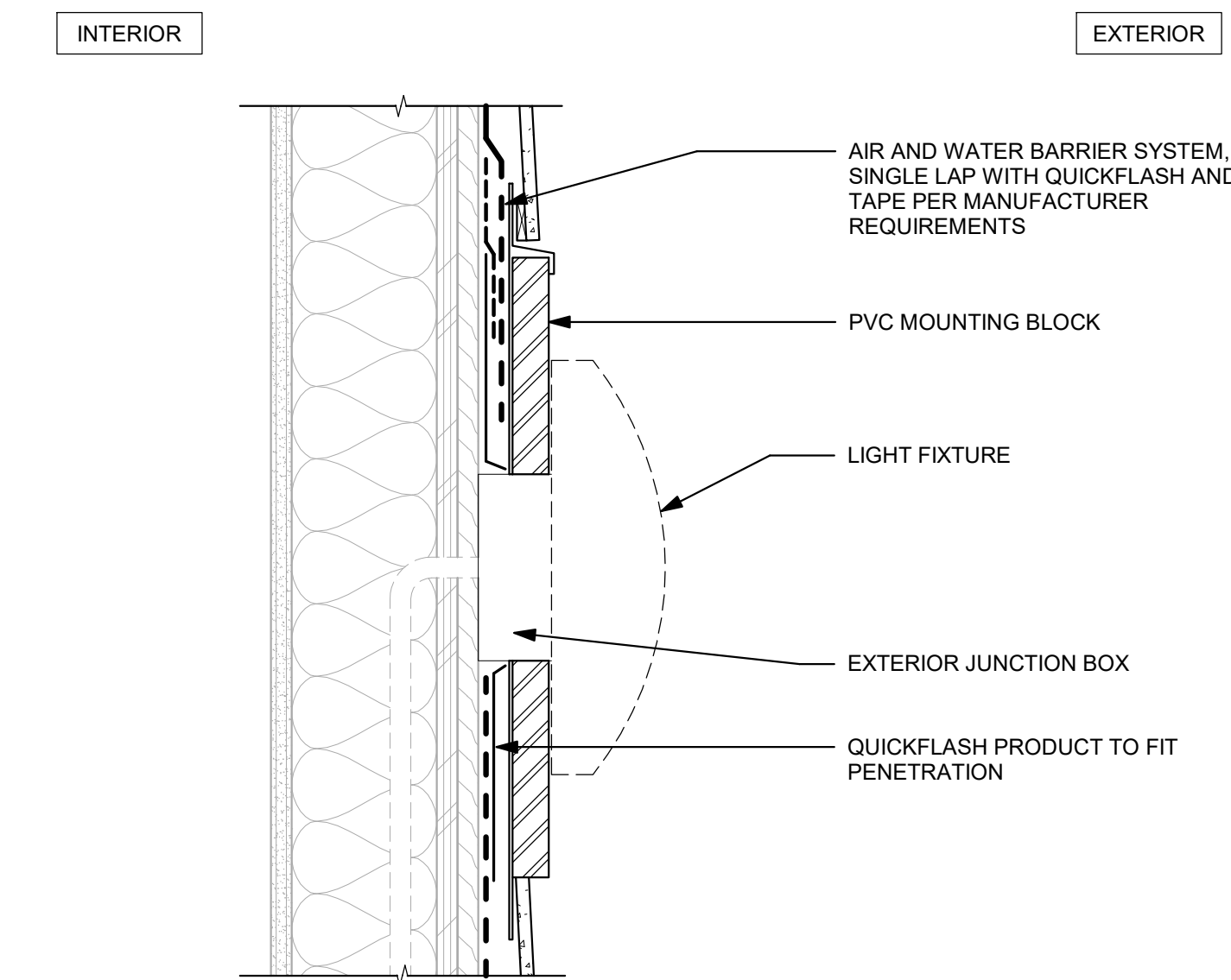
**10** TYPICAL PENETRATION FLASHING  
3" = 1'-0"



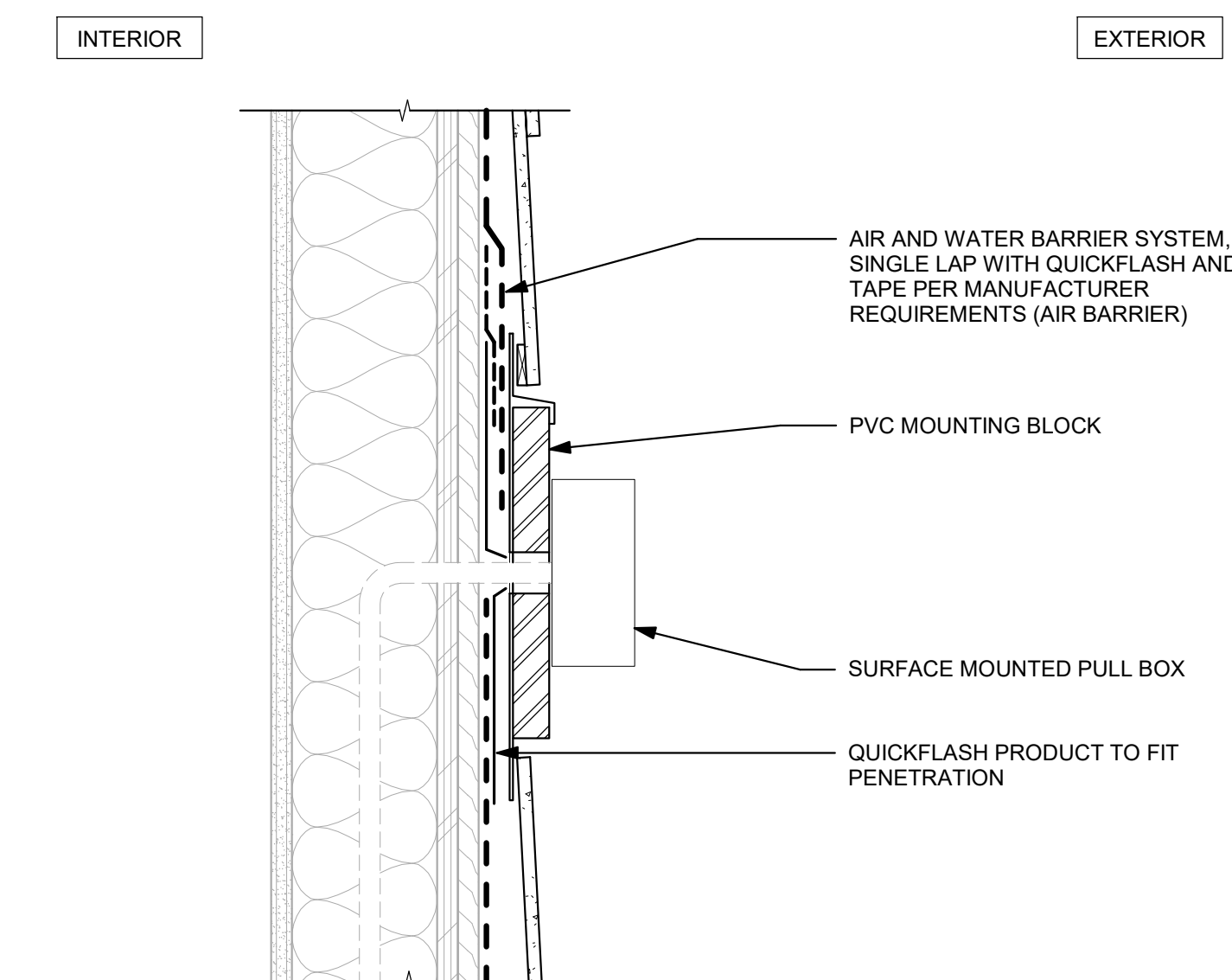
**9** TYPICAL VENT HOOD  
3" = 1'-0"



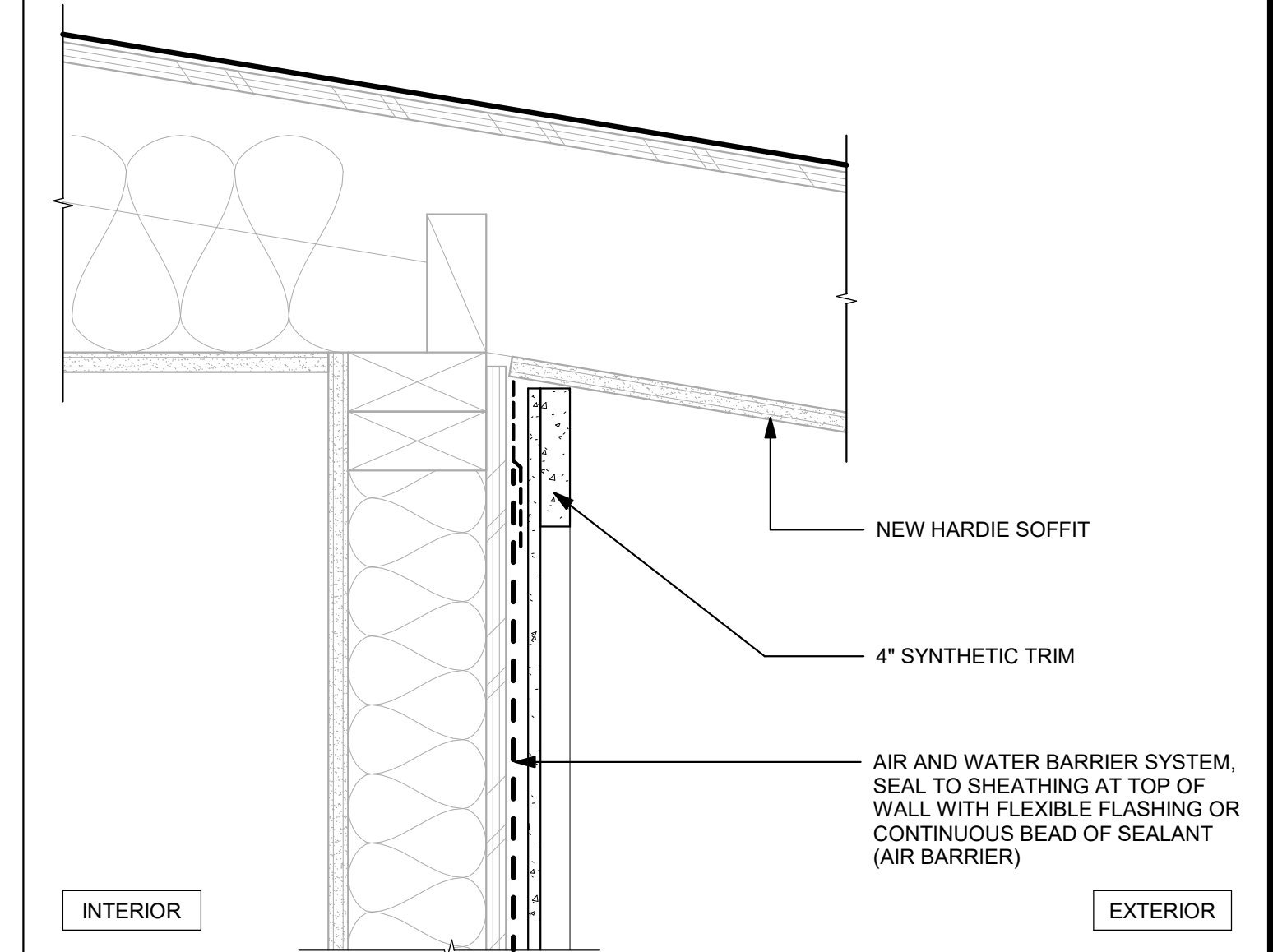
**6** TYPICAL HOSE BIB PENETRATION  
3" = 1'-0"



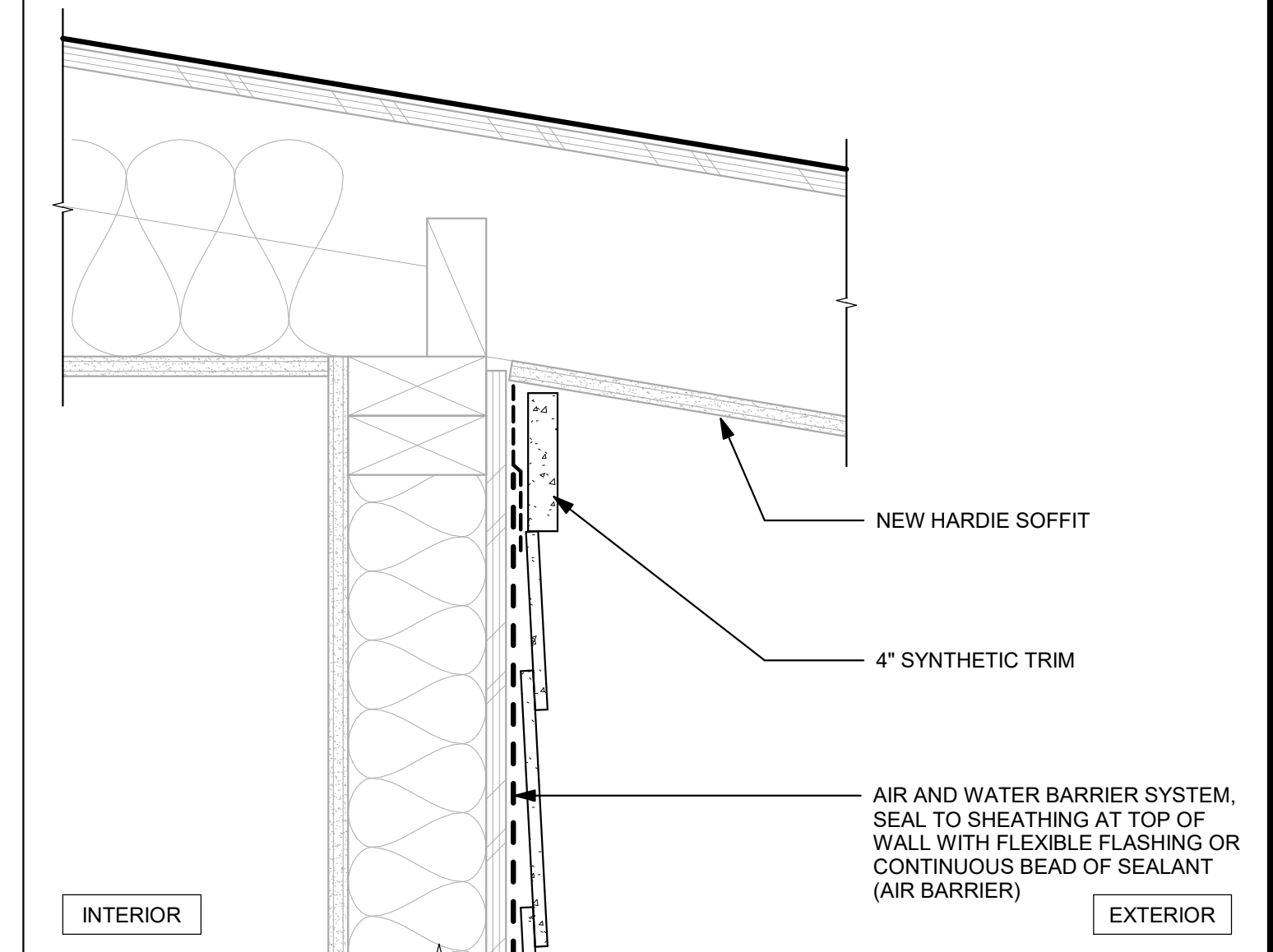
**8** TYPICAL LIGHT FIXTURE  
3" = 1'-0"



**7** TYPICAL CONDUIT PENETRATION  
3" = 1'-0"

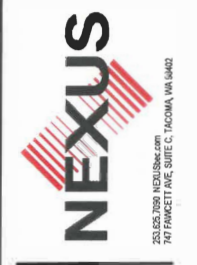
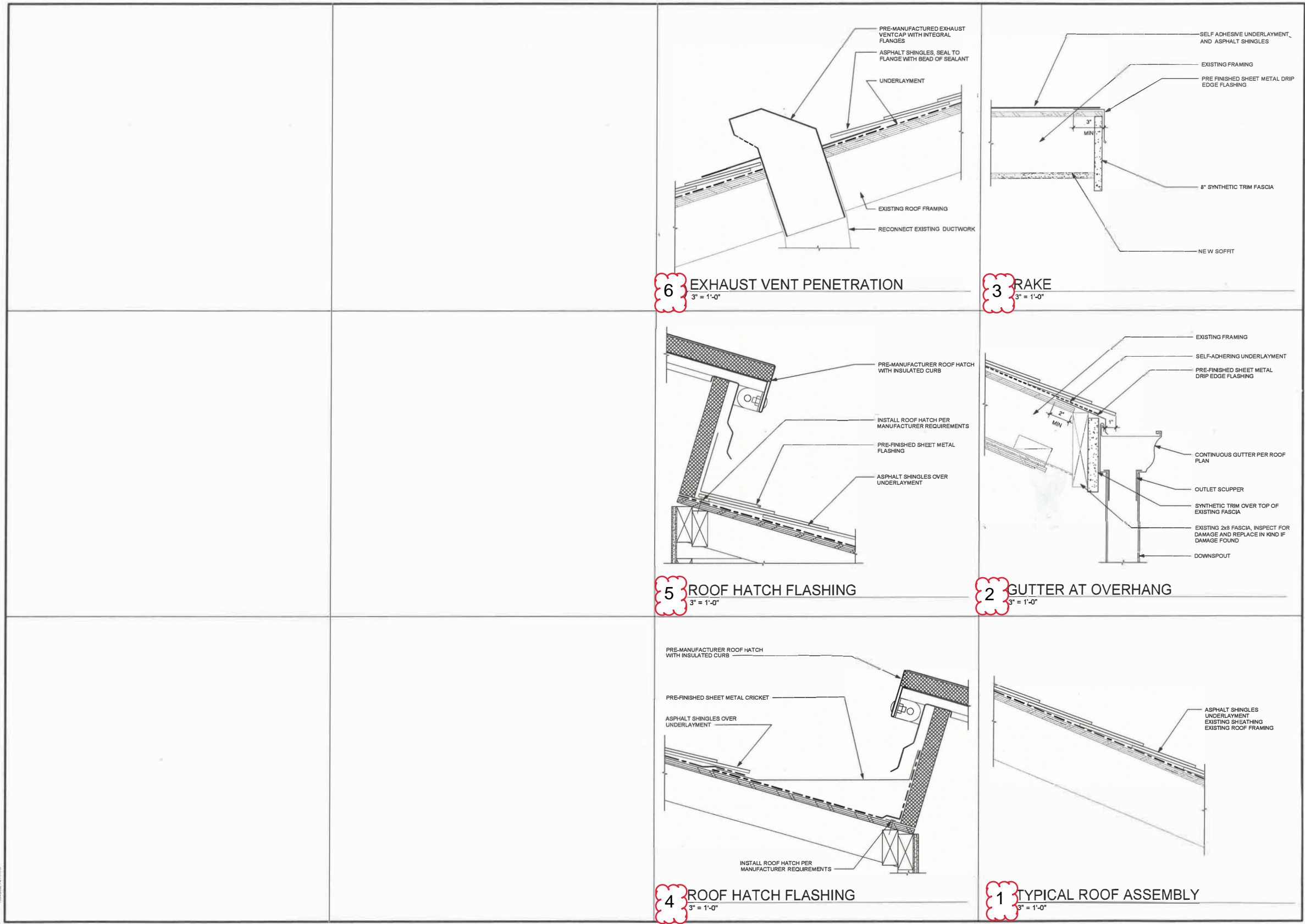


**2** BOARD AND BATT AT EAVE  
3" = 1'-0"



**1** LAP SIDING AT EAVE  
3" = 1'-0"





PROJECT  
EXTERIOR RENOVATIONS  
**SUNNYDALE APARTMENTS**  
15035 8TH AVE S  
BURIEN, WA

NO.	DATE	DESCRIPTION

DATE: 10.28.2022  
PROJECT: 22004NX.04  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

SHEET TITLE  
ROOF DETAILS

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SHEET

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**DOOR SCHEDULE ABBREVIATIONS**

COMP	COMPOSITE
FG	FIBERGLASS
GL	GLAZING
HM	HOLLOW METAL
MTL	METAL

**DOOR SCHEDULE NOTES**

- PROVIDE TEMPERED GLASS IN ALL DOORS.
- SEE DOOR TYPES FOR U-VALUE AND SHGC REQUIREMENTS AT INSULATED DOORS.
- PROVIDE WEATHERSTRIPPING AND SWEEPS AT ALL DOORS.
- PROVIDE PEEP HOLES AND KNOCKERS AT UNIT DOORS.
- PROVIDE CRASH BAR AND PANIC HARDWARE AT ENTRY DOORS.
- ALL EXTERIOR DOORS SHALL HAVE AN STC VALUE OF 33 MIN.

**DOOR SCHEDULE**

MARK	WIDTH	HEIGHT	DOOR MATERIAL	DOOR TYPE	FRAME MATERIAL	HARDWARE SET	COUNT
1	3'-0"	6'-8"	ALUM	1	ALUM	---	1
2	3'-4"	6'-8"	FG	2	COMP	---	1
3	3'-4"	6'-8"	FG	2	COMP	---	1
4	3'-4"	6'-8"	FG	2	COMP	---	1
5	3'-0"	6'-8"	ALUM	1	ALUM	---	1

**WINDOW GENERAL NOTES**

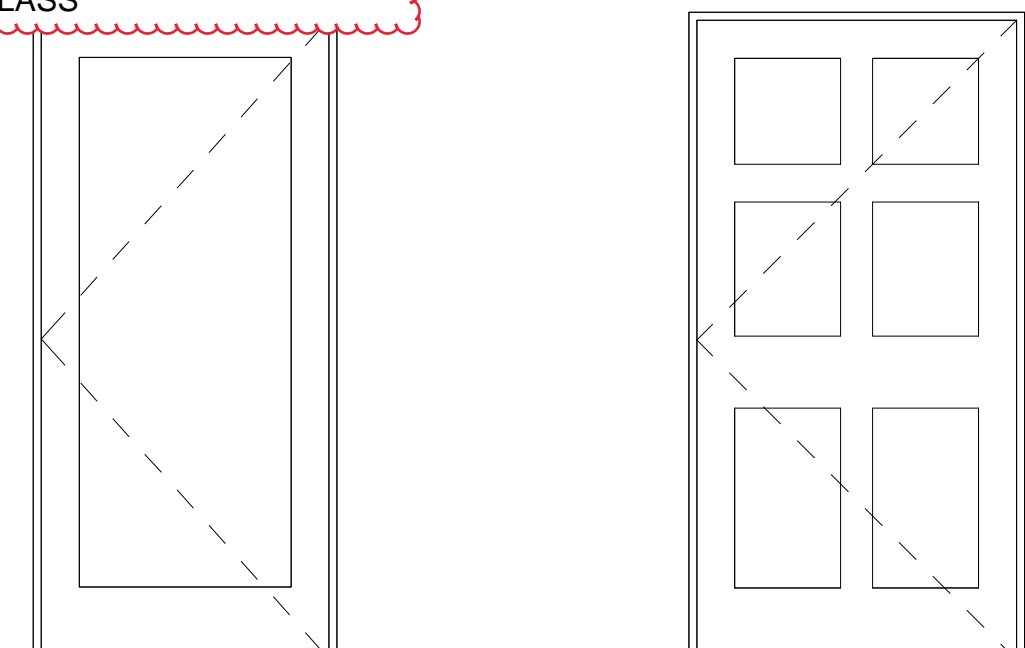
- ALL WINDOWS TO MATCH EXISTING WINDOW SIZES. SIZES SHOWN HERE ARE FOR REFERENCE ONLY. VERIFY SIZE IN FIELD.
- WINDOWS WITH SILLS LOCATED <36" ABOVE FINISH FLOOR AND >72" ABOVE EXTERIOR FINISH GRADE SHALL BE PROVIDED WITH OPENING CONTROL DEVICES PER IBC 1015.8.1
- ALL WINDOWS SHALL HAVE TRICKLE VENTS.
- PROVIDE SCREENS AT ALL OPERABLE WINDOWS.
- PROVIDE TEMPERED GLASS IN WINDOWS WITHIN 24" OF DOOR
- ALL WINDOWS SHALL HAVE AN STC VALUE OF 38 MIN.

**WINDOW TYPE TOTALS**

MARK	COUNT
A	5
B	1
C	2
D	14
E	4
F	2

NO TRICKLE VENTS FOR WINDOWS, PROPERTY TO HAVE DHP UNITS INSTALLED. THE CONTRACTOR IS RESPONSE FOR AZEK PLYWOOD MOUNTING SURFACE AND DRAIN ROCK LOCATIONS AS NOTED ON PLANS

NORTH AND SOUTH BUILDING ENTRANCES TO GET FIBERGLASS BLANK SMOOTH FINISH DOORS WITH PUSH BARS AND PANIC HARDWARE, NO GLASS



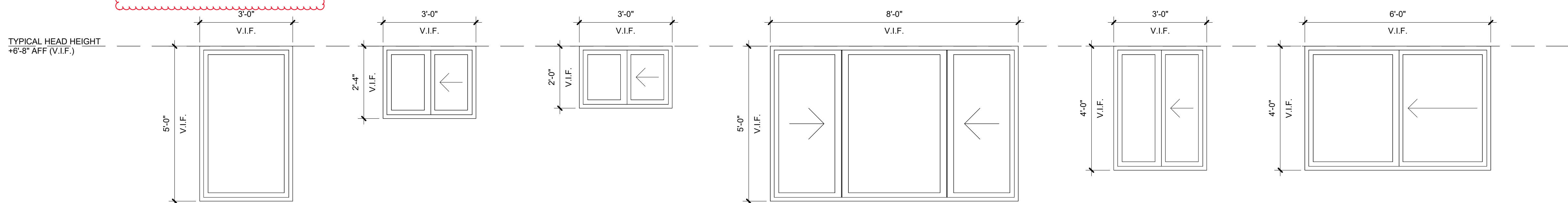
1  
MAX U-VALUE = 0.60  
MAX SHGC = 0.40

2  
MAX U-VALUE = 0.37  
MAX SHGC = NA

**DOOR TYPES**

1/2" = 1'-0"

WINDOWS (A), NEXT TO THE SOUTH AND THE NORTH ENTRANCES ONLY, TO BE STORE FRONT WITH WIRE MESH IN GLASS. WINDOW NEXT TWO SOUTH ENTRANCE IS 3 FEET WIDE BY 3 FOOT HEIGHT



FINISH FLOOR

A VINYL WINDOW  
MAX U-VALUE = 0.30  
MAX SHGC = 0.40  
PERFORMANCE GRADE: LC25

B VINYL WINDOW  
MAX U-VALUE = 0.30  
MAX SHGC = 0.40  
PERFORMANCE GRADE: LC25

C VINYL WINDOW  
MAX U-VALUE = 0.30  
MAX SHGC = 0.40  
PERFORMANCE GRADE: LC25

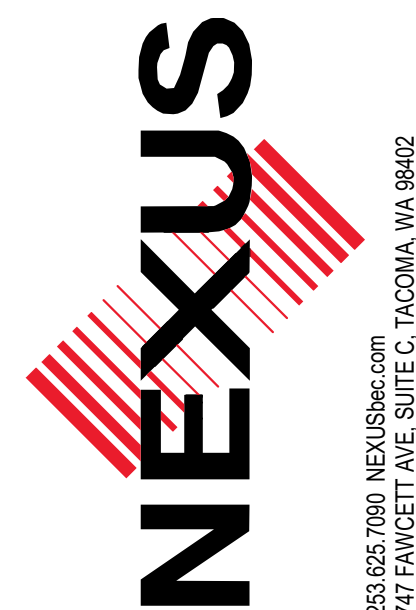
D VINYL WINDOW  
MAX U-VALUE = 0.30  
MAX SHGC = 0.40  
PERFORMANCE GRADE: LC25

E VINYL WINDOW  
MAX U-VALUE = 0.30  
MAX SHGC = 0.40  
PERFORMANCE GRADE: LC25

F VINYL WINDOW  
MAX U-VALUE = 0.30  
MAX SHGC = 0.40  
PERFORMANCE GRADE: LC25

**WINDOWS TYPES**

1/2" = 1'-0"



253.625.7060 | NEXUS@nexus.com  
747 FAWCETT AVE, SUITE C, TACOMA, WA 98402



PROJECT  
EXTERIOR RENOVATIONS  
**SUNNYDALE APARTMENTS**  
15035 8TH AVE S  
BURIEN, WA

REVISIONS

NO.	DATE	DESCRIPTION
1	11.21.22	City Comments

DATE  
10.28.2022

PROJECT NO.  
22004NX\_04

DRAWN BY: DMI

REVIEWED BY:

SHEET TITLE  
SCHEDULES

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**A4.0**

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



REVISIONS

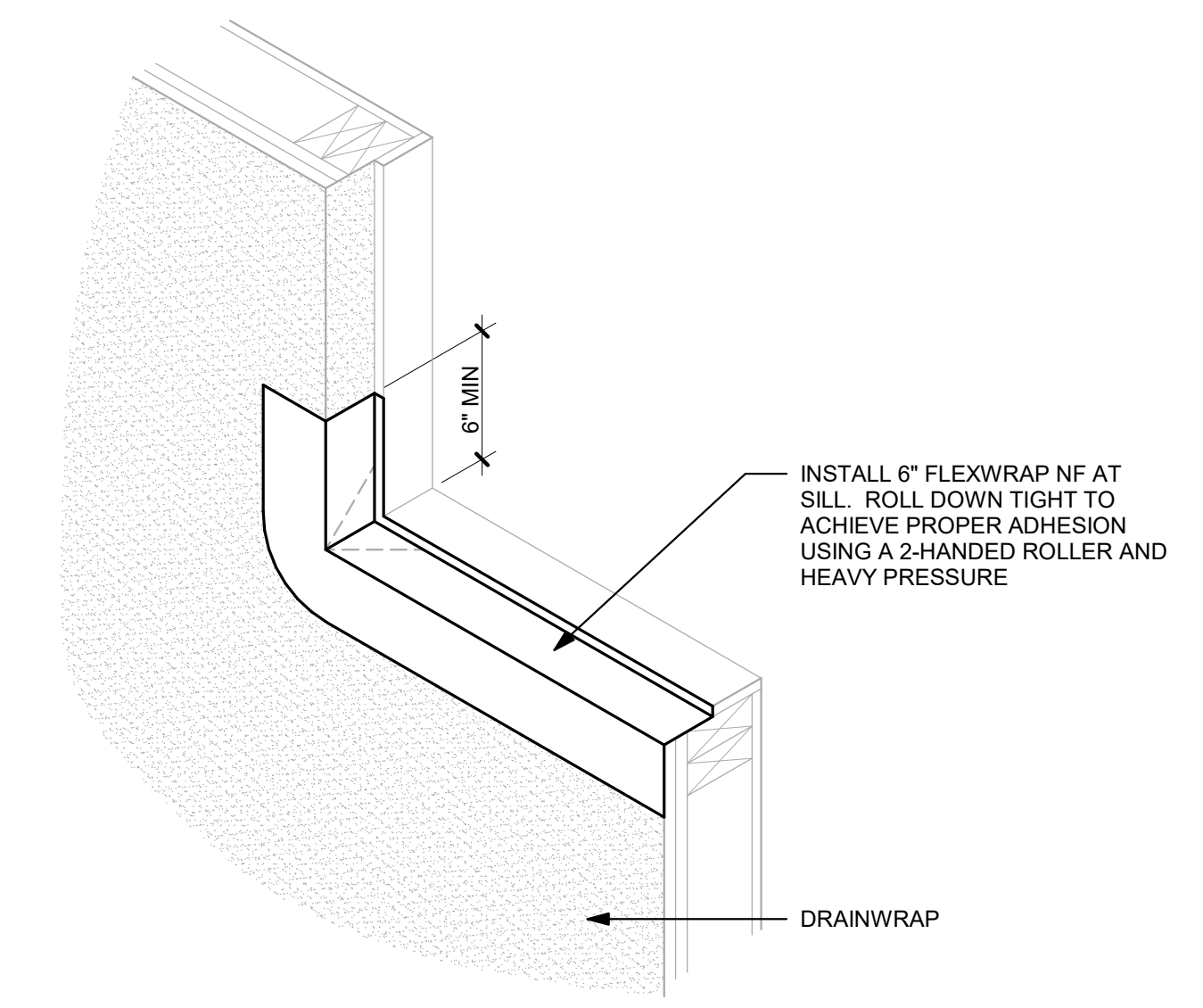

DATE  
10.28.2022

PROJECT NO.  
22004NX\_04

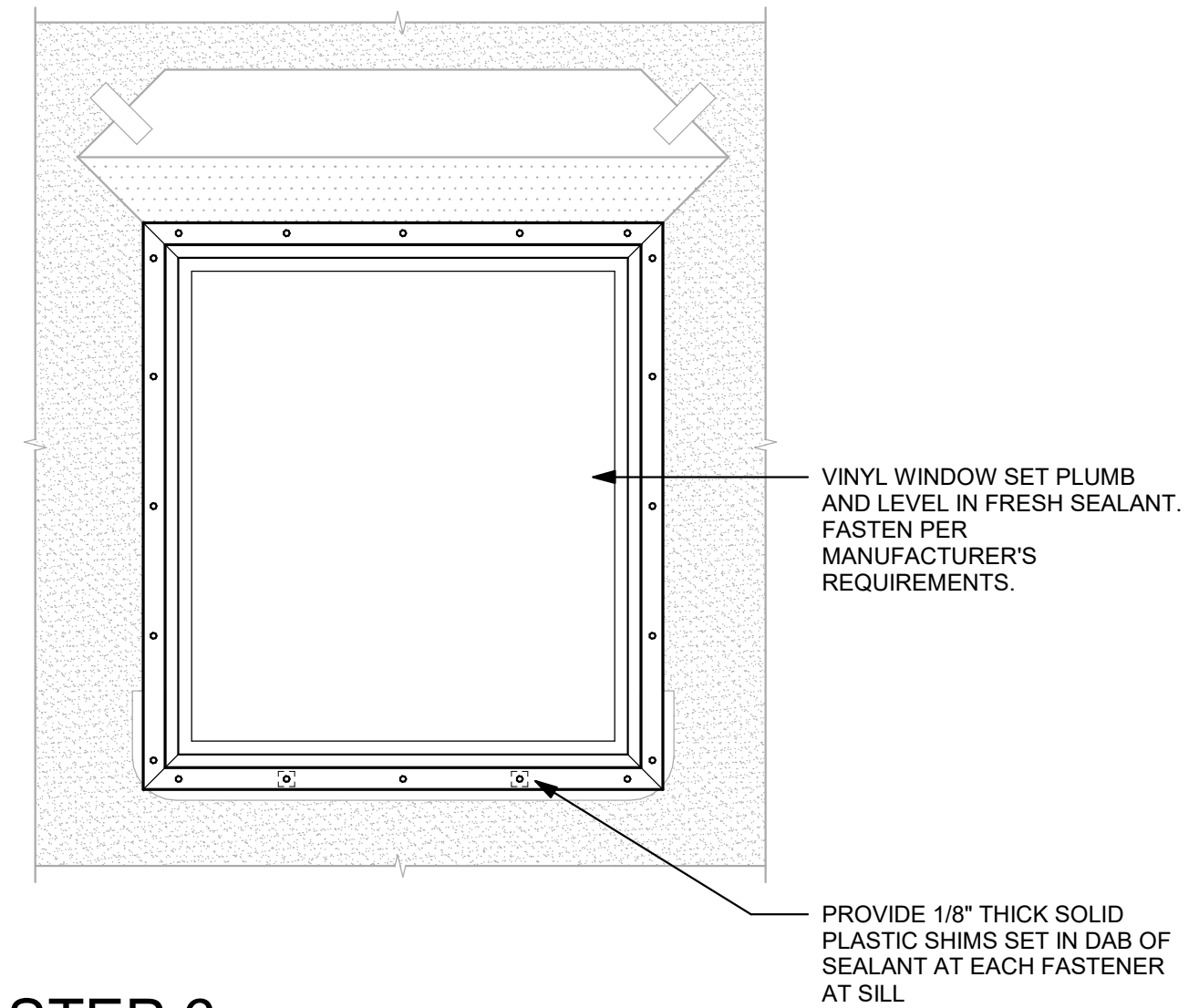
DRAWN BY: DMI

REVIEWED BY:

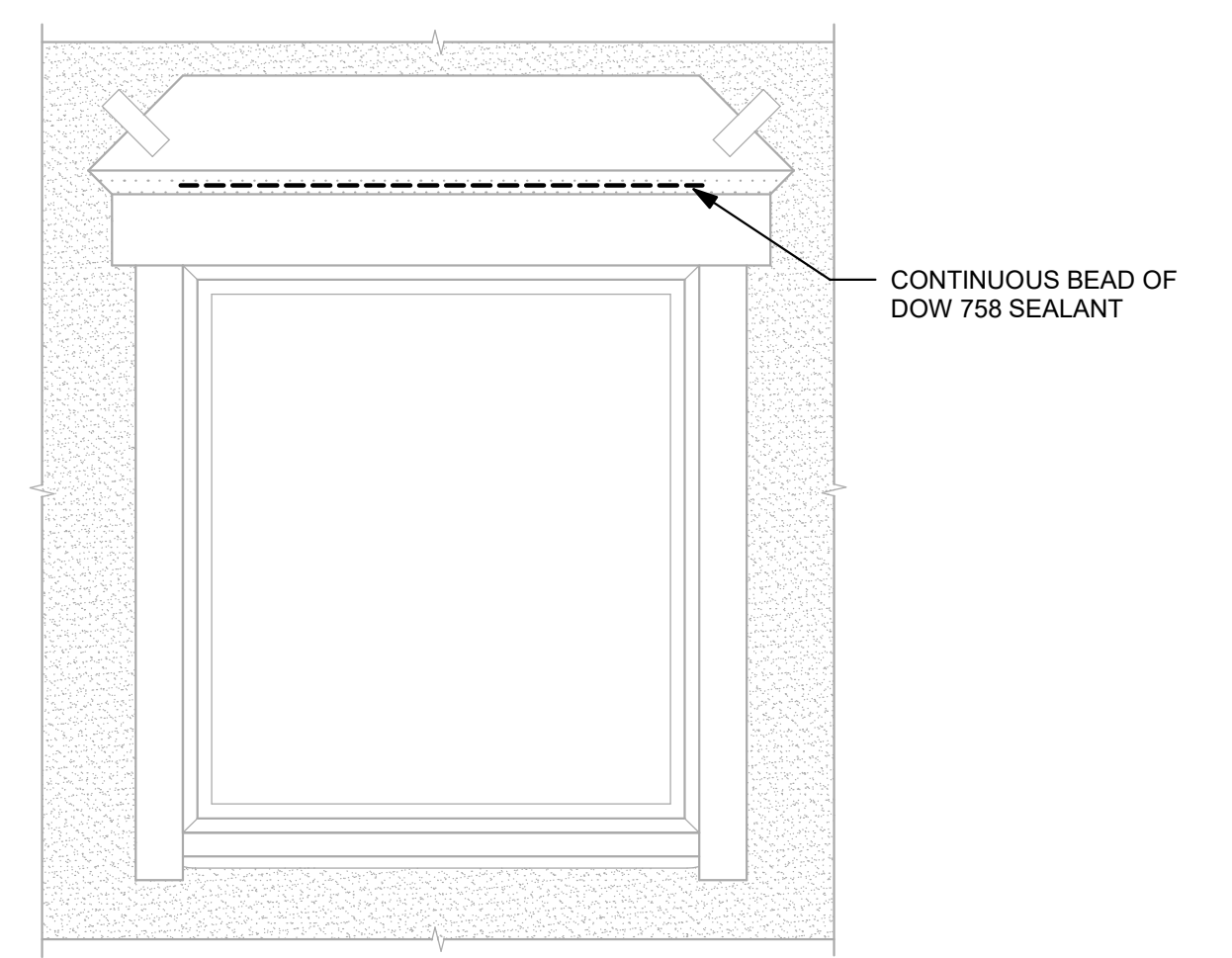
SHEET TITLE  
FENESTRATION  
FLASHING  
SEQUENCING DETAIL



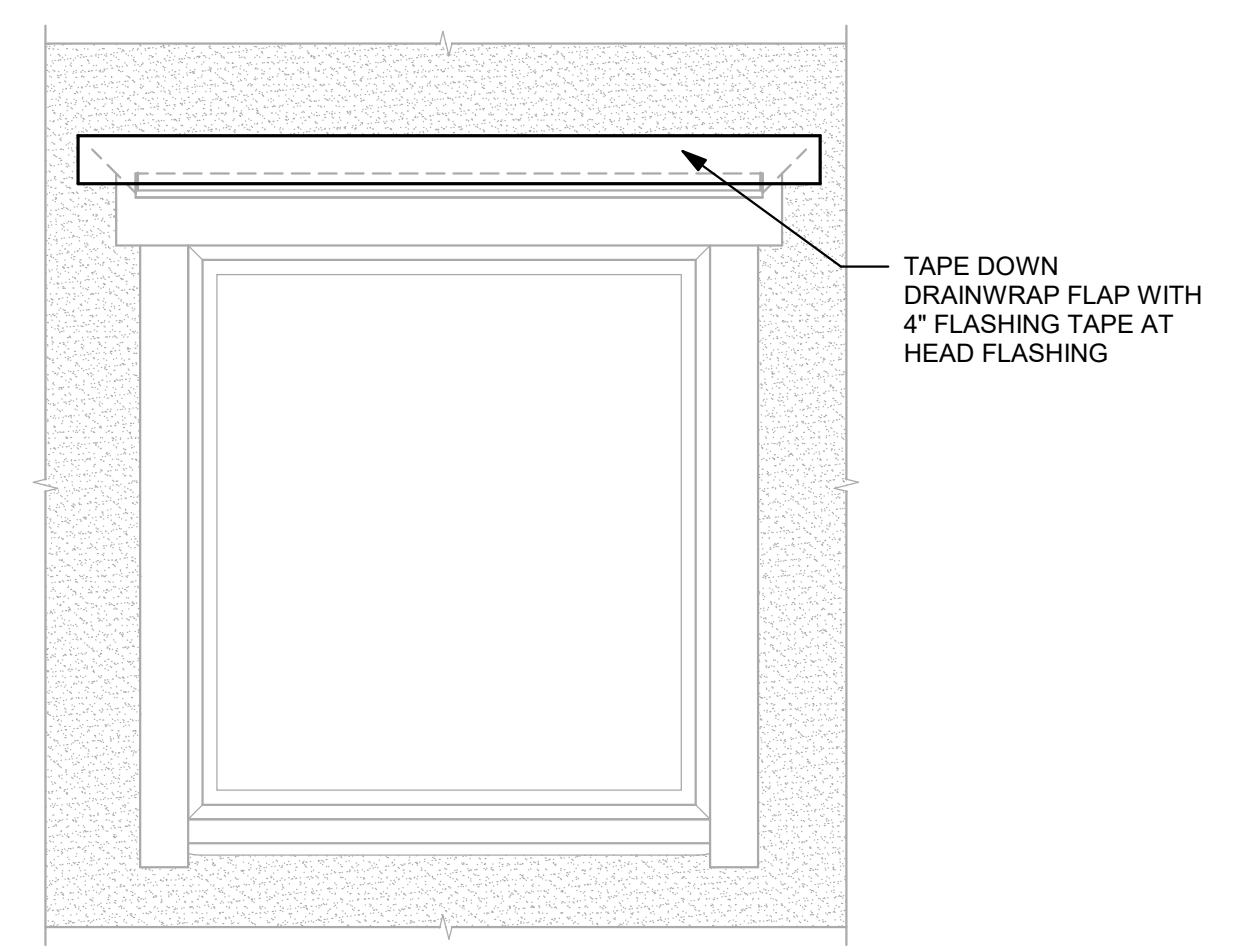
**STEP 3**



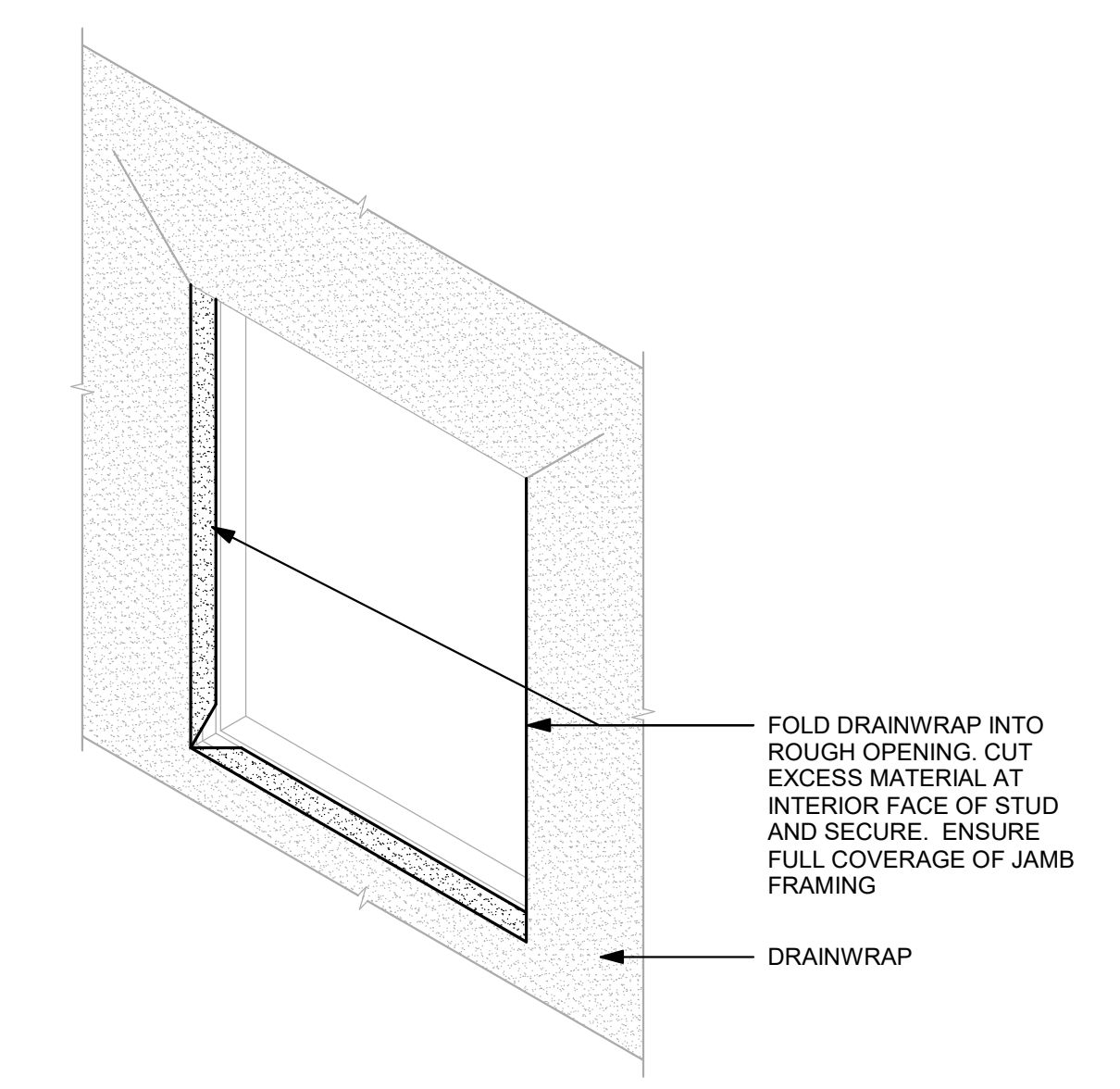
**STEP 6**



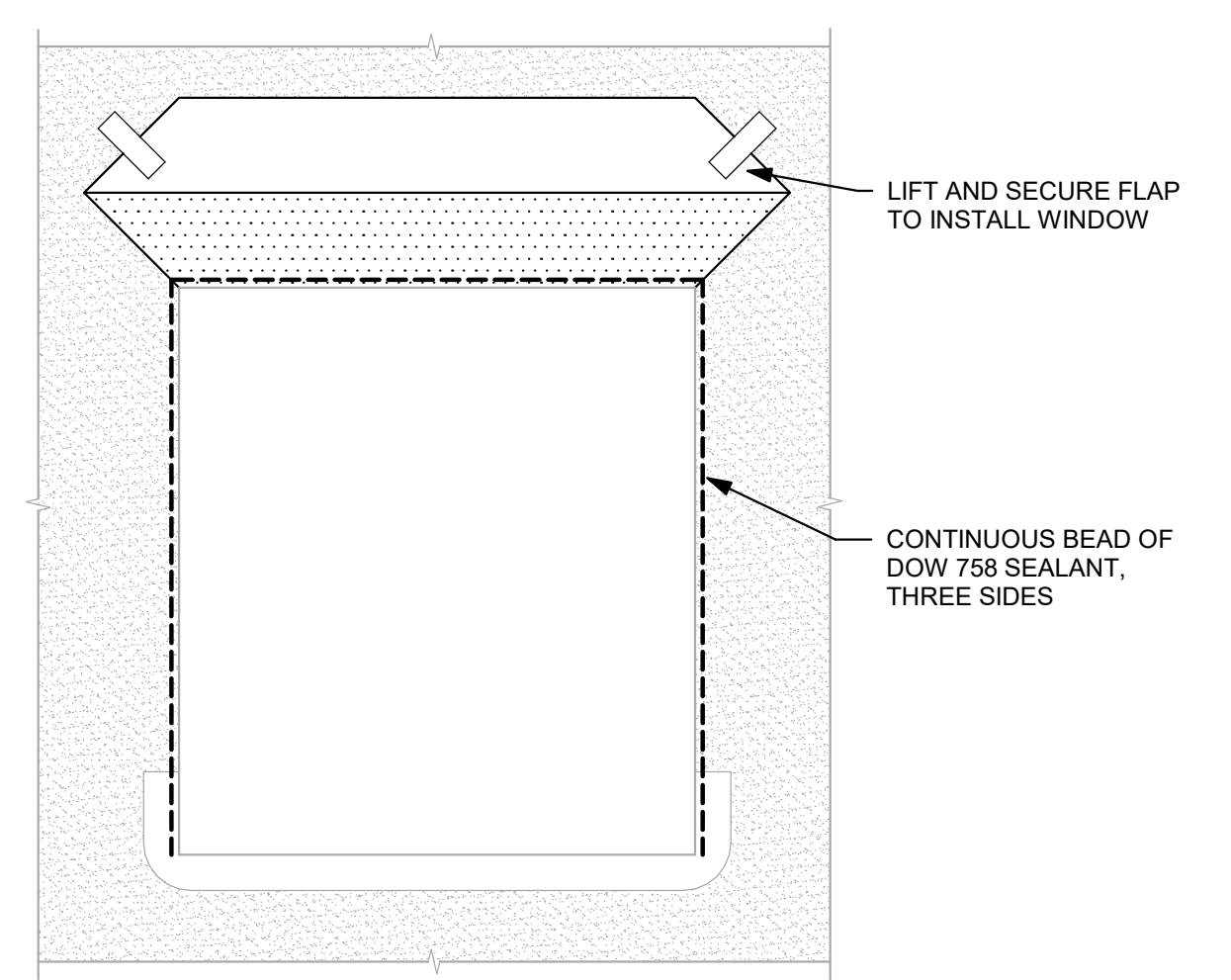
**STEP 9**



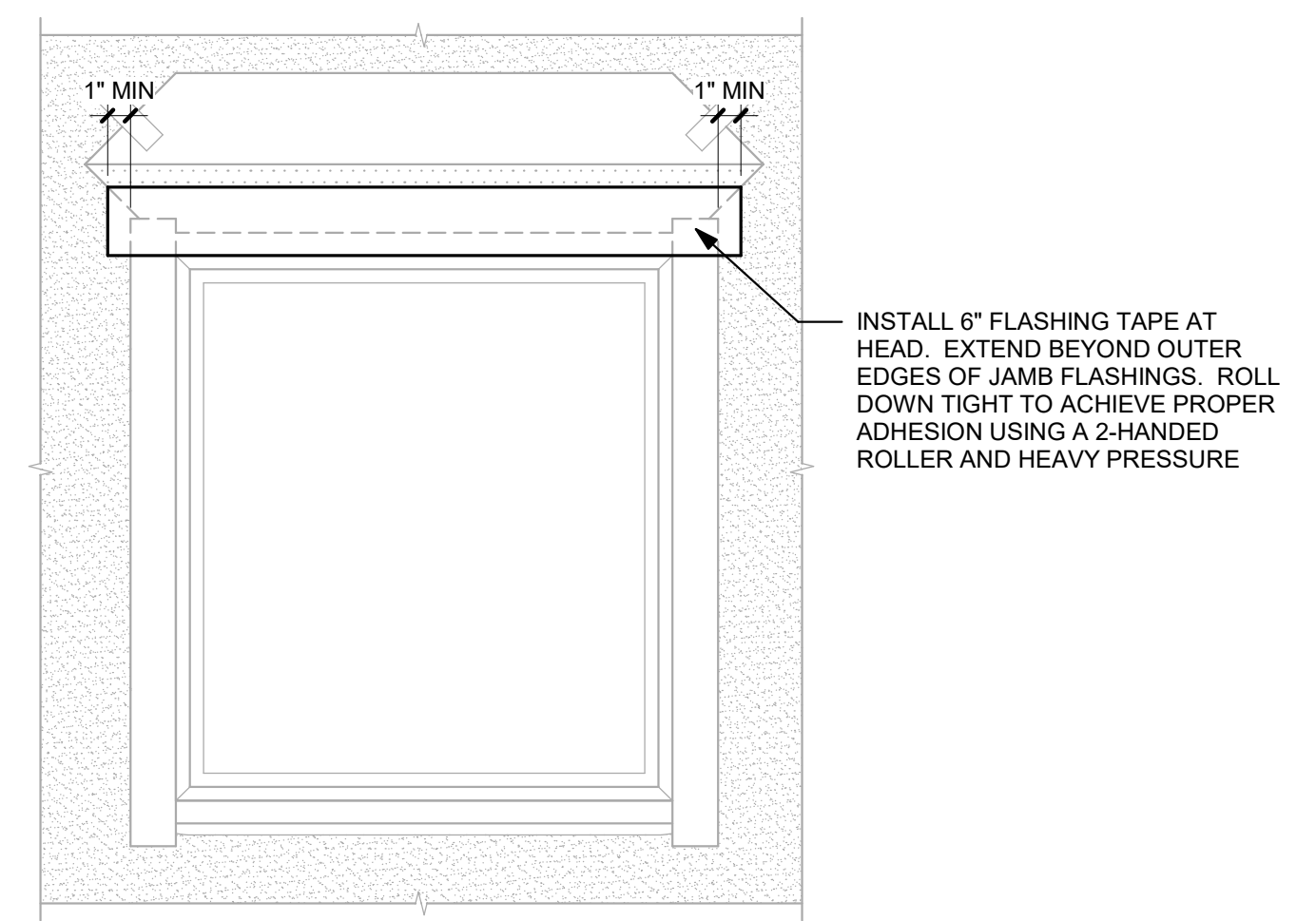
**STEP 12**



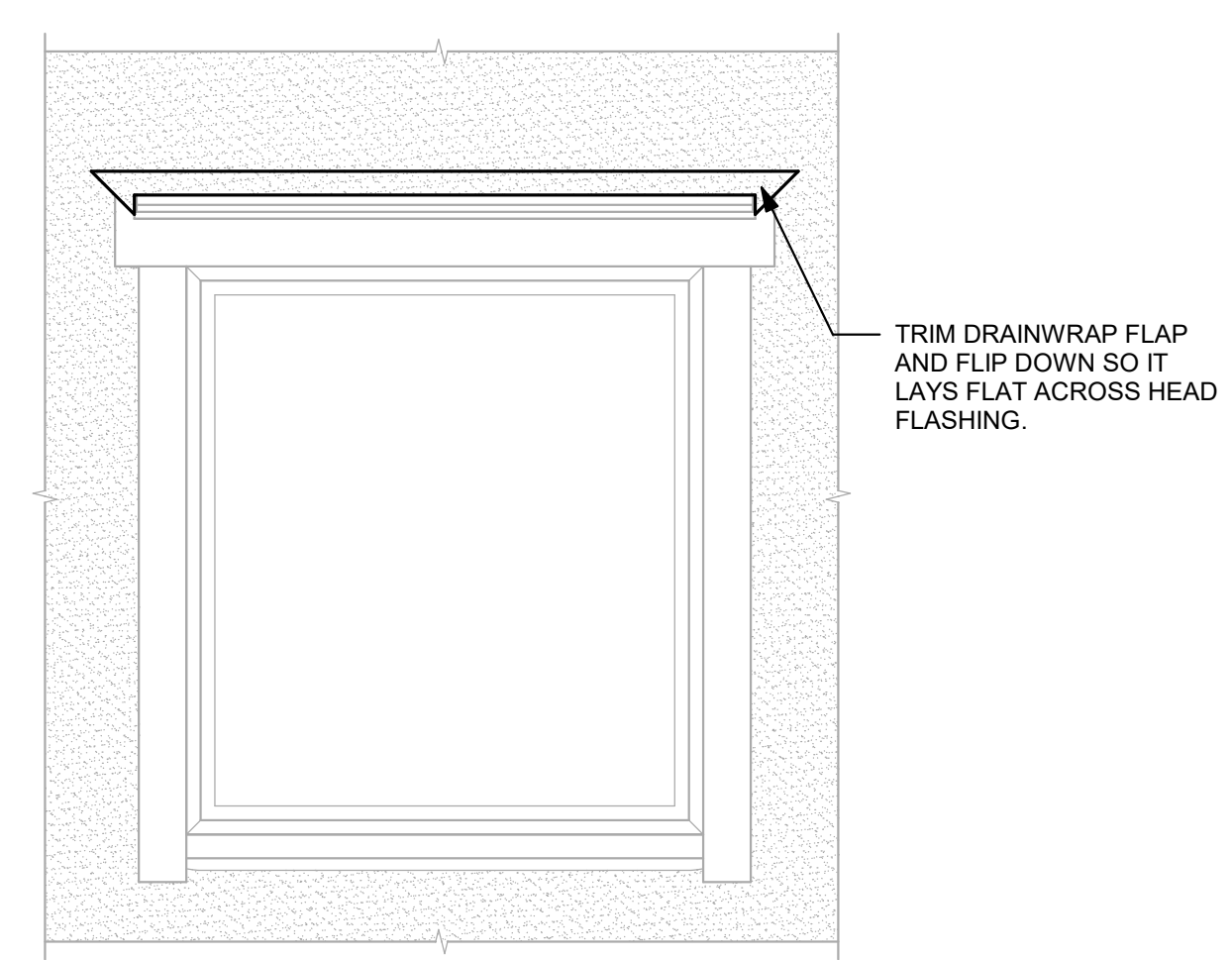
**STEP 2**



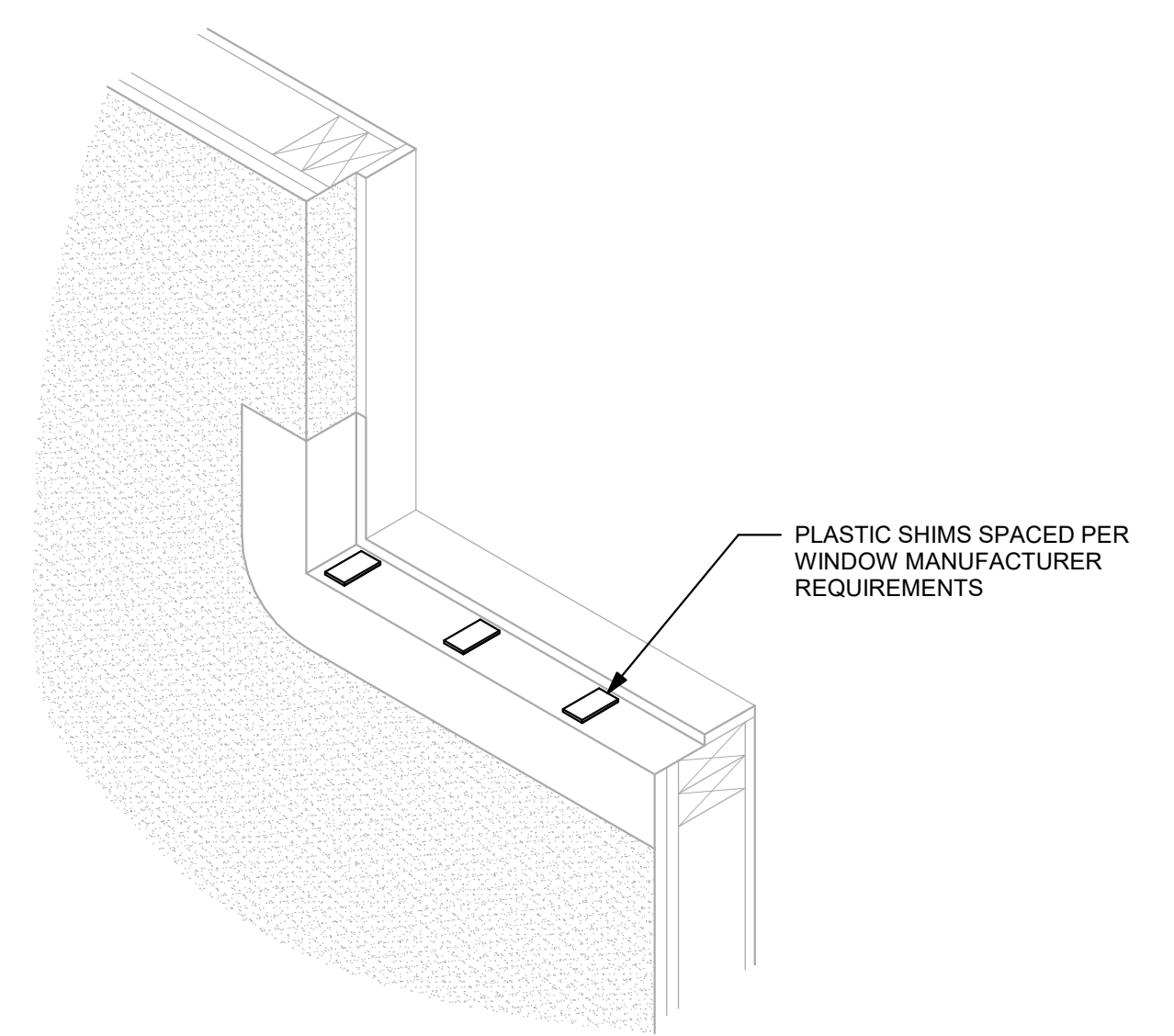
**STEP 5**



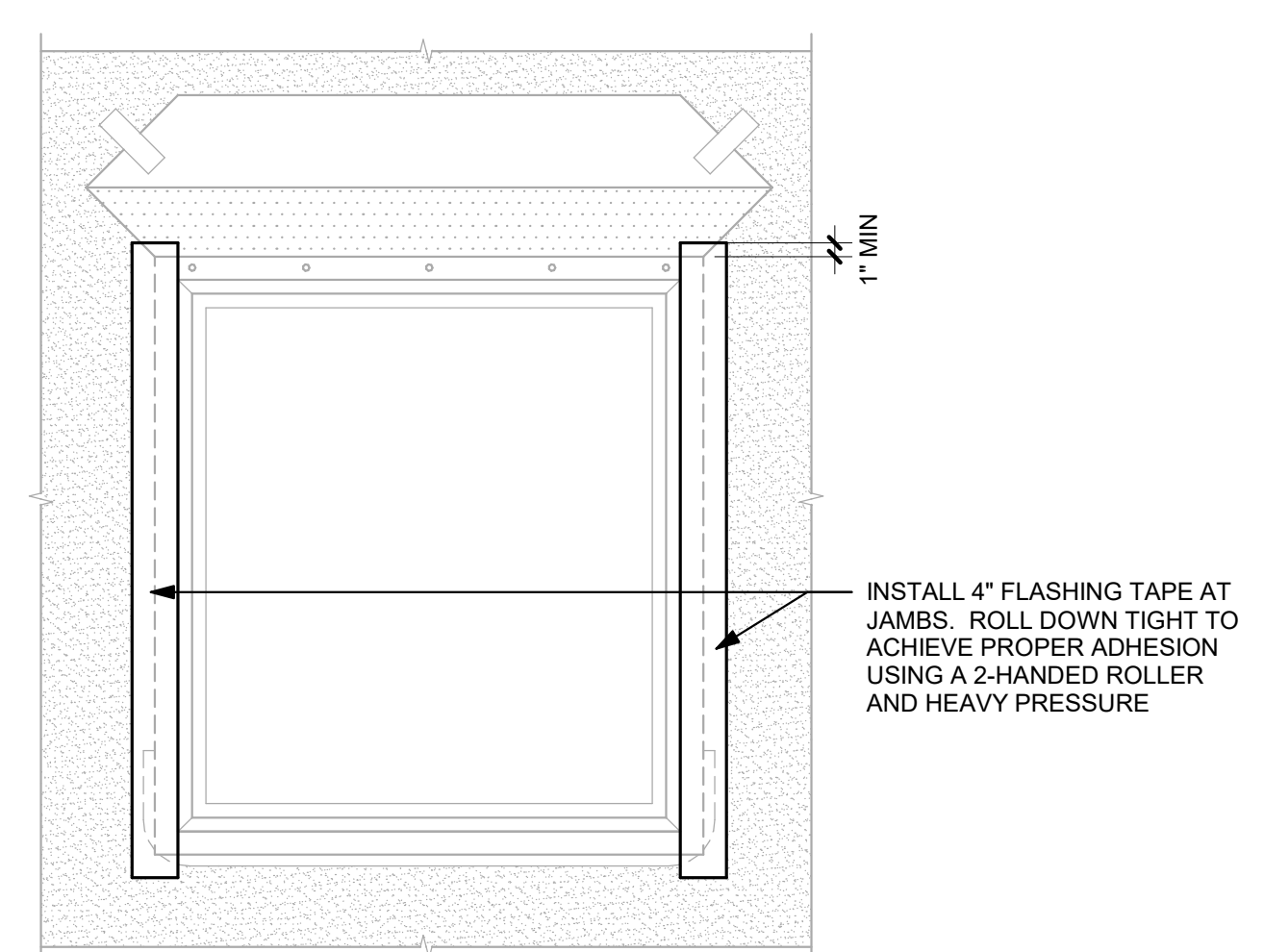
**STEP 8**



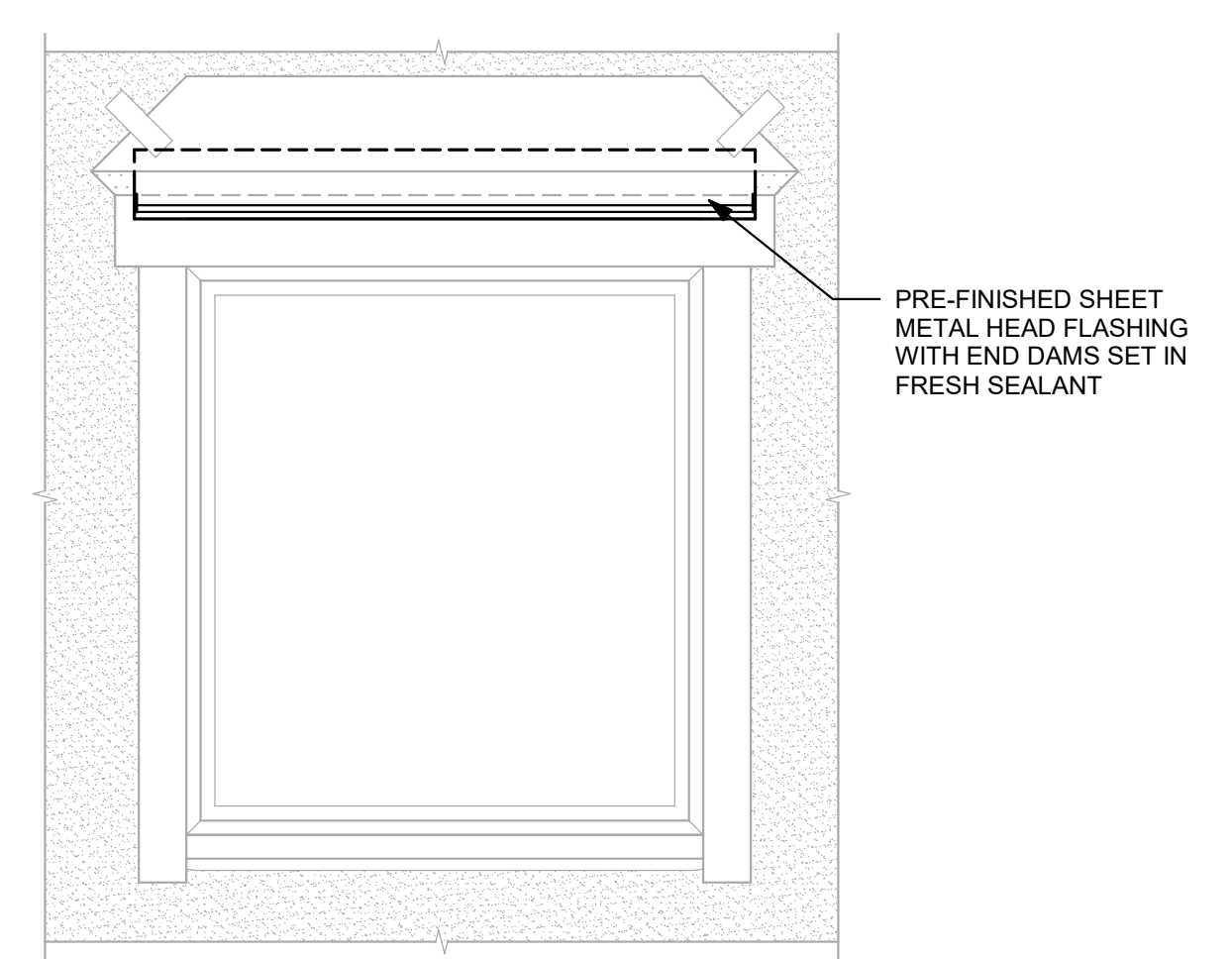
**STEP 11**



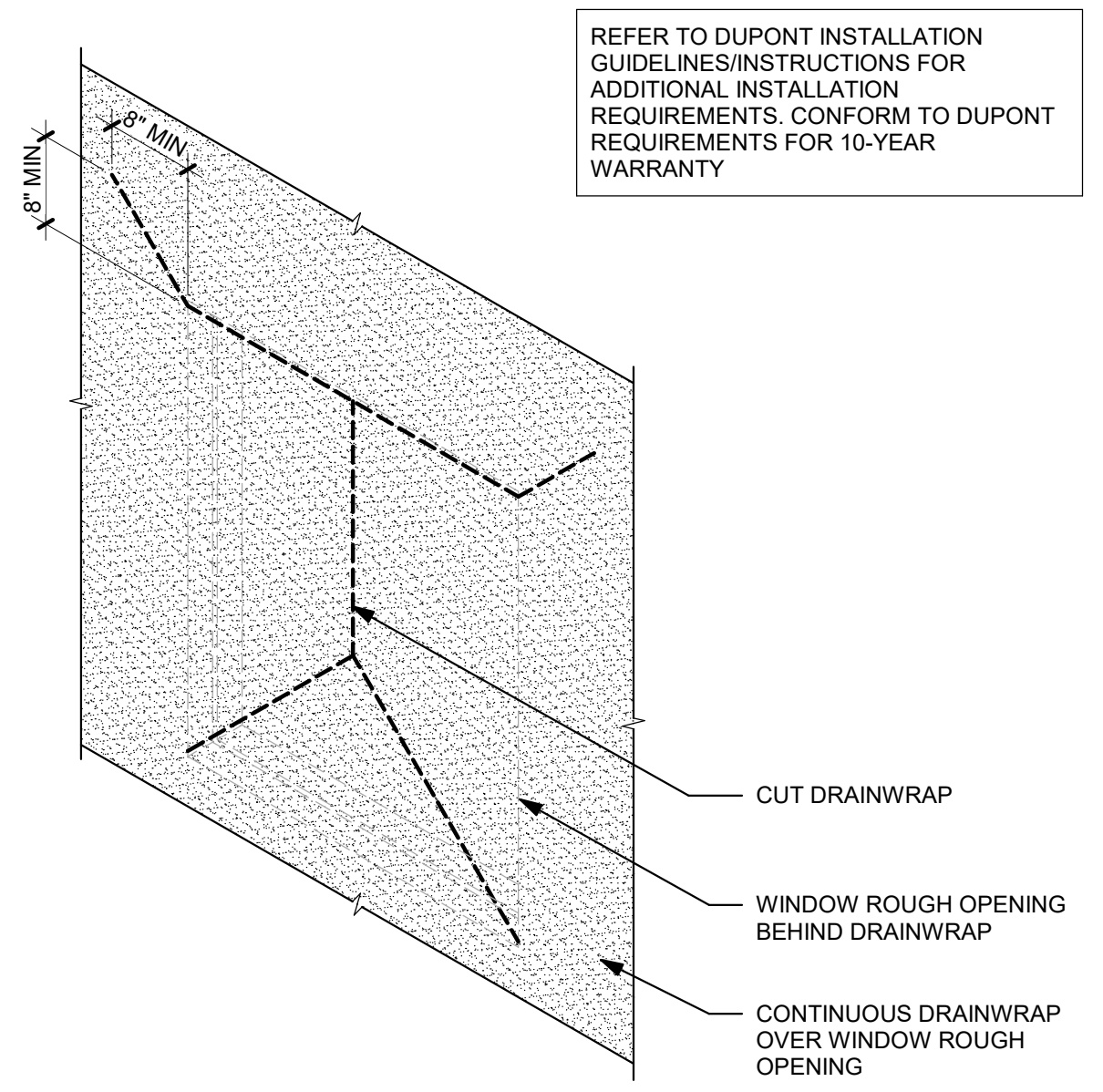
**STEP 4**



**STEP 7**



**STEP 10**



**STEP 1**

REFER TO DUPONT INSTALLATION GUIDELINES/INSTRUCTIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS. CONFORM TO DUPONT REQUIREMENTS FOR 10-YEAR WARRANTY

**1** FLANGED WINDOW WRAP SEQUENCING DETAIL  
1 1/2" = 1'-0"



REVISIONS


DATE  
 10.28.2022

PROJECT NO.  
 22004NX\_04

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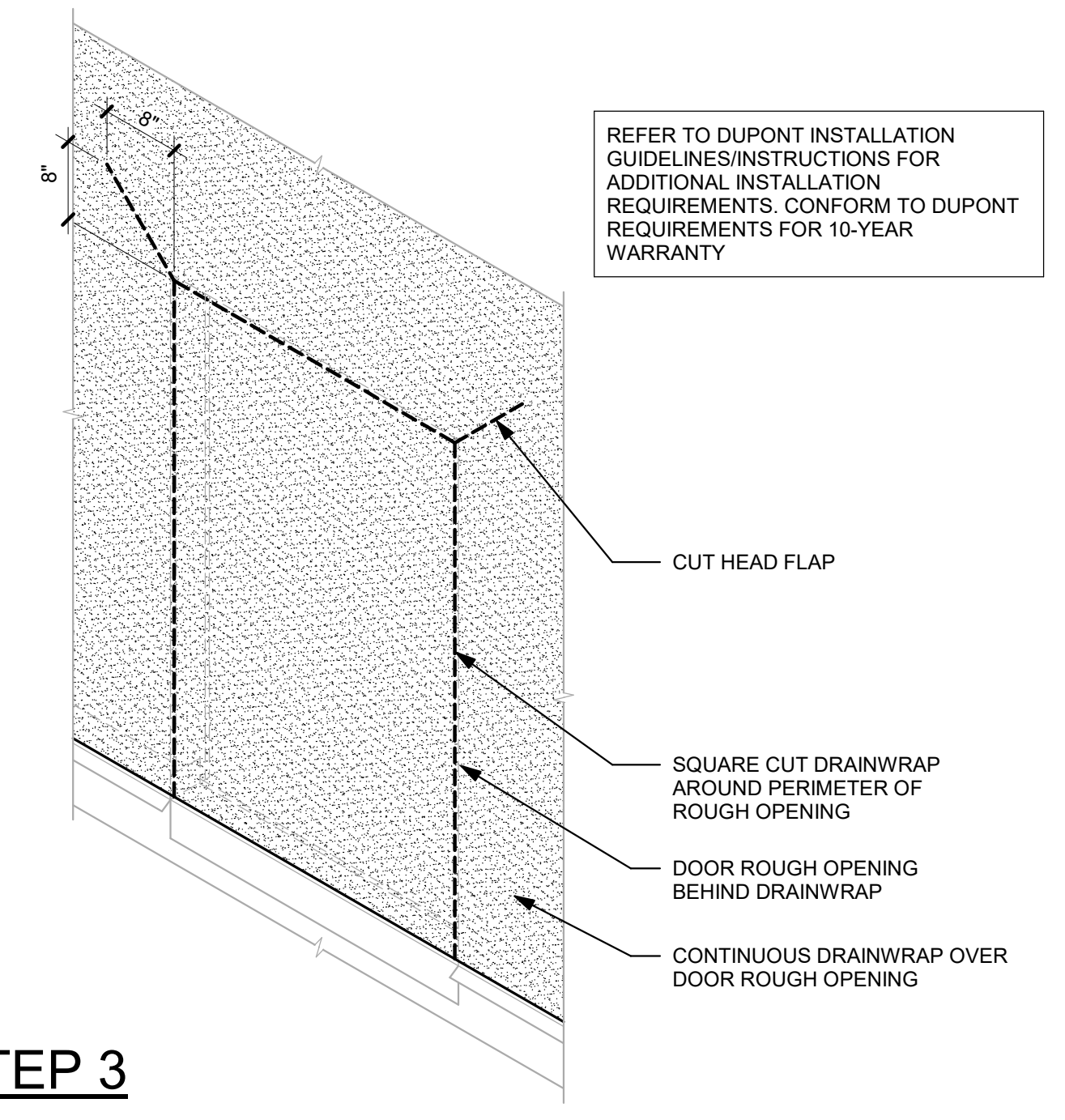
REVIEWED BY:

SHEET TITLE  
**FENESTRATION FLASHING SEQUENCING DETAIL**

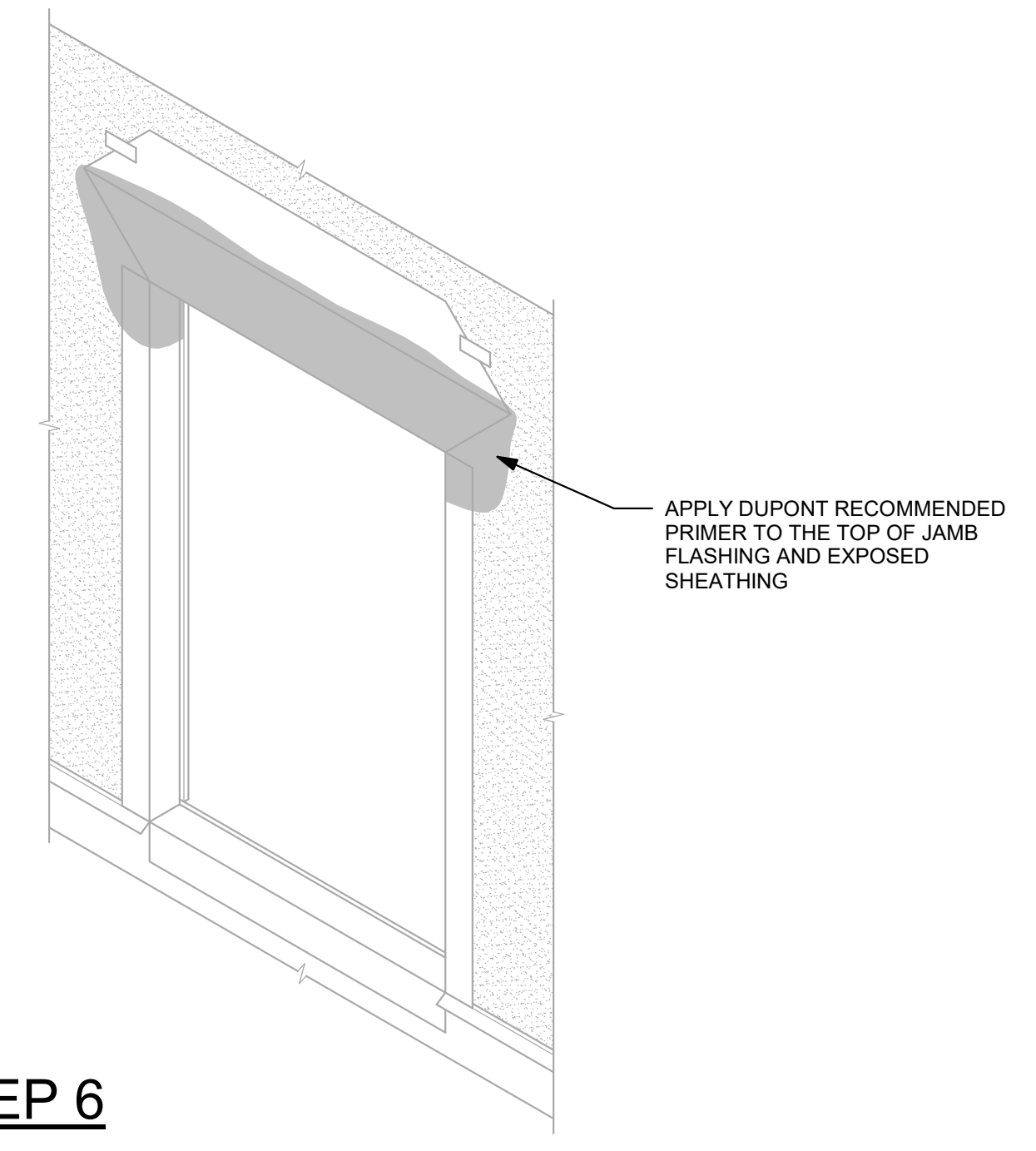
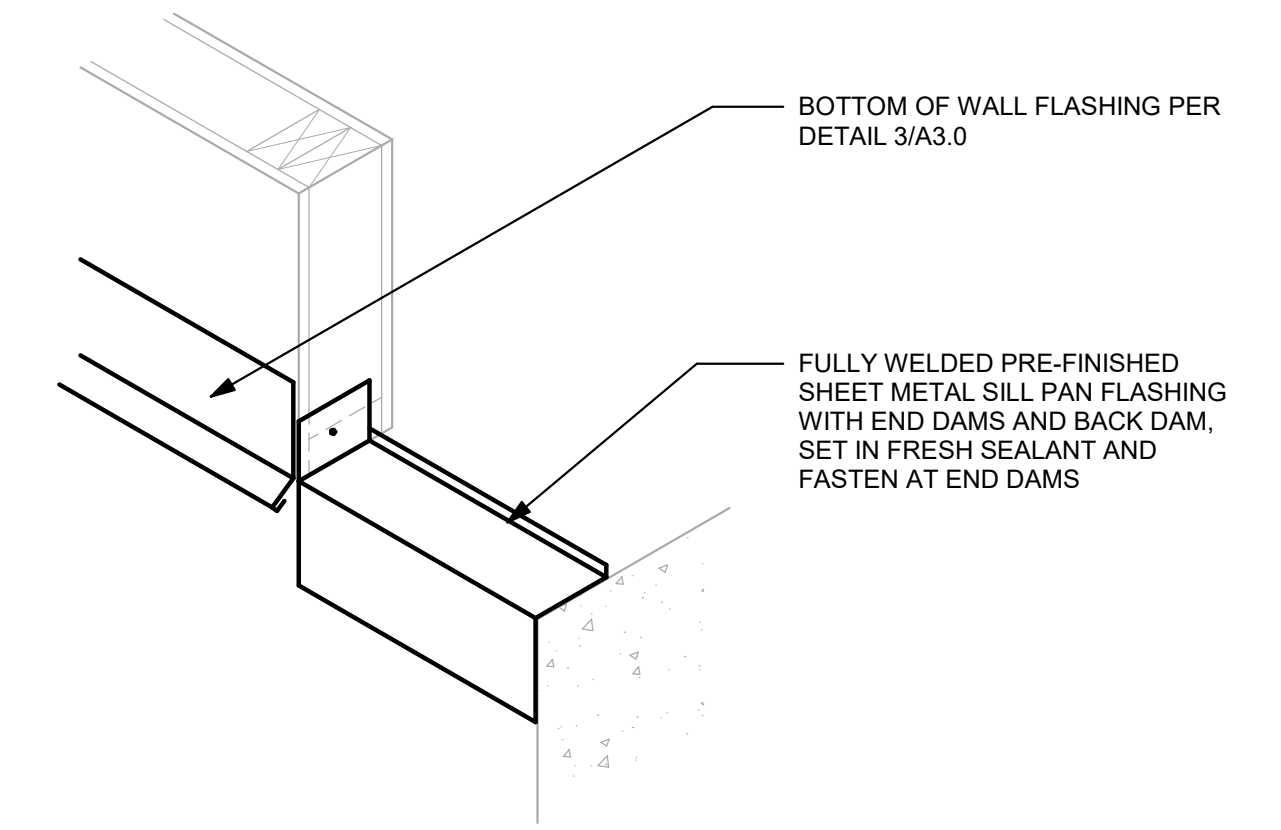
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 SHEET

**A4.2**

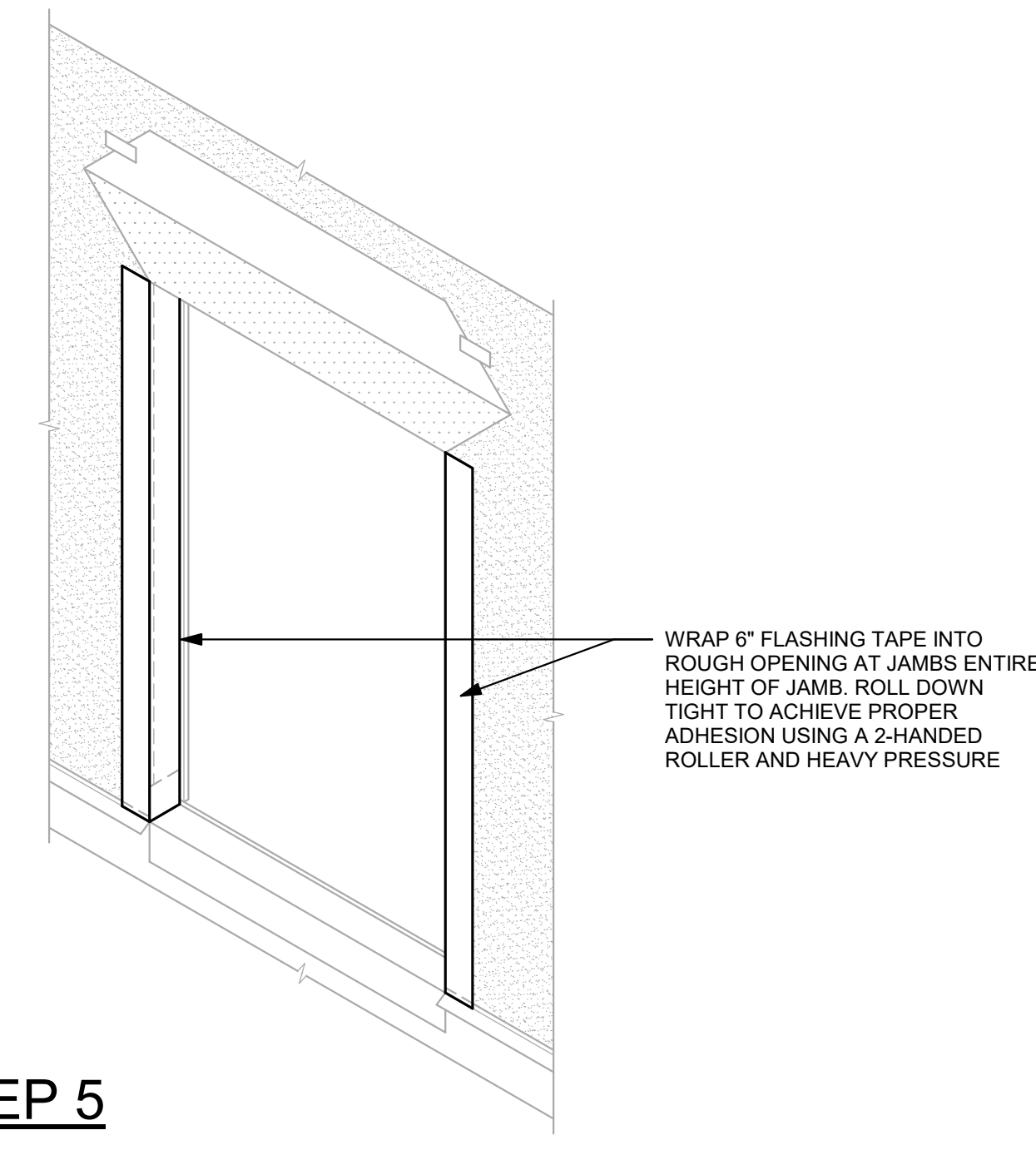
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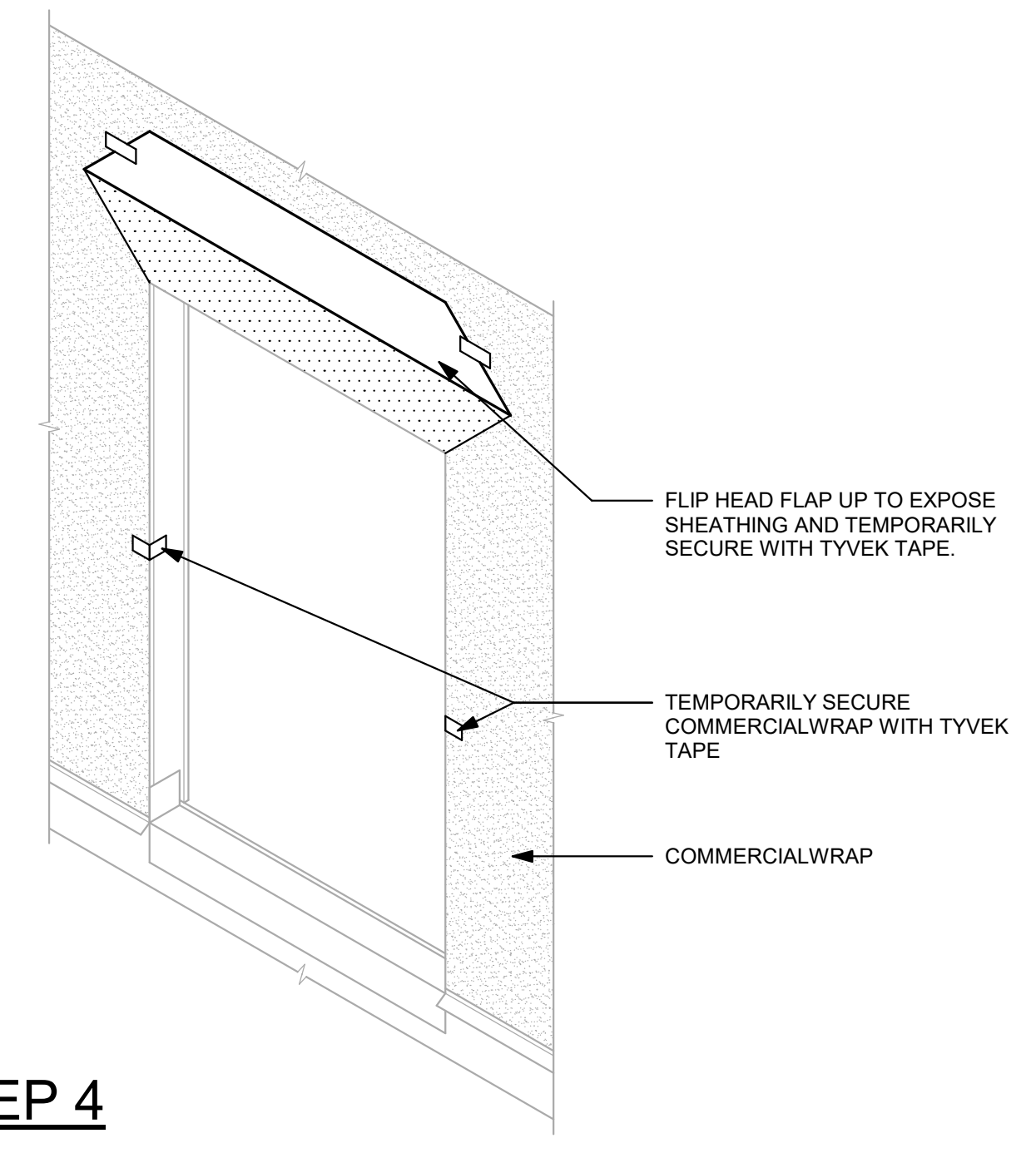
**STEP 3**



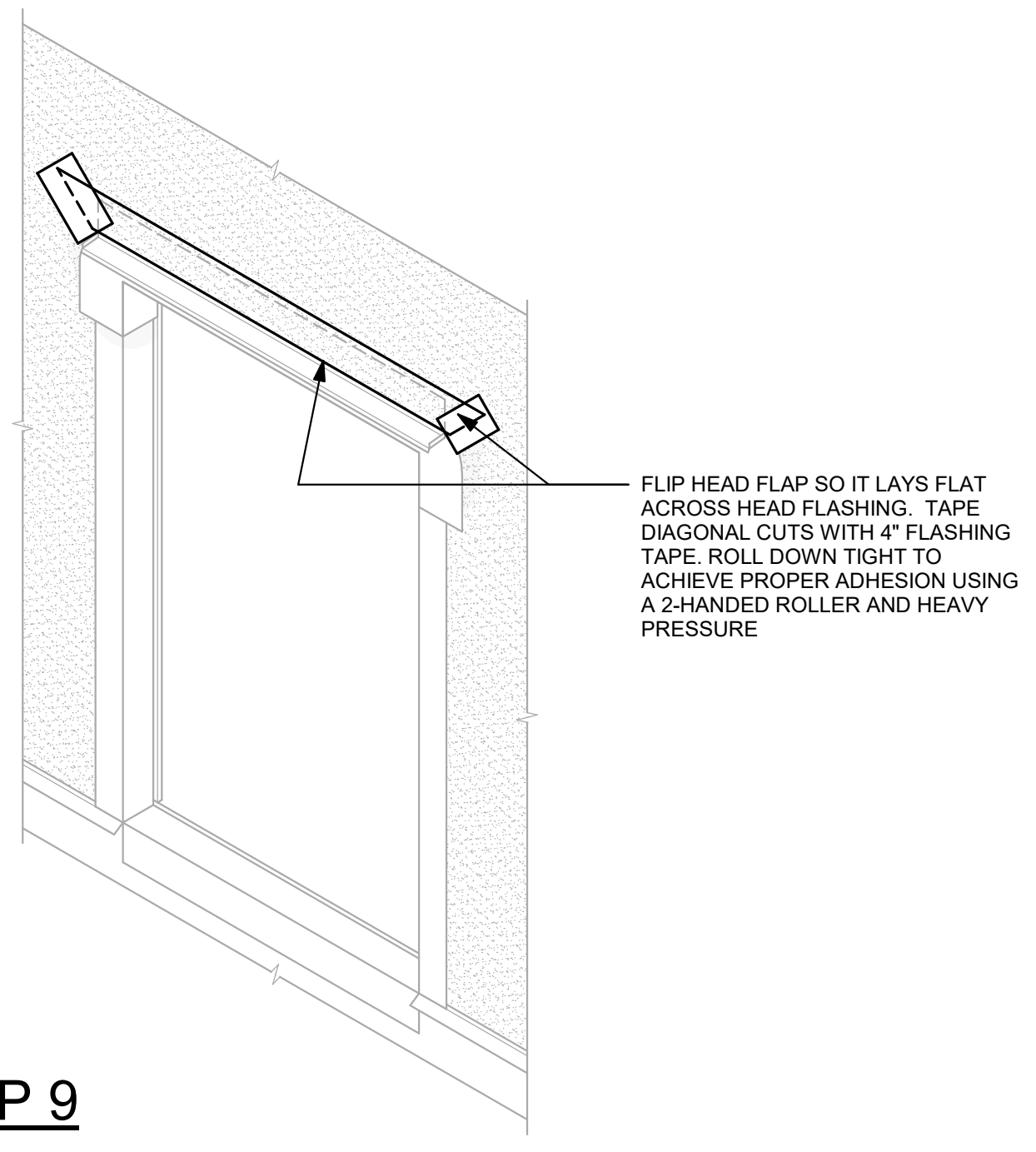
**STEP 6**



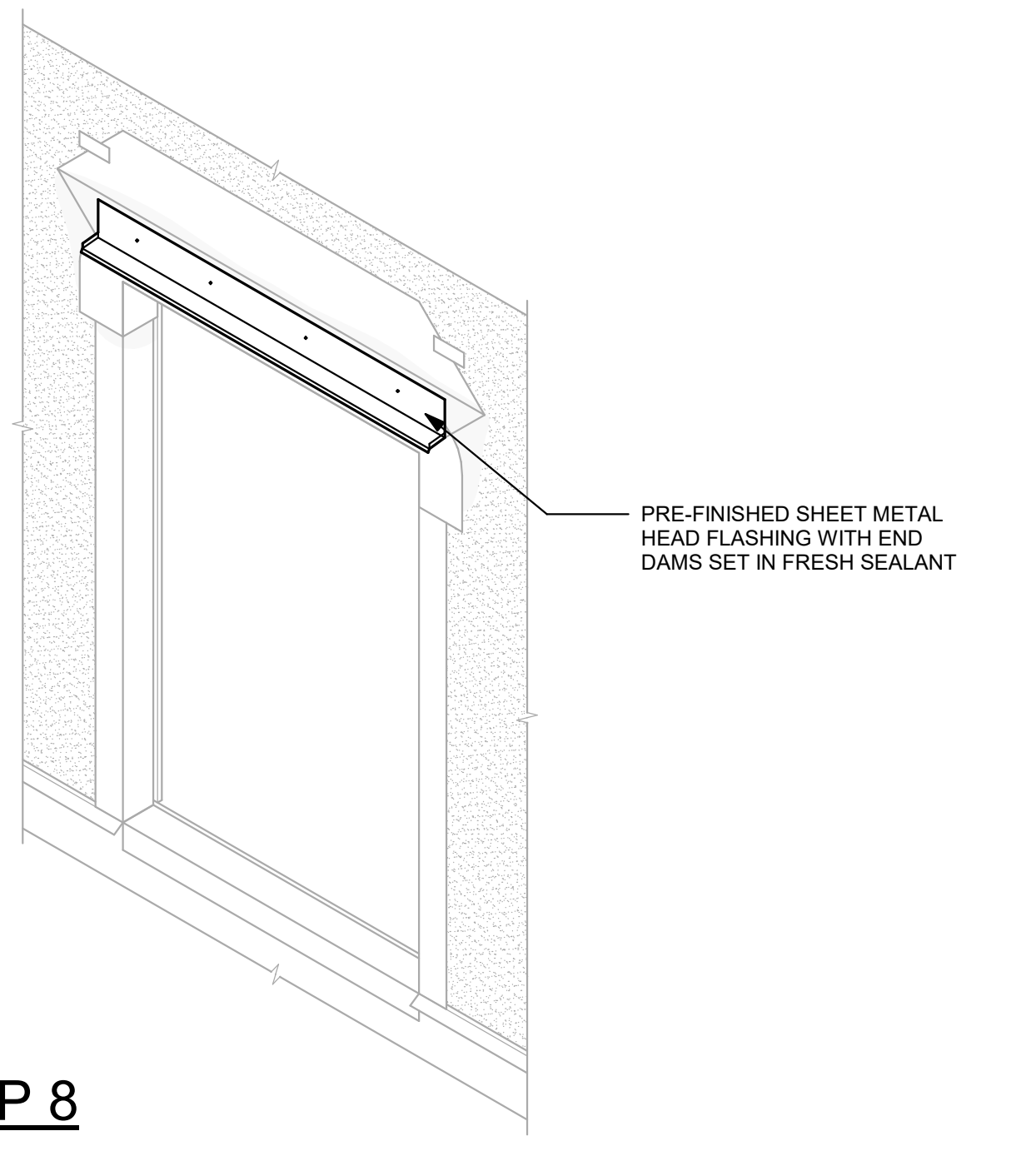
**STEP 5**



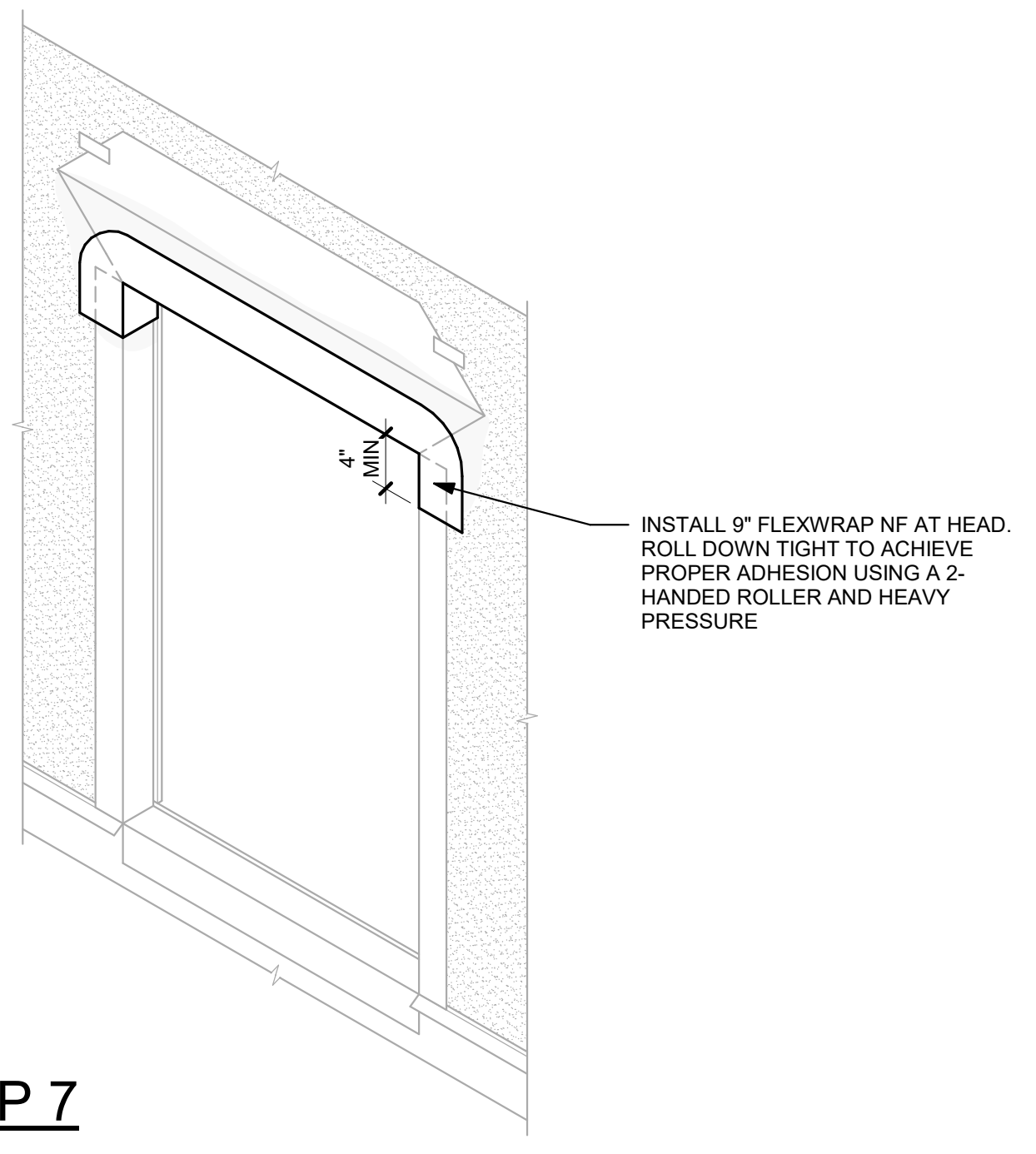
**STEP 4**



**STEP 9**



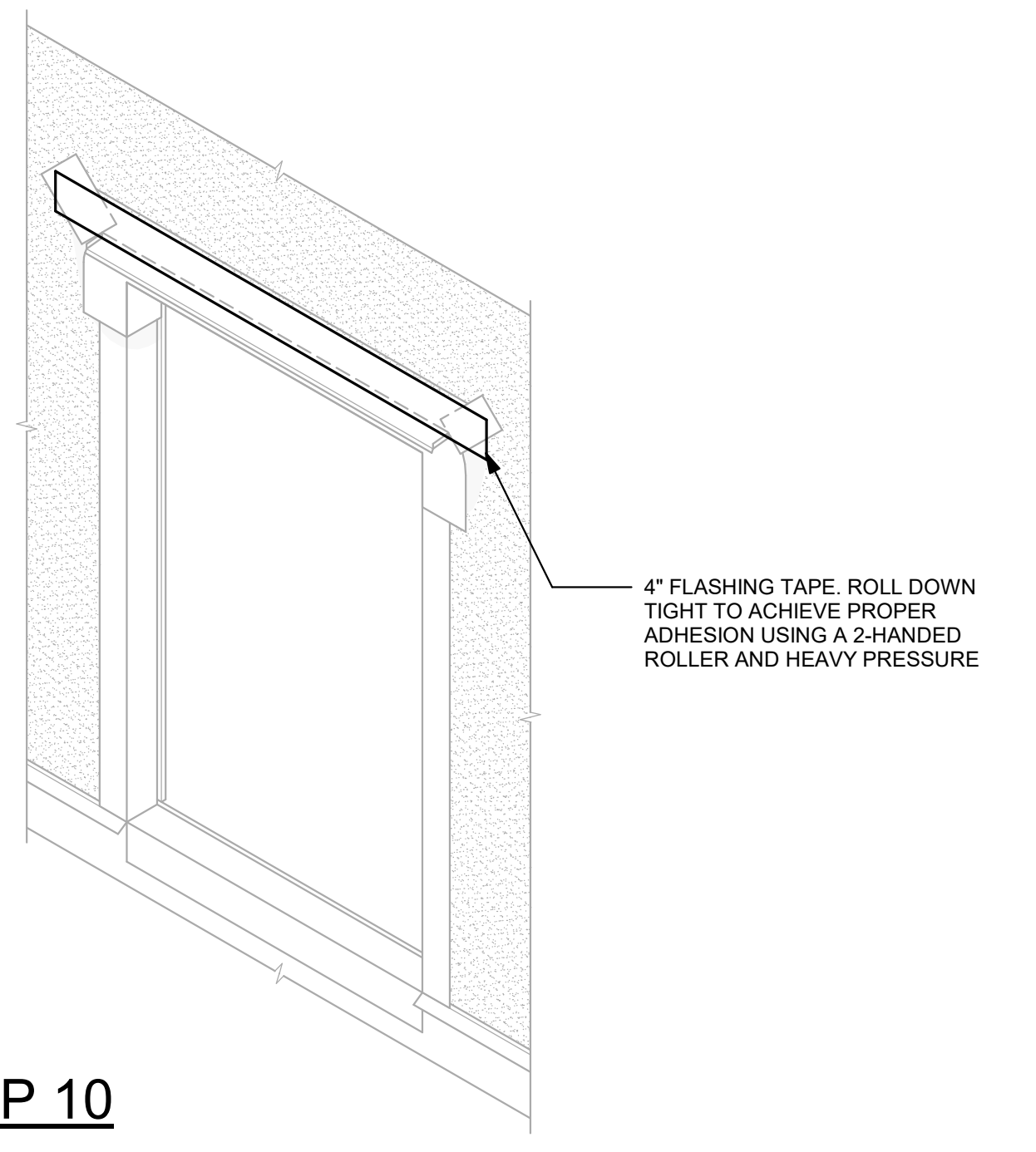
**STEP 8**



**STEP 7**



**STEP 10**

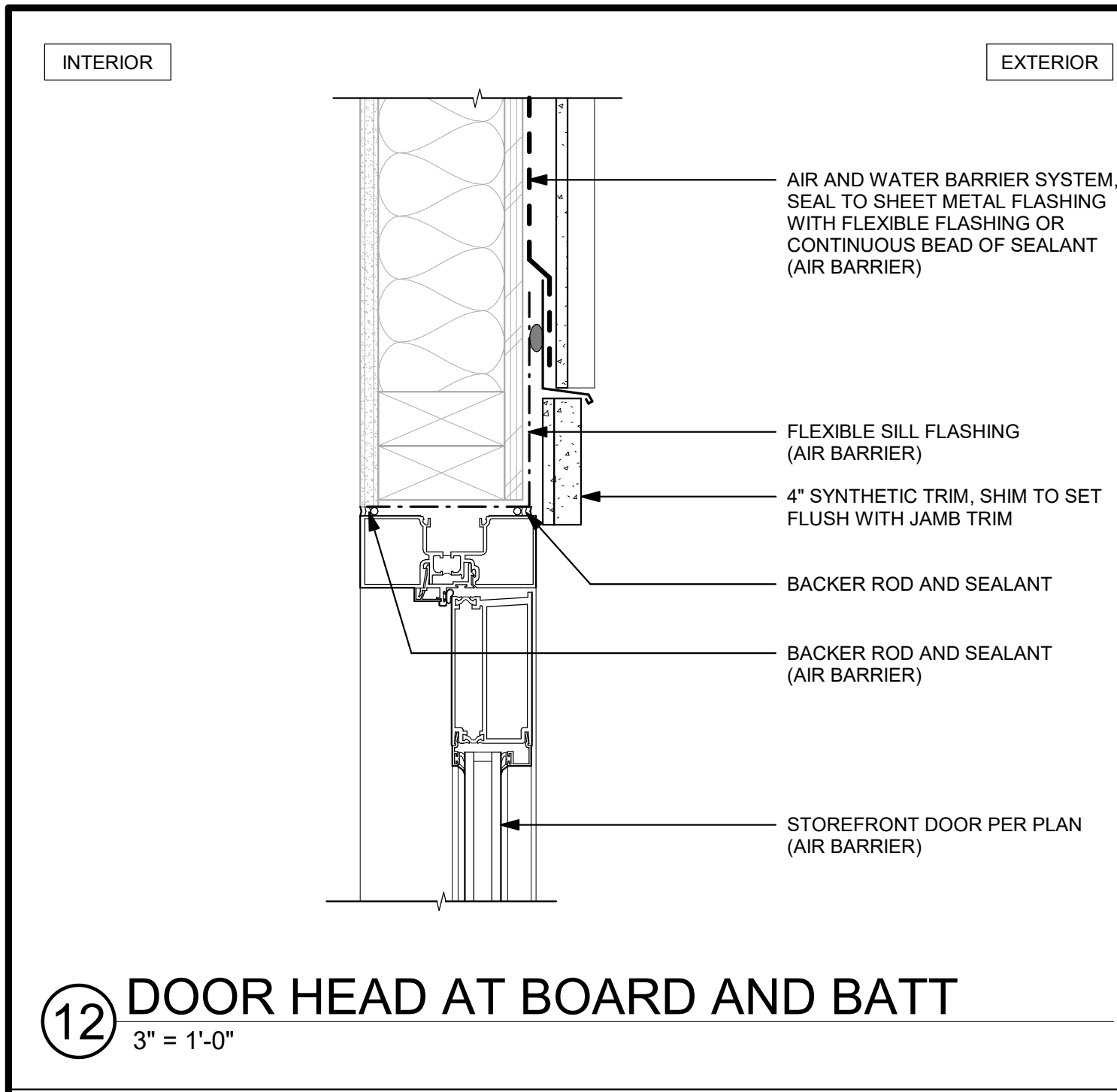


**STEP 1**

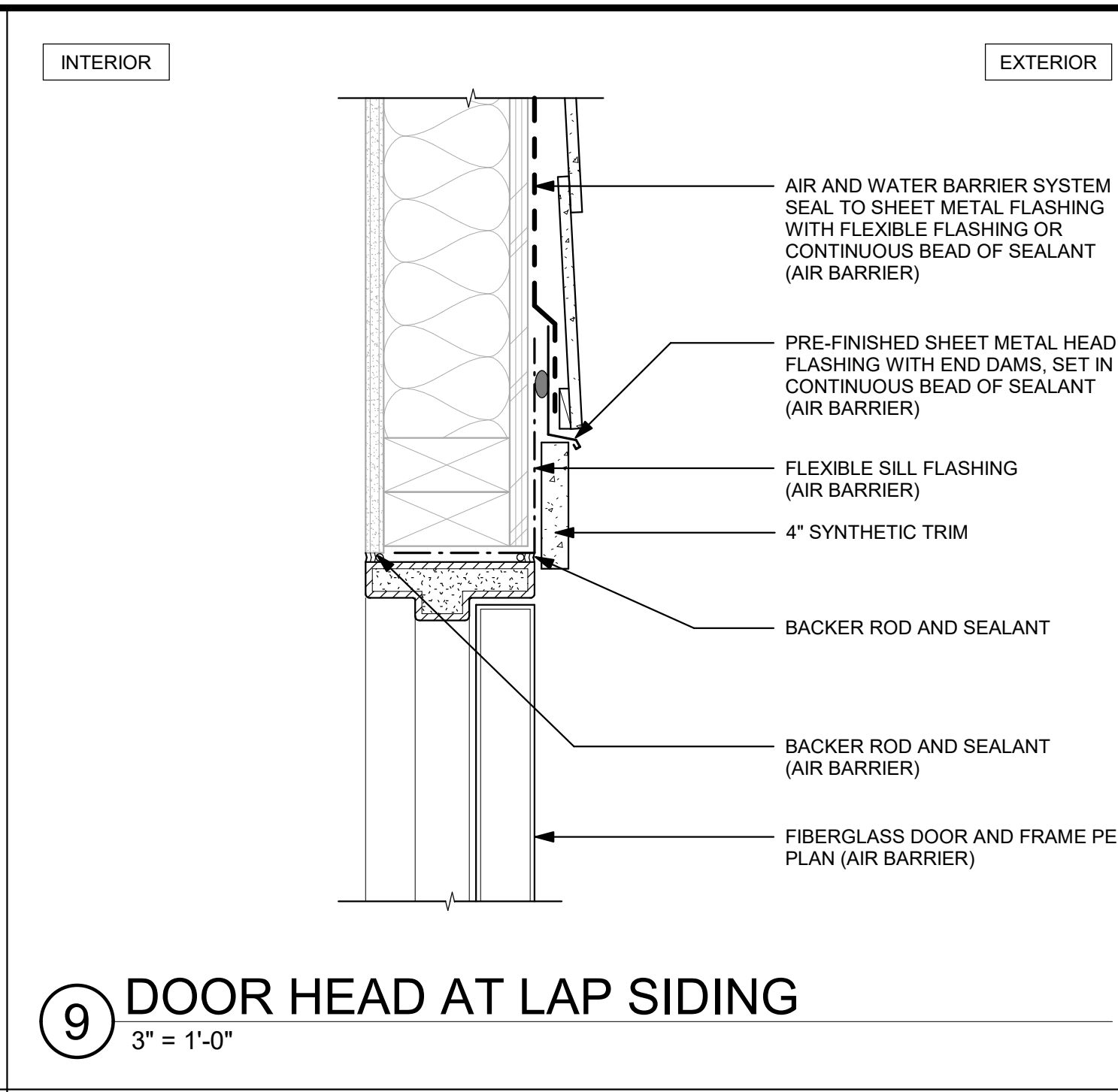
**1 DOOR WRAP SEQUENCING DETAIL**  
 1 1/2" = 1'-0"

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

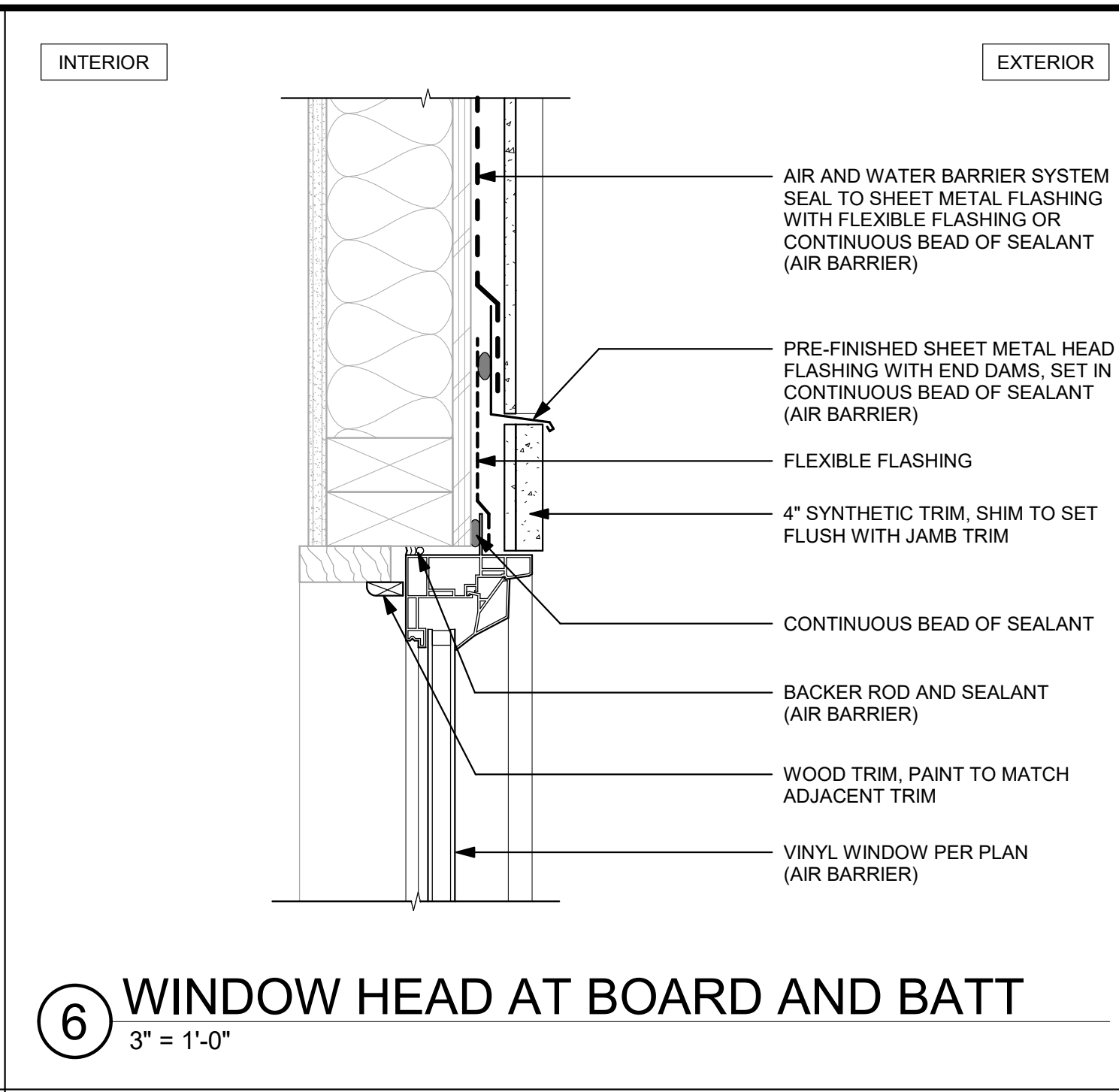




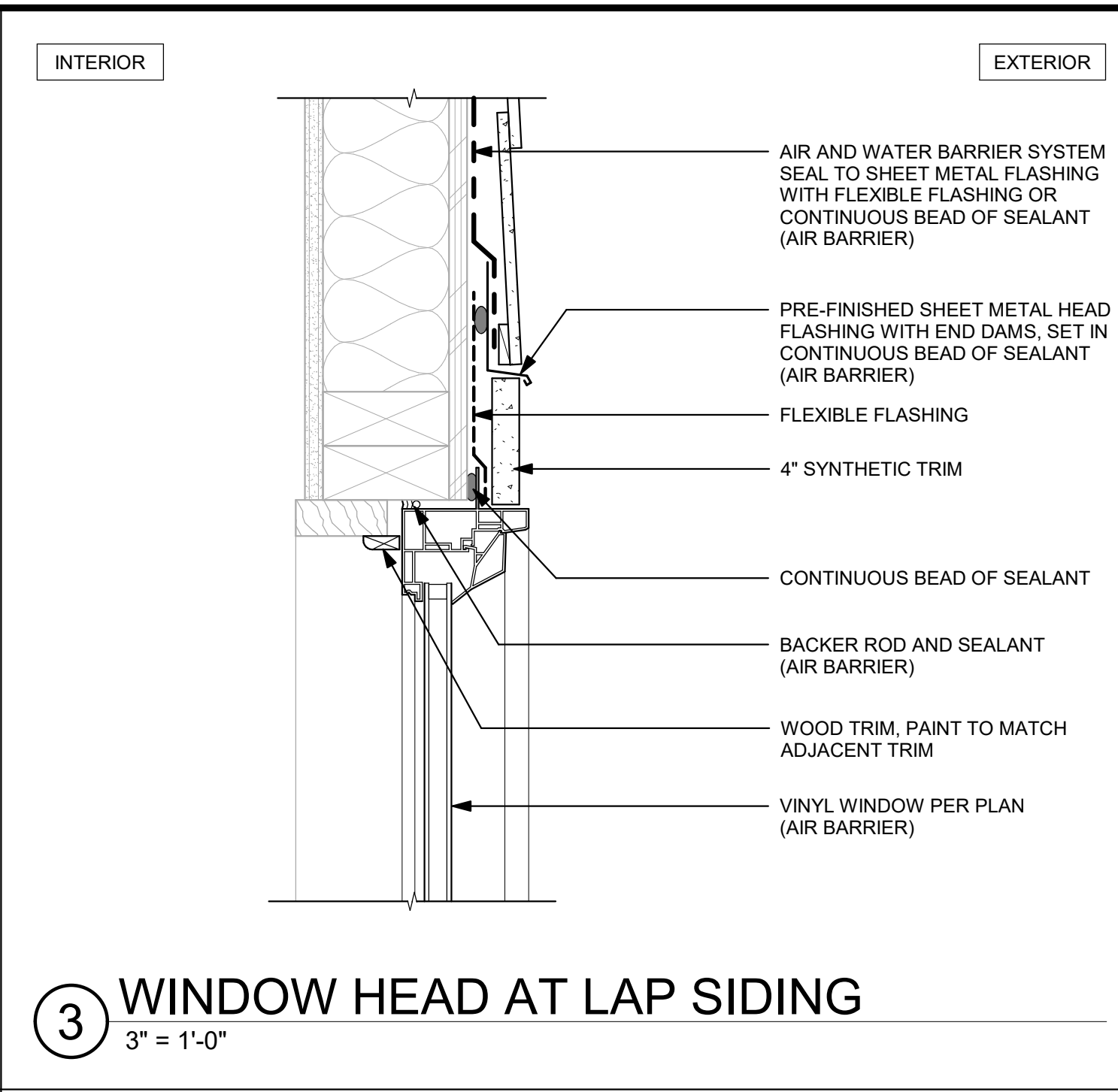
**12** DOOR HEAD AT BOARD AND BATT  
3" = 1'-0"



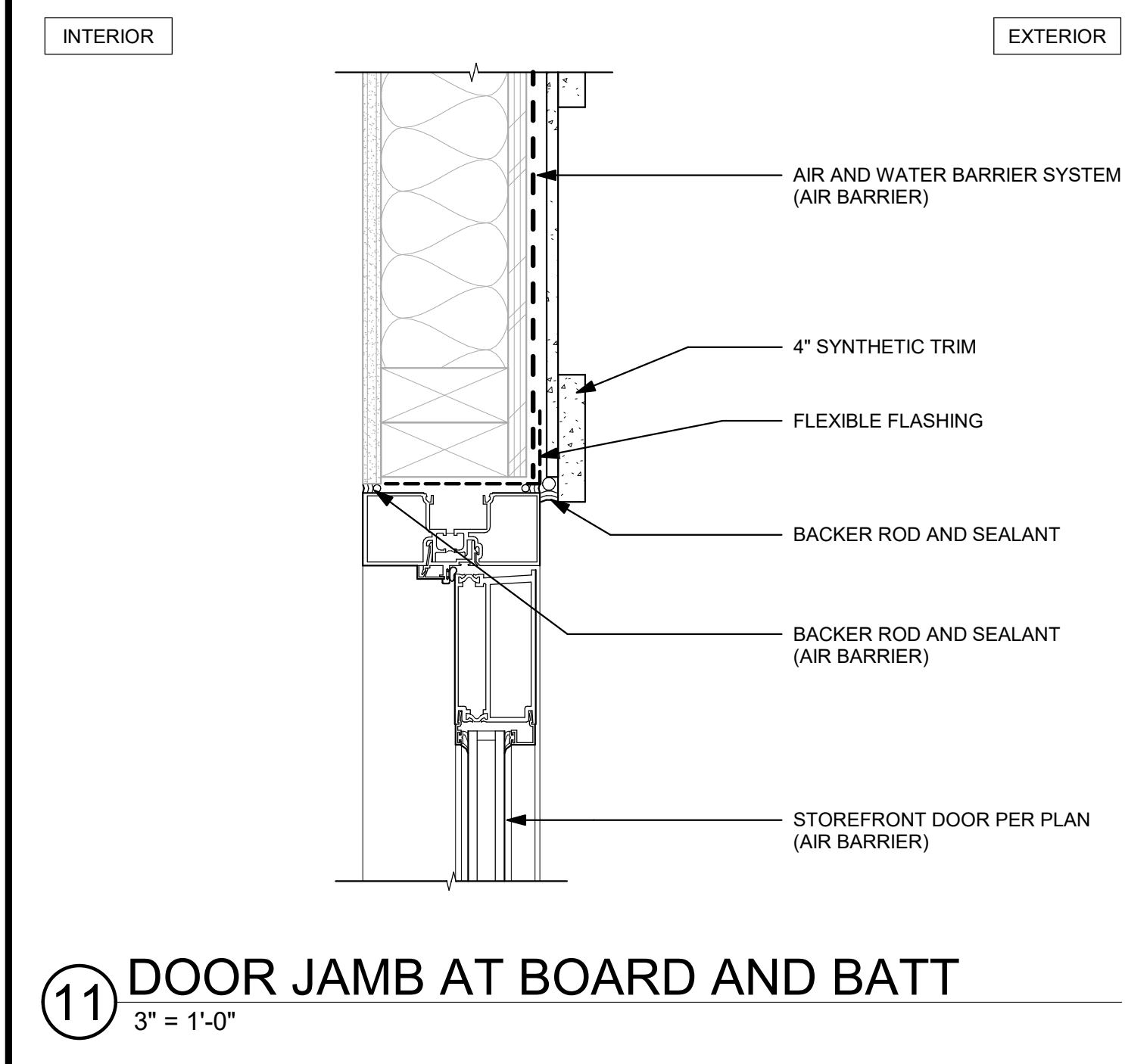
**9** DOOR HEAD AT LAP SIDING  
3" = 1'-0"



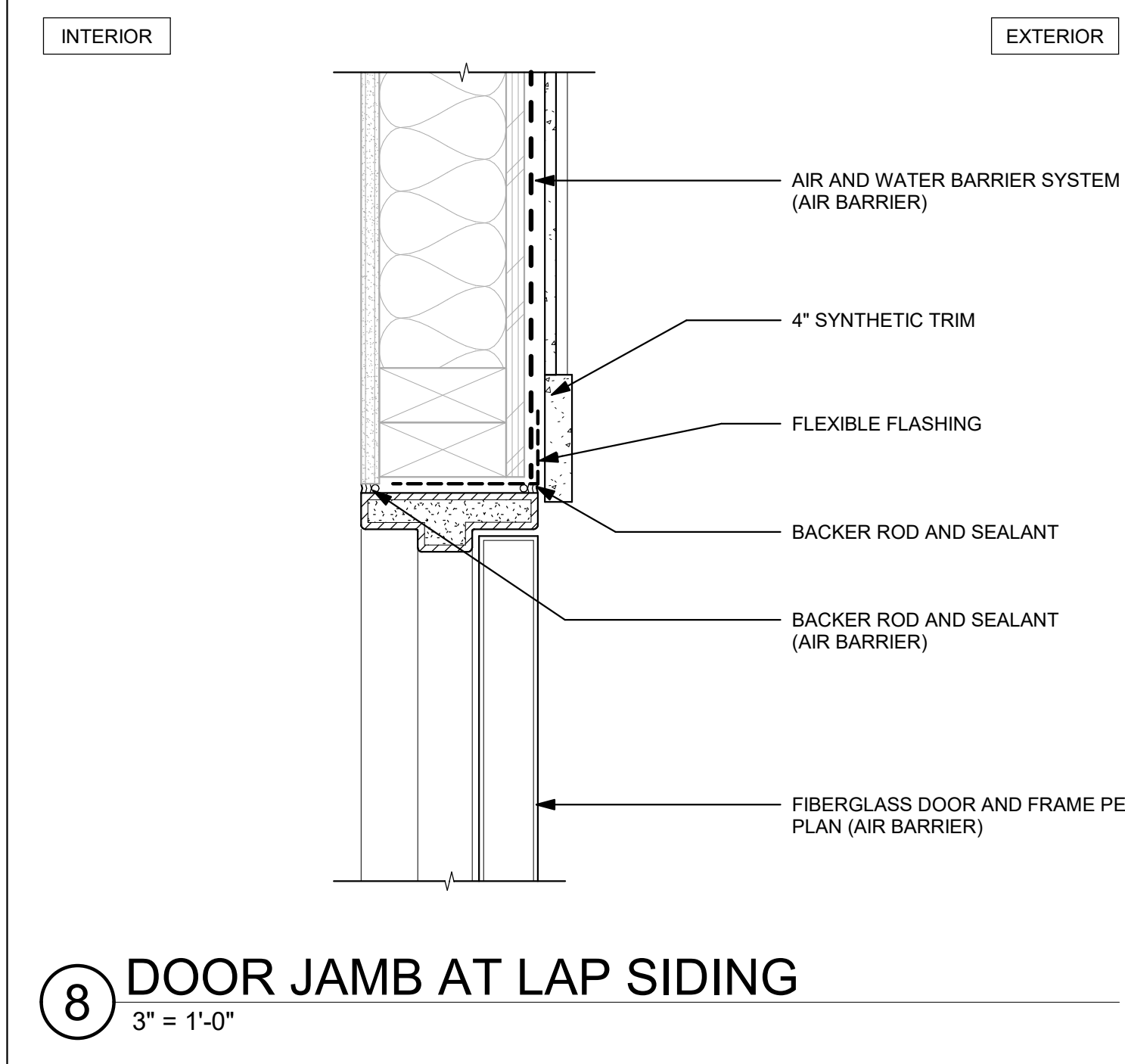
**6** WINDOW HEAD AT BOARD AND BATT  
3" = 1'-0"



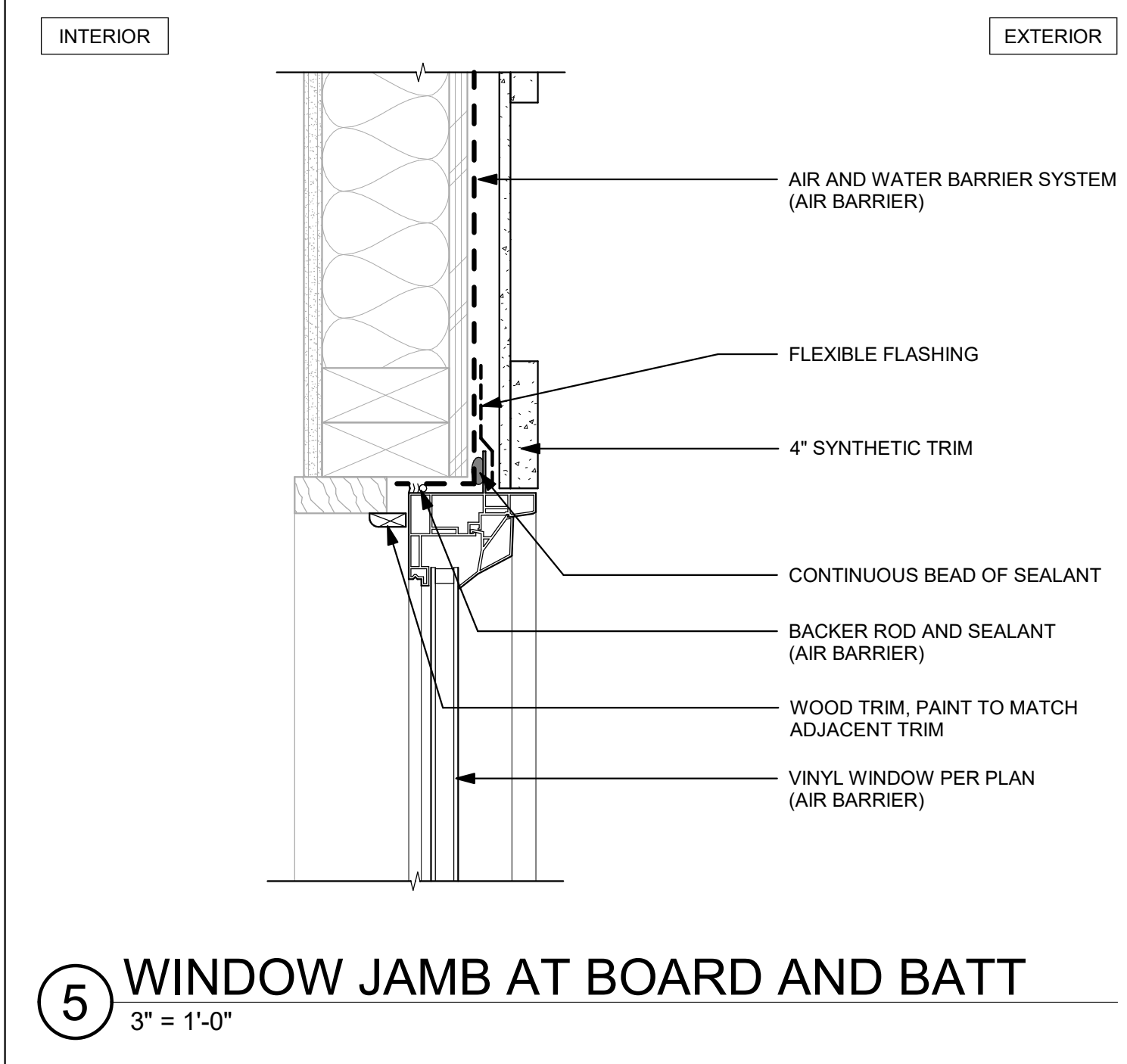
**3** WINDOW HEAD AT LAP SIDING  
3" = 1'-0"



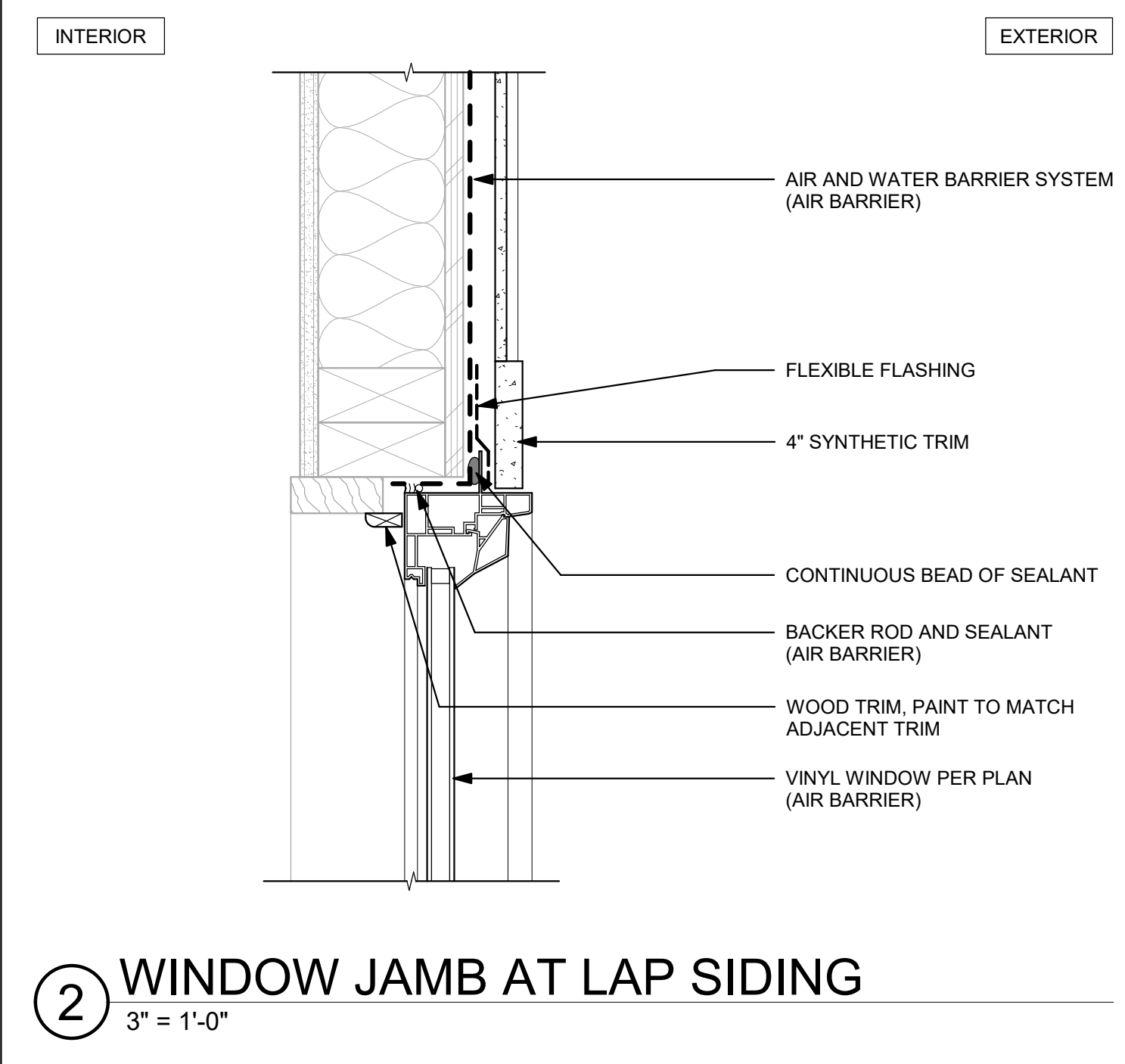
**11** DOOR JAMB AT BOARD AND BATT  
3" = 1'-0"



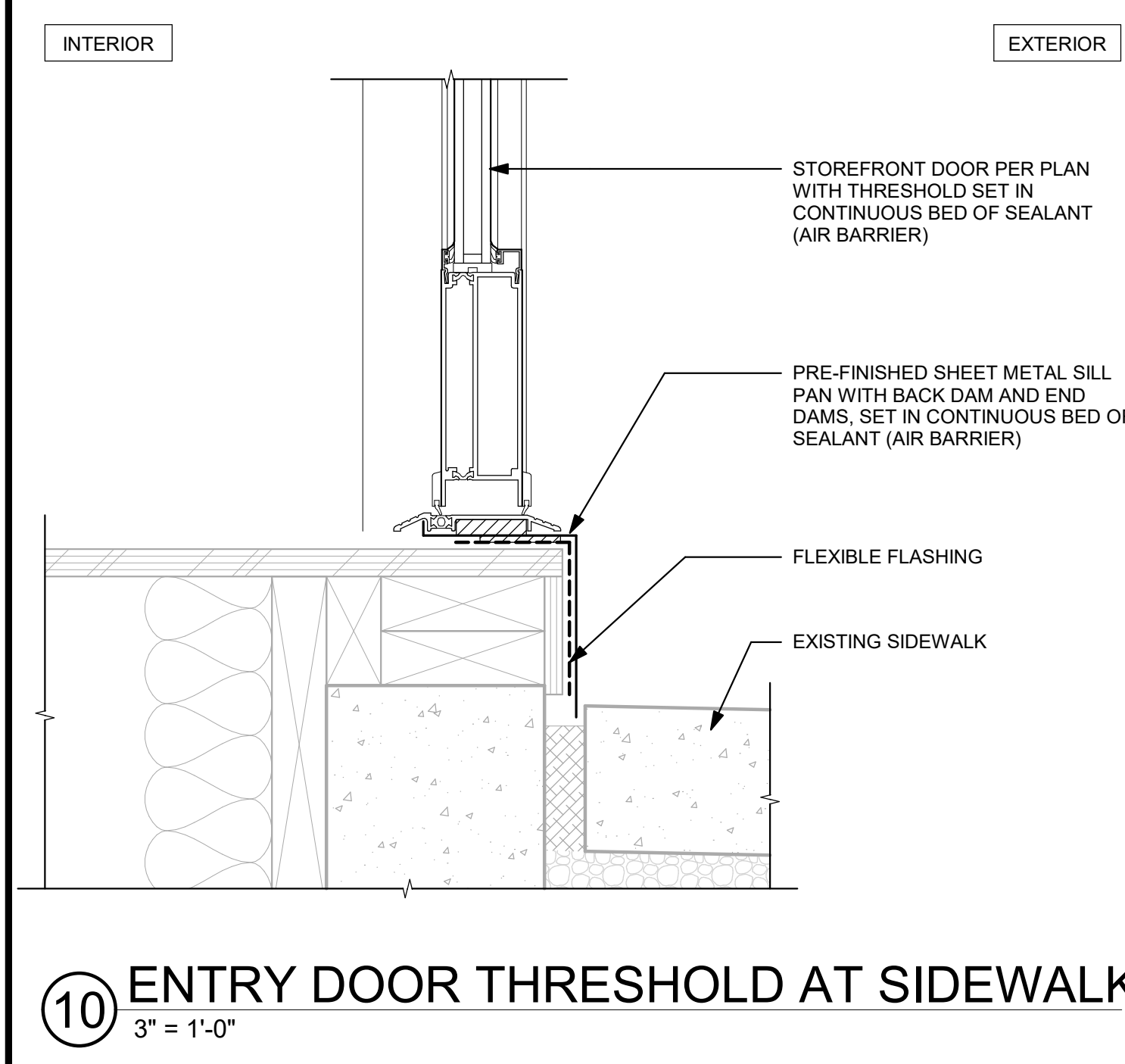
**8** DOOR JAMB AT LAP SIDING  
3" = 1'-0"



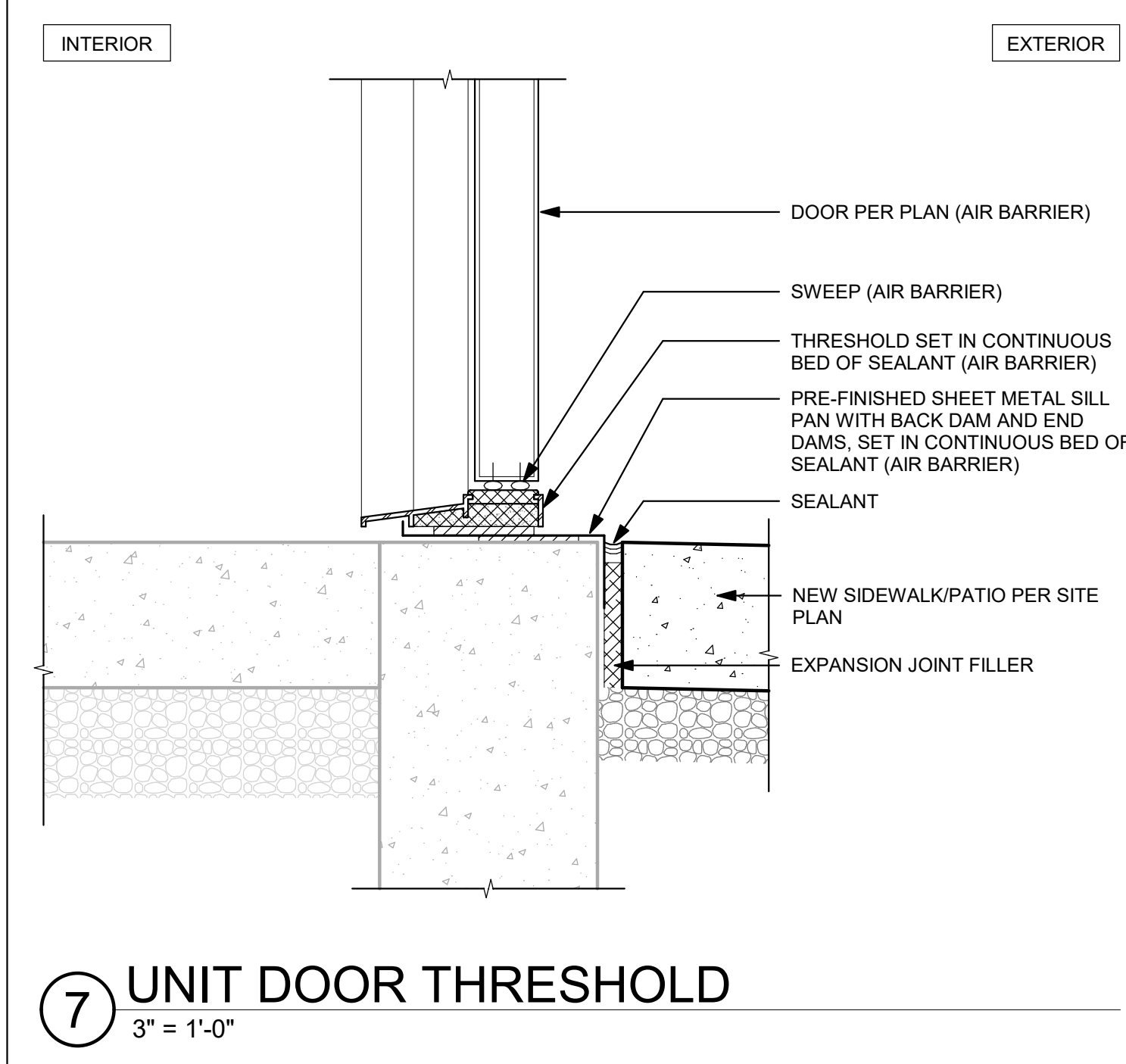
**5** WINDOW JAMB AT BOARD AND BATT  
3" = 1'-0"



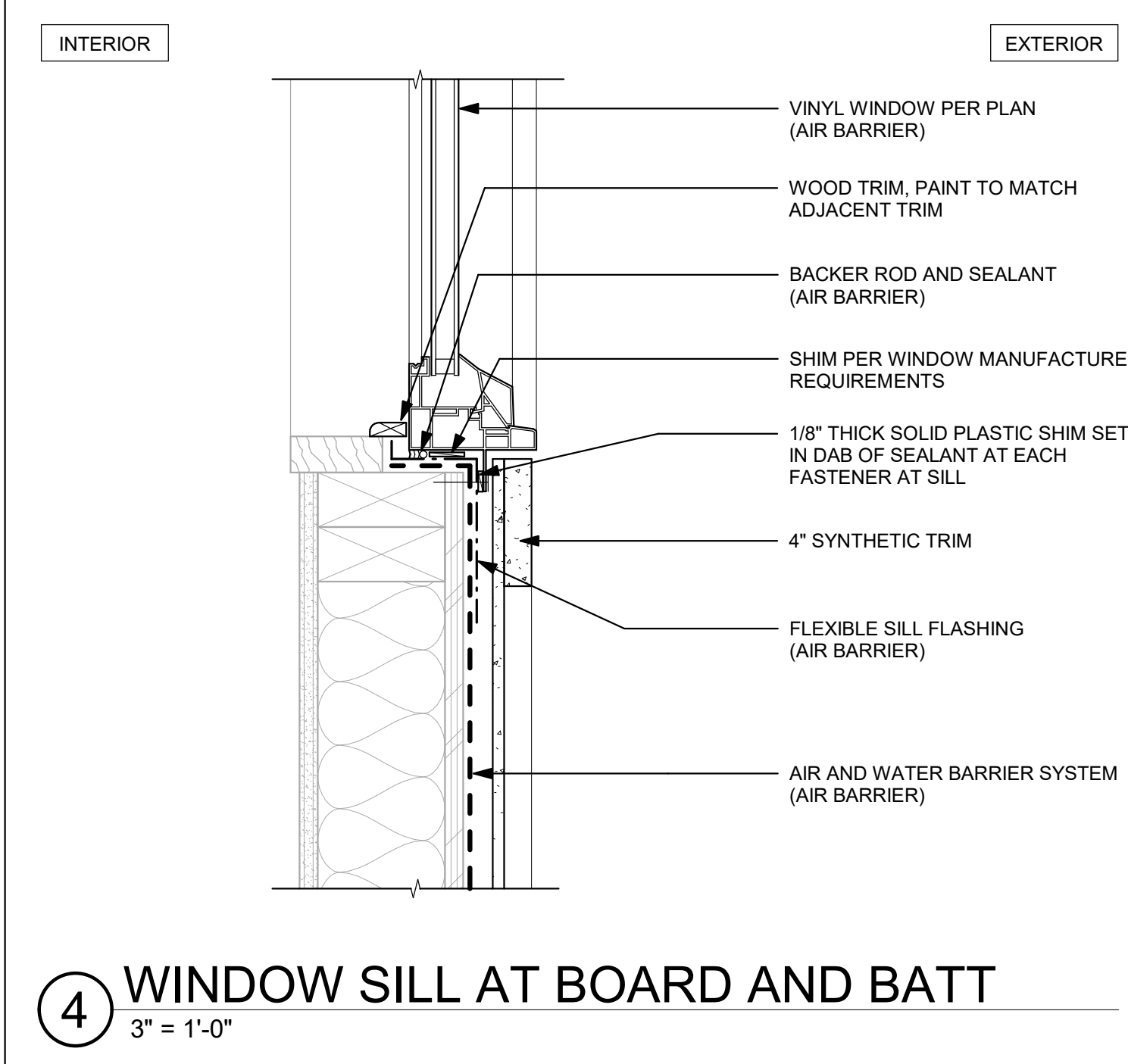
**2** WINDOW JAMB AT LAP SIDING  
3" = 1'-0"



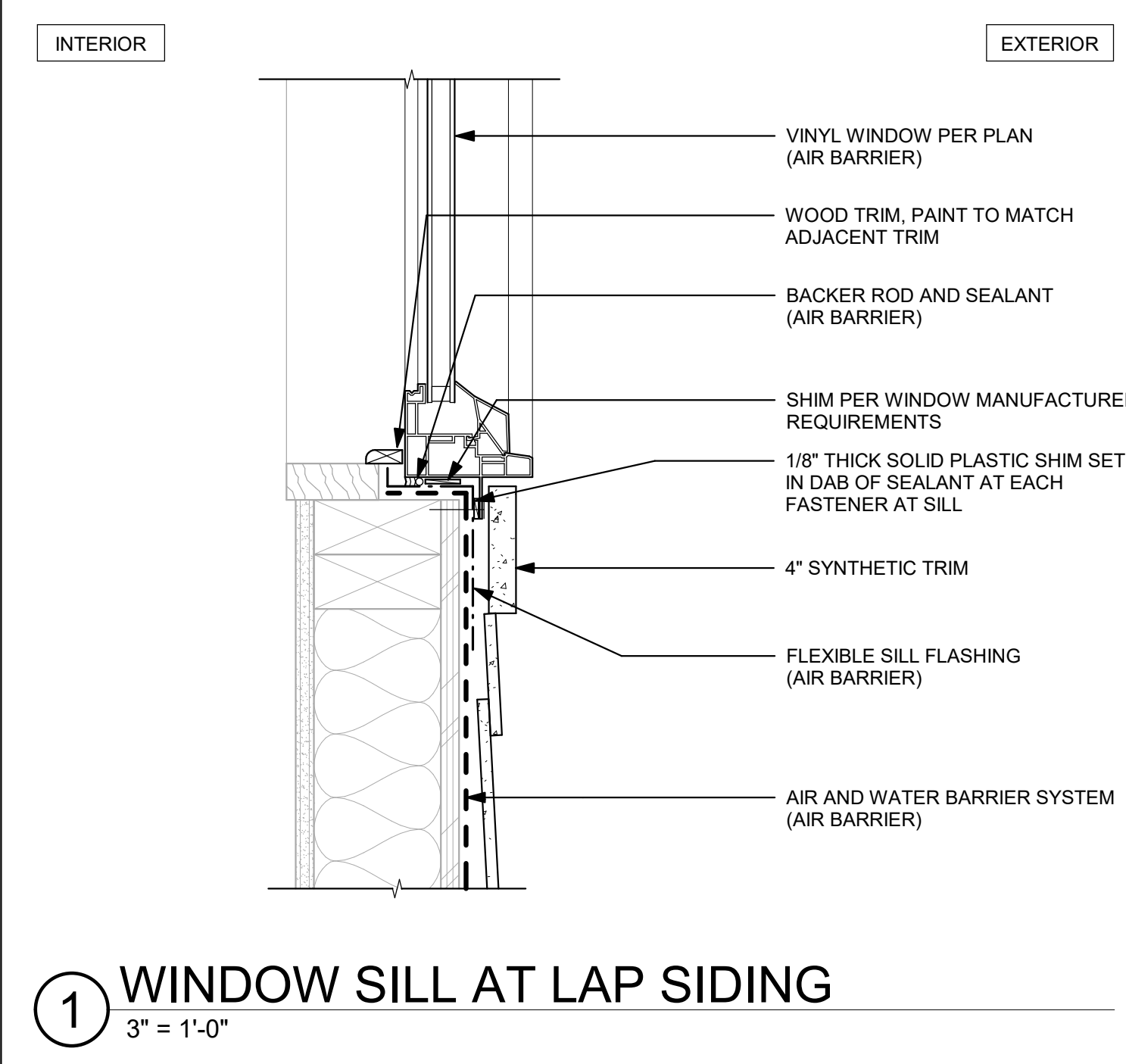
**10** ENTRY DOOR THRESHOLD AT SIDEWALK  
3" = 1'-0"



**7** UNIT DOOR THRESHOLD  
3" = 1'-0"



**4** WINDOW SILL AT BOARD AND BATT  
3" = 1'-0"



**1** WINDOW SILL AT LAP SIDING  
3" = 1'-0"



REVISIONS

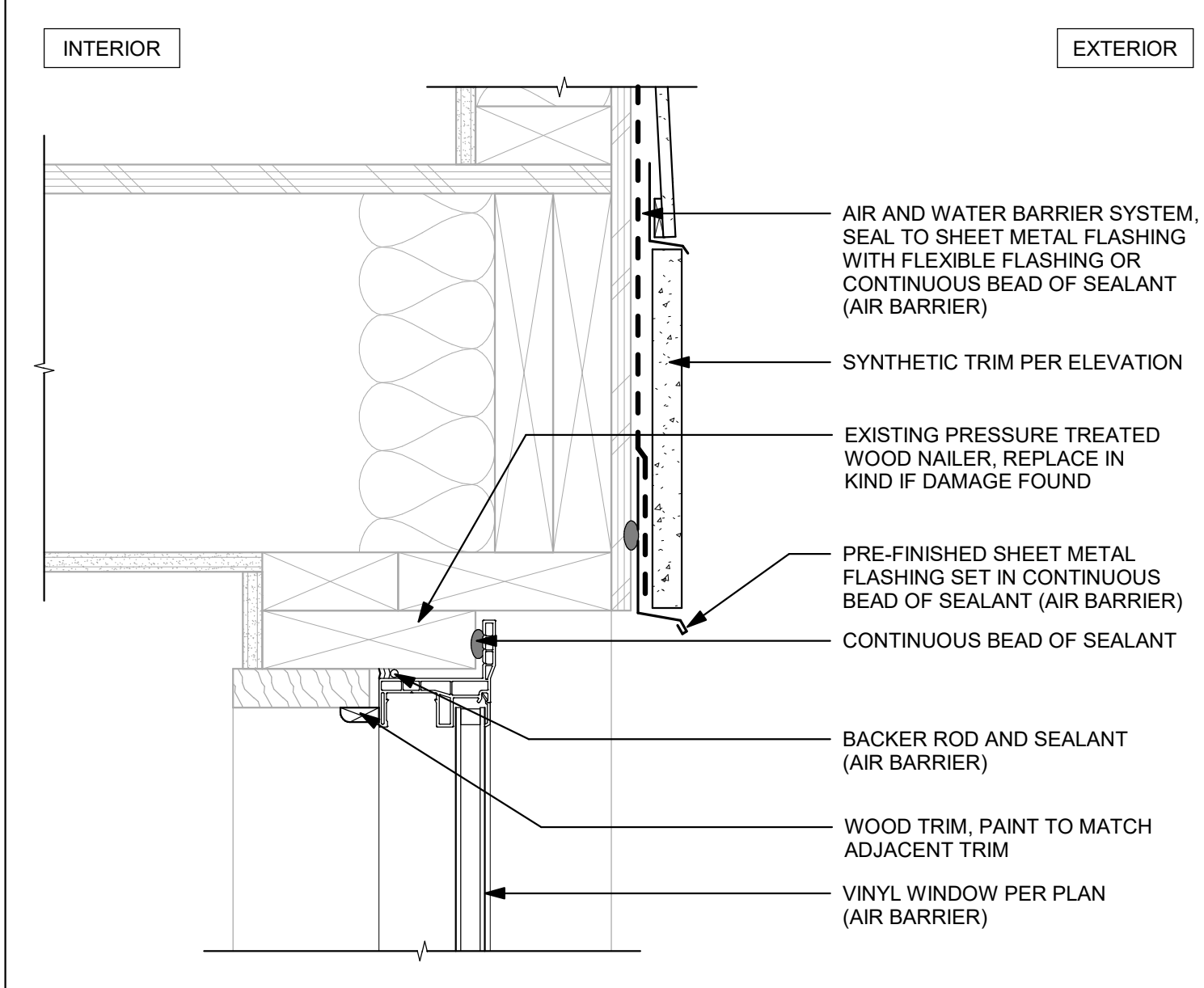

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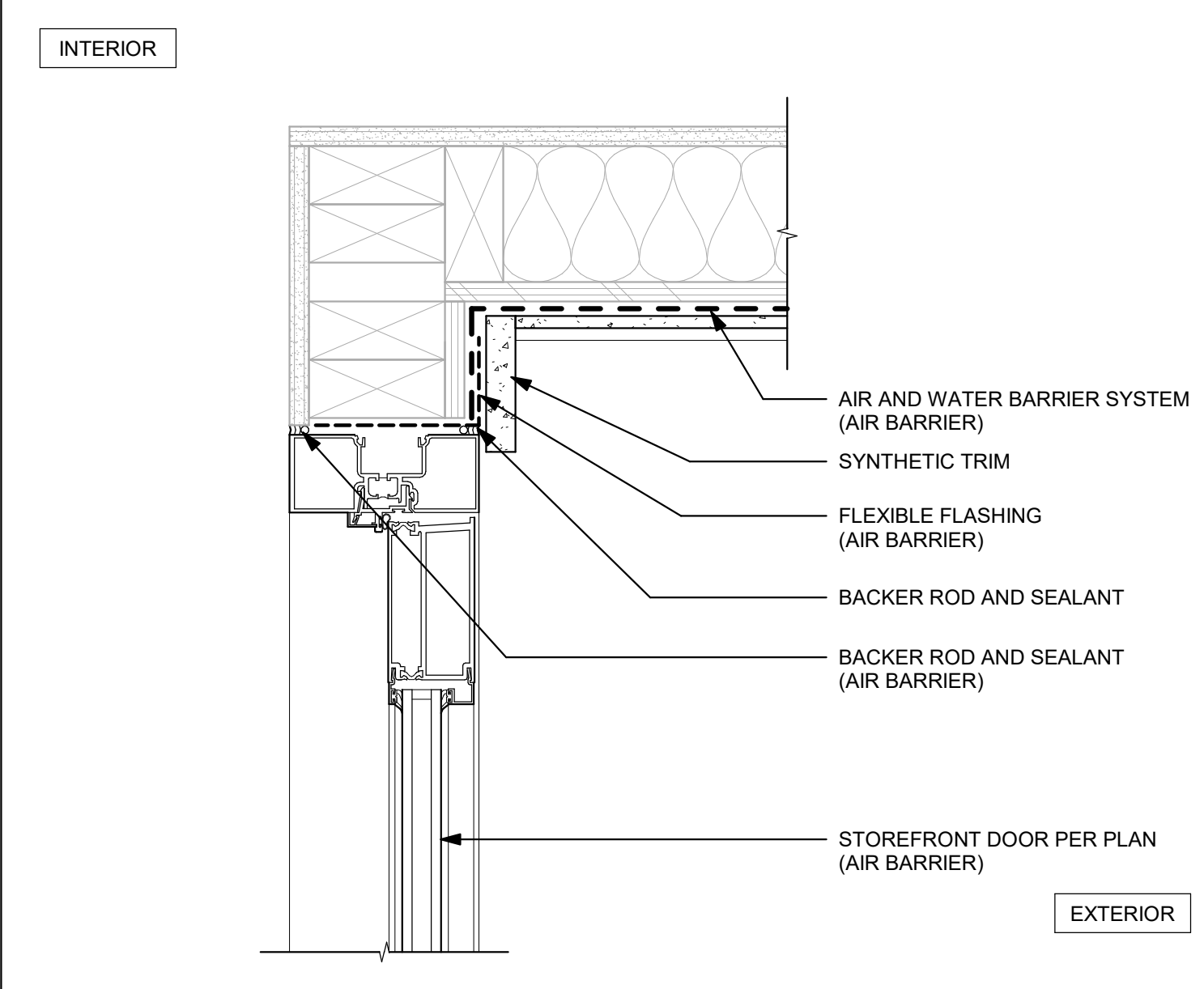
DRAWN BY: DMI

REVIEWED BY:

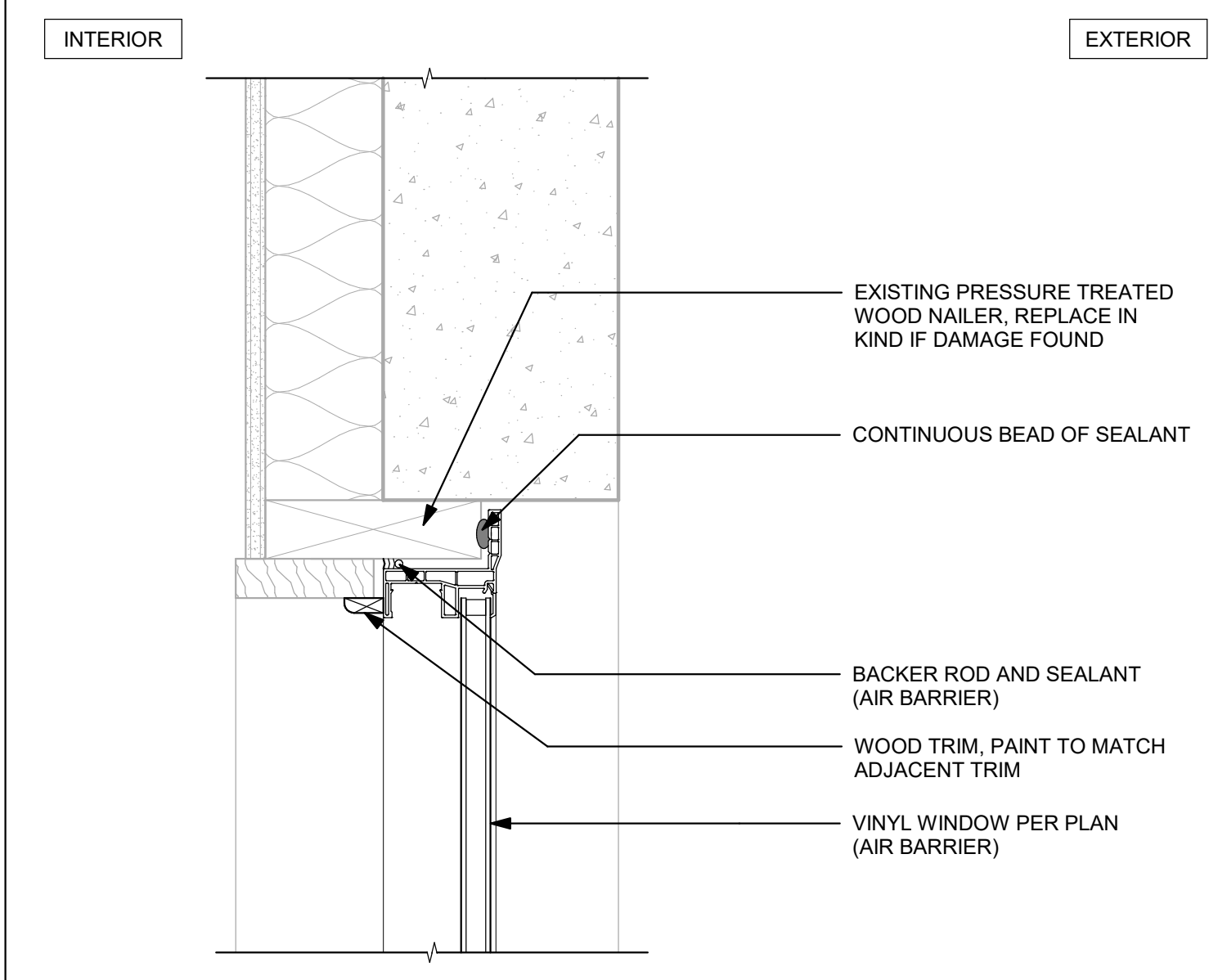
**SHEET TITLE**  
 DOOR AND WINDOW DETAILS



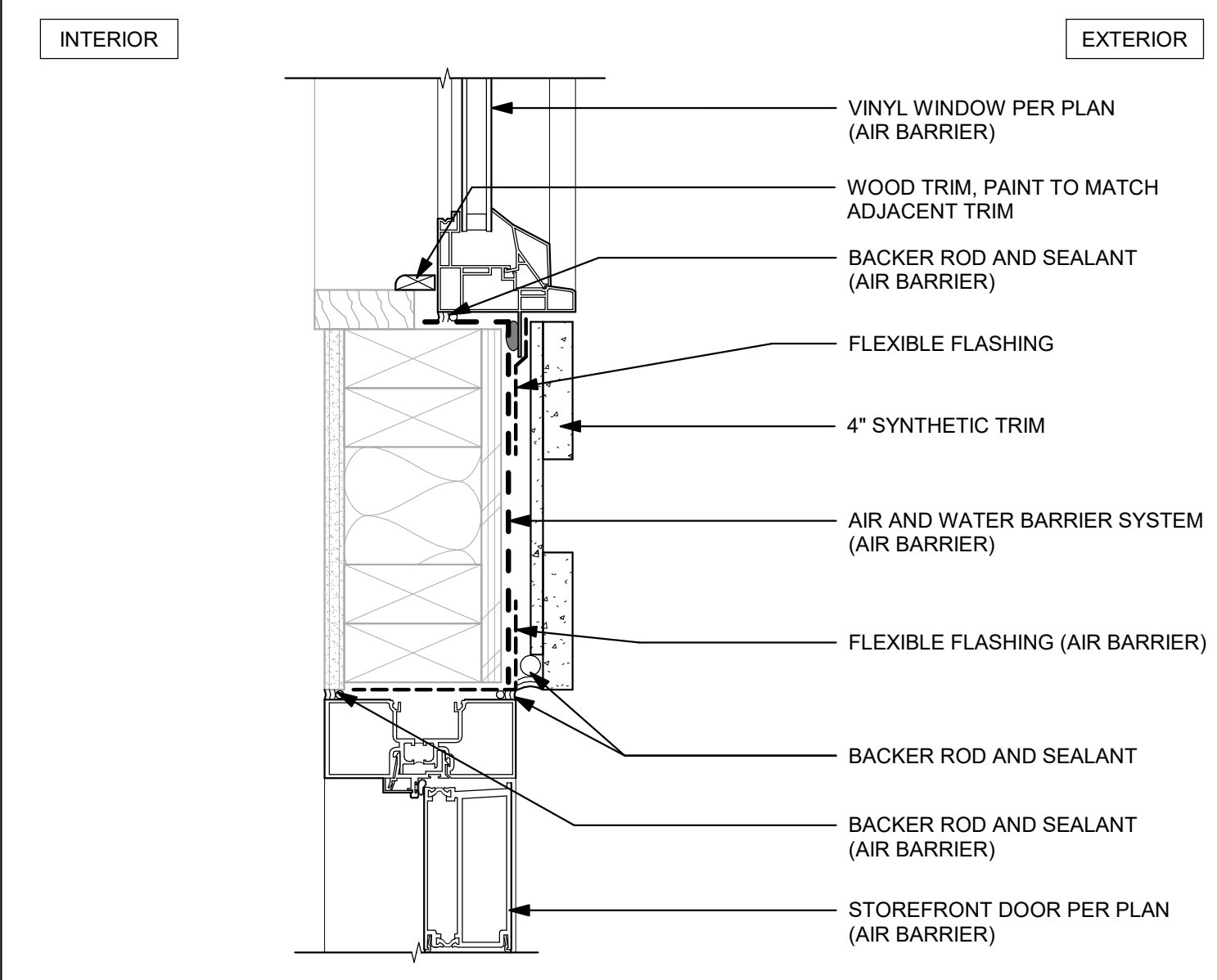
**6** BOTTOM OF WALL AT LAP SIDING  
 3" = 1'-0"



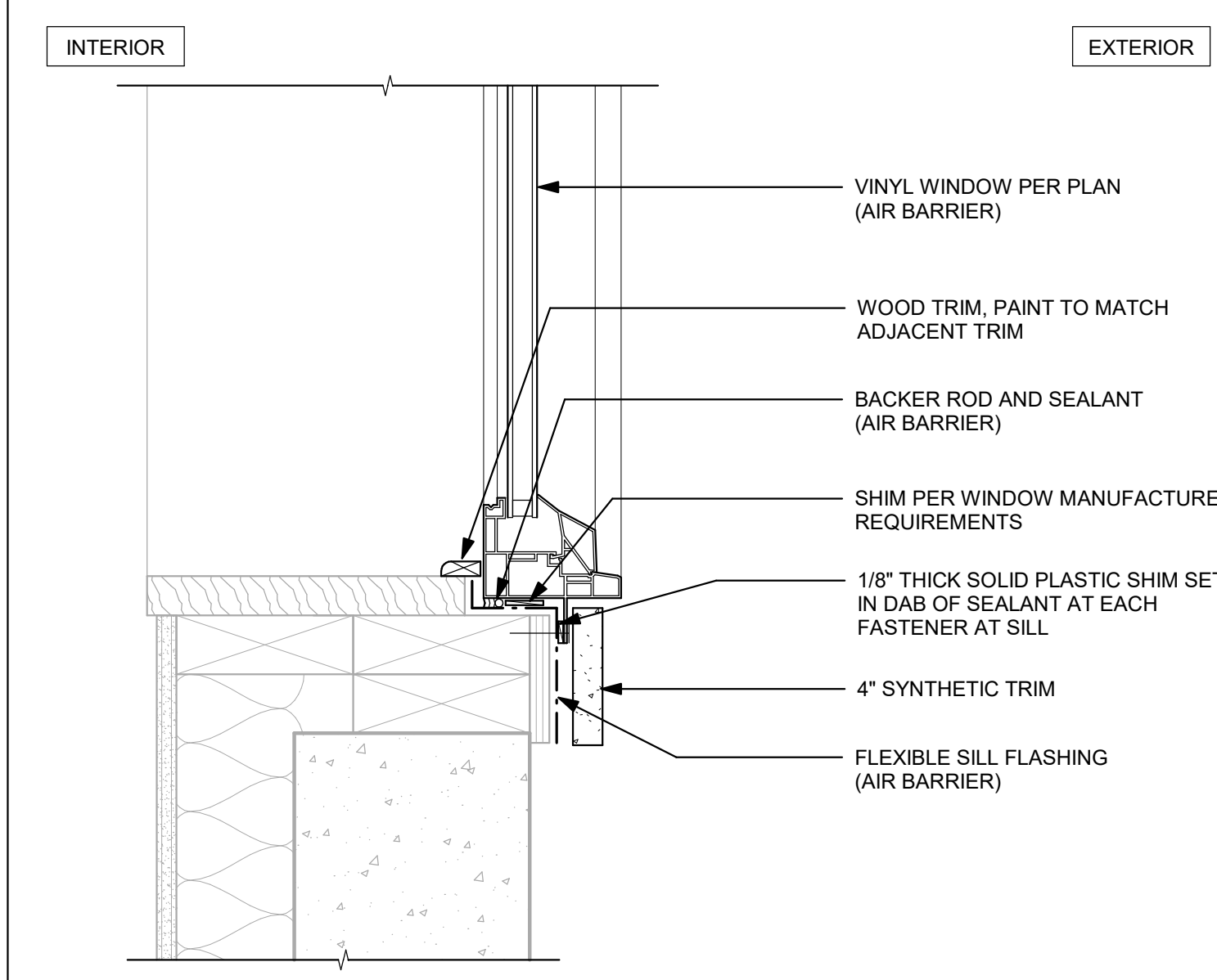
**3** DOOR JAMB AT CORNER  
 3" = 1'-0"



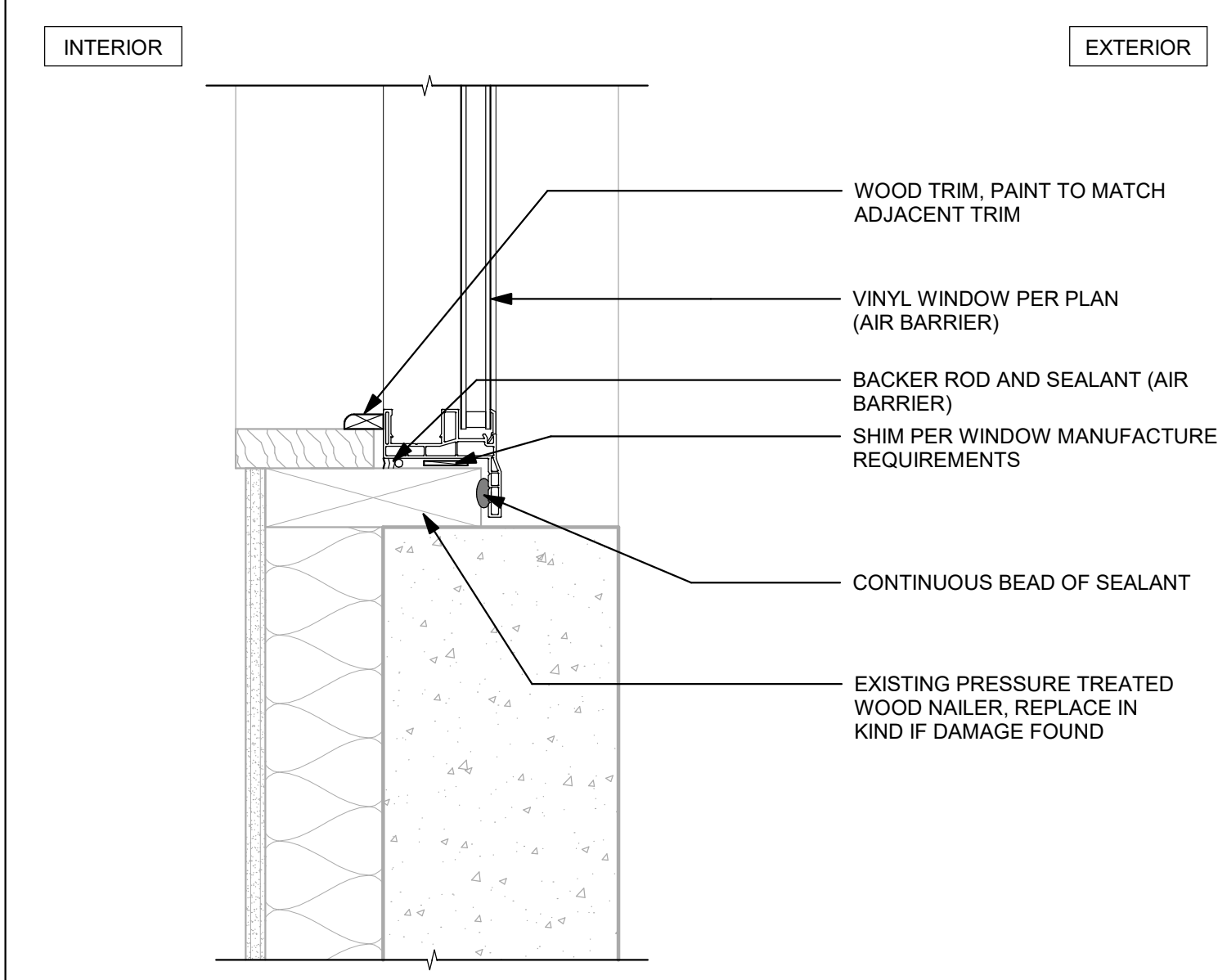
**5** WINDOW SILL AT STEMWALL  
 3" = 1'-0"



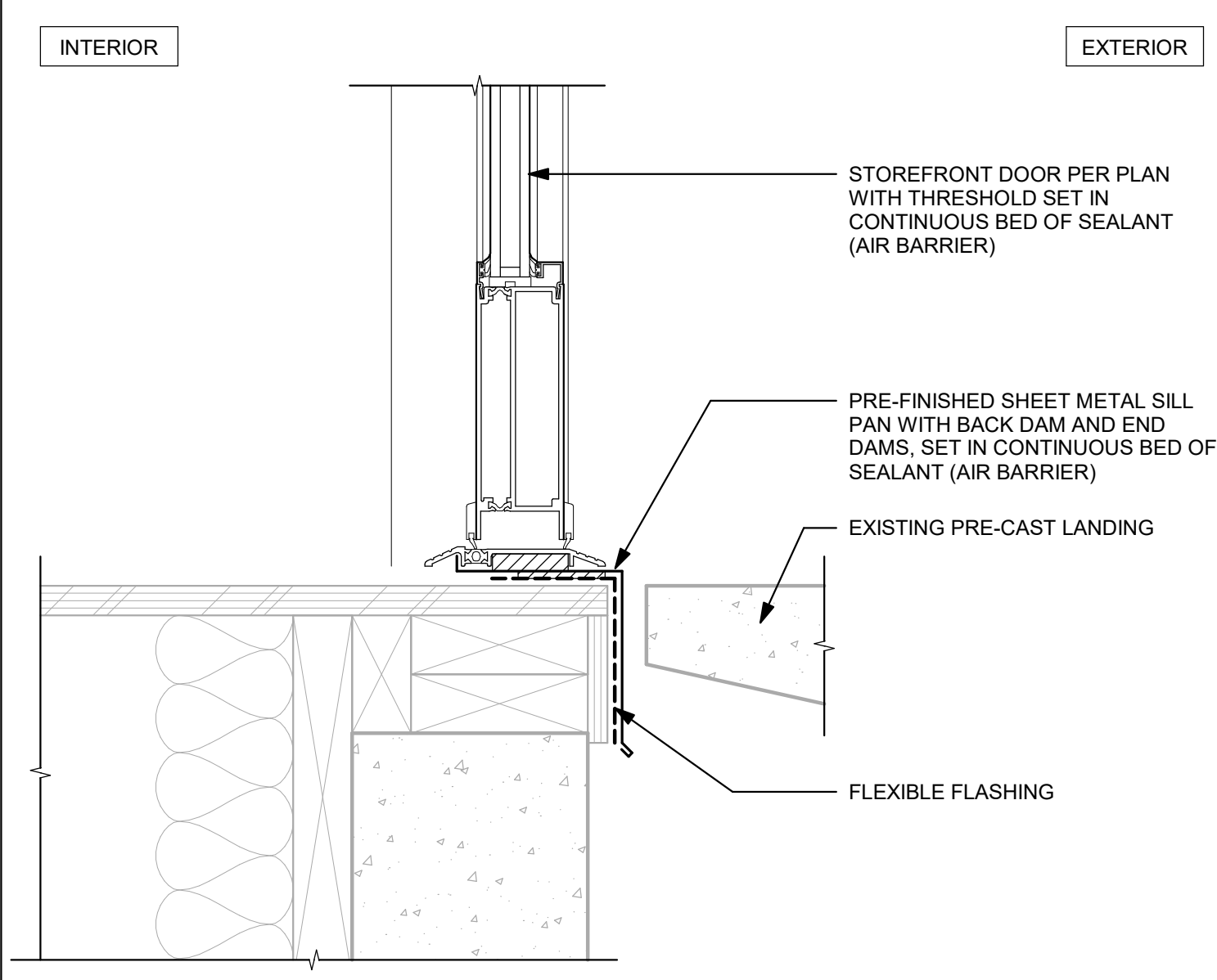
**2** WINDOW JAMB AT DOOR JAMB  
 3" = 1'-0"



**7** WINDOW SILL AT STEMWALL  
 3" = 1'-0"

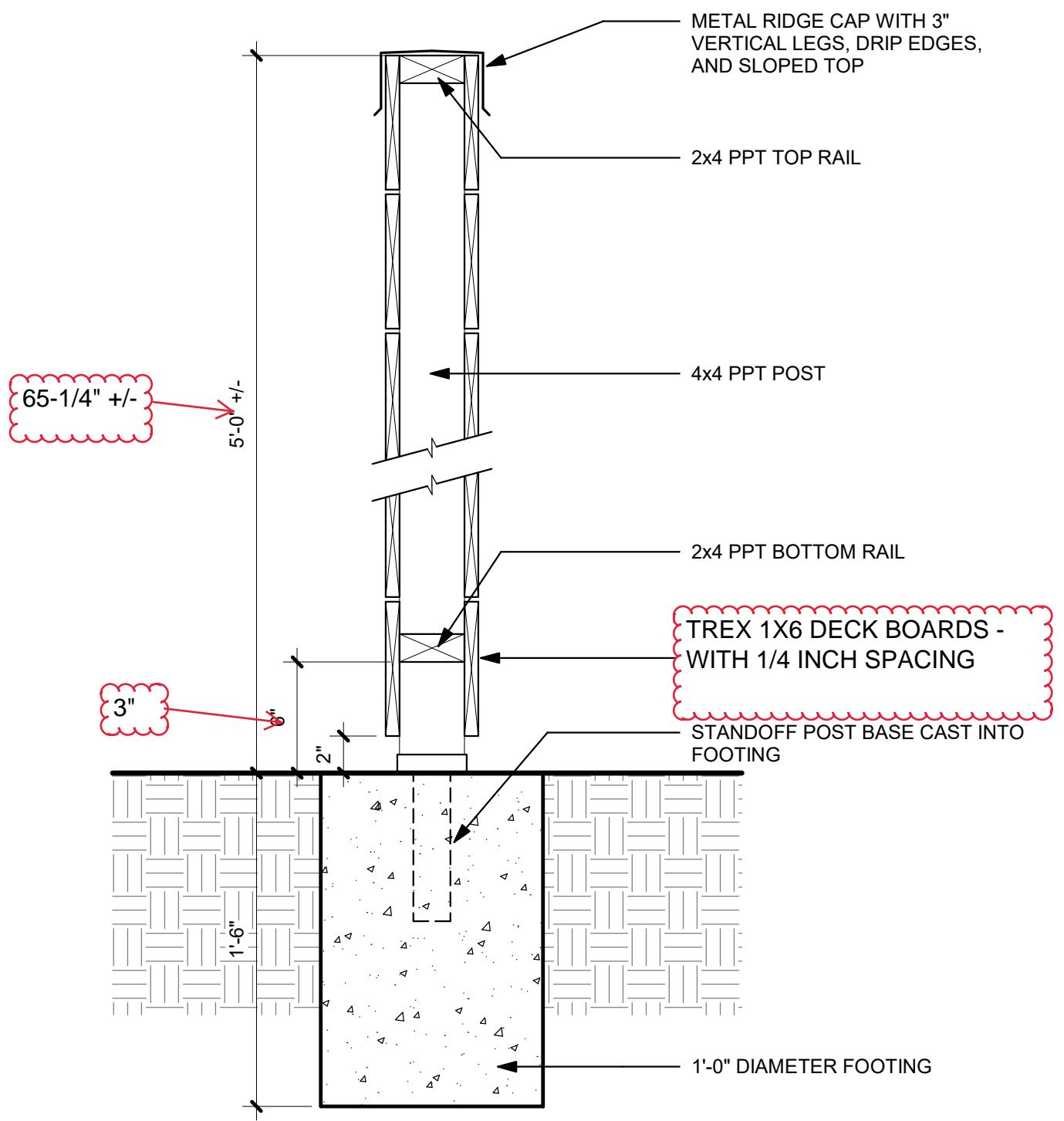


**4** WINDOW SILL AT STEMWALL  
 3" = 1'-0"

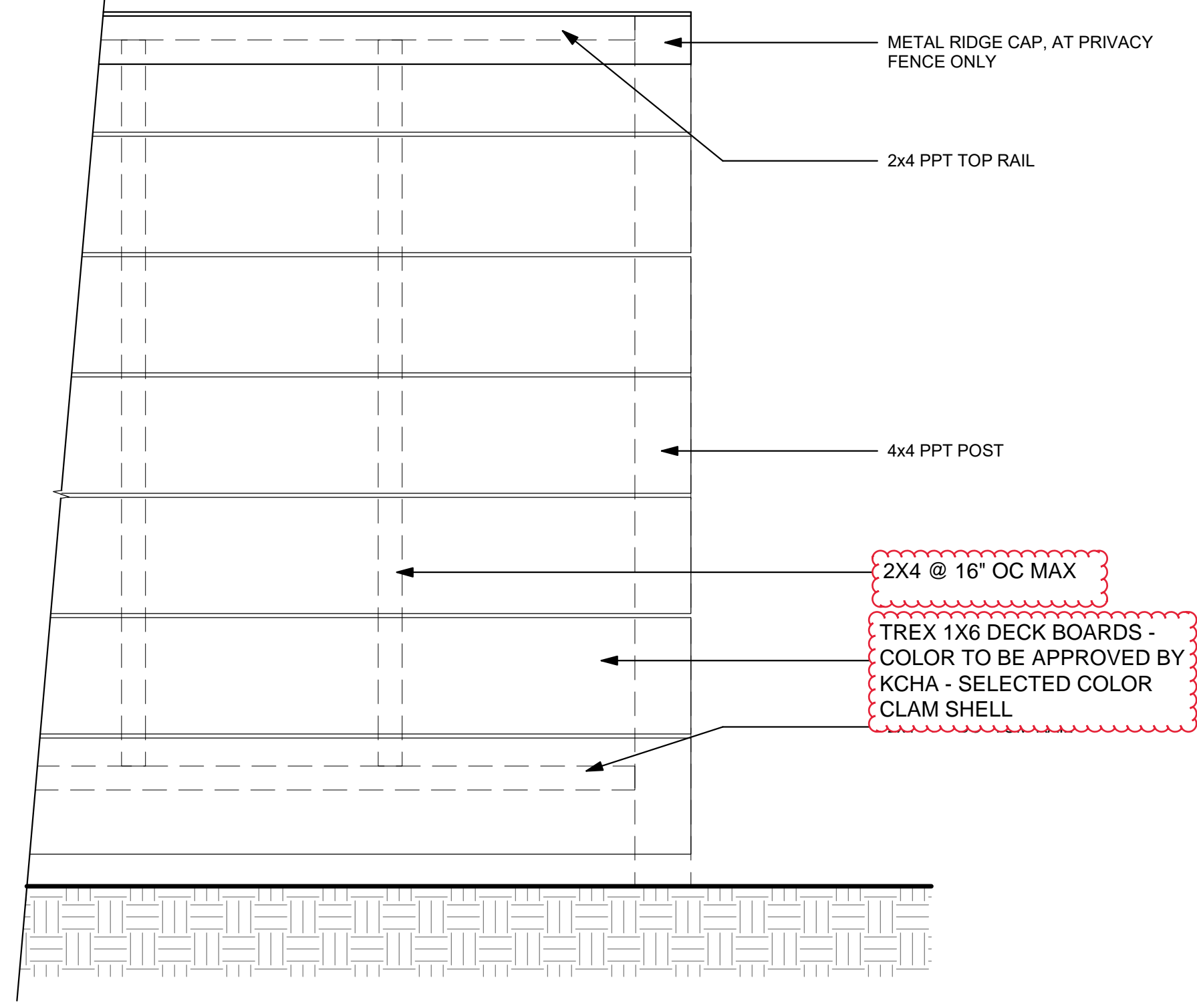


**1** ENTRY DOOR THRESHOLD AT LANDING  
 3" = 1'-0"



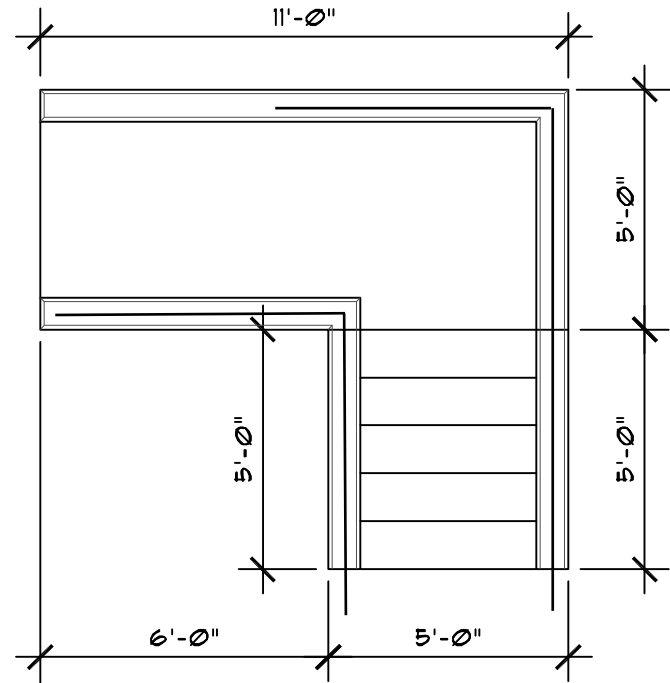


**1** PRIVACY FENCE  
1 1/2" = 1'-0"



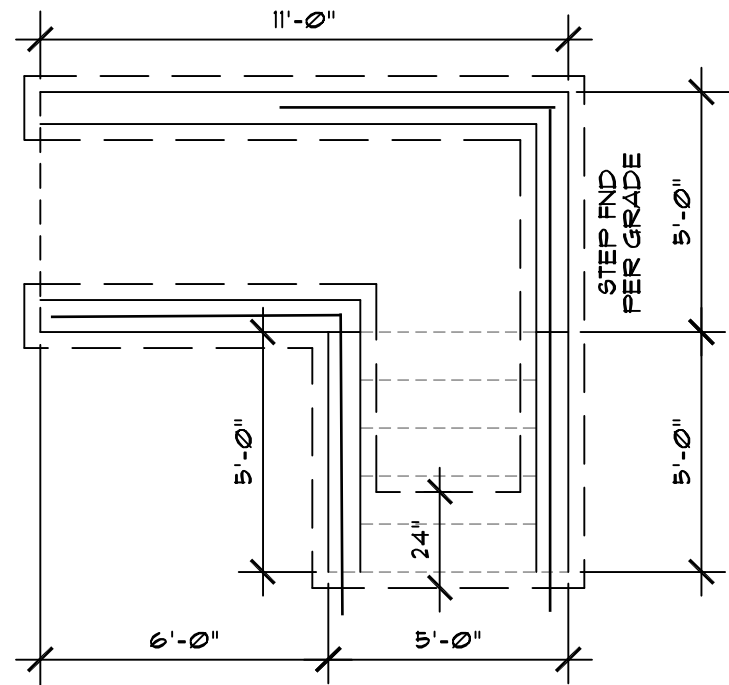
**2** FENCE ELEVATION  
1 1/2" = 1'-0"

# North Entry Stair Detail



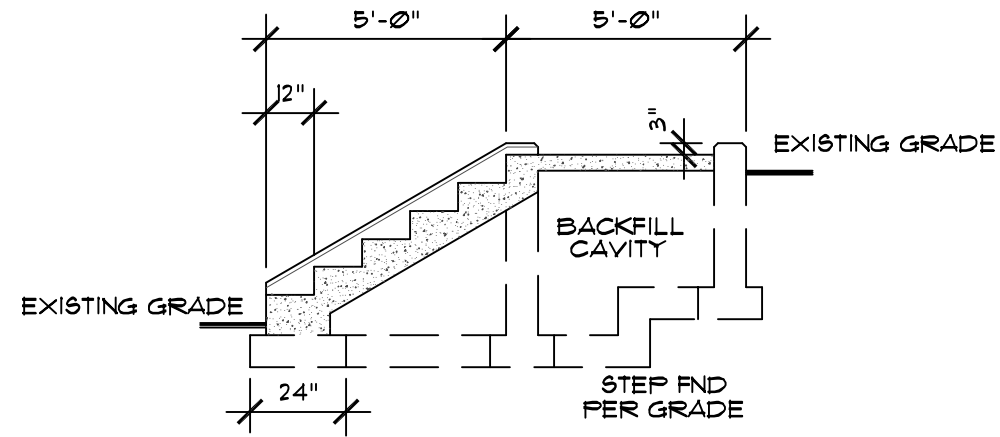
FDN WALL LAYOUT

1/4" = 1'-0"



FTG LAYOUT

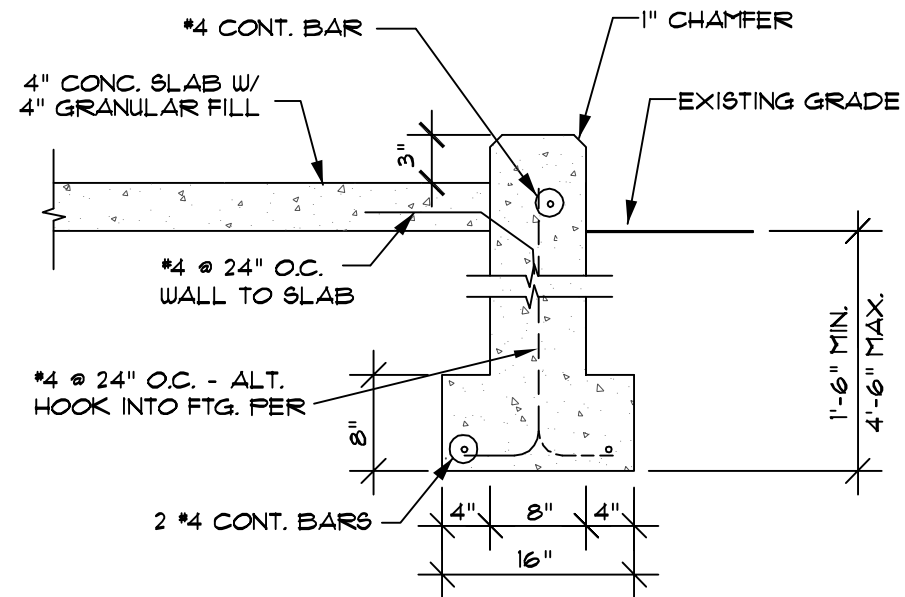
1/4" = 1'-0"



SECTION

RAILING EXCLUDED FROM  
DETAIL FOR CLARITY

1/4" = 1'-0"



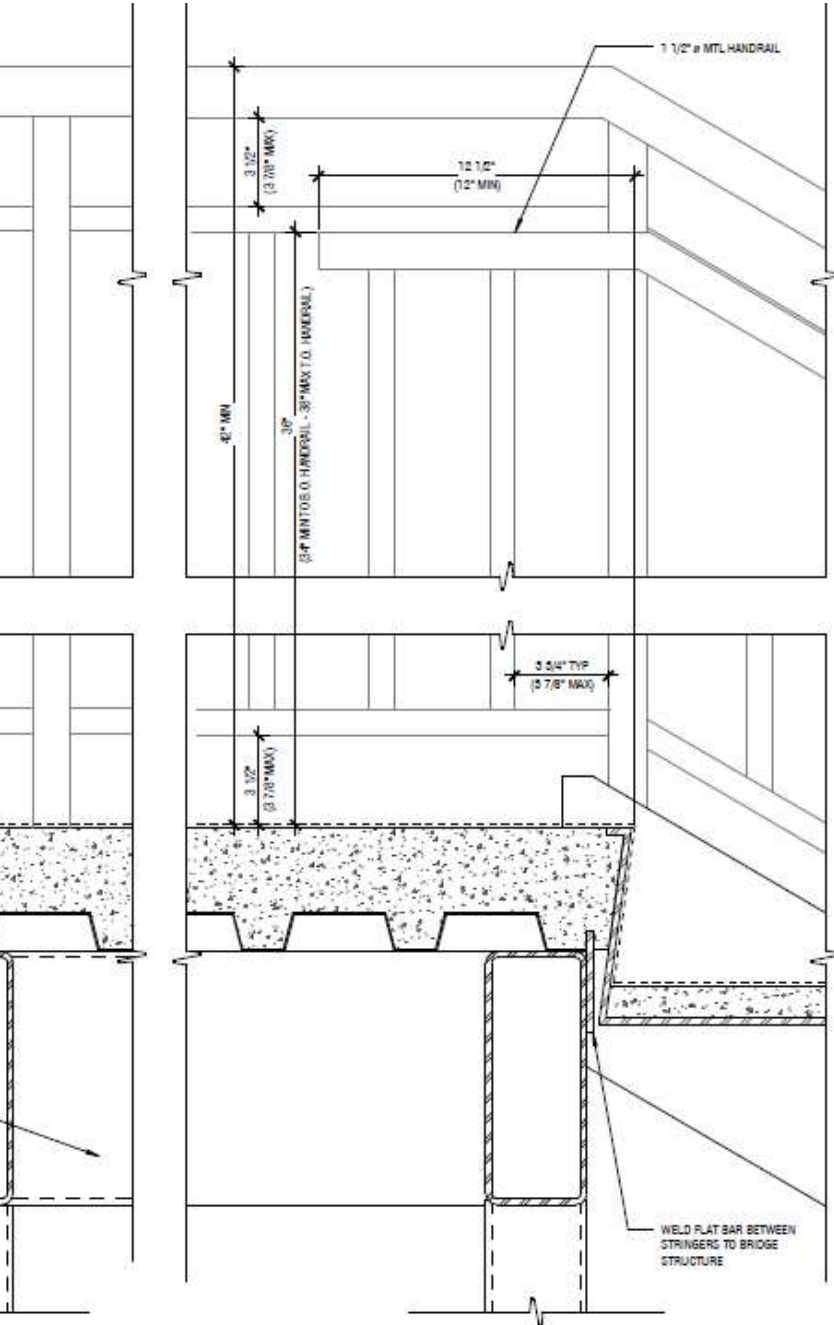
FDN DETAIL

RAILING EXCLUDED FROM  
DETAIL FOR CLARITY

N.T.S.



# SOUTH ENTRY STAIR DETAIL



TO BE USED AS DESIGN REFERENCE ONLY - CONTRACTOR TO DESIGN AND BUILD NEW ENTRY STAIRS AND DECK AT SOUTH ENTRANCE. NEW DECK DIMENSIONS: 5' WIDE BY 4' DEEP, WITH 5' WIDE STAIRS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL

