



# RIPTIDE CONDOMINIUMS

CONSTRUCTION: BUILDING ENVELOPE  
 LOCATION: BELLINGHAM, WASHINGTON

This project was a complete building envelope restoration / remodel to the 48-unit condominium, situated on beautiful Bellingham Bay above Boulevard Park.

- Seismic upgrades
- Rainscreen system
- Upgraded air barrier
- Custom metal flashings
- James Hardie siding
- Trim, deck, walkway coating
- Windows, doors, and paint
- Railing systems,
- Gutters and downspouts
- Complete assembly testing
- Removal of mansard roofs
- Modernize Northwest look
- Architectural metal wall to accent window towers
- Glass railing system on decks



## ENVELOPE IMPROVEMENTS

Comprehensive seismic upgrades were completed, along with a complete rain screen system, barrier system, and custom metal flashing.



## NEW EXTERIOR REMODEL

James Hardie siding and trim was installed, with new windows, doors, and paint. Deck and walkway coatings, complete railing system, gutters, and downspouts.



## ARCHITECTURAL IMPROVEMENTS

- Northwest modernized roof extensions
- Bump out wall areas to window towers
- Metal wall panels to accent windows
- Glass railing system on decks



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