JUANITA TRACE

ROOF VENTING REPAIRS CONSTRUCTION SET - 11.02.2022

SHEET INDEX

TITLE

COVERSHEET

ROOF PLANS

ROOF PLANS

SITE PLAN

PROJECT INFORMATION

JUANITA TRACE ROOF VENTING REPAIRS

ADDRESS OF PROPERTY: 13137 107TH PL NE

PARCEL NUMBER: 2926059328 + 2926059050

LEGAL DESCRIPTION:

LOT 1 OF KC SHORT PLAT #482081 REC #8205100481 SD SP DAF - N 640 FT OF THAT POR OF NE 1/4 OF NW 1/4 LY E OF FLAIR ADD LESS W 225 FT LESS CO RD

LOT 2 OF KC SHORT PLAT #482081 REC #8205100481 SD SP DAF - N

640 FT OF THAT POR OF NE 1/4 OF NW 1/4 LY E OF FLAIR ADD LESS W

225 FT LESS CO RD

JURISDICTION: CITY OF KIRKLAND

ZONING:

CODES UTILIZED: INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2018

WITH WASHINGTON STATE AMENDMENTS WASHINGTON STATE ENERGY CODE (WSEC), 2018

RESIDENTIAL PROVISIONS

YEAR BUILT: **APARTMENTS**

FOR BUILDING SPECIFIC INFORMATION SEE FLOOR PLANS

PROJECT DESCRIPTION

PROVIDE ADDITIONAL ATTIC VENTING

ABBREVIATIONS

NUMBER

ON CENTER

OPPOSITE DIRECTION (MIRRORED)

PRESERVATIVE PRESSURE TREATED

UNLESS NOTED OTHERWISE

WASHINGTON STATE ENERGY CODE

GENERAL NOTES

- 1. 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
- 2. 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.
- 3. ANY WORK NOT NOTED AS EXISTING SHALL BE CONSIDERED NEW. 4. OPENINGS IN RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH PENETRATION SYSTEMS MEETING OR EXCEEDING THE REQUIRED FIRE RESISTIVE RATINGS.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERSTANDING AND IMPLEMENTING ALL SAFETY REQUIREMENTS AND PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED BY THE GOVERNING
- 7. DAMAGE REFERS TO ANY DETERIORATION, DARK STAINING, AND/OR SIGNS OF ORGANIC GROWTH.
- 8. ANY NECESSARY INVESTIGATION AND REMEDIATION OF ORGANIC GROWTH BY OTHERS.
- 9. DO NOT SUBSTITUTE MATERIALS SPECIFIED WITHOUT RECEIVING WRITTEN APPROVAL FROM ARCHITECT. 10. WORK TO BE COMPLETED IN ACCORDANCE WITH REGULATIONS AND CODE.

PROJECT TEAM

KING COUNTY HOUSING AUTHORITY

206.308.7385 700 ANDOVER PARK WEST, SUITE C

TUKWILA, WA 98188 PROJECT MANAGER: MICHAEL CAUDRA michaelc@kcha.org

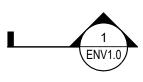
ARCHITECT

NEXUS bec 253.625.7090

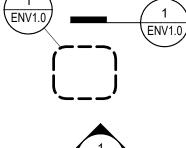
747 FAWCETT AVE, SUITE C TACOMA, WA 98402

ARCHITECT: DANI ITTNER dittner@nexusbec.com

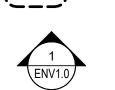
SYMBOLS



SECTION REFERENCE



DETAIL REFERENCE



EXTERIOR ELEVATION



 $\langle xx \rangle$

DOOR NUMBER

WINDOW TYPE

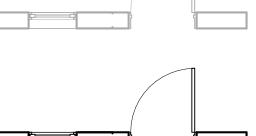
NORTH ARROW

ELEVATION DATUM



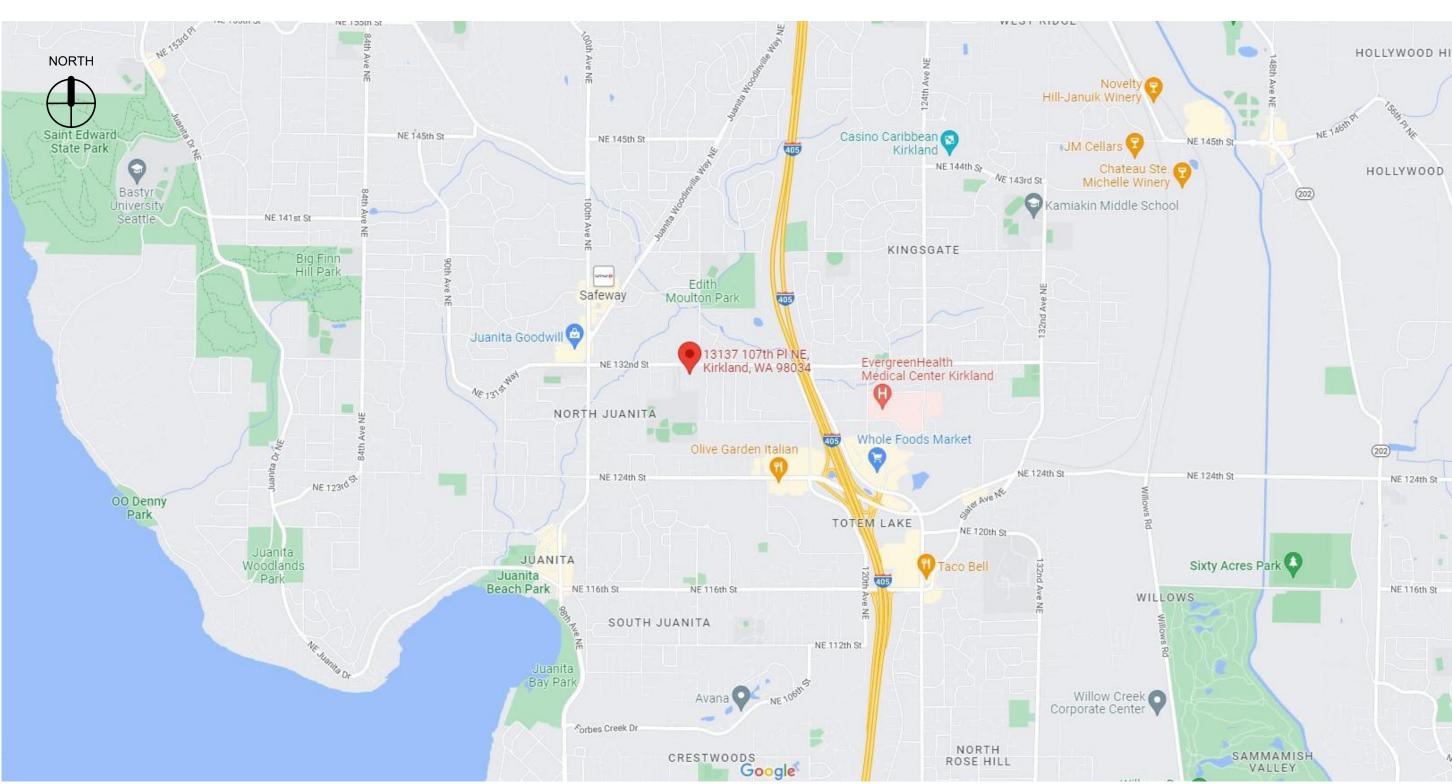


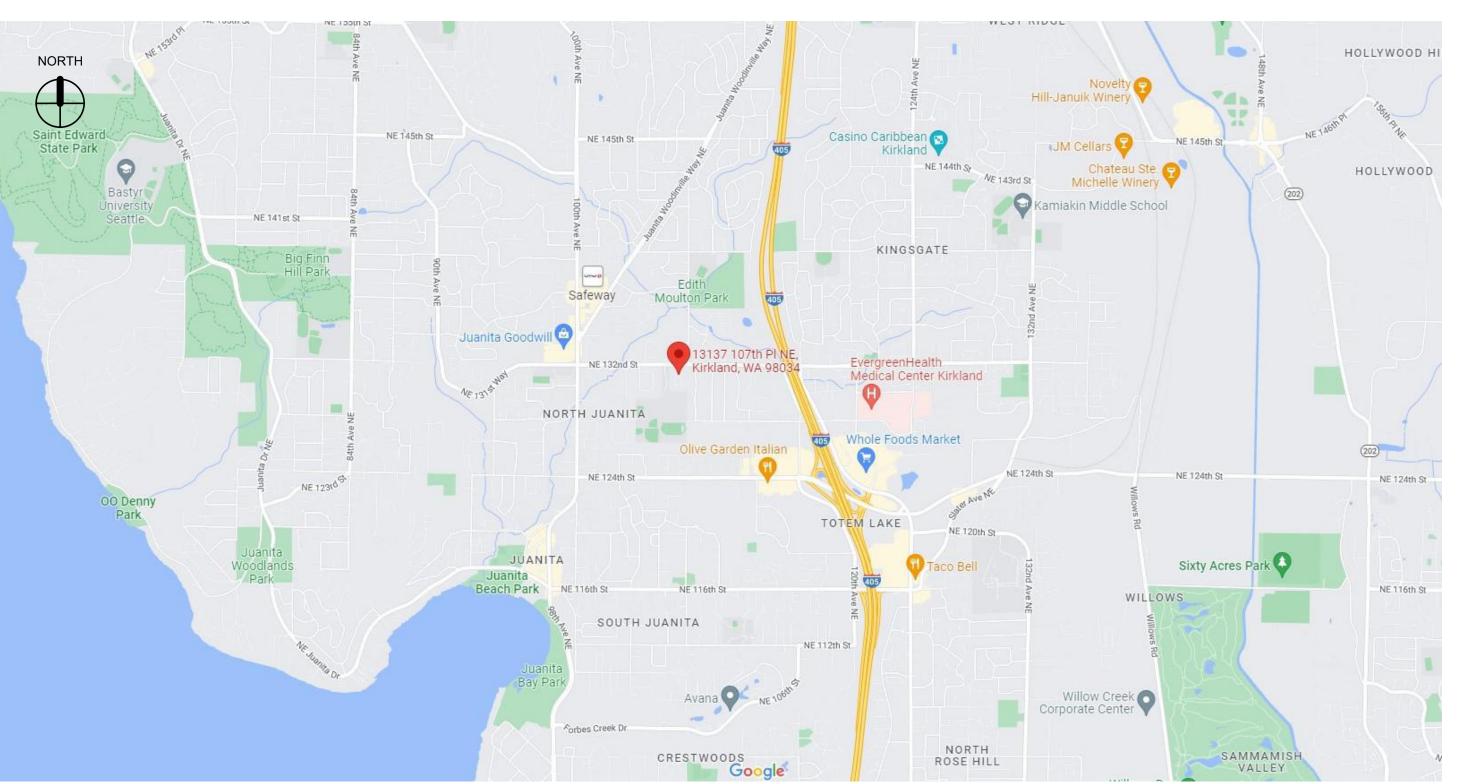
EXISTING CONSTRUCTION TO REMAIN



NEW CONSTRUCTION

VICINITY MAP





CONSTRUCTION SET

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11.02.2022

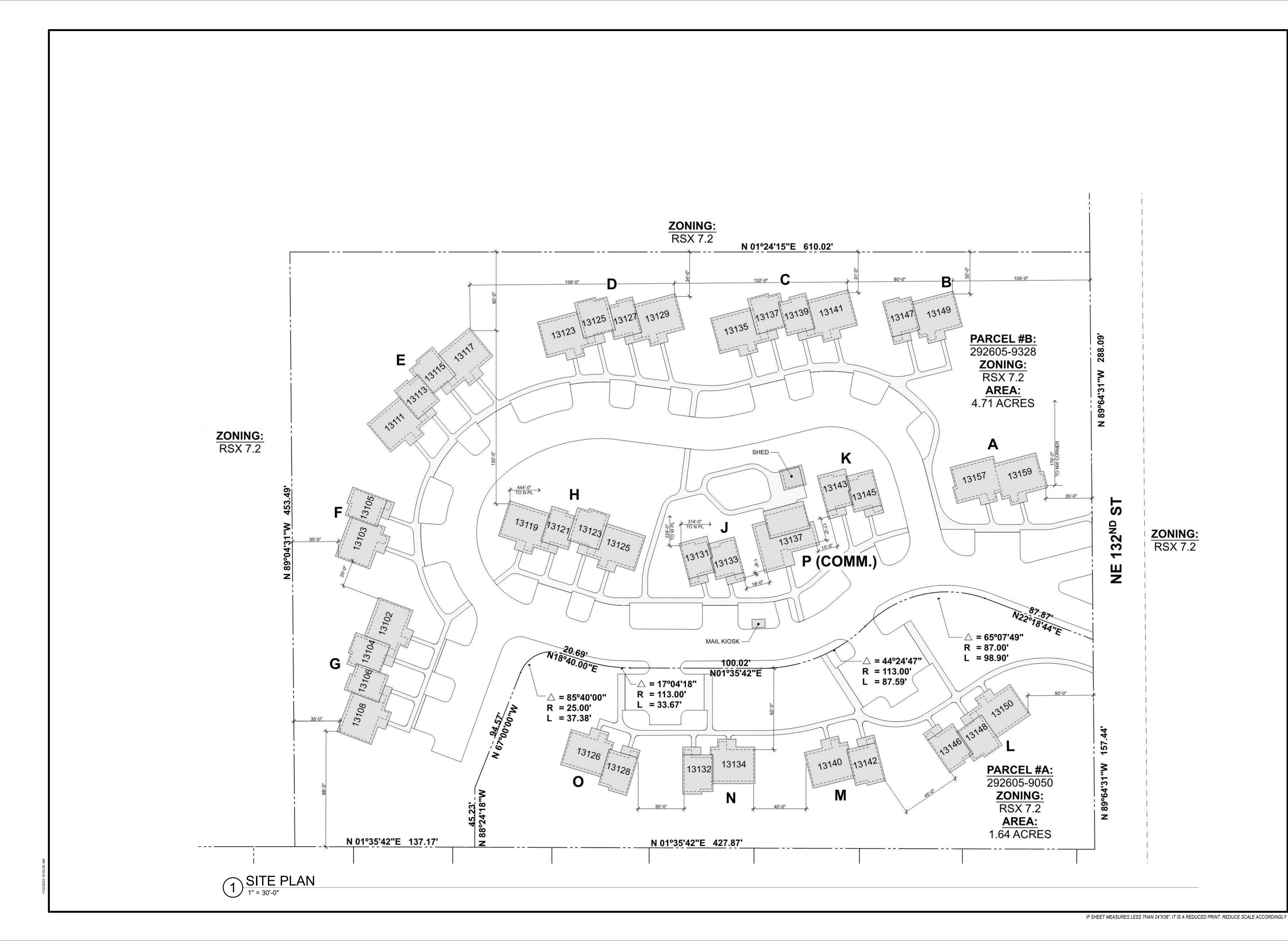
22004NX.02 DRAWN BY: DMI

SHEET TITLE

COVERSHEET

PROJECT NO.

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





DATE

11.02.2022

PROOF VENTING REPAIRS

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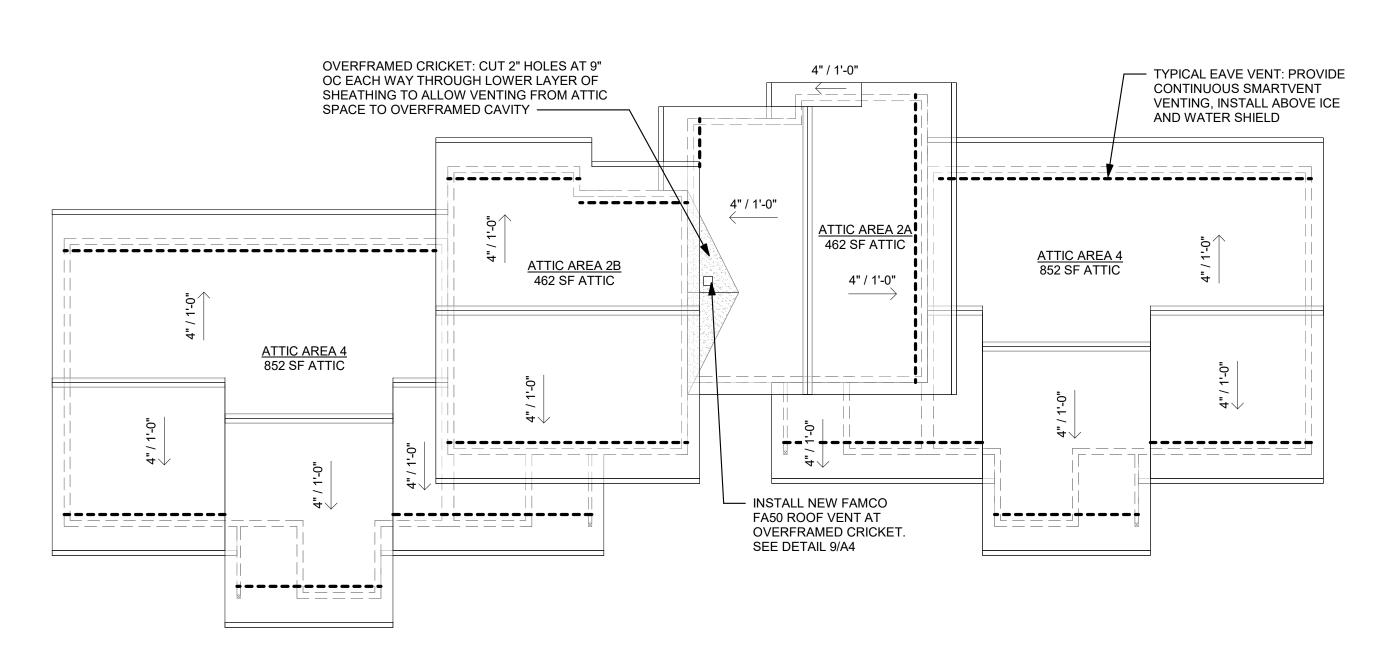
13.137 107TH PL NE

KIRKLAND, WA 98034

A2

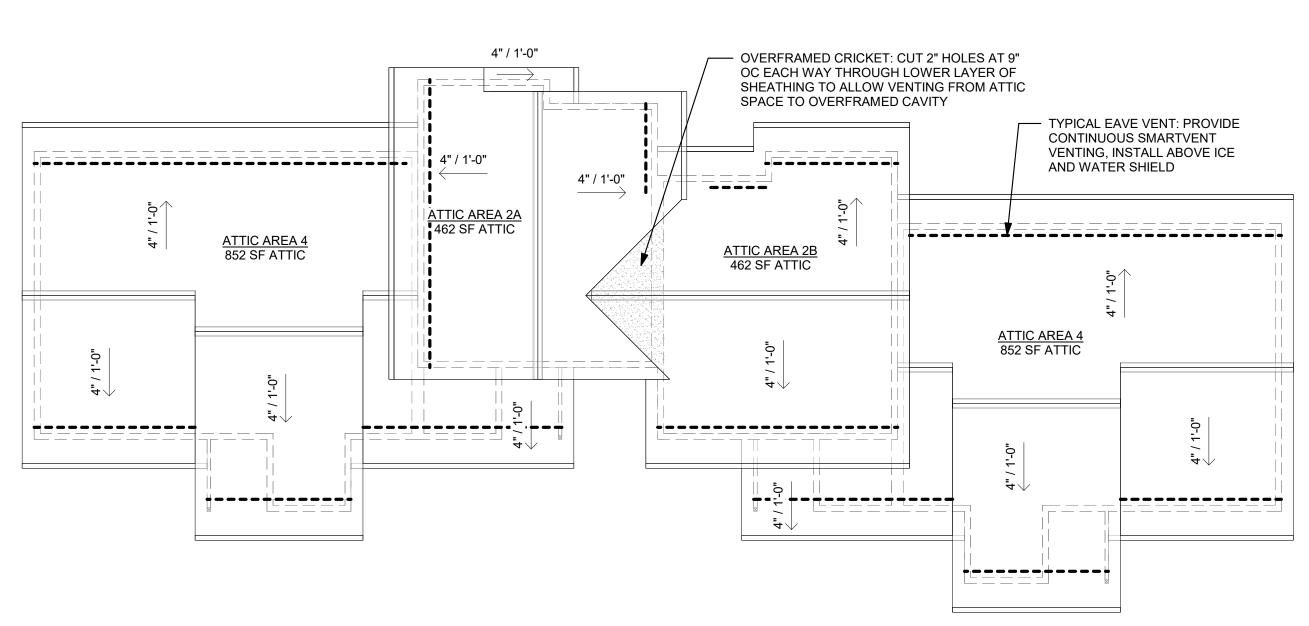
CONSTRUCTION SET

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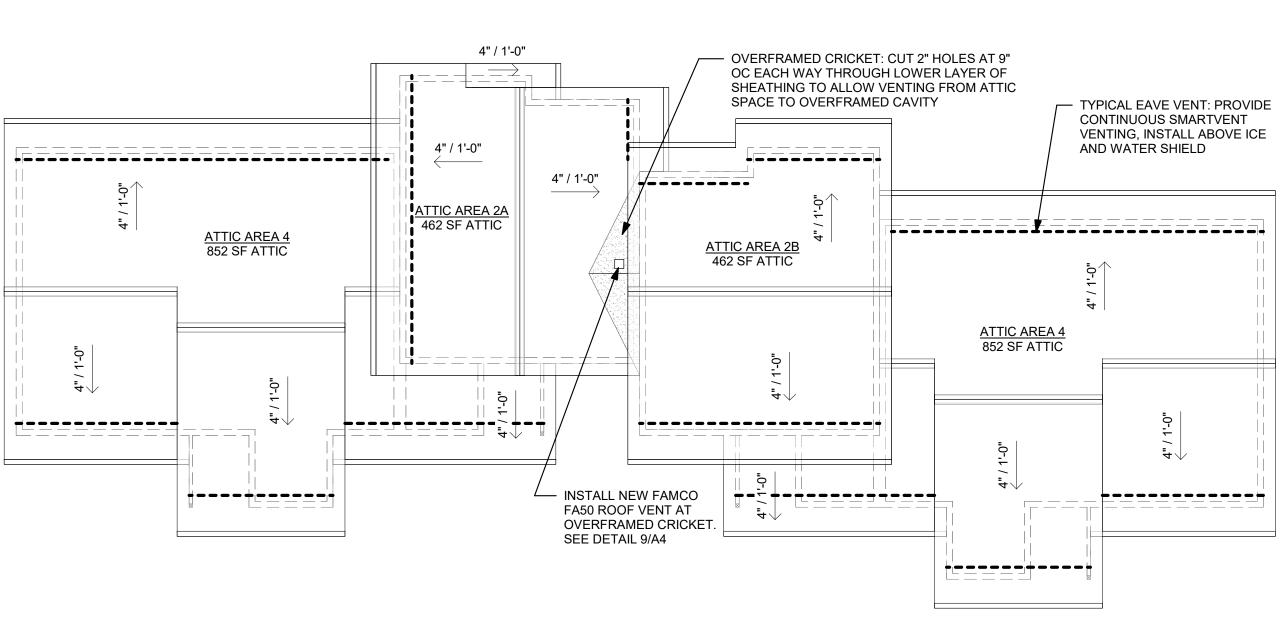
5 BUILDING E AND G ROOF PLAN

1/8" = 1'-0"



4 BUILDING D ROOF PLAN

1/8" = 1'-0"



ROOF VENTING CALCULATIONS

NET FREE CROSS-VENTILATION SHALL BE 1/300 PER IBC 1203.2 EXCEPTION. PROVIDE 40%-50% OF REQUIRED VENTING AT RIDGE AND REMAINDER AT EAVE.

EXISTING EAVE VENTING AT BLOCKING ASSUMED TO BE (2) 1" HOLES EACH BAY (PER FIELD OBSERVATIONS AT LIMITED EXPLORATIONS) = 2.47 SI PER LF

EXISTING RIDGE VENT ASSUMED TO BE CORAVENT = 13.5 SI PER LF

ATTIC AREA 1: ATTIC AREA = 822 SF

VENTING REQUIRED = 1/300*822 SF = 2.74 SF*144 = 384.56 SI TOTAL

RIDGE VENTING = 157.82 SI TO 197.28 SI EAVE VENTING = 197.28 SI MIN

TOTAL RIDGE LENGTH = 30'-0"

RIDGE VENTING PROVIDED = 30 LF*13.5 SI PER LF = 405 SI *ABOVE REQUIRED*

EAVE: EAVE VENTING TO BE EQUAL TO OR GREATER THAN RIDGE VENTING (405 SI) TOTAL EAVE LENGTH = 64'-0"

BLOCKING VENTING = 64 LF*2.47 SI PER LF = 158.08 SI *INSUFFICIENT*

ATTIC AREA 2A: ATTIC AREA = 462 SF

VENTING REQUIRED = 1/300*462 SF = 1.54 SF*144 = 221.76 SI TOTAL RIDGE VENTING = 88.70 SI TO 110.88 SI EAVE VENTING = 110.88 SI MIN

TOTAL RIDGE LENGTH = 22'-0" RIDGE VENTING PROVIDED = 22 LF*13.5 SI PER LF = 297 SI *ABOVE REQUIRED*

EAVE VENTING TO BE EQUAL TO OR GREATER THAN RIDGE VENTING (297 SI) TOTAL EAVE LENGTH = 32'-0" BLOCKING VENTING = 32 LF*2.47 SI PER LF = 79.04 SI *INSUFFICIENT*

ATTIC AREA 2B: ATTIC AREA = 462 SF

VENTING REQUIRED = 1/300*462 SF = 1.54 SF*144 = 221.76 SI TOTAL RIDGE VENTING = 88.70 SI TO 110.88 SI

EAVE VENTING = 110.88 SI MIN

TOTAL RIDGE LENGTH = 20'-0" RIDGE VENTING PROVIDED = 20 LF*13.5 SI PER LF = 270 SI *ABOVE REQUIRED*

EAVE: EAVE VENTING TO BE EQUAL TO OR GREATER THAN RIDGE VENTING (270 SI) TOTAL EAVE LENGTH = 40'-0" BLOCKING VENTING = 32 LF*2.47 SI PER LF = 98.8 SI *INSUFFICIENT*

ATTIC AREA 3:

ATTIC AREA = 810 SF VENTING REQUIRED = 1/300*810 SF = 2.7 SF*144 = 388.8 SI TOTAL

RIDGE VENTING = 155.52 SI TO 194.40 SI EAVE VENTING = 194.40 SI MIN

TOTAL RIDGE LENGTH = 30'-0"

RIDGE VENTING PROVIDED = 30 LF*13.5 SI PER LF = 405 SI *ABOVE REQUIRED*

EAVE: EAVE VENTING TO BE EQUAL TO OR GREATER THAN RIDGE VENTING (405 SI) TOTAL EAVE LENGTH = 64'-0" BLOCKING VENTING = 64 LF*2.47 SI PER LF = 158.08 SI *INSUFFICIENT*

ATTIC AREA 4: ATTIC AREA = 852 SF

VENTING REQUIRED = 1/300*852 SF = 2.84 SF*144 = 408.96 SI TOTAL RIDGE VENTING = 163.58 SI TO 204.48 SI

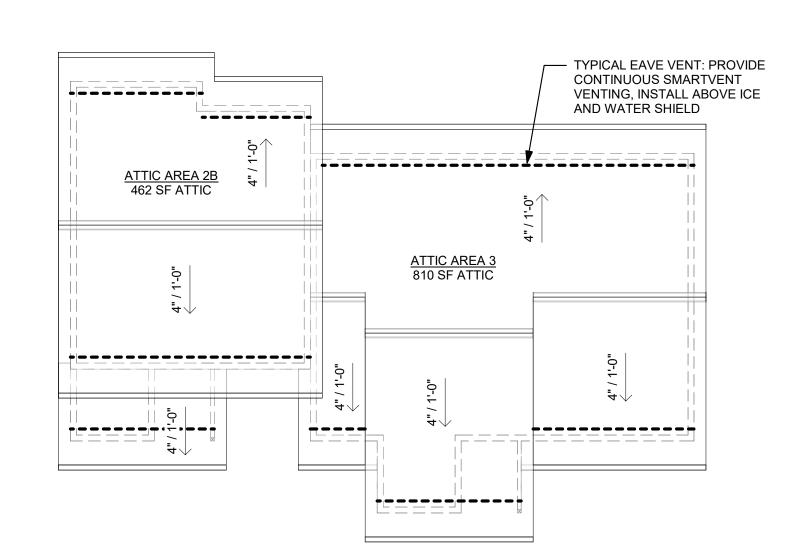
EAVE VENTING = 204.48 SI MIN

TOTAL RIDGE LENGTH = 30'-0"

RIDGE VENTING PROVIDED = 30 LF*13.5 SI PER LF = 405 SI *ABOVE REQUIRED*

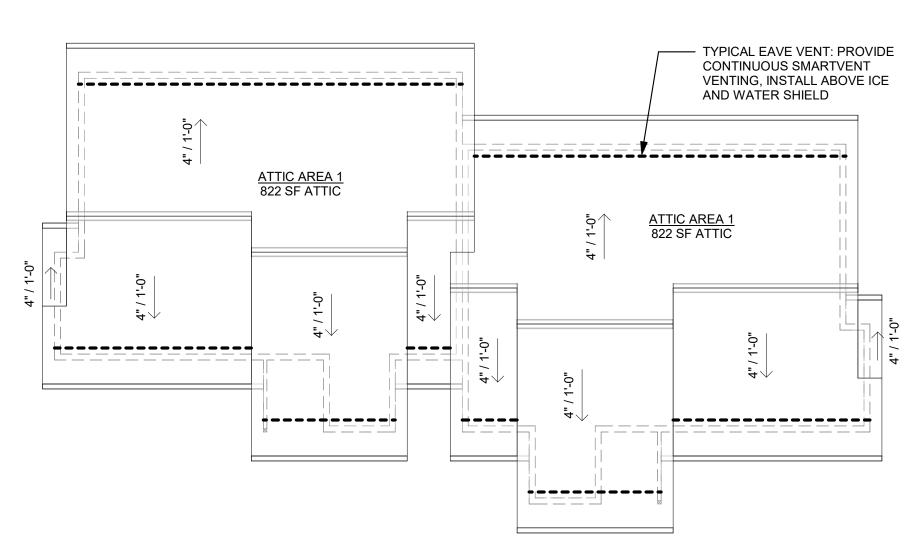
EAVE:
EAVE VENTING TO BE EQUAL TO OR GREATER THAN RIDGE VENTING (405 SI) TOTAL EAVE LENGTH = 71'-0" BLOCKING VENTING = 71 LF*2.47 SI PER LF = 175.37 SI *INSUFFICIENT*

SEE PLANS AND DETAILS FOR CORRECTIVE ACTIONS



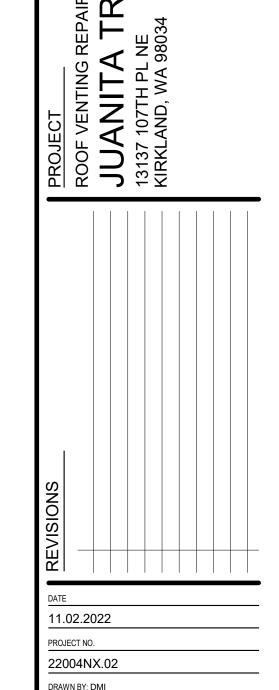
2 BUILDING B ROOF PLAN

1/8" = 1'-0"



1) BUILDING A ROOF PLAN

1/8" = 1'-0"



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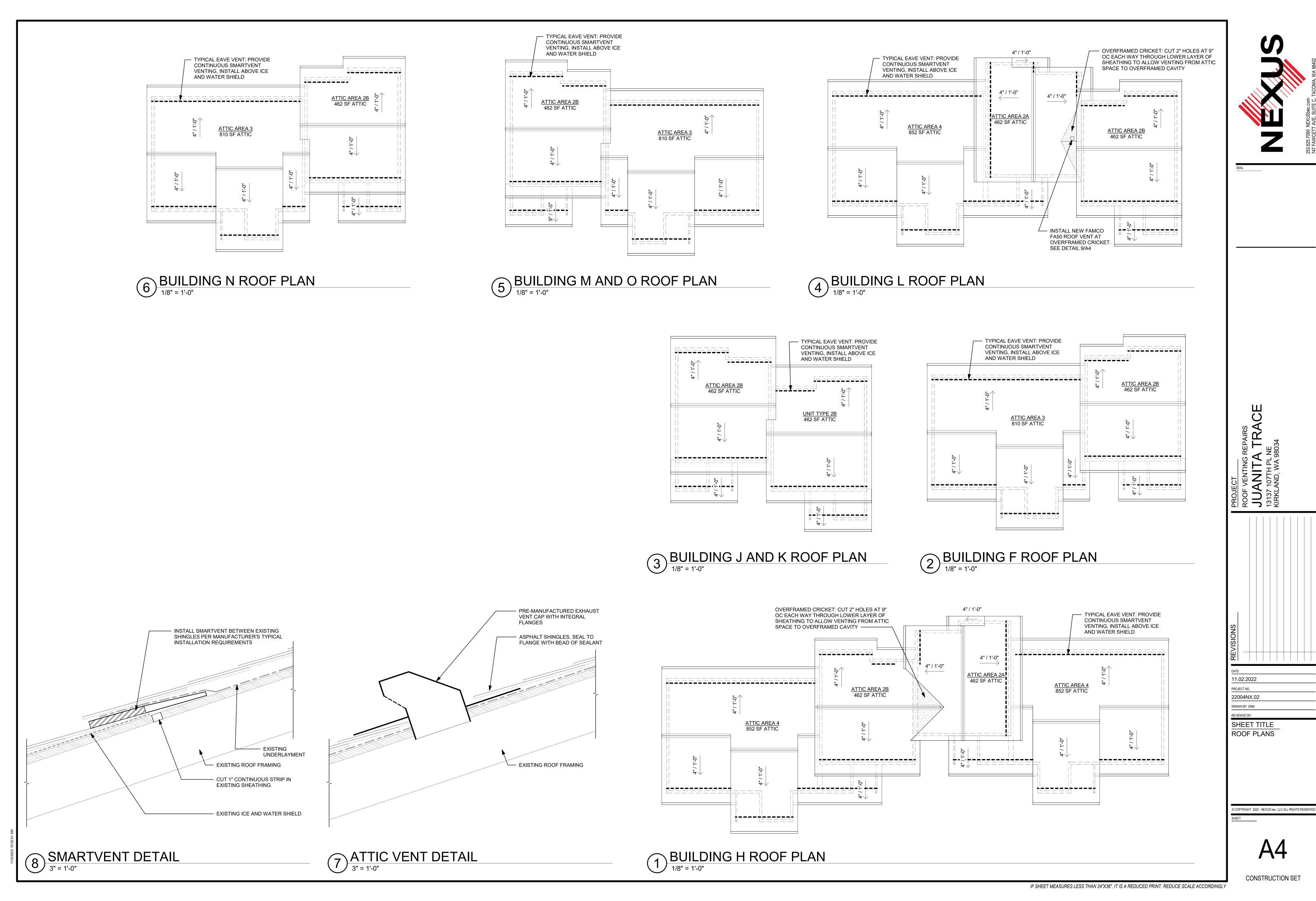
CONSTRUCTION SET

SHEET TITLE

ROOF PLANS

3 BUILDING C ROOF PLAN

1/8" = 1'-0"



CONSTRUCTION SET