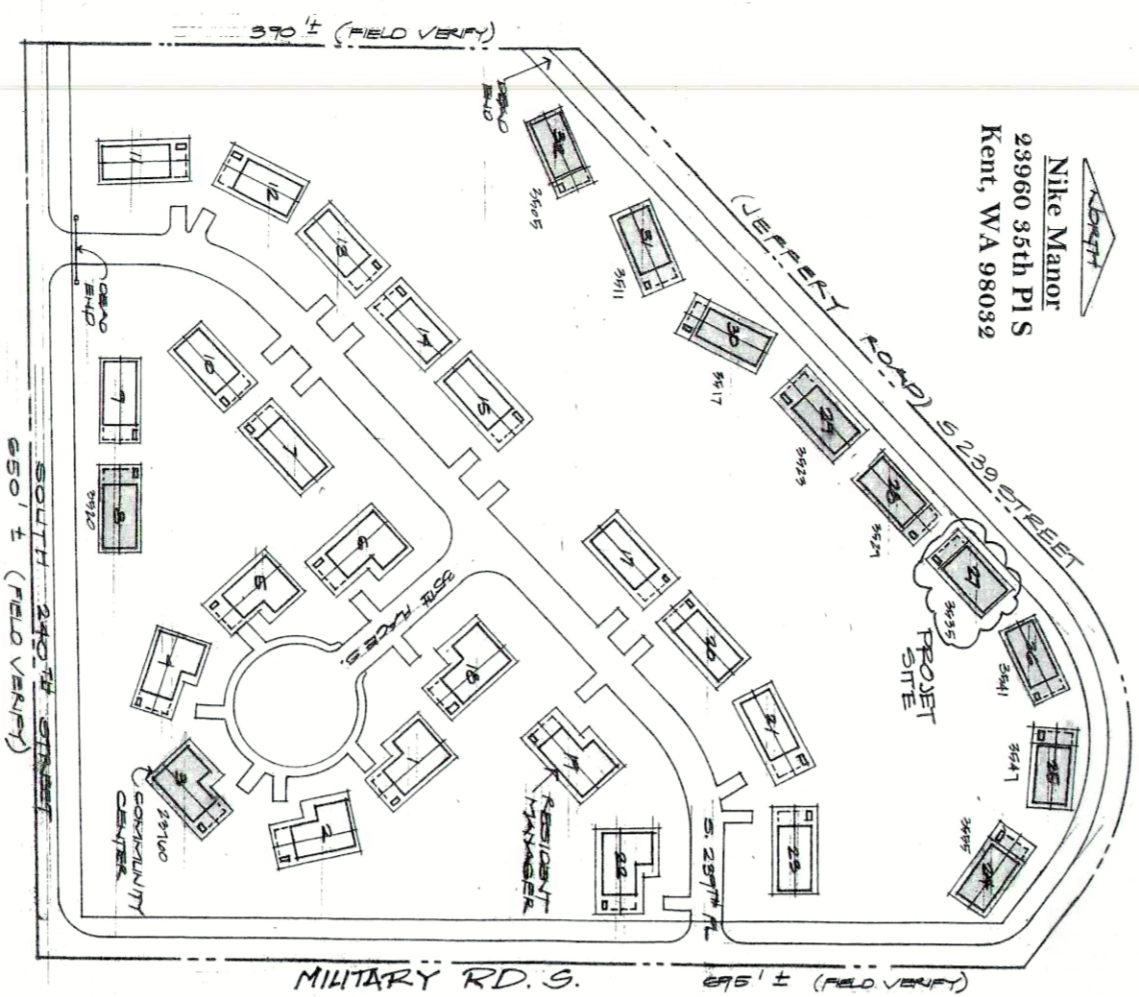


VICINITY MAP

N.T.S.



SITE PLAN

PROJECT INFORMATION

PARCEL NUMBER : 152204-9091
 OWNER : KING COUNTY HOUSING AUTHORITY
 PROPERTY : NIKE MANOR
 SITE ADDRESS: 3535 S 239th STREET KENT WA 98032
 YEAR BUILT: 1963
 LEGAL : PORTION OF HALF SW QTR STR 15-22-04 LYING SLY OF RIGHT-OF-WAY OF GEORGE W. PECK RD NO 2 AS ESTABLISHED BY KING COUNTY COMMISSIONER'S ORDER DATED 24 FEB 1914 & ENTERED IN VOL 17 PAGE 518
 USE CLASSIFICATION: R2 - RESIDENTIAL
 BUILDING SIZE: 1272 SQFT.

PROJECT CONTACT: AXEL ADALSTEINSSON
 PHONE: (206) 471-2874
 E-MAIL: Axela@kcha.org

PROJECT:
 EXISTING RESIDENT HAD INTERIOR FIRE AND THIS PROPOSED WORK IS TO REMOVE ALL INTERIOR CONTENT INC. DRYWALL, FLOORING, CABINETRY, PLUMBING FIXTURES, WALL/CEILING INSULATION AND ALL HVAC EQUIPMENT EXISTING ELECTRICAL IS TO BE RESTORED TO CURRENT CODE WITH NEW OUTLETS, SWITCHES, FANS AND FIXTURES. ALL INTERIOR IS TO BE SMOKE SEALED PRIOR TO ANY RESTORATION WORK IS DONE INCLUDING ALL EXTERIOR OVERHANGS AND ANY AREA SHOWING SIGNS OF SMOKE DAMAGE. THERE IS NO STRUCTURAL DAMAGE TO THE BUILDING AND NO WORK WILL BE PERFORMED ON EXTERIOR ROOF STRUCTURE OR EXISTING FRAMED WALL. ALL WINDOWS AND EXTERIOR DOORS WILL BE REPLACED DO TO PRIOR DAMAGE BY OTHERS. NEW EXTERIOR SIDING AND TRIM WILL BE INSTALLED. ALL NEW INTERIOR INSULATION AND DRYWALL ALONG WITH NEW CABINETS AND PLUMBING FIXTURES.

SHEET INDEX

SHEET INDEX	COVER, PROJECT INFO, CODE INFORMATION, ENERGY CODE:
A00	COVER, PROJECT INFO, CODE INFORMATION
A01	CODE INFORMATION, ENERGY CODE:
A02	CODE INFORMATION, ENERGY CODE:
A10	MAIN FLOOR PLAN
A20	ELEVATIONS
E10	MAIN FLOOR ELECTRICAL
M10	MECHANICAL PLAN
D10	DETAILS
D11	PENETRATION FLASHING

KING COUNTY HOUSING AUTHORITY

NIKE MANOR 3535 S 239TH STREET
 FIRE RESTORATION

KENT WASHINGTON

SITE INFORMATION

JULY 20 2023

A00.0

GENERAL NOTES

CODE

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE 2018 EDITION OF THE IBC, / IRC, U.S.E.C., INC. BUILDING CODE REQUIREMENTS AND ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION BUILDING

TYPE V-B
OCCUPANCY GROUP: R3

SITE CLASS: D
WIND EXPOSURE: B

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL DISCREPANCIES OR CONDITIONS TO THE DESIGNER AT THE TIME THEY ARE NOTED.

FRAMING

ALL FRAMING TO COMPLY WITH 2018 IBC, NAIL SIZES AND SPACING TO CONFORM TO IRC TABLE 602.3(1)

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. EXTERIOR HANGERS TO BE SIMPSON D-TAX OR EQUAL (G88).

STRUCTURAL DESIGN IS BASED ON THE FOLLOWING ALLOWABLE STRESSES (UNITES IN PSI):

WOOD

FRAMING LUMBER SHALL BE KILN DRIED OR MC-19 AND GRADED AND MARKED IN CONFORMANCE WITH UCLB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16, FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS: (2X MEMBERS)

HEM-FIR NO. 2
MINIMUM BASE VALUE, F_b = 850 PSI

(3X AND 4X MEMBERS)

DOUGLAS FIR NO. 1
MINIMUM BASE VALUE, F_b = 1000 PSI

BEAMS: (4X MEMBERS)

HEM-FIR NO. 2
MINIMUM BASE VALUE, F_b = 1000 PSI

(INCL. 6X AND LARGER)

DOUGLAS FIR NO. 1
MINIMUM BASE VALUE, F_b = 1300 PSI

POSTS: (4X MEMBERS)

DOUGLAS FIR NO. 2
MINIMUM BASE VALUE, F_c = 1300 PSI

(6X AND LARGER)

DOUGLAS FIR NO. 1
MINIMUM BASE VALUE, F_c = 925 PSI

STUDS, PLATES & MISG. FRAMING:

HEM-FIR STANDARD GRADE
HEM-FIR STUD GRADE

2X6 STUDS AND PLATES:

HEM-FIR COMMERCIAL DEX
MINIMUM BASE VALUE, F_b = 1350 PSI

LOADING:

ROOF: 15 PSF DEAD LOAD + 25 PSF LIVE LOAD = 40 PSF
FLOOR: 10 PSF DEAD LOAD + 40 PSF LIVE LOAD = 50 PSF
CEILING: 5 PSF DEAD LOAD + 5 PSF LIVE LOAD = 10 PSF
DECK: 10 PSF DEAD LOAD + 60 PSF LIVE LOAD = 70 PSF
INTERIOR PARTITION: 10 PSF
EXTERIOR PARTITION: 10 PSF

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH FLAT CUT WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE TREATED WITH AN APPROVED PRESERVATIVE. SOLID BLOCKING OF NOT LESS THAN 2" THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS BETWEEN SUPPORTS PROVIDE BLOCKING OR APPROVED BRIDGING AT 6'-0" O.C. FOR FLOOR JOISTS AND FOR ROOF JOISTS. TYPICAL SILL BOLTS TO BE 5/8" DIAMETER AT 4'-0" O.C. EMBED 10". ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE "STRONG TIE CONNECTORS" AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL.

DRAFTSTOPPING

(IRC)

CONCEALED SPACES AT UPPER FLOOR OPEN TRUSS FRAMING SHALL BE DIVIDED IN APPROXIMATE EQUAL SPACES NOT TO EXCEED 1000 SF. AND SHALL CONSIST OF 1/2" GYPSUM BOARD OR 3/8" WOOD STRUCTURAL PANELS. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO FRAMING MEMBERS. THE INTEGRITY OF THE DRAFTSTOP SHALL BE MAINTAINED.

PLYWOOD / OSB

EACH SHEET SHALL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL GRADING SHALL CONFORM TO PS 1. USE THICKNESS AND NAILING AS SHOWN ON THE DRAWINGS. ALL PLYWOOD SHALL BE C-D INTERIOR GRADE WITH EXTERIOR GRADE, EXCEPT AS OTHERWISE SHOWN OR NOTED. PROVIDE 8d AT 6" O.C. ON CENTER AT SUPPORTED PANEL EDGES AND 8d AT 12" ON CENTER ON OTHER SUPPORTING MEMBERS FOR WALLS, ROOF AND FLOORS. NOTE: EQUIVALENT RATED ORIENTED STRAND BOARD (OSB) MAY BE USED IN LIEU OF PLYWOOD CALLED OUT. AND 8/16" DIAMETER P-NAILS MAY BE USED IN LIEU OF 8d NAILS.

ROOF DIAPHRAGM: 1/2" PLYWOOD (PANEL INDEX = 24/16) WITH 8d NAILS AT 6" O.C. AT SUPPORTED PANEL AND AT 12" O.C. AT FIELD (TYPICAL UNLESS NOTED OTHERWISE).

FLOOR DIAPHRAGM: 3/4" PLYWOOD (PANEL INDEX = 24/16) WITH 10d NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND AT 12" O.C. AT FIELD (TYPICAL UNLESS NOTED OTHERWISE ON PLAN). OPTIONAL TO USE 8/16" DIAMETER P-NAILS IN LIEU OF 10d NAILS

DOORS AND WINDOWS

ALL GLAZING TO BE DOUBLE GLAZING WITH MAXIMUM "U" VALUE OF 0.30. ALL SKYLIGHTS TO BE DOUBLE GLAZING. MAXIMUM "U" VALUE OF 0.50 FACTORY BUILT WINDOWS TO BE CONSTRUCTED TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM PER LINEAL FOOT OF OPERABLE GLASS PERIMETER AS TESTED BY STANDARD ASTM E 283/13. SITE BUILT AND MILLWORK SHOP BUILT WOODEN SASH ARE EXEMPT FROM INFILTRATION CRITERIA ABOVE, BUT MUST BE MADE TIGHTLY FITTING AND WEATHER-STRIPPED OR CALKED. SLIDING GLASS DOORS TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM PER INFILTRATION OF 10 CFM PER SQUARE FOOT OF DOOR AREA.

CAULK OR WEATHER-STRIP WINDOWS, DOORS AND PENETRATIONS

GLAZING IN DOORS, AND GLAZING IN HAZARDOUS LOCATIONS DESCRIBED IN IRC SECTION R308, TO BE SAFETY GLAZING

GLAZING (IRC.)

GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION WITH IN IRC SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES. THE DESIGNATION SHALL BE VISIBLE IN THE FINAL INSTALLATION AND CANNOT BE REMOVED FROM THE WINDOW WITHOUT BEING DESTROYED.

INSULATION

UNLESS OTHERWISE NOTED, INSULATION TO BE AS FOLLOWS:

LOCATION	MINIMUM INSULATION ADDED	MAXIMUM ASSEMBLY "U" VALUE
CEILING & ROOFS	R-49, R-38 (ADV.)	03
EXTERIOR WALLS	R-21	05
WALLS BETWEEN HOUSE & GARAGE	R-21	05
FLOORS OVER UNHEATED SPACE	R-30	03
SLAB PERIMETER (2)	R-10	
ELECTRIC WATER HEATERS (3)	PER ASHRAE 90A-90	
GAS WATER HEATERS (4)	PER ASHRAE 90A-90	
DUCTS IN UNHEATED SPACES	PER USEC TABLE 4-16	

FOOTNOTES:

- (1) R-38 IN SINGLE RAFTER JOIST VALUED CEILINGS
- (2) APPLIED TO PERIMETER OF SLAB FROM TOP OF SLAB DOWNWARD HORIZONTALLY MINIMUM 24" SEE BASIC FOUNDATION DETAILS.
- (3) MUST BE INTEGRATED WITH UNIT. UNIT MUST DISPLAY VERIFICATION.
- (4) UNLESS UNIT CONFORMS TO ASHRAE 90A-90 AND IS LABELED TO SIGNIFY CONFORMANCE

SMOKE ALARMS (IRC.)

ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SMOKE ALARMS SHALL BE 100% INTERCONNECTED WITH BATTERY BACK-UP AND SHALL BE LOCATED IN:
a. EACH SLEEPING ROOM
b. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
c. ON EACH ADDITIONAL STORY OF THE DWELLING

CARBON MONOXIDE ALARMS (IRC.)

EFFECTIVE JAN. 1, 2011, SINGLE STATION CARBON MONOXIDE ALARMS COMPLYING WITH UL 2024 SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND MANUFACTURER'S INSTRUCTIONS AND BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS AND EACH FLOOR LEVEL.

INFILTRATION CONTROL (USEC.)

- 1) EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN WALL PANELS OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOOR AND ROOFS, AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CALKED AND GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE. OTHER EXTERIOR JOINTS AND SEAMS SHALL BE SIMILARLY TREATED, OR TAPED OR COVERED WITH MOISTURE VAPOR PERMEABLE HOUSEWRAP
- 2) ALL EXTERIOR DOORS OR DOORS SERVING AS ACCESS TO AN ENCLOSED UNHEATED AREA SHALL BE WEATHERSTRIPPED TO LIMIT LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION.
- 3) RECESSED LIGHTING FIXTURES, WHEN INSTALLED IN CONTACT WITH THE BUILDING ENVELOPE SHALL BE:
a. TYPE IC RATED AND CERTIFIED UNDER ASTM TO HAVE NO MORE THAN 20 CFM AIR MOVEMENT
b. THE LIGHTING FIXTURE SHALL BE TESTED AT 75 PASCALES OR 151 LB/96" PRESSURE DIFFERENCE AND LABELED SHOWING COMPLIANCE
c. SHALL BE INSTALLED WITH A GASKET OR CAULK AT THE CEILING TO PREVENT AIR LEAKAGE
- 4) BUILDING AIR LEAKAGE TESTING REQUIRED PER USEC AND SHALL OCCUR ANTIHE AFTER ROUGH IN AND AFTER INSTALLATION OF PENETRATIONS OF THE BUILDING ENVELOPE. ACCEPTABLE AIR LEAKAGE TO BE LESS THAN 0.00020 SLA WITH A BLOWER DOOR AT A PRESS OF 50 PASCALES (0.2 INCH WG).

2018 WASHINGTON STATE ENERGY CODE

**TABLE R402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a**

CLIMATE ZONE	5 AND MARINE ⁴
FENESTRATION U-FACTOR ^b	0.30
SKYLIGHT U-FACTOR	0.50
GLAZED FENESTRATION SHGC ^{c, b, e}	NR
CEILING R-VALUE ^k	49
WOOD FRAME WALL ^{g, m, n} R-VALUE	21 Int
Mass Wall R-Value ^l	21/21
FLOOR R-VALUE	30
BELOW-GRADE ^{c, m} WALL R-VALUE	10/15/21 Int + TB
SLAB R-VALUE & DEPTH	10, 2 ft

For Sl: 1 foot = 304.8 mm, ci = continuous insulation, Int = intermediate framing.

- a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.
- b The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c "10/15/21 +TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "TB" means thermal break between floor slab and basement wall.
- d R-10 continuous insulation is required under heated slab on grade floors. See R402.2.9.1.
- e There are no SHGC requirements in the Marine Zone.
- f Reserved.
- g Reserved.
- h Reserved.
- i The second R-value applies when more than half the insulation is on the interior of the mass wall.
- j Reserved.
- k For single rafter- or joist-rafter ceilings, the insulation may be reduced to R-38.
- l Reserved.
- m Int. (intermediate framing) denotes standard framing 16 inches on center with headers insulated with a minimum of R-10 insulation.
- n Log and solid timber walls with a minimum average thickness of 3.5 inches are exempt from this insulation requirement.

CERTIFICATE (USEC R401.3)

A permanent certificate shall be completed by the builder or registered design professional and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building when located on an electrical panel; the certificate shall not cover or obstruct the visibility of the building directory label, service disconnect label, or other required labels. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, below-grade wall, exterior floor), and ducts outside conditioned spaces. U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric heater" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.

DUCTWORK

- A - DUCT SYSTEMS SHALL BE OF METAL, AS SET FORTH IN TABLE M601.1(2) OR FACTORY-MADE AIR DUCTS COMPLYING WITH IRC AND USEC.
 - B - JOINTS AND SEAMS SHALL BE SUBSTANTIALLY AIRTIGHT. IRC AND USEC.
 - C - INSTALLATION OF DUCTS SHALL COMPLY WITH SECTION WITHIN IRC AND USEC.
 - D - DUCT INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SECTION M601.3. IRC.
 - E - BUILDING CAVITIES MAY NOT BE USED AS DUCTS.
 - F - INSTALLATION OF DUCTS IN EXTERIOR WALLS, FLOORS OR CEILING SHALL NOT DISPLACE REQUIRED ENVELOPE INSULATION.
- SEAMS AND JOINTS. (IRC.)
- DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH RS-33 USING THE MAXIMUM DUCT LEAKAGE RATES. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTIONS WITHIN IRC AND USEC. DUCT TIGHTNESS TESTING SHALL BE CONDUCTED TO VERIFY THAT DUCT ARE SEALED, AND A SIGNED AFFIDAVIT DOCUMENTING THE TEST RESULTS SHALL BE PROVIDED TO THE JURISDICTION. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER POST-CONSTRUCTION TESTING OR ROUGH-IN TESTING.

LIGHTING (USEC R404)

LIGHTING EQUIPMENT (MANUFACTORY) A MINIMUM IF 15% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

INTERMITTENT WHOLE HOUSE VENTILATING SYSTEM USING EXHAUST FANS

2018 INTERNATIONAL RESIDENTIAL CODE (IRC) CHAPTER 51-52 U.A.C. - IRC SECTION 508 ACCORDING TO WA STATE AMENDMENTS VIA WA6 51-51 INTERMITTENT WHOLE HOUSE VENTILATION SYSTEMS SHALL OPERATE INTERMITTENTLY AND CONTINUOUSLY. THE SYSTEM SHALL HAVE A AUTOMATIC 24-HOUR CLOCK TIMER SET TO OPERATE PER FRACTIONAL OPERATION TIME IN M501.3.2. CONTROLS SHALL BE CAPABLE OF OPERATING THE VENTILATION SYSTEM WITHOUT ENERGIZING OTHER ENERGY CONSUMING APPLIANCES. A LABEL SHALL BE AFFIXED TO THE CONTROLS THAT READS "WHOLE HOUSE VENTILATION (SEE OPERATING INSTRUCTIONS)". OUTDOOR AIR WILL BE DRAWN FROM AIR INLETS INSTALLED IN WINDOWS.

WHOLE HOUSE VENTILATION FANS:

- a. FAN AIRFLOW RATING AND DUCT SYSTEM SHALL BE DESIGNED AND INSTALLED TO DELIVER AT LEAST THE OUTDOOR AIRFLOW PER TABLE ADJUSTED PER THE EXCEPTION.
- b. EXHAUST FANS SHALL BE TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATING INSTITUTE.
- c. FAN NOISE: (IRC AND USEC.)
- d. WHOLE HOUSE FANS LOCATED 4 FEET OR LESS FROM THE INTERIOR GRILLE SHALL HAVE A SONE RATING OF 10² OR LESS MEASURED AT 10² INCHES WATER GALLIE.
- e. MANUFACTURER'S FAN NOISE RATING SHALL BE DETERMINED ACCORDING TO HV1 915.
- f. RETOPIELY MOUNTED FANS SHALL BE ACoustically ISOLATED FROM THE STRUCTURAL ELEMENTS OF THE BUILDING AND FROM ATTACHED DUCT WORK USING INSULATED FLEXIBLE DUCT OR OTHER APPROVED MATERIAL.

EXHAUST DUCTS

- a. SHALL TERMINATE OUTSIDE THE BUILDING.
- b. SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
- c. ALL EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-4.5.
- d. EXHAUST OUTLETS SHALL COMPLY WITH CODE REQ.

OUTDOOR AIR

EXHAUST FAN ONLY VENTILATION SYSTEMS SHALL PROVIDE OUTDOOR AIR THROUGH AIR INLETS INSTALLED IN WINDOWS. INLETS SHALL BE CONTROLLABLE WITH SECURE OPENINGS SHALL BE DESIGNED TO NOT COMPROMISE THE THERMAL PROPERTIES OF THE BUILDING ENVELOPE ACCESSIBLE TO OCCUPANTS AND SCREENED. INLETS SHALL PROVIDE NOT LESS THAN 4 SQUARE INCHES OF NET FREE AREA OF OPENING FOR EACH 100CFM OF OUTDOOR AIR REQUIRED IN TABLE WITHIN CHAPTER. EACH OCCUPIABLE SPACE SHALL HAVE A MINIMUM OF ONE AIR INLET THAT HAS A MINIMUM OF 4 SQUARE INCHES OF NET FREE AREA.

SOURCE-SPECIFIC VENTILATION

SOURCE SPECIFIC EXHAUST VENTILATION IS REQUIRED IN EACH KITCHEN, BATHROOM, WATER CLOSET, LAUNDRY ROOM, INDOOR SWIMMING POOL, SPA, AND OTHER ROOMS WHERE EXCESS WATER VAPOR OR COOKING ODOR IS PRODUCED. THE MINIMUM SOURCE SPECIFIC VENTILATION EFFECTIVE EXHAUST CAPACITY SHALL NOT BE LESS THAN LEVELS SPECIFIED IN TABLE WITHIN CHAPTER.

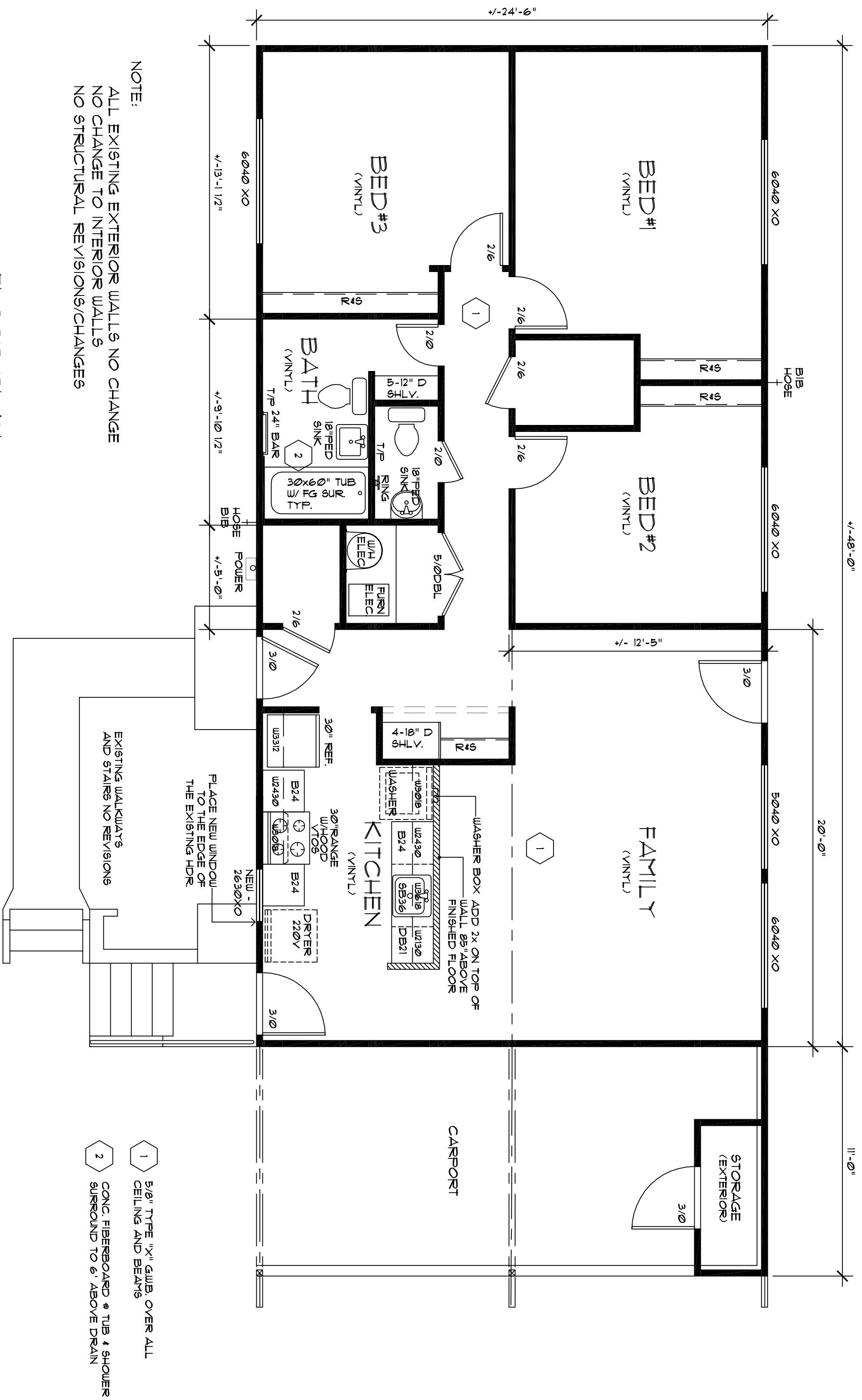
TABLE B03.3(1)

VENTILATION RATES FOR ALL GROUP R PRIVATE DWELLINGS (CONTINUOUSLY OPERATING SYSTEM):

FLOOR AREA, ft ²	BEDROOMS				
	0-1	2-3	4-5	6-7	>7
<1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
>7500	105	120	135	150	165

FRACTIONAL OPERATION TIME (F) OF 24-HR TIMER TO BE SET BY MECHANICAL CONTRACTOR BASED ON 4-HOUR CYCLE. B03.3(1) b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w, x, y, z, aa, ab, ac, ad, ae, af, ag, ah, ai, aj, ak, al, am, an, ao, ap, aq, ar, as, at, au, av, aw, ax, ay, az, ba, bb, bc, bd, be, bf, bg, bh, bi, bj, bk, bl, bm, bn, bo, bp, bq, br, bs, bt, bu, bv, bw, bx, by, bz, ca, cb, cc, cd, ce, cf, cg, ch, ci, cj, ck, cl, cm, cn, co, cp, cq, cr, cs, ct, cu, cv, cw, cx, cy, cz, da, db, dc, dd, de, df, dg, dh, di, dj, dk, dl, dm, dn, do, dp, dq, dr, ds, dt, du, dv, dw, dx, dy, dz, ea, eb, ec, ed, ee, ef, eg, eh, ei, ej, ek, el, em, en, eo, ep, eq, er, es, et, eu, ev, ew, ex, ey, ez, fa, fb, fc, fd, fe, ff, fg, fh, fi, fj, fk, fl, fm, fn, fo, fp, fq, fr, fs, ft, fu, fv, fw, fx, fy, fz, ga, gb, gc, gd, ge, gf, gg, gh, gi, gj, gk, gl, gm, gn, go, gp, gq, gr, gs, gt, gu, gv, gw, gx, gy, gz, ha, hb, hc, hd, he, hf, hg, hh, hi, hj, hk, hl, hm, hn, ho, hp, hq, hr, hs, ht, hu, hv, hw, hx, hy, hz, ia, ib, ic, id, ie, if, ig, ih, ii, ij, ik, il, im, in, io, ip, iq, ir, is, it, iu, iv, iw, ix, iy, iz, ja, jb, jc, jd, je, jf, jg, jh, ji, jj, jk, jl, jm, jn, jo, jp, jq, jr, js, jt, ju, jv, jw, jx, jy, jz, ka, kb, kc, kd, ke, kf, kg, kh, ki, kj, kk, kl, km, kn, ko, kp, kq, kr, ks, kt, ku, kv, kw, kx, ky, kz, la, lb, lc, ld, le, lf, lg, lh, li, lj, lk, ll, lm, ln, lo, lp, lq, lr, ls, lt, lu, lv, lw, lx, ly, lz, ma, mb, mc, md, me, mf, mg, mh, mi, mj, mk, ml, mm, mn, mo, mp, mq, mr, ms, mt, mu, mv, mw, mx, my, mz, na, nb, nc, nd, ne, nf, ng, nh, ni, nj, nk, nl, nm, nn, no, np, nq, nr, ns, nt, nu, nv, nw, nx, ny, nz, oa, ob, oc, od, oe, of, og, oh, oi, oj, ok, ol, om, on, oo, op, oq, or, os, ot, ou, ov, ow, ox, oy, oz, pa, pb, pc, pd, pe, pf, pg, ph, pi, pj, pk, pl, pm, pn, po, pp, pq, pr, ps, pt, pu, pv, pw, px, py, pz, qa, qb, qc, qd, qe, qf, qg, qh, qi, qj, qk, ql, qm, qn, qo, qp, qq, qr, qs, qt, qu, qv, qw, qx, qy, qz, ra, rb, rc, rd, re, rf, rg, rh, ri, rj, rk, rl, rm, rn, ro, rp, rq, rr, rs, rt, ru, rv, rw, rx, ry, rz, sa, sb, sc, sd, se, sf, sg, sh, si, sj, sk, sl, sm, sn, so, sp, sq, sr, ss, st, su, sv, sw, sx, sy, sz, ta, tb, tc, td, te, tf, tg, th, ti, tj, tk, tl, tm, tn, to, tp, tq, tr, ts, tt, tu, tv, tw, tx, ty, tz, ua, ub, uc, ud, ue, uf, ug, uh, ui, uj, uk, ul, um, un, uo, up, uq, ur, us, ut, uu, uv, uw, ux, uy, uz, va, vb, vc, vd, ve, vf, vg, vh, vi, vj, vk, vl, vm, vn, vo, vp, vq, vr, vs, vt, vu, vv, vw, vx, vy, vz, wa, wb, wc, wd, we, wf, wg, wh, wi, wj, wk, wl, wm, wn, wo, wp, wq, wr, ws, wt, wu, wv, ww, wx, wy, wz, xa, xb, xc, xd, xe, xf, xg, xh, xi, xj, xk, xl, xm, xn, xo, xp, xq, xr, xs, xt, xu, xv, xw, xx, xy, xz, ya, yb, yc, yd, ye, yf, yg, yh, yi, yj, yk, yl, ym, yn, yo, yp, yq, yr, ys, yt, yu, yv, yw, yx, yy, yz, za, zb, zc, zd, ze, zf, zg, zh, zi, zj, zk, zl, zm, zn, zo, zp, zq, zr, zs, zt, zu, zv, zw, zx, zy, zz.

- EXHAUST FAN REQUIREMENTS
- a. BATHROOMS, LAUNDRIES, WATER CLOSETS OR SIMILAR ROOMS SHALL HAVE A MINIMUM FAN FLOW RATING NOT LESS THAN 50 cfm @ 0.25 WATER GAUGE.
 - b. KITCHENS SHALL HAVE A MINIMUM FAN FLOW RATING NOT LESS THAN 100 cfm @ 0.25 WATER GAUGE. HOWEVER, WHERE A RANGE HOOD OR DOWN DRAFT EXHAUST FAN IS USED THE MINIMUM FAN FLOW RATING SHALL NOT BE LESS THAN 100 cfm @ 0.10 WATER GAUGE.
- SOURCE SPECIFIC VENTILATION DUCTS
- a. MUST TERMINATE OUTSIDE THE BUILDING.
 - b. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
 - c. SHALL BE INSULATED TO A MINIMUM OF R-4 IN UNHEATED SPACES.
 - d. TERMINAL ELEMENTS MUST BE SCREENED AND SIZED TO BE GREATER THAN OR EQUAL TO THE NET FREE AREA OF THE DUCT.



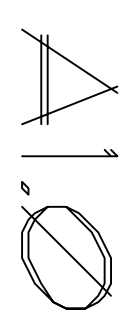
- 1 5/8" TYPE "X" GIBS OVER ALL CEILING AND BEAMS
- 2 CONC. FIBERBOARD & TUB & SHOWER SURROUND TO 6" ABOVE DRAIN

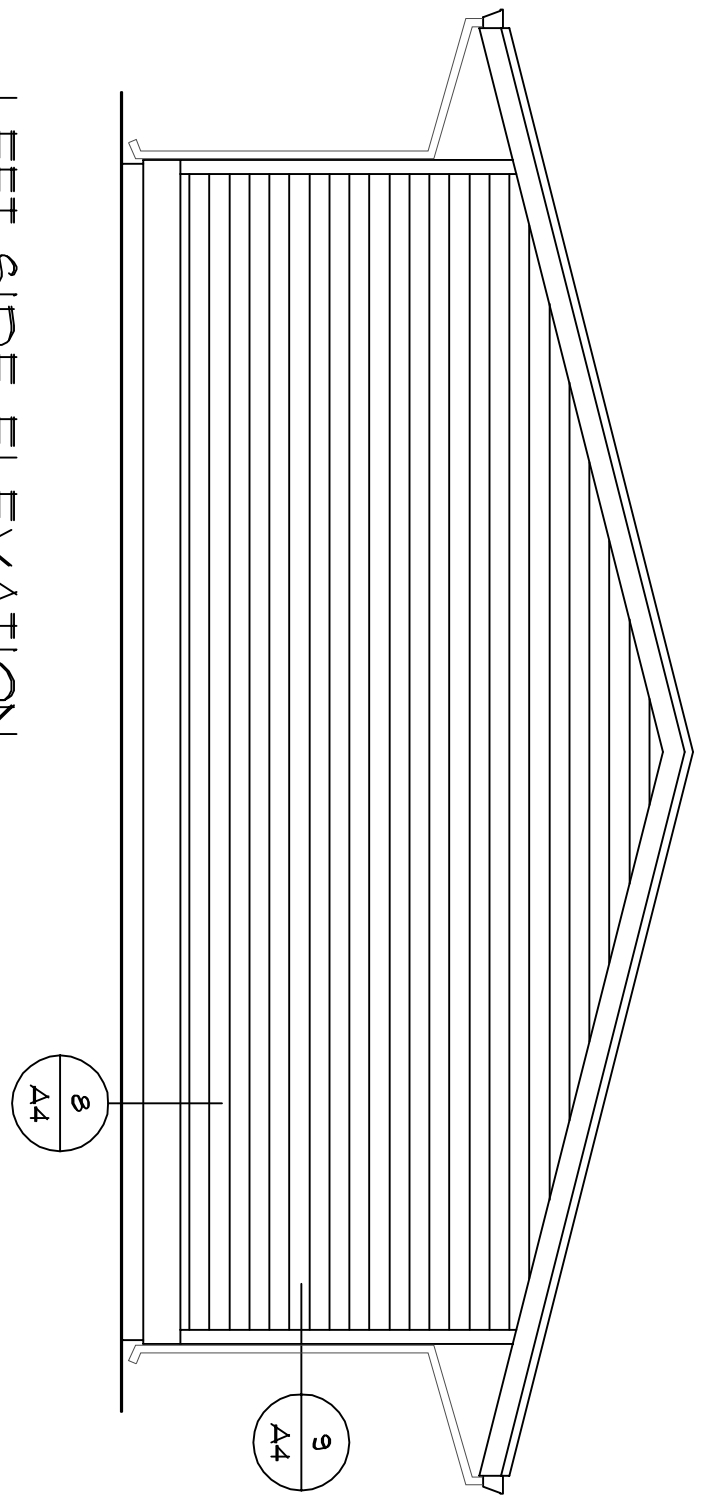
NOTE:
 ALL EXISTING EXTERIOR WALLS NO CHANGE
 NO CHANGE TO INTERIOR WALLS
 NO STRUCTURAL REVISIONS/CHANGES

FLOOR PLAN
 SCALE: 1/4" = 1' - 0"

FLOOR AREA = 1272 SQ.FT.
 CAR PORT AREA = 292 SQ.FT.
 VOLUME = 11829.6 CU.FT.

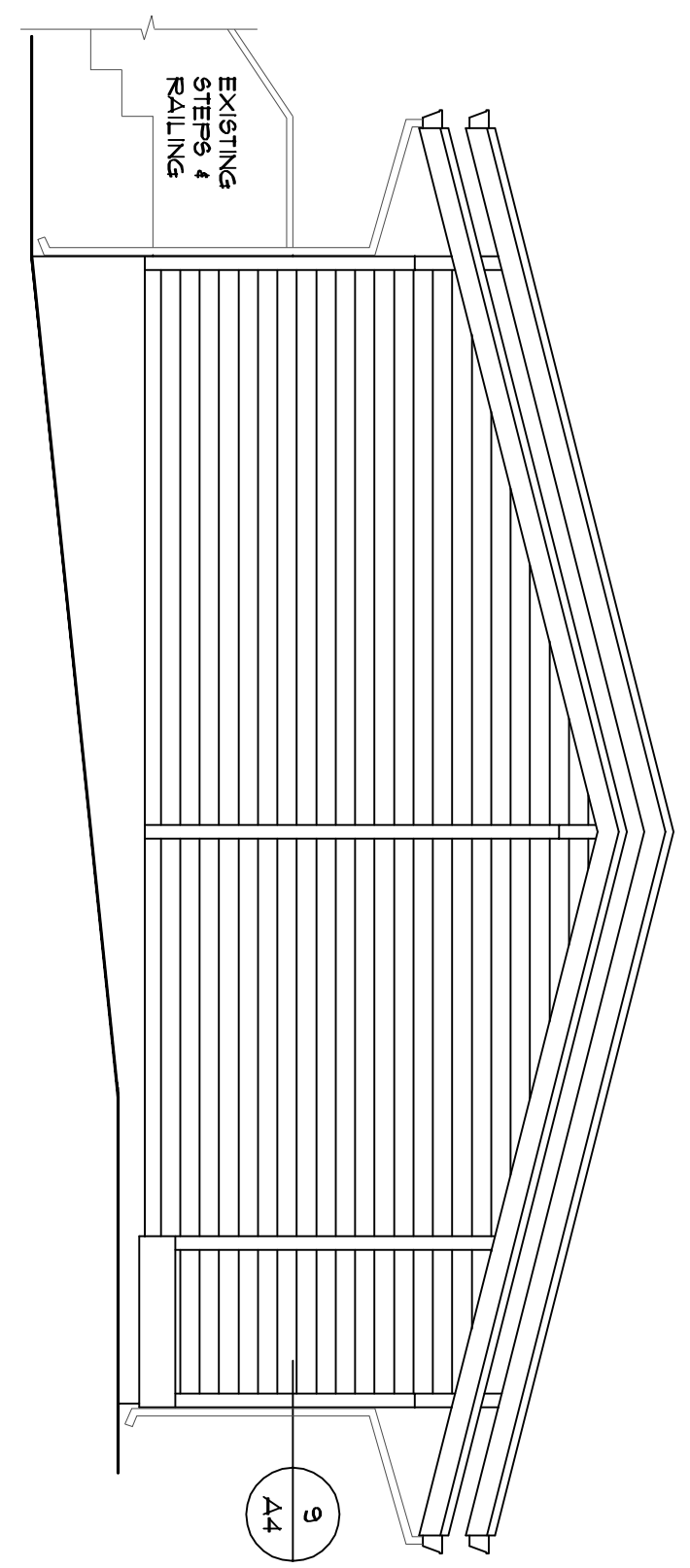
- NOTES:
- KITCHEN WINDOW TO BE REPLACED WITH 2630X0 VS. 6030X0 AND PLACED TO FAR RIGHT AND FRAME IN REMAINING OPENING AS SHOWN.
 - SMOKE SEAL ALL INTERIOR AND EXTERIOR WALL CAVITIES, SMOKE SEAL ALL OVERHANGS ON THE EXTERIOR OF BUILDING ALONG WITH ANY WALLS SHOWING SIGNS OF SMOKE DAMAGE.
 - INSTALL NEW WASHER BOX IN KITCHEN AREA.
 - WALL BETWEEN KITCHEN AND DINING ROOM TO BE RAISED UP AS NOTED WITH 2 ADDITIONAL 2x MATERIAL AS NEEDED (84" AFF.)
 - NO STRUCTURAL WORK TO BE DONE ON THE EXISTING BUILDING - ALTERATION WORK ONLY
 - ALL NEW PLUMBING FIXTURES, BATH TUB, INSTALL NEW 1/4 TURN ANGLE STOPS AT ALL PLUMBING FIXTURES
 - INSTALL ALL NEW MIRRORS, TOWEL BARS/RINGS AND T/P HOLDERS IN BATHROOM AND POWDER ROOM.





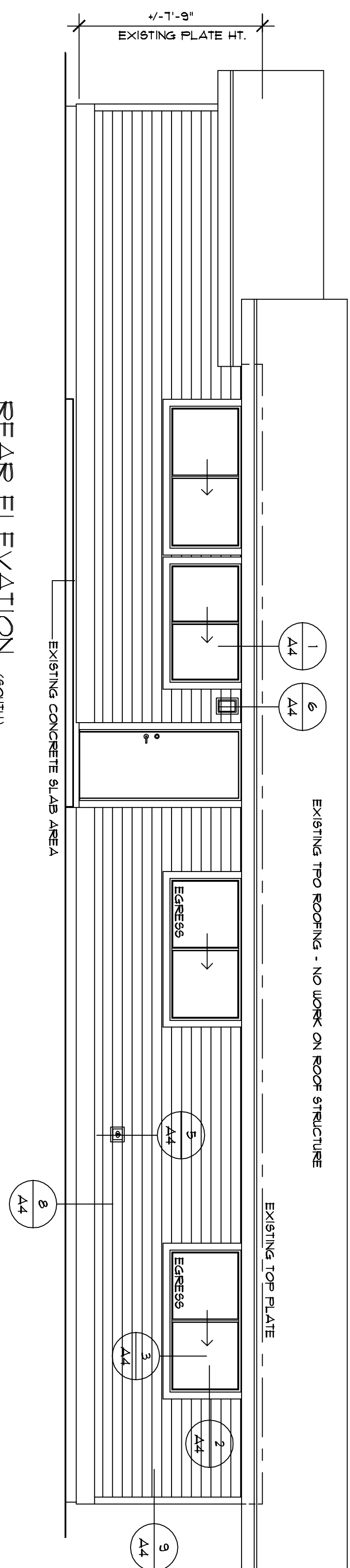
LEFT SIDE ELEVATION (EAST)

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



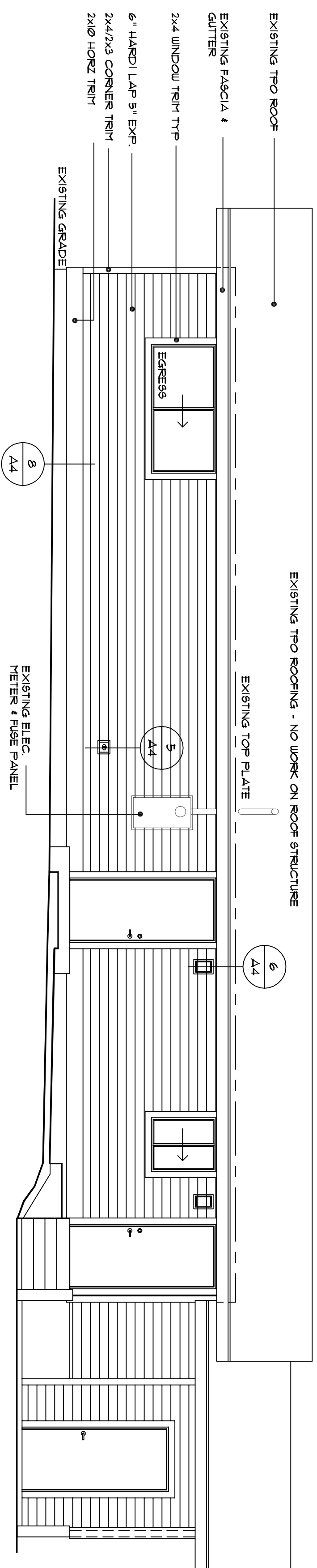
RIGHT SIDE ELEVATION (WEST)

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



REAR ELEVATION (SOUTH)

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



FRONT ELEVATION (NORTH)

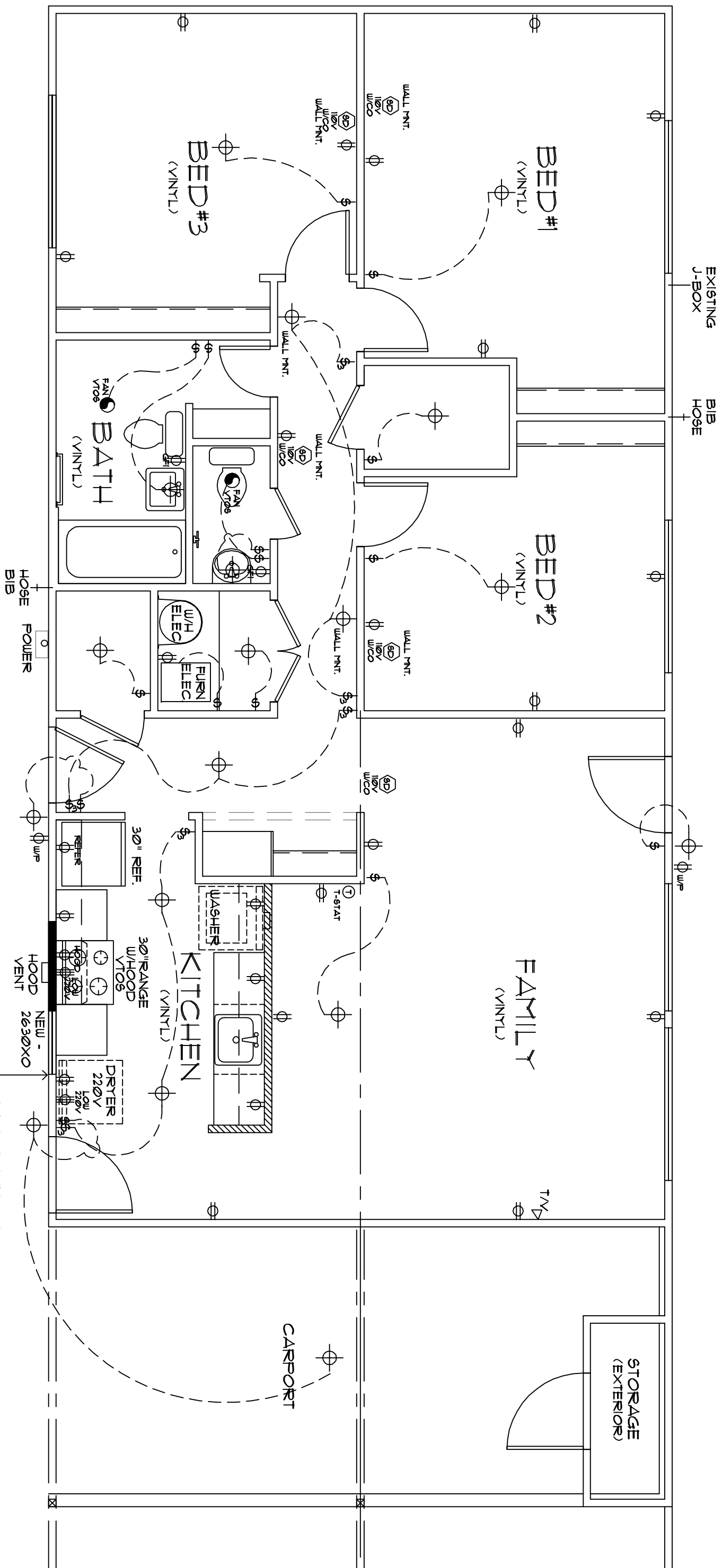
SCALE: 1/4" = 1' - 0"

ELEVATIONS

KING COUNTY HOUSING AUTHORITY
 NIKE MANOR 3535 S 239TH STREET KENT WASHINGTON
 FIRE RESTORATION

JUL 7 20 2023

A2.0



ELECTRICAL PLAN

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

NOTES:

- INSTALL NEW ELECTRICAL WIRING FOR PLUGS, SWITCHES AND OTHER ELECTRICAL FIXTURES.
- INSTALL NEW SMOKE DETECTORS WITH CARBON DETECTOR
- INSTALL NEW BATH FANS WITH VENTING
- INSTALL ALL NEW LIGHT FIXTURES - CEILING AND WALL MOUNT FIXTURES
- INSTALL ALL NEW EXTERIOR LIGHTING INC. EXTERIOR OUTLETS.

(IC)	INTERCOM	⊕	WALL MOUNT LIGHT
▶	TV	⊕	RECESS CAN
▽	PHONE	⊕	FAN/LITE COMBO
◐	INFR-RED MOTION SENSOR (ALARM)	⊕	FAN/LITE "94IT OR EQ)
◑	KEYPAD, ** 60" TO TOP (ALARM)	⊕	CEILING FAN ("NUTONE" 4935 UNO OR EQ)
⊕	DOOR-BELL	⊕	WHOLE HOUSE EXHAUST FAN KANALFALKT K1000(10 CFM)
⊕	DUPLEX OUTLET	⊕	KANALFALKT K1000(228 CFM)
⊕	HORIZONTAL	⊕	SEE ROOM'S FOR "NITL TN" THIS SHIT
⊕	220 V OUTLET	⊕	MINI RECESS CAN
⊕	SWITCHED OUTLET	⊕	DOOR BELL CHIME
⊕	SWITCH	⊕	SMOKE DETECTOR
⊕	THREE WAY SWITCH	⊕	PADDLE FAN
⊕	FOUR WAY SWITCH	⊕	CEILING SPEAKER
⊕	CEILING MOUNT LIGHT	⊕	VACUUM WALL OUTLET
⊕	ALL KITCHEN ARE TO BE 100 WATT UNLESS OTHERWISE NOTED.	⊕	CLG MOUNT DBL SPOT
⊕	ALL KITCHEN UTILITY & SERVICE CABINET VENTG TO BE 48" TO TOP UNO		
⊕	DESK VENTG TO BE 42" TO TOP		
⊕	ALL VANTL OUTLETS NOT IN BACKSPASH TO BE 48" TO TOP (ALLOW 8" CLRG FOR 6" TILE BACKSPASH)		

⊕	BATH VANTL LIGHTS AT 1'-6" TO CL FOR 48" MINORSH IF 1'-0" CLG. LOCATE CL 6" BELOW CLG OVER VANTL ALL 4" TO BE MIN 5'-0" FROM JACUZZI TUBS BACKSPASH OUTLETS: Ⓢ
⊕	STUB WIRE Ⓢ ROUGH-IN & USE CUT IN REMODEL TYPE BOX & TRIM, MOUNT HORIZONTAL IN CENTER OF BACKSPASH WIRE FOR FUTURE ELECTRICAL APPLIANCES WHEN GAS APPLIANCES ARE SPEC'D. (COOKTOPS/DRYERS) REFER TO SPEC SHEET FOR ADDITNL SHADOW BOX LOCATION, SET OUTLETS HORIZONTAL Ⓢ 1/2" TO Ⓢ FRONT SUBFLOOR Ⓢ SHADOW BOXES. EXACT LOCATIONS OF ELECTRICAL OUTLETS, SWITCHES AND LIGHTS MAY VARY PER SITE.
⊕	ALL PHONE AND TV CIRCUITS SHALL BE HOME RUN CIRCUITS. USE RG-56 TV. CABLE (AVAIL. FROM LOCAL CABLE CO.) FOR ALL TV. HOME RUNS
⊕	LIGHTS & OUTLETS ON SEPR. CIRCUITS
⊕	ALL RECESEED LIGHTING IN THE BLDG. ENVELOPE MUST MEET THE FOLLOWING REQUIREMENT. TYPE IC RATED. TESTED TO HAVE NO MORE THAN 2 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY.
⊕	ALL PHONE AND TV WIRING ARE NEVER TO RUN CLOSER THAN 18" MIN. TO ANY PARALLEL RUN OF 120V LINES. (PERPENDICULAR OK)
⊕	PHONE AND TV JACKS ARE NEVER TO BE CLOSER THAN 12" TO AN ELECTRICAL OUTLET AND NEVER CLOSER THAN 24" TO A RECESS CAN OR FLOURESCENT LIGHTING.

ELECTRICAL LEGEND

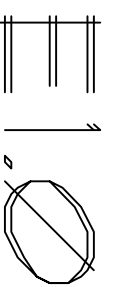
NOTES: 1/2/23

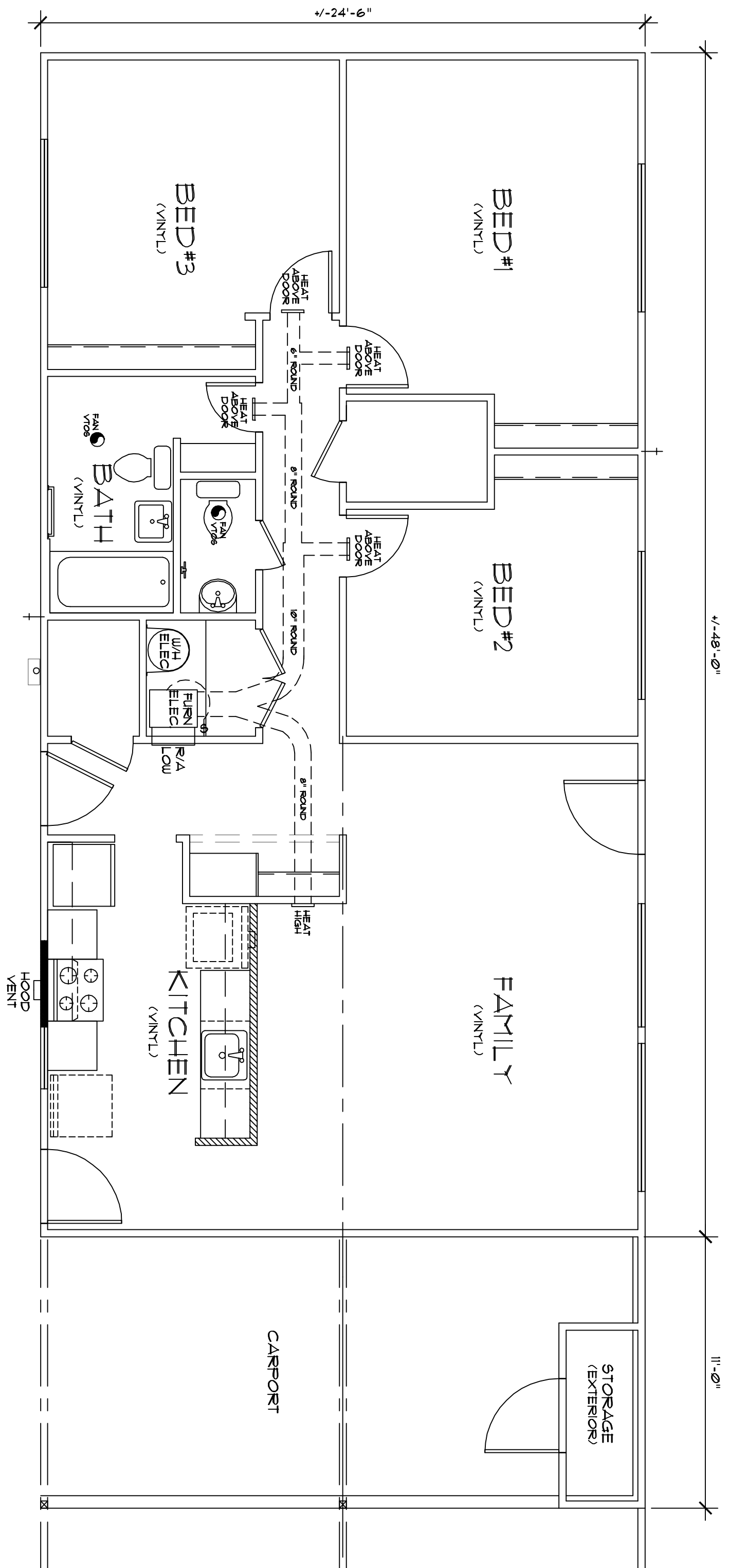
KING COUNTY HOUSING AUTHORITY

NIKE MANOR 3535 S 239TH STREET KENT WASHINGTON
TILE RESTORATION

ELECTRICAL PLAN

JULY 20 2023



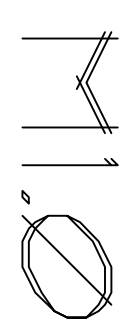


NOTES:

HVAC PLAN

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

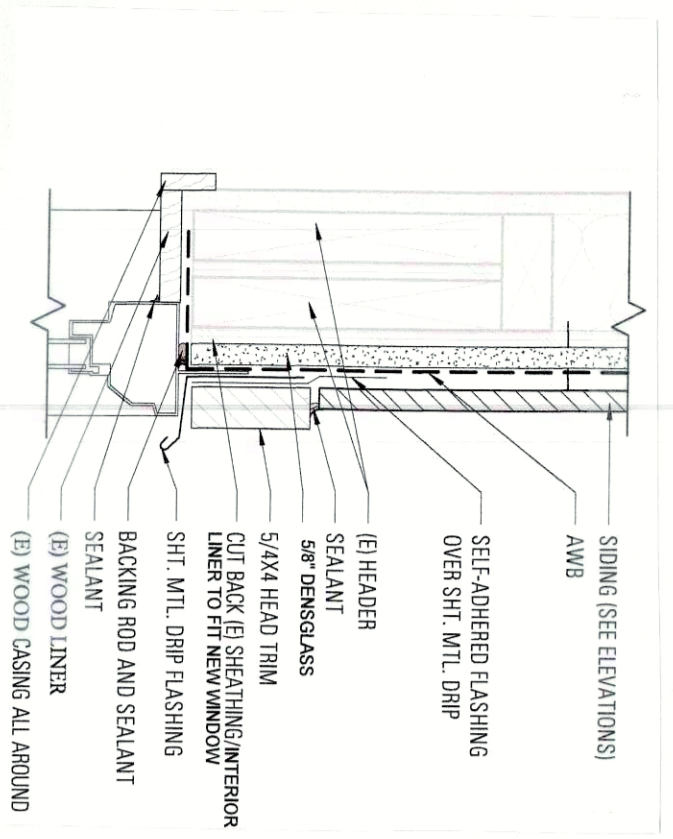
FLOOR AREA = 1272 SQ.FT.
 CARPORT AREA = 292 SQ.FT.
 VOLUME = 11829.6 CU.FT.



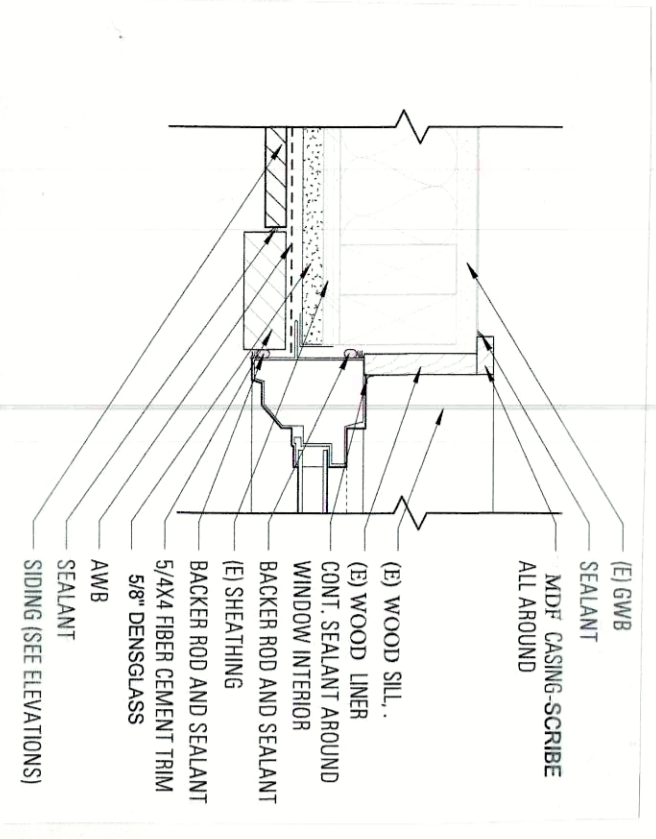
JULY 20 2023

KING COUNTY HOUSING AUTHORITY
 NIKE MANOR 3525 239TH STREET SW KENT WASHINGTON
 FIRE RESTORATION

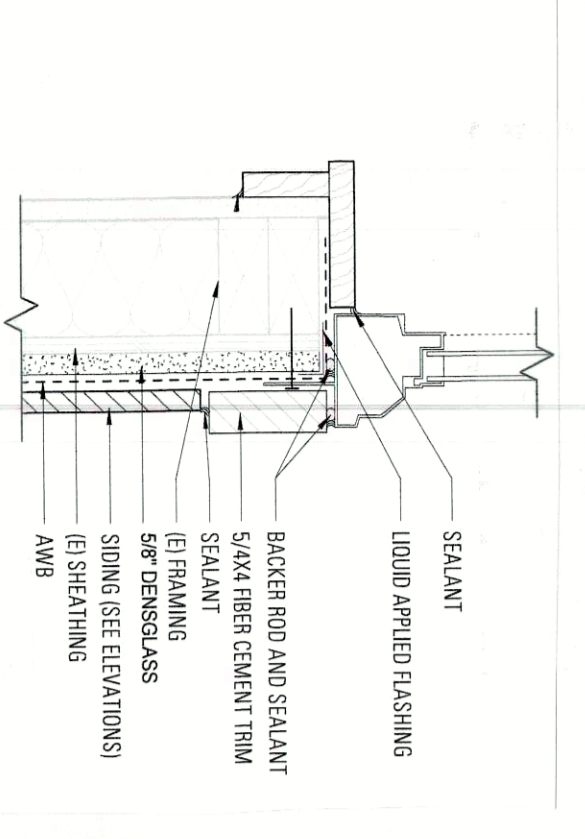
MECHANICAL PLAN



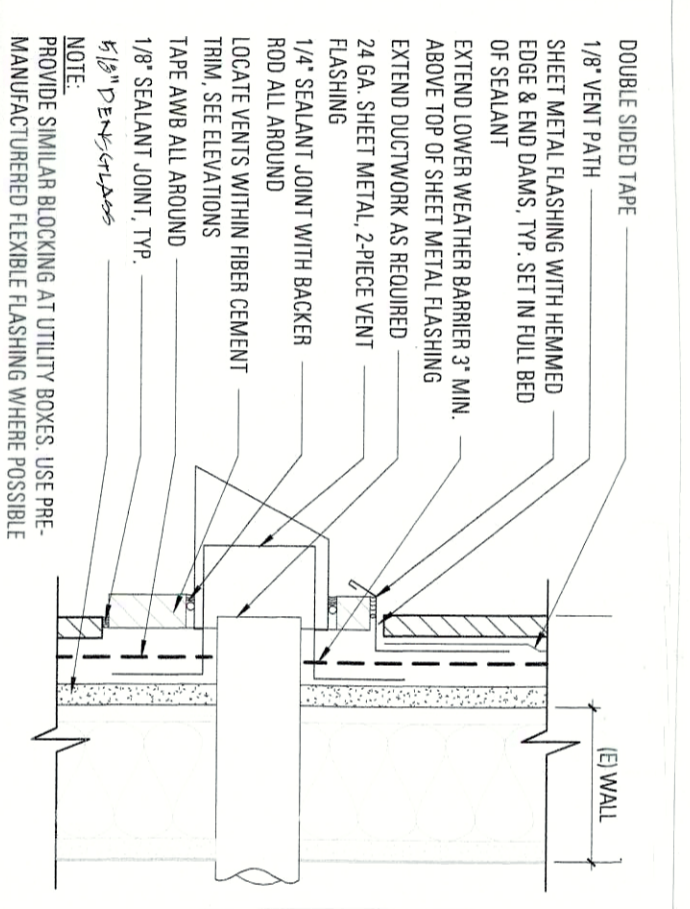
1 WINDOW DETAIL - HEAD @ SIDING
N.T.S.



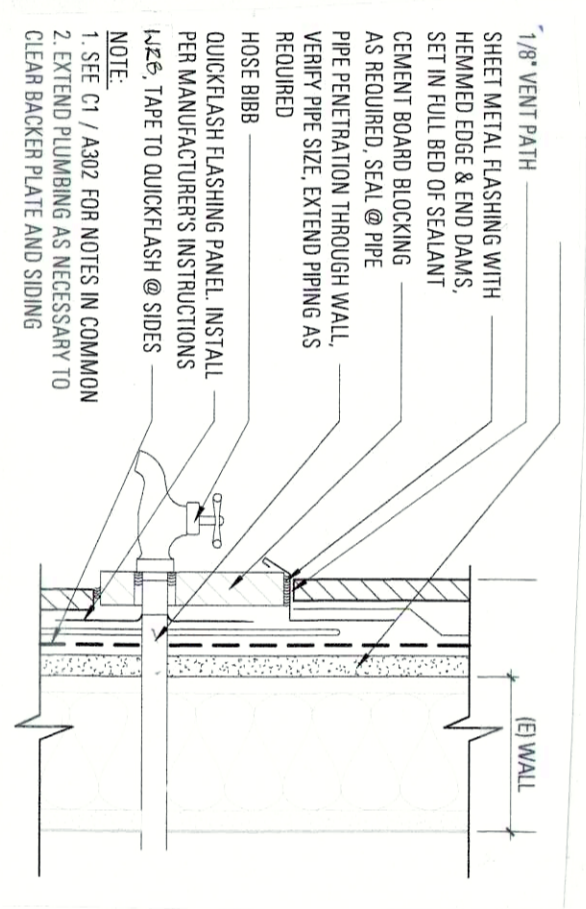
2 WINDOW DETAIL - JAMB @ SIDING
N.T.S.



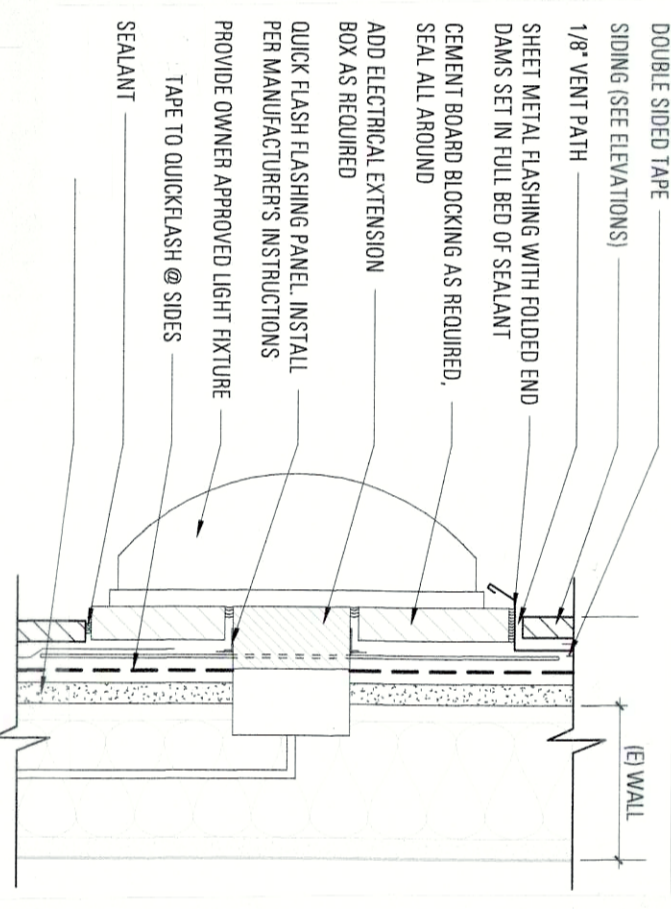
3 WINDOW DETAIL - SILL @ SIDING
N.T.S.



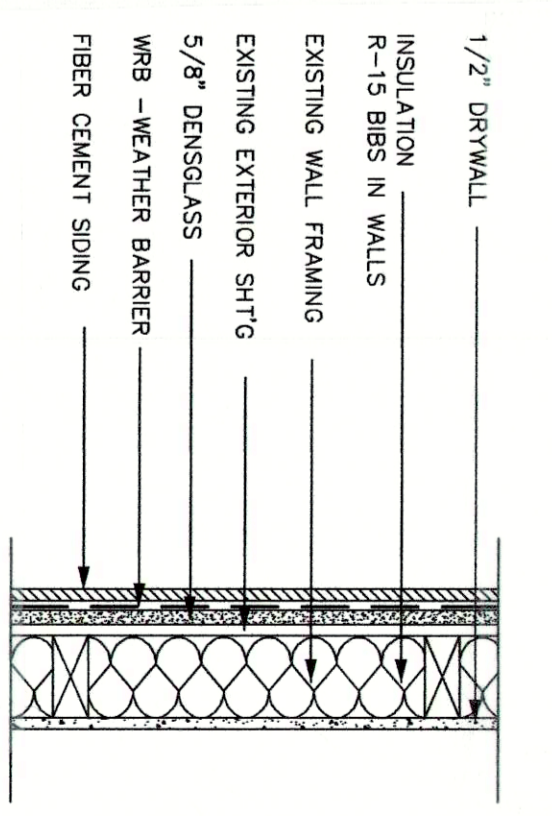
4 VENT BLOCK (EXTERIOR)
N.T.S.



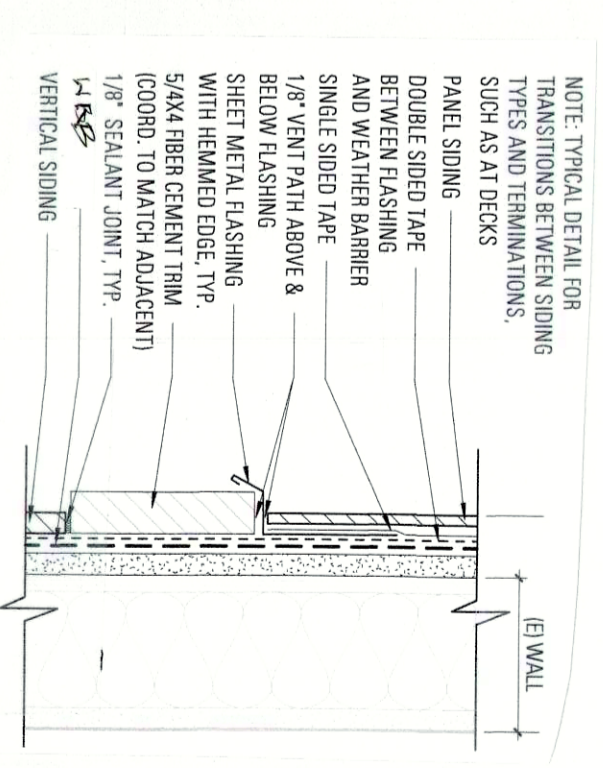
5 HOSE-BIB BLOCK (EXTERIOR)
N.T.S.



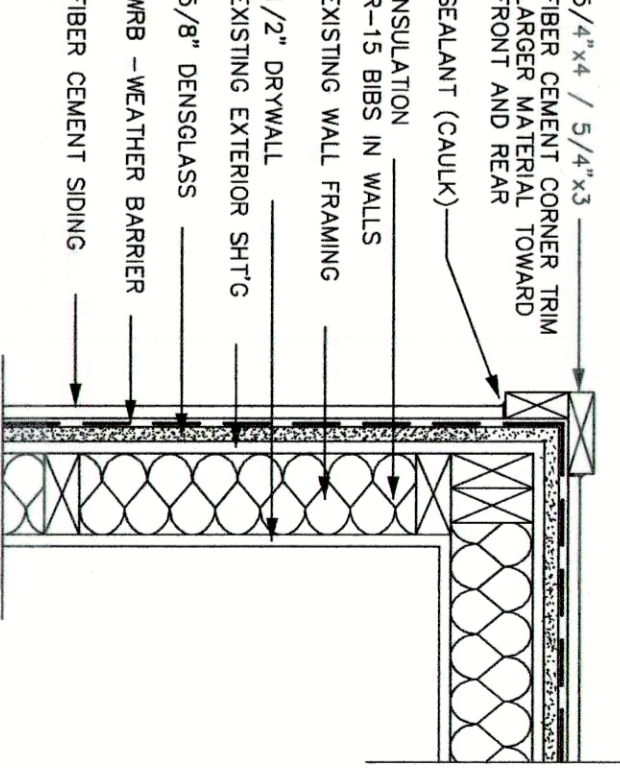
6 LIGHT FIXTURE BLOCK (EXTERIOR)
N.T.S.



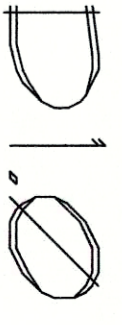
7 PROPOSED WALL ASSEMBLY
N.T.S.

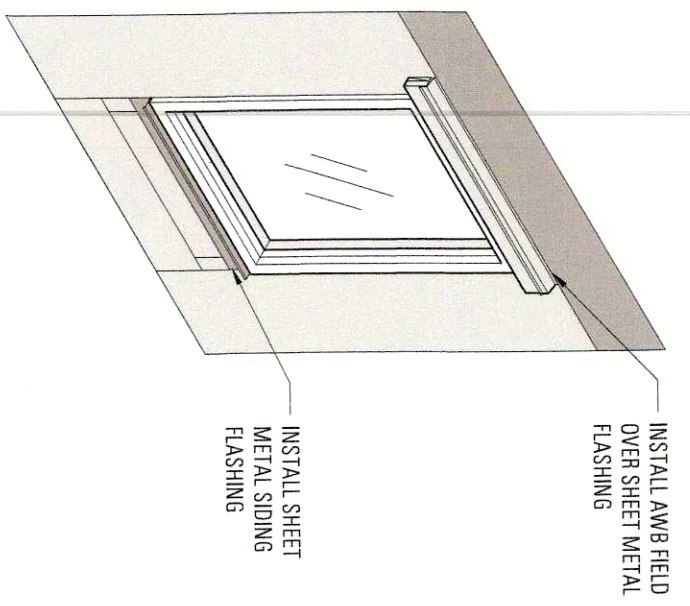


8 TRIM FLASHING (EXTERIOR)
N.T.S.

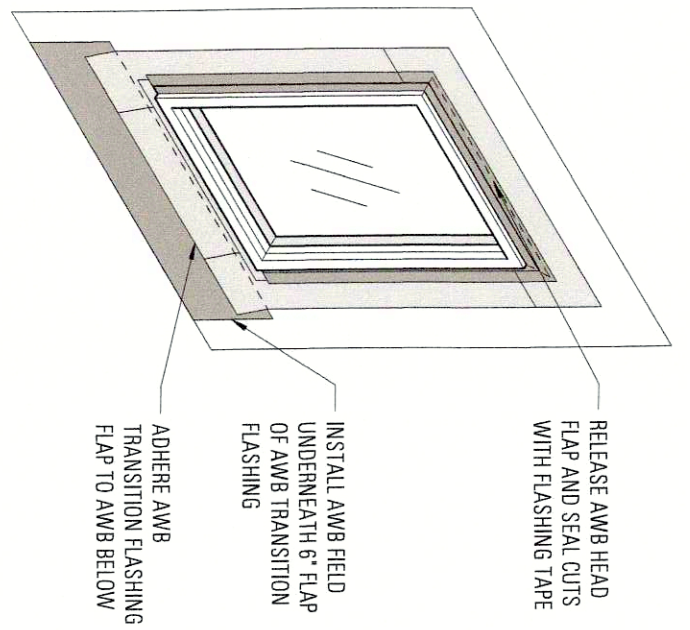


9 CORNER TRIM DETAIL (EXTERIOR)
N.T.S.

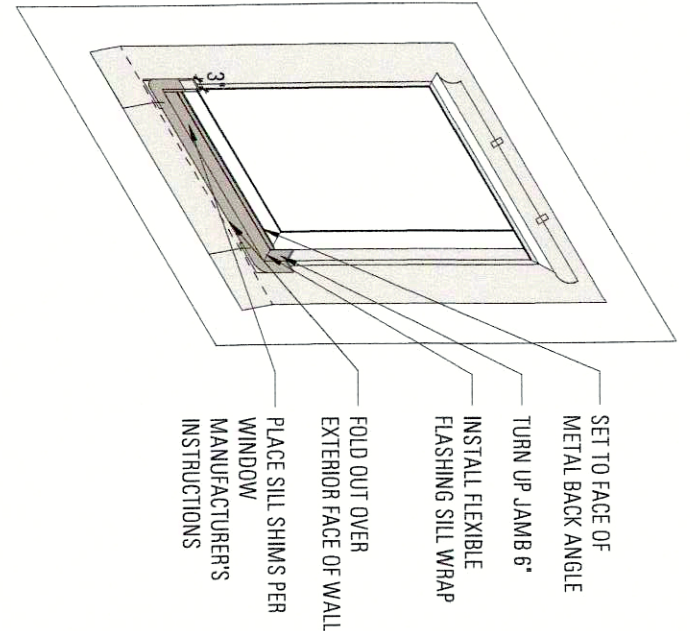




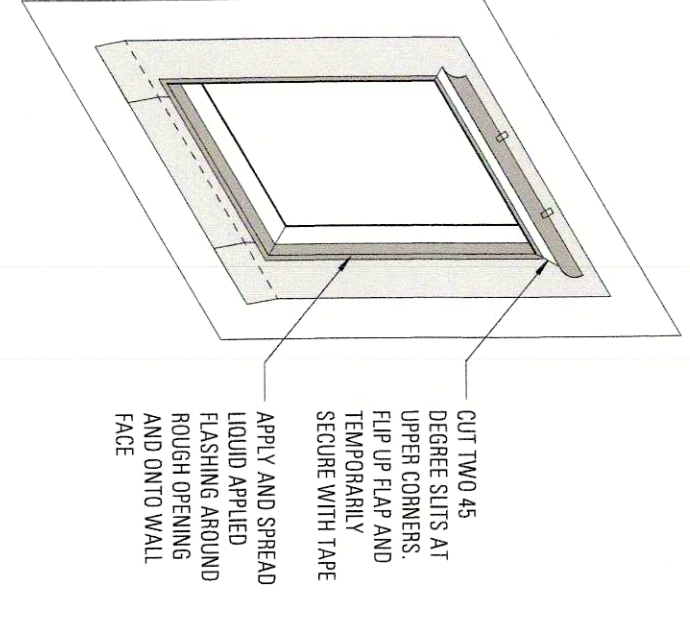
STEP 13



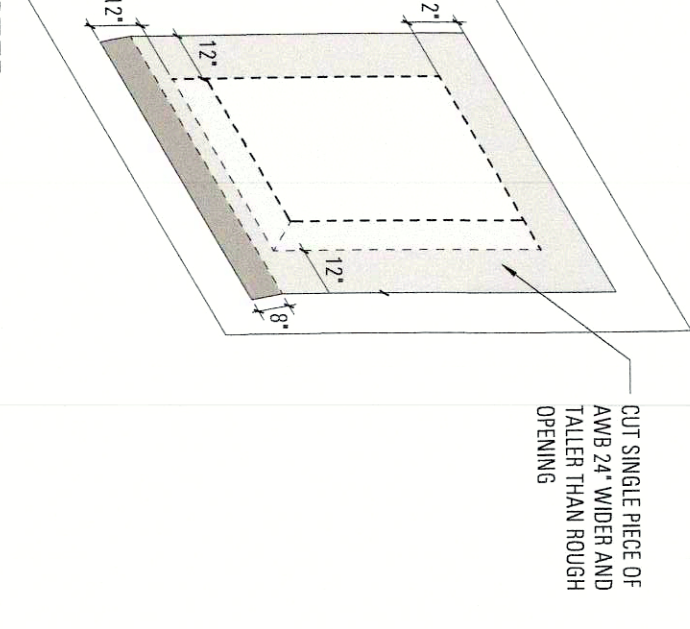
STEP 10



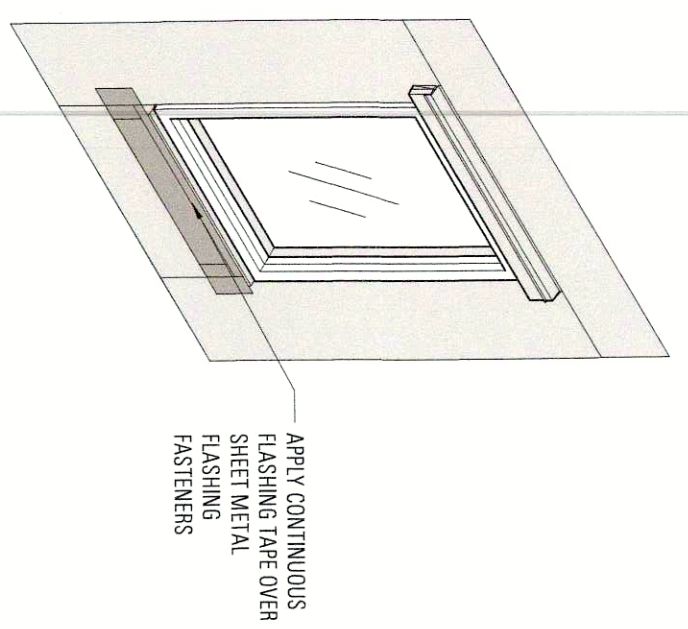
STEP 7



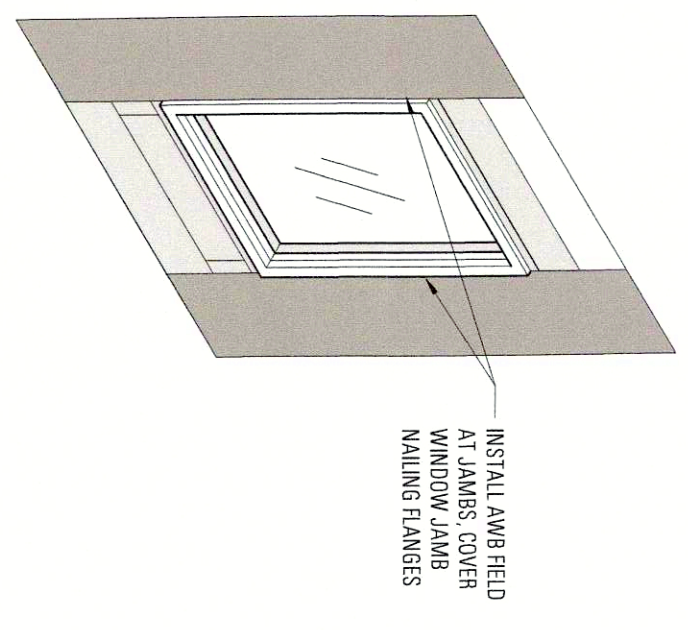
STEP 4



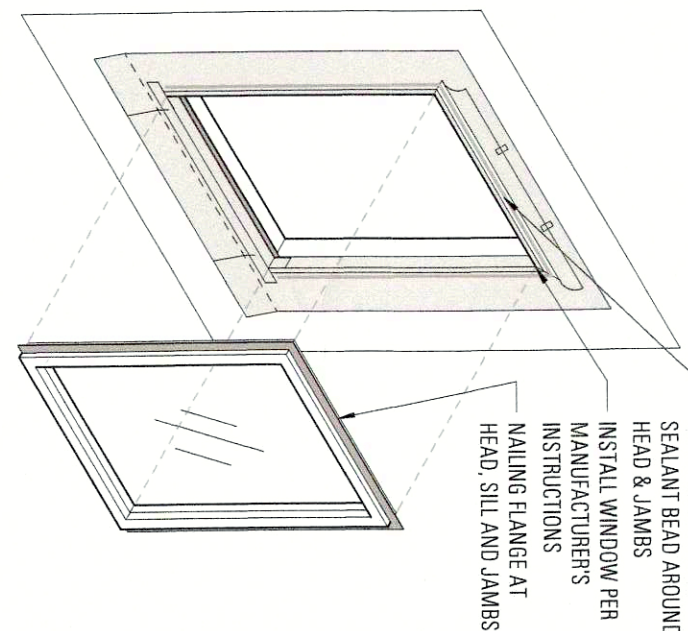
STEP 1



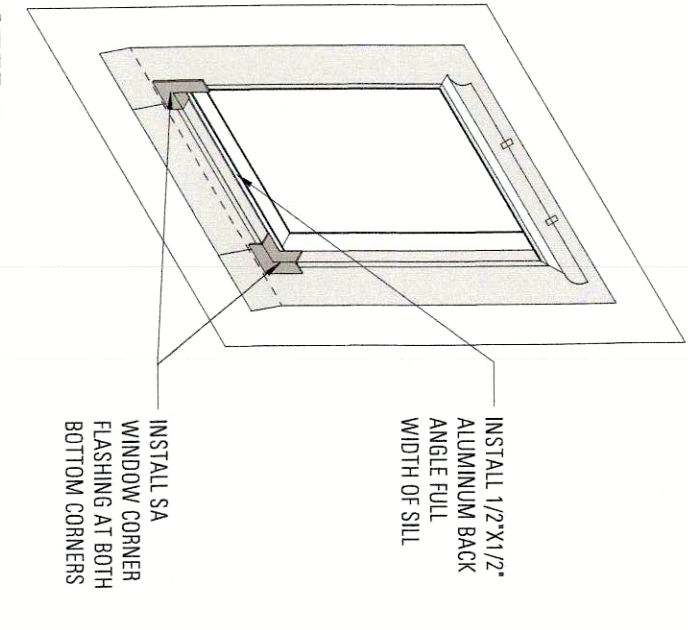
STEP 14



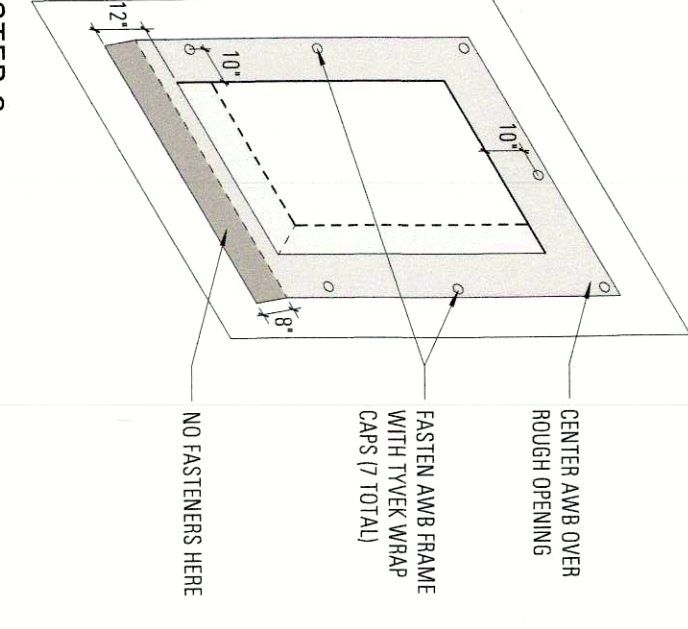
STEP 11



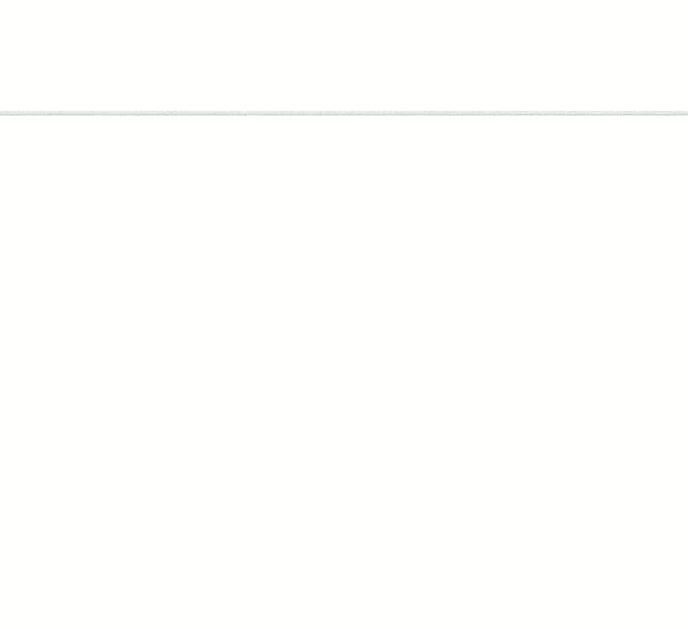
STEP 8



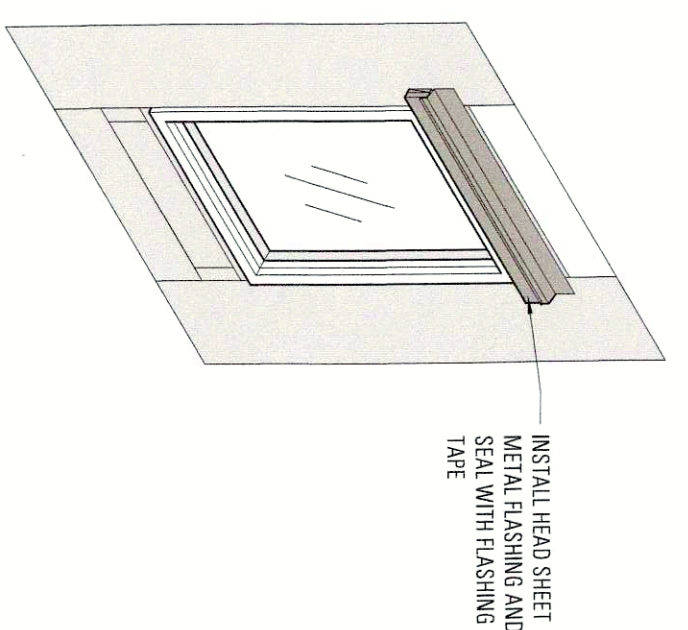
STEP 5



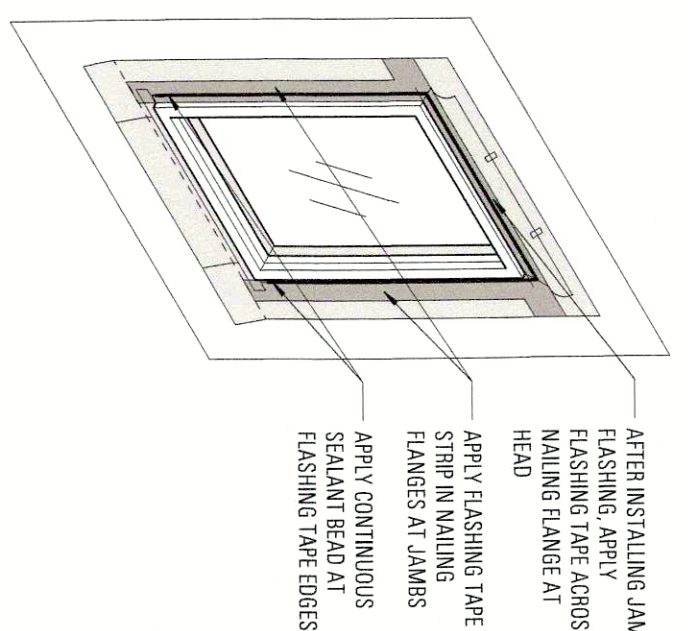
STEP 2



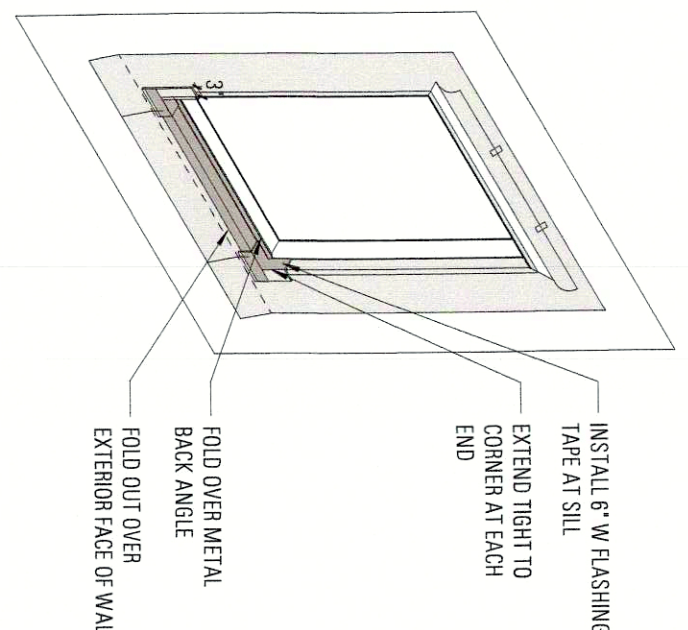
STEP 12



STEP 9



STEP 6



STEP 3