

PROJECT INFORMATION:

ADDRESS:
2529 DISCOVERY PL
LANGLEY, WA 98260

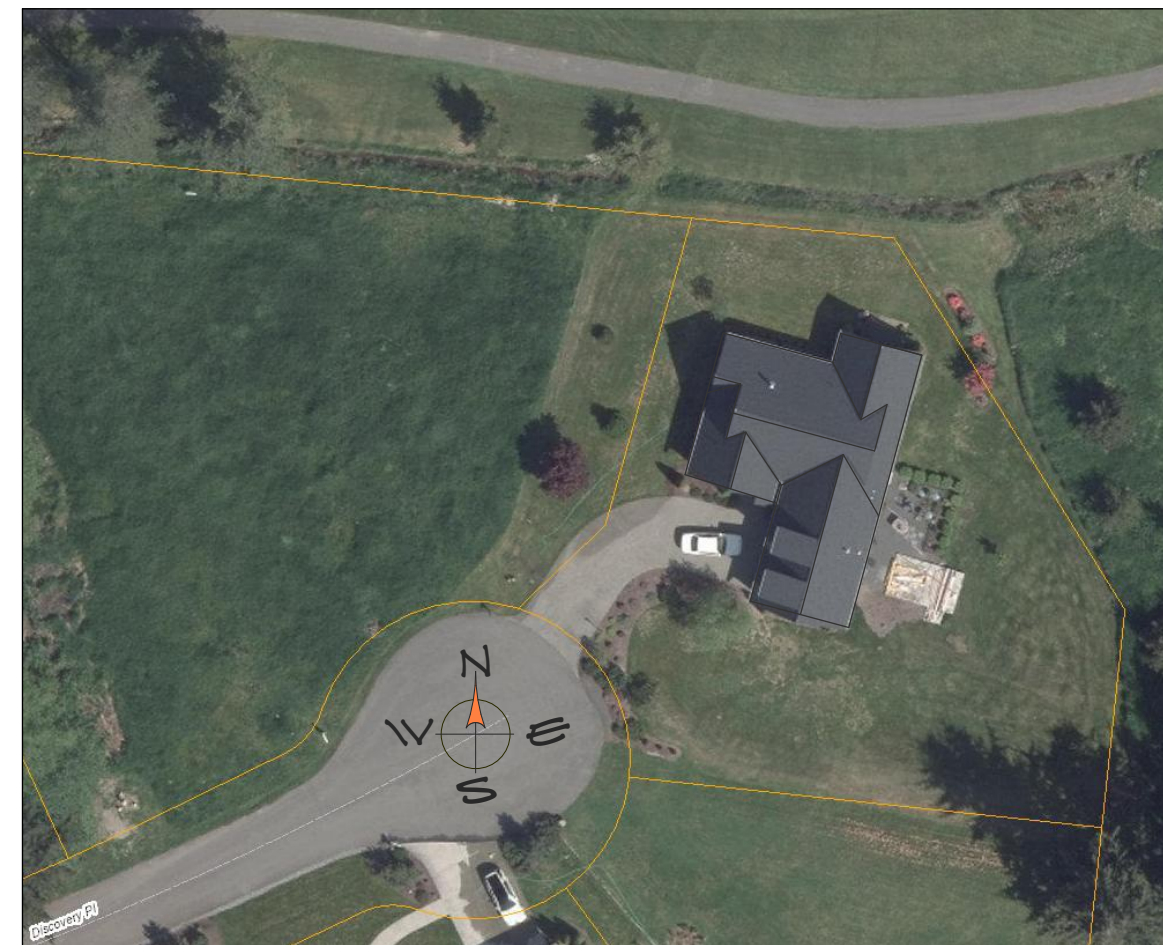
PARCEL: 58340-07-00040-0 **LOT SIZE:** 19,487 SQFT

HOME SPECIFICATIONS:
TOTAL LIVING AREA: ~ 2028 SQFT
BEDROOMS: 2+ OFFICE
BATHS: 2
GARAGE: YES
HEAT SOURCE: GAS FORCED AIR FURNACE

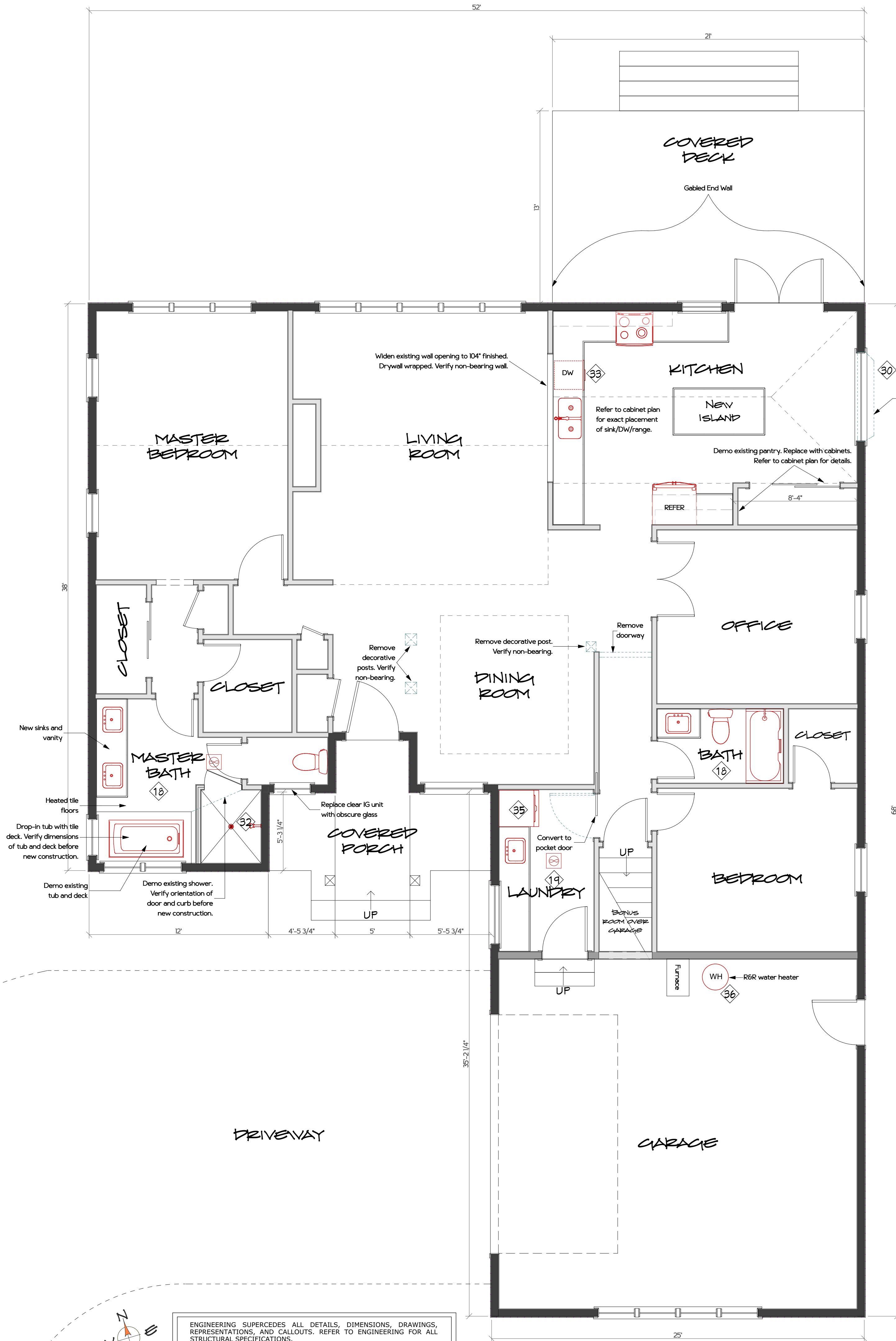
NARRATIVE:
PROPOSAL TO REMODEL AN EXISTING SINGLE FAMILY RESIDENCE IN LANGLEY, WA

SCOPE OF WORK:

- MASTER BATH**
- R&R EXISTING SINKS AND VANITY
 - R&R EXISTING DROP IN TUB AND TILE DECK
 - R&R EXISTING SHOWER
 - INSTALL HEATED TILE FLOOR
 - R&R CLEAR IG UNIT
 - CONVERT EXISTING HINGED DOOR TO POCKET DOOR
- KITCHEN**
- EXPAND EXISTING WALL OPENING BETWEEN KITCHEN AND LIVING ROOM TO 10'4" FINISHED, DRYWALL WRAPPED. (VERIFY NON-BEARING)
 - R&R EXISTING CABINETS. REFER TO CABINET PLAN FOR DETAILS.
 - DEMO EXISTING PANTRY. REPLACE WITH CABINETS. SEE CABINET PLAN.
 - R&R 6/0 x 3/6 GARDEN WINDOW WITH 6/0 x 4/0 STANDARD WINDOW
 - ADD ADDITIONAL LIGHTING
- GUEST BATH:**
- R&R EXISTING TUB
 - ADD TILE SURROUND
 - R&R EXISTING COUNTERTOP AND VANITY
 - INSTALL HEATED TILE FLOOR
 - INSTALL SOLATUBE
- LAUNDRY:**
- R&R FLOORING
 - CONVERT HINGED DOOR TO POCKET DOOR. VERIFY WIDTH.
 - ADD UTILITY SINK
 - ADD 220V FOR DRYER
- GENERAL:**
- REMOVE DECORATIVE POSTS IN ENTRY AND DINING. (VERIFY NON-BEARING)
 - REMOVE NON-BEARING DOORWAY IN HALLWAY
 - NEW HARDWOOD FLOORS THROUGHOUT
 - R&R WATER HEATER
 - INSTALL SOLATUBES IN BONUS ROOM



WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DRAFTSMAN CANNOT GUARANTEE AGAINST HUMAN ERROR. THE HOMEOWNER, CONTRACTOR, CRAFTSMEN, AND SUB-CONTRACTORS ON THE JOB MUST CHECK ALL DIMENSIONS, LAYOUTS, ENGINEERING DETAILS, ETC.-- AND SEEK CLARIFICATION IF NECESSARY-- PRIOR TO THEIR PHASE OF CONSTRUCTION. EAGLE BUILDING COMPANY IS NOT LIABLE FOR ERRORS.



SYMBOL LEGEND

- Ⓛ CO/SMOKE DETECTOR
 - Smoke Detector – hardwired and inter-connected with battery back up
 - Carbon Monoxide Alarms – outside each sleeping area in immediate vicinity of bedrooms.
- Ⓛ EXHAUST FAN (Vent to outside)
 - BATH: 50 CFM MIN.
 - KITCHEN: 100 CFM MIN.
 - LAUNDRY: Whole house fan (prescriptive sizing per Table M1507.3.3 (1)).

WALL LEGEND

- ▬ 3 1/2" EXISTING INTERIOR WOOD FRAMED WALL
- ▬ 5 1/2" EXISTING INTERIOR WOOD FRAMED WALL
- ▬ 5 1/2" EXISTING EXTERIOR WOOD FRAMED WALL
- ▨ BEAM
- ⋯ EXISTING

GENERAL NOTES:

- DOOR: 1 3/8" THICK SOLID WOOD OR 20-MIN FIRE-RATED OR APPROVED ALTERNATIVE W/SELF-CLOSING DEVICE (R302.5.1)
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS TO BE PROTECTED WITH 1/2" GYPSUM (R302.7)
- FIRE BLOCKING: (R302.11)
- STAIRWAY LIGHTING: SWITCH AT TOP AND BOTTOM, 1FT CANDLE AT LANDING AND TREADS (R303.7)
- SAFETY GLASS (R308.4)
- PROVIDE EGRESS IN SLEEPING AREAS. ESCAPE & RESCUE OPENING: 24" MIN HEIGHT, 20" MIN WIDTH, 5.7 SQFT MIN AREA, 44" MAX FROM SILL TO FINISHED FLOOR. MEET ALL 4 REQUIREMENTS (R310)
- STAIRWAYS: 36" WIDE MINIMUM, 6'8" MIN HEADROOM AT ALL PARTS OF STAIRWAY AND LANDINGS (R311.7)
- RISERS 7 3/4" MAX, RUNS 10" MIN, CANNOT VARY MORE THAN 3/8" SMALLEST TO LARGEST (R311.7.5)
- HANDRAILS TO BE CONTINUOUS 34" TO 38" IN HEIGHT. (R311.7.8) (SEE R311.7.7.3 FOR GRIP REQ'S)
- GUARDS TO BE 36" MIN HEIGHT SUCH THAT A 4" SPHERE MAY NOT PASS THROUGH (R312)
- SMOKE DETECTOR HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP (R314)
- CO-ALARMS OUTSIDE EACH SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS (R315)
- USE P.T. WOOD WHEN EXPOSED TO WEATHER, GRADE, OR CONCRETE. (317.1)
- CLEARANCE FROM EXPOSED EARTH TO UNTREATED WOOD PLATE TO BE 8", 6" TO UNTREATED SIDING. (R317.1)
- FASTENERS TO P.T. WOOD TO BE HOT DIPPED GALVANIZED, STAINLESS STEEL, SILICONE BRONZE, OR COPPER. (R317.3.1)
- WINDOW FALL PROTECTION REQ. AT OPERABLE WINDOW LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRAD OR OTHER SURFACE BELOW ON EXTERIOR. (R312.2)

ENERGY & VENTILATION NOTES:

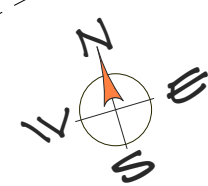
- DUCT INSULATION R-8. DUCTS W/IN CONCRETE/GROUND INSULATED TO R-10 DESIGNED FOR BELOW GRADE. (WSEC R403.3.1)
- DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. ADDITIONAL DUCT REQUIREMENTS M1501.4 DUCT TESTING REQUIRED. (WSEC R403.3.2 & R403.3.3)
- 50CFM MIN BATHROOM, 100CFM MIN KITCHENS, VENTED TO THE OUTSIDE (TABLE M1507.4)
- WHOLE HOUSE FAN (PRESCRIPTIVE SIZING PER TABLE M1507.3.3 (1)). (M1507.3.4.1)
- INDIVIDUAL OUTDOOR AIR INLETS OR OPERABLE WINDOWS WITH AN OPENABLE AREA NOT LESS THAN 4 SQ. IN.-NET (M1507.3.4.4)-FREE AREA FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED BY TABLE M 1507.3.3(1). IN EACH HABITABLE ROOM.
- PROVIDE AIR LEAKAGE TEST. PROVIDE THE COMPLETED PASSING TEST RESULT CERTIFICATE TO THE BLDG DEPT. (WSEC R402.4)
- PROVIDE AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM AND ONE PROGRAMMABLE THERMOSTAT FOR EACH ADDITIONAL SYSTEM. (WSEC 403.1)
- INSULATE HOT WATER PIPE, BOTH WITHIN & OUTSIDE OF CONDITIONED SPACE, SHALL HAVE A MINIMUM R-3. HOT AND COLD WATER PIPE IN UNCONDITIONED SPACE SHALL HAVE A MINIMUM R-3 INSULATION. (WSEC R403.5.3 UPC 312.6 AMEND)

WALL NOTES:

- MAIN FLOOR PLATE HEIGHT 8' TYP.
- HEADERS TO BE 4x10 DF#2 U.N.O.
- STUDS TO BE 2x DF#2 U.N.O.
- ANCHOR BOLT WASHERS (3"x3"x1/4" SQ.) HOT DIPPED GALV IF W/P.T. WOOD (R602.11.1)
- PROVIDE CONNECTION B/T BWP AND ROOF SHEATHING. (R602.10.8.2)
- EAVES 18" MAX INTO SETBACK AREAS. (PER IRC TABLE R302.1. (1) 1-HOUR FIRE-RESISTANT CONST. ON UNDERSIDE IF IN 5' SETBACK AREA. (ICC 17.03.1805)
- FLASHING PER R703.8 (WINDOWS, DOORS, CHIMNEYS, DECK LEDGERS).

PLUMBING AND MECHANICAL NOTES:

- SHOWER HEAD SHOULD NOT DISCHARGE AT ENTRANCE (UPC 408.9)
- AIR GAP AT DISHWASHER (UPC 807.3)
- ISLAND SINK VENTING TO MEET UPC 909 (UPC 909)
- INSERTS, STOVES, FIREPLACES: LISTED APPLIANCES INSTALLED PER MFR'S SPECS; COMBUSTION AIR OR DIRECT VENT; GLASS OR METAL DOORS (IRC CHAPTER 13)
- HOT WATER TANK: SEISMIC STRAPS AT UPPER AND LOWER 1/3 OF TANK; PRESSURE RELIEF VALVE TO OUTSIDE; WATERTIGHT PAN TO OUTSIDE; 18" FROM IGNITION SOURCE TO FINISHED FLOOR IN GARAGES; COMBUSTION AIR FOR GAS, PROPANE, AND NON-DIRECT VENT. (UPC 507.2, 608.5, 508.4; M 1307.3; G 2407)
- POOL/ HOT TUB: BARRIER OR SAFETY COVER WHICH COMPLIES WITH ASTM F1376 (ISPS 305.1)
- BOLLARD (2000# LOAD) FOR MECH. OR PLUMBING EQUIPMENT. DESIGN IBC 1607.73 (M 1307.3.1)
- VENT CONNECTORS IN UNCONDITIONED SPACES TO BE TYPE B OR TYPE L OR LISTED W/EQUIV. DESIGN (M 2427.10.2.2)



ENGINEERING SUPERCEDES ALL DETAILS, DIMENSIONS, DRAWINGS, REPRESENTATIONS, AND CALLOUTS. REFER TO ENGINEERING FOR ALL STRUCTURAL SPECIFICATIONS.



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SHEET:
FLOOR PLAN

WILCOX REMODEL
2529 DISCOVERY PL
LANGLEY, WA 98260

DATE:

5/29/2020

SCALE:

1/4" = 1'-0"

A.1