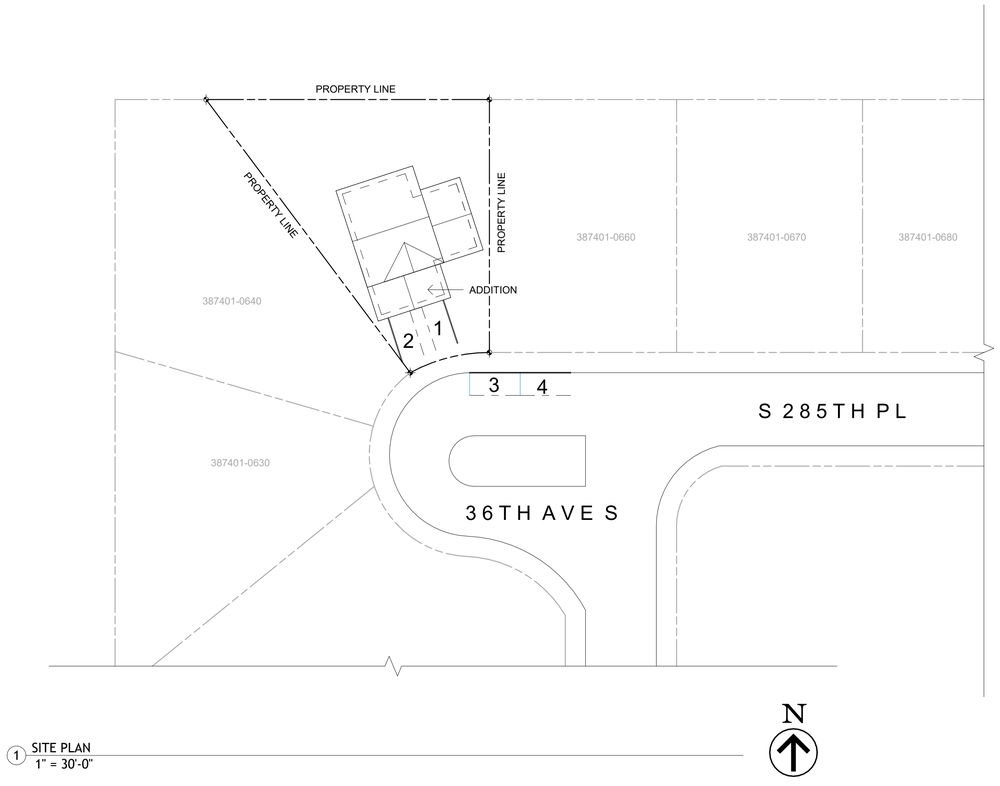


1 SITE PLAN
1" = 30'-0"

3600 S 285TH PL, AUBURN WA 98001

OWNER

FARKAS TIBERIU
TEL: 425.233.1839

CODE DATA

PROJECT NAME:	GARAGE REMODEL
PARCEL #:	387401-0650
PROPERTY ADDRESS:	3600 S 285TH PL
CITY:	AUBURN
ZIP CODE:	98001

LOCAL JURISDICTION: KING COUNTY

CODE UTILIZED:

IRC-2021 SECTION 107 AND IRC R106 REQUIREMENTS. FOR EXAMPLE: "BUILDING PERMIT REQUIREMENTS: THESE PLANS COMPLY WITH IRC-2021 SECTION 107 AND IRC R106 REQUIREMENTS AND INCLUDE ALL REQUIRED DOCUMENTATION FOR BUILDING PERMIT SUBMISSION

NOTE:

NO DECK IS INCLUDED IN THIS PROJECT - IRC 2021 SECTIONS R507.9 AND R507.10 REGARDING DECK CONNECTIONS ARE NOT APPLICABLE

INDEX

SHEET #	DRAWING DESCRIPTION
ARCHITECTURE	
• A100	SITE PLAN
• A101	PROP. FLOOR FRAMING & DETAILS

PROJECT DESCRIPTION

CONVERT 481 SF EXISTING GARAGE INTO TWO BEDROOMS AND A BATHROOM WITH PLUMBING, ELECTRICAL.
NO STRUCTURAL WALLS WILL BE REMOVED.

PROPERTY CHARACTERISTICS

LEVY CODE	3490
PROPERTY TYPE	R
QUARTER-SECTION-TOWNSHIP-RANGE	SW-34-22-4
PERCENTAGE	UNUSABLE
UNBUILDABLE	NO
RESTRICTIVE SIZE SHAPE	NO
ZONING	R4
SEWER/SEPTIC	PUBLIC
ROAD ACCESS	PUBLIC
STREET SURFACE	PAVED

LEGAL DESCRIPTION

KINGCO ESTATES NO 3 LOT 65 AS REVISED BY LOT LINE REVISION TO POR KINGCO ESTATES NO 3 VOL 130 OF PLATS PGS 12-16

PROPRETY INFO:

YEAR BUILT	1988
TOTAL SQUARE FOOTAGE	2510
NUMBER OF BEDROOMS	6
NUMBER OF BATHS	3.75
GRADE	7 AVERAGE
CONDITION	GOOD
LOT SIZE	8016

VACINITY MAP

N

0 4' 8' 16'
0 2"

EMERALD ARCHITECTURAL INNOVATIONS

Address: 16 N Broadway St, Suite 43
Tacoma, WA 98403
Phone: 206-510-4163
e-mail: Ayoub@emeraldarchitecture.com

Address:

Phone:
e-mail:

No.	Description	Date
1	Revision 1	Date 1

GARAGE REMODEL

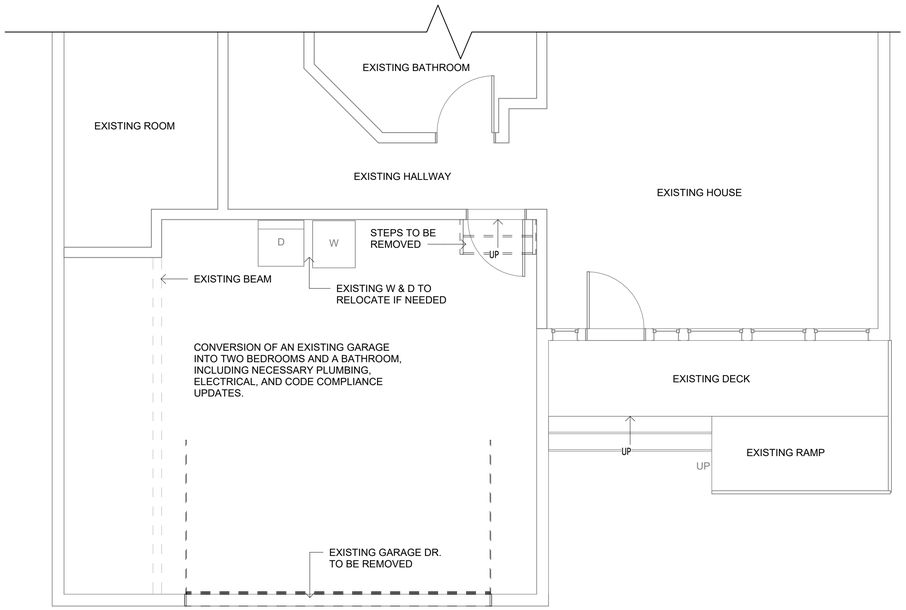
3600 S 285TH PL,
AUBURN WA 98001

SITE PLAN

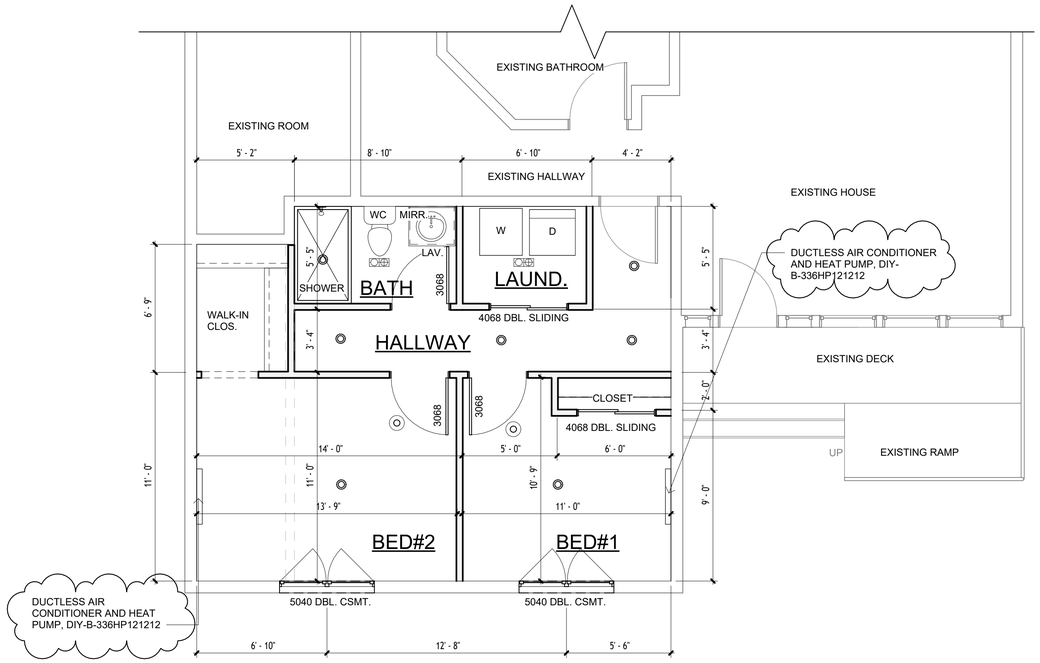
PROJECT PARCEL Project Number
DATE Issue Date

A100

SCALE 1" = 30'-0"



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



2 PROPOSED FLOOR PLAN
1/4" = 1'-0"

NOTES:

BEDROOM WINDOWS:

BOTH BEDROOMS ARE PROVIDED WITH 5040 DOUBLE CASEMENT WINDOWS (60" × 48") THAT MEET IRC EMERGENCY ESCAPE AND RESCUE OPENING REQUIREMENTS. EACH WINDOW PROVIDES:

- 13.3 FT² OPERABLE AREA (EXCEEDS 5.7 FT² MINIMUM)
- 32" NET CLEAR OPERABLE HEIGHT (EXCEEDS 24" MINIMUM)
- 60" NET CLEAR OPERABLE WIDTH (EXCEEDS 20" MINIMUM)
- WINDOW SILL HEIGHT IS LESS THAN 44" ABOVE FINISHED FLOOR

WINDOW WELLS:

THE GRADE OUTSIDE BEDROOM WINDOWS IS LESS THAN 44" BELOW WINDOW SILL HEIGHT. NO WINDOW WELLS ARE REQUIRED FOR EMERGENCY EGRESS

SLEEPING ROOM CERTIFICATION:

- BEDROOMS COMPLY WITH IRC R303 REQUIREMENTS
- NATURAL LIGHT: WINDOWS IN EACH BEDROOM PROVIDE GLAZING THAT EXCEEDS THE MINIMUM 8% OF FLOOR AREA REQUIREMENT
  - BEDROOM #1: FLOOR AREA = 106.25 SQ FT, WINDOW GLAZING = 20 SQ FT (18.8% OF FLOOR AREA)
  - BEDROOM #2: FLOOR AREA = 151.25 SQ FT, WINDOW GLAZING = 20 SQ FT (13.2% OF FLOOR AREA)
- VENTILATION: OPERABLE WINDOWS IN EACH BEDROOM PROVIDE OPENABLE AREA THAT EXCEEDS THE MINIMUM 4% OF FLOOR AREA REQUIREMENT
  - BEDROOM #1: REQUIRED VENTILATION = 4.25 SQ FT, PROVIDED = 13.3 SQ FT
  - BEDROOM #2: REQUIRED VENTILATION = 6.05 SQ FT, PROVIDED = 13.3 SQ FT

HVAC SPECIFICATIONS:

- DUCTLESS MINI-SPLIT SYSTEM MODEL: DIY-B-336HP121212 PROVIDED FOR EACH BEDROOM
- NO DUCTWORK RUNS OUTSIDE OF CONDITIONED SPACE
- ALL REFRIGERANT LINES FULLY INSULATED TO R-3 MIN.
- SYSTEM COMPLIES WITH WASHINGTON STATE ENERGY CODE

NOTES:

- ALL EXISTING HVAC TO REMAIN
- ALL SMOKE ALARMS ARE HARDWIRED & INTERCONNECTED

MECHANICAL SYSTEMS:

HEATING AND COOLING: DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM MODEL DIY-B-336HP121212 PROVIDED FOR EACH BEDROOM
- INDOOR UNITS LOCATED AS SHOWN ON PLAN

VENTILATION SYSTEMS:

- BATHROOM EXHAUST FAN: [MODEL], [CFM] VENTED TO EXTERIOR
- KITCHEN RANGE HOOD: [MODEL], [CFM] VENTED TO EXTERIOR

PLUMBING SYSTEMS:

- NEW FIXTURES CONNECTED TO EXISTING SUPPLY AND WASTE LINES
- WATER HEATER: [TYPE], [CAPACITY], LOCATED IN [LOCATION]

ALL MECHANICAL SYSTEMS COMPLY WITH IRC 2021 SECTION 107 AND WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

WALL ASSEMBLY INFORMATION:

- ALL WALLS ARE EXISTING AND REMAIN UNCHANGED
- NO NEW EXTERIOR WALLS ARE BEING CONSTRUCTED
- INTERIOR WALL MODIFICATIONS (IF ANY) WILL MATCH EXISTING CONSTRUCTION:
- 2x4 WOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALLBOARD BOTH SIDES
- EXISTING INSULATION TO REMAIN UNCHANGED

NOTES:

EXISTING WALL TO REMAIN

NEW 2x

SMOKE & CO COMBO ALARM — 110V COMBO

LIGHT/FAN 50 CFM

NEW CEILING CAN LIGHT

EMERALD ARCHITECTURAL INNOVATIONS

Address: 16 N Broadway St, Suite 43
Tacoma, WA 98403
Phone: 206-510-4163
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No.	Description	Date
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GARAGE REMODEL

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PROP., FLOOR FRAMING & DETAILS

PROJECT PARCEL Project Number

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A101

SCALE 1/4" = 1'-0"