

LYNNWOOD HOUSE 1



NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	PICT	PICTURE
A/C	AIR CONDITIONING	PLAM	PLASTIC LAMINATE
AHU	AIR HANDLING UNIT	PSF	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	PSI	POUNDS PER SQUARE INCH
ALUM	ALUMINUM	PL	PROPERTY LINE
ANOD	ANODIZED	PNA	PROTECTED NATURAL AREA
BSMT	BASEMENT	QTY	QUANTITY
BLK	BLOCK	REF	REFRIGERATOR
BS	BOTH SIDES	REQD	REQUIRED
BLDG	BUILDING	REV	REVISION
CAB	CABINET	R	RISER
CB	CATCH BASIN	RM	ROOM
CLG	CEILING	RO	ROUGH OPENING
CLR	CLEAR	SG	SAFETY GLASS
CL	CLOSET	SIM	SIMILAR
CONC	CONCRETE	SH	SINGLE HUNG
CMU	CONCRETE MASONRY UNIT	SOG	SLAB ON GRADE
CONT	CONTINUOUS	SPEC	SPECIFICATION
CJ	CONTROL JOINT	SF	SQUARE FOOT
CPT	CARPET	SS	STAINLESS STEEL
CSMT	CASEMENT	STD	STANDARD
CF	CUBIC FOOT	STL	STEEL
DIA	DIAMETER	STOR	STORAGE
DBH	DIAMETER BREAST HEIGHT	SD	STORM DRAIN
DIM	DIMENSION	SUP	SUPPLEMENTAL
DW	DISHWASHER	TV	TELEVISION
DH	DOUBLE HUNG	TEMP	TEMPORARY
DN	DOWN	TP	TOILET PAPER DISPENSER
DS	DOWNSPOUT	T&G	TONGUE & GROOVE
D	DRYER	TO	TOP OF
EA	EACH	TOW	TOP OF WALL
ELEC	ELECTRICAL	TB	TOWEL BAR
EP	ELECTRICAL PANEL	T	TREAD
ELEV	ELEVATOR	TPZ	TREE PROTECTION ZONE
EQ	EQUAL	TYP	TYPICAL
EXT	EXTERIOR	UNO	UNLESS NOTED OTHERWISE
EXIST	EXISTING	VB	VAPOR BARRIER
FFE	FINISH FLOOR ELEVATION	VTOS	VENT TO OUTSIDE
FRD	FIRE RATE DOOR	VIF	VERIFY IN FIELD
FRW	FIRE RATE WINDOW	VERT	VERTICAL
FXD	FIXED	VG	VERTICAL GRAIN
FIXT	FIXTURE	WC	WATER CLOSET
FAR	FLOOR AREA RATIO	WH	WATER HEATER
FTG	FOOTING	WRB	WATER RESISTANT BARRIER
FAU	FORCED AIR UNIT	W	WASHER
FDN	FOUNDATION	WHF	WHOLE HOUSE FAN
FURN	FURNACE	WIN	WINDOW
GFA	GROSS FLOOR AREA	W/	WITH
HDWD	HARDWOOD	W/O	WITHOUT
HDR	HEADER	WP	WATER PROOFING
HVAC	HEATING, VENTILATION & A/C	YD	YARD
HT	HEIGHT		
HORZ	HORIZONTAL		
HR	HOUR		
INCL	INCLUDE (ED)(ING)		
INT	INTERIOR		
LED	LIGHT EMITTING DIODE		
LOD	LIMIT OF DISTURBANCE		
LF	LINEAR FEET		
MANUF	MANUFACTURER		
MAX	MAXIMUM		
MECH	MECHANICAL		
MED	MEDIUM		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
NO	NUMBER		
OC	ON CENTER		
PERF	PERFORATED		

SYMBOL LEGEND

①	GRID LINES		EXISTING WALL
	PROJECT BASE POINT		EXISTING WALL TO DEMO
	REFERENCE ELEVATION POINT		2X WALLS
	PROPERTY CORNER		FOUNDATION WALL
	PROPERTY LINE		CONCRETE SURFACE
	CENTER LINE		CAST IN PLACE CONCRETE
	TOP OF WALL ELEVATION		STRUCTURAL POST-SIZE AND TYPE PER STRUCTURAL PLAN
	PROPERTY LINE TAG		GAS OUTLET
	SECTIONS FOUND ON SHEET A101		GAS METER
	DETAIL SECTION FOUND ON SHEET A101		HOSE BIB
	INTERIOR ELEVATION FOUND ON SHEET A1.0		DOWNSPOUT
	EXIT		ELECTRICAL METER
	EXIT DIRECTION		ELECTRICAL PANEL
	HEAT DETECTOR		UNDISTURBED EARTH
	SMOKE DETECTOR		COMPACTED FILL
	SMOKE & CARBON MONOXIDE DETECTOR		GRAVEL
	DOOR TAG NUMBER		RIGID OR SPRAY INSULATION
	DOOR SIZE		BIBS BLOWN-IN INSULATION
	WINDOWS TAG NUMBER		STONE
	DRAWING REVISION		BATT INSULATION
	WALL TAG ASSEMBLY		EXHAUST FAN
	WHOLE HOUSE FAN CONTROL		VENT TO OUTSIDE

ENERGY CODE COMPLIANCE - SFR

CONDITIONED FLOOR AREA
 1ST FLOOR: 1,521.11 SF
 2ND FLOOR: 2,229.36 SF
TOTAL: 3,750.47 SF < 5,000 SF
"MEDIUM DWELLING UNIT"

GENERAL PRESCRIPTIVE METHOD: SEE SHEETS A0.3 & A5.0

FUEL NORMALIZATION CREDITS PER TABLE R406.2
 SYSTEM TYPE 2
 CREDITS
 -HEAT PUMP 1.0

ENERGY CREDITS PER TABLE R406.3
 OPTION 1.3 BUILDING ENVELOPE 0.5
 -VERTICAL FENESTRATION U=0.28
 -FLOOR R-38
 -SLAB R-10 AT PERIMETER AND UNDER ENTIRE

OPTION 2.2 AIR LEAKAGE CONTROL 1.0
 -AIR LEAKAGE TO MAX 2.0 AIR CHANGES PER HOUR
 -WHOLE HOUSE VENTILATIONS SHALL BE MET WITH HRV MIN. SENSIBLE HEAT RECOVERY EFF. OF 0.65

OPTION 3.5 HIGH EFF. HVAC EQUIPMENT 1.5
 -CENTRALLY DUCTED HEAT PUMP WITH MIN HSPF OF 11.0

OPTION 4.1: HIGH EFFICIENCY HVAC DISTRIBUTION 0.5
 -AIR HANDLING UNIT TO BE LOCATED IN CONDITIONED SPACE
 -DUCT LEAKAGE LIMITED TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA

OPTION 5.1 EFFICIENT WATER HEATING 0.5
 -A DRAIN WATER HEAT RECOVERY UNIT WILL BE INSTALLED FOR EQUAL FLOW WITH MIN. EFF. OF 40%

OPTION 5.3 EFFICIENT WATER HEATING 1.0
 -ENERGY STAR RATED GAS WATER HEATER WITH MIN. UEF OF 0.91.

TOTAL CREDITS REQUIRED 6.0
TOTAL CREDITS PROPOSED 6.0

FIRE CALCULATION

SPRINKLER THRESHOLD: 5000 SF

COVERED ENTRY	53.77 SF
COVERED PATIO	277.15 SF
1ST FLOOR	1,873.61 SF
2ND FLOOR	2,035.79 SF
GARAGE	1,042.85 SF
TOTAL	5,283.17 SF

AUTOMATIC SPRINKLERS PROVIDED: NFPA 13D
***SPRINKLER UNDER A SEPARATE PERMIT**

PROJECT DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE WITH ATTACHED ACCESSORY DWELLING UNIT AND ATTACHED GARAGE.

OWNER: TRIAD HOMES
 GILL SUKHWINDER
 19707 44TH AVE W
 LYNNWOOD, WA 98036
 P: 425.780.1820
 E: GILL@TRIADHOMES.NET

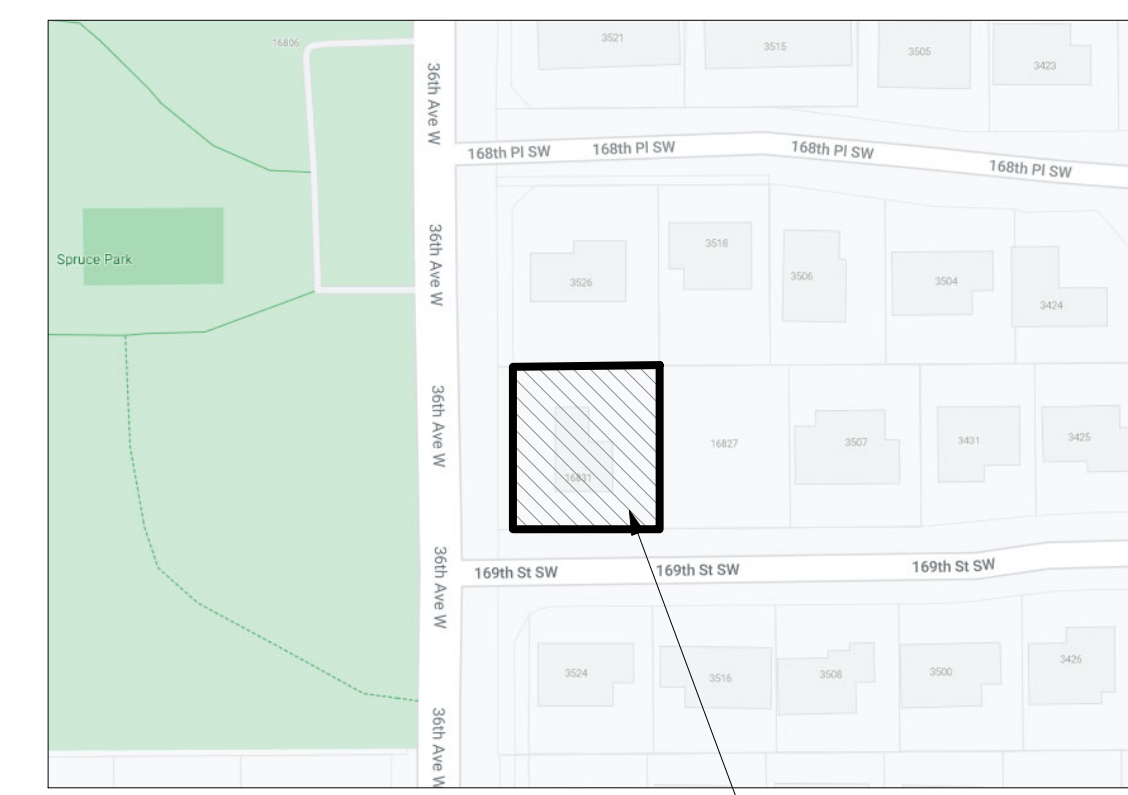
ARCHITECT: MEDICI ARCHITECTS
 JEN KIM
 11711 SE 8TH ST, SUITE 100
 BELLEVUE, WA 98005
 P: 425.453.9298
 E: JENN@MEDICIARCHITECTS.COM

STRUCTURAL ENGINEER: UPSTATE ENGINEERING INC.
 ANDY GAHAN
 22002 64TH AVE W SUITE 2C
 MOUNTLAKE TERRACE, WA 98043
 P: 206.280.4715
 E: ANDY@UPST8.COM

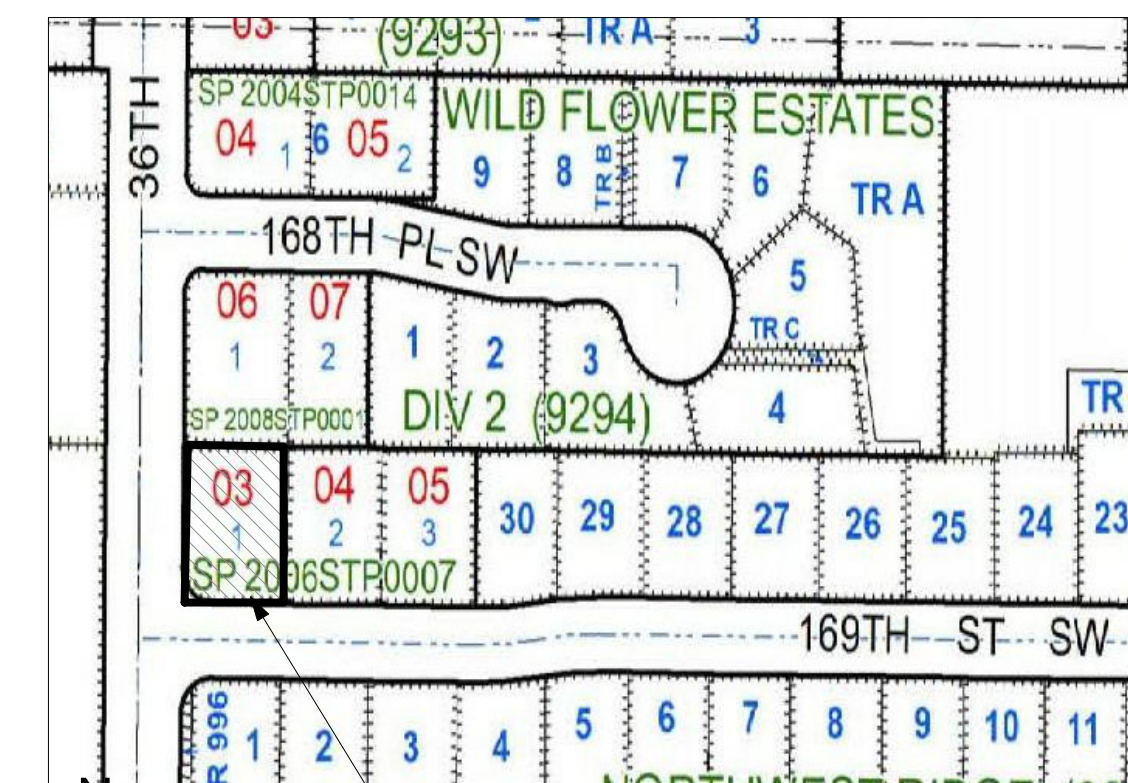
CIVIL ENGINEER: TATU CONSULTING ENGINEERS
 SHAILESH TATU
 18402 46TH PL W
 LYNNWOOD, WA 98037
 P: 206.900.4899
 E: SHAILESH_TATU@HOTMAIL.COM

SURVEYOR: DALEY-MORROW-POBLETE, INC.
 JUSTIN EMERY
 726 ABURN WAY NORTH
 ABYRN, WA 98002
 P: 253.333.2200
 E: DMP@DMP-INC.COM

GEOTECH: AMERICAN GEOSERVICES
 SAM ADETTIWAR
 24 ROY STREET #343
 SEATTLE, WA 98109
 P: 888.276.4027
 E: SMA@AMERICANGEOSERVICES.COM



VICINITY MAP
 1/4" = 1'-0"



QUARTER SECTION MAP
 1/4" = 1'-0"

ENERGY CODE COMPLIANCE - ADU

CONDITIONED FLOOR AREA
 1ST FLOOR: 617.71 SF
TOTAL: 617.71 SF < 1,500 SF
"SMALL DWELLING UNIT"

GENERAL PRESCRIPTIVE METHOD: SEE SHEETS A0.3 & A5.0

FUEL NORMALIZATION CREDITS PER TABLE R406.2
 SYSTEM TYPE 2
 CREDITS
 -HEAT PUMP 1.0

ENERGY CREDITS PER TABLE R406.3
 OPTION 1.3 BUILDING ENVELOPE 0.5
 -VERTICAL FENESTRATION U=0.28
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 -SLAB R-10 AT PERIMETER AND UNDER ENTIRE

OPTION 2.2 AIR LEAKAGE CONTROL 1.0
 -AIR LEAKAGE TO MAX 2.0 AIR CHANGES PER HOUR
 -WHOLE HOUSE VENTILATIONS SHALL BE MET WITH HRV MIN. SENSIBLE HEAT RECOVERY EFF. OF 0.65

OPTION 5.3 EFFICIENT WATER HEATING 1.0
 -ENERGY STAR RATED GAS WATER HEATER WITH MIN. UEF OF 0.91. (TANKLESS)

TOTAL FENESTRATIONS 94.5 SF
"SMALL DWELLING UNIT"

TOTAL CREDITS REQUIRED 3.0
TOTAL CREDITS PROPOSED 3.5

CODE INFORMATION

ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THIS DESIGN FOR CITY OF LYNNWOOD.

- 2018 WASHINGTON STATE RESIDENTIAL CODE (IRC)
- 2018 WASHINGTON STATE MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (NATURAL GAS) (IFGC)
- 2018 NATIONAL FUEL GAS CODE 58 (PROPANE) (NFPA 54)
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 WASHINGTON STATE ENERGY CODE - RESIDENTIAL PROVISIONS (WSEC - RESIDENTIAL)
- 2018 WASHINGTON STATE FIRE CODE (IFC)
- 2020 WASHINGTON CITIES ELECTRICAL CODE

INDEX OF DRAWINGS

A0.0 TITLE SHEET & SYMBOLS
 1 OF 1 SURVEY

ARCHITECTURAL SHEET INDEX

A0.1 SITE PLAN
 A1.0 FOUNDATION PLAN
 A2.1 1ST FLOOR PLAN
 A2.2 2ND FLOOR PLAN
 A3.0 ROOF PLAN
 A4.0 ELEVATIONS
 A4.1 ELEVATIONS
 A4.2 PERSPECTIVES
 A4.3 ELEVATIONS-MATERIALS / COLORS
 A4.4 ELEVATIONS-MATERIALS / COLORS



11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298

200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:



INTAKE DATE: 07-26-2023

REVISIONS:	DATE:

PROJECT / CLIENT:

LYNNWOOD HOUSE 2

TRIAD HOMES

PROJECT ADDRESS:
 3521 169TH AVE SW
 LYNNWOOD, WA 98037

DRAWING NAME:

TITLE SHEET

DRAWN BY: KKH

CHECKED BY: JK

PHASE:

ADU LAND USE PERMIT

This drawing is the exclusive property of MEDICI ARCHITECTS, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 069

DATE: 7/26/2023

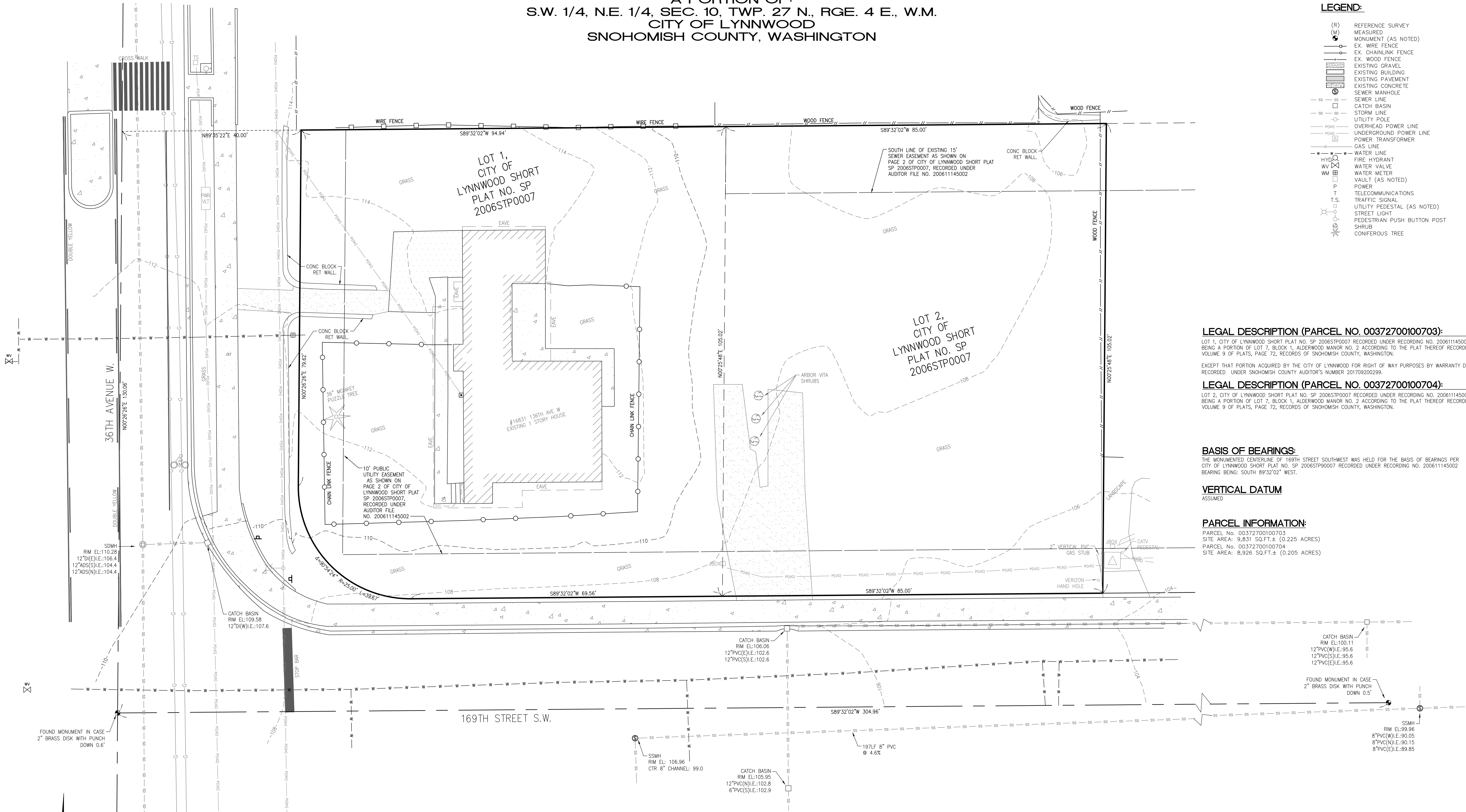
A0.0

PLOT SCALE: 1:1

**BOUNDARY AND TOPOGRAPHIC SITE PLAN FOR
SUKH GILL
A PORTION OF:
S.W. 1/4, N.E. 1/4, SEC. 10, TWP. 27 N., RGE. 4 E., W.M.
CITY OF LYNNWOOD
SNOHOMISH COUNTY, WASHINGTON**

LEGEND:

- (R) REFERENCE SURVEY
- (M) MEASURED MONUMENT (AS NOTED)
- EX. WIRE FENCE
- EX. CHAINLINK FENCE
- EX. WOOD FENCE
- EXISTING GRAVEL
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING CONCRETE
- SEWER MANHOLE
- SEWER LINE
- CATCH BASIN
- STORM LINE
- UTILITY POLE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- POWER TRANSFORMER
- GAS LINE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WM WATER METER
- Vault (AS NOTED)
- P POWER
- T TELECOMMUNICATIONS
- T.S. TRAFFIC SIGNAL
- UTILITY PEDESTAL (AS NOTED)
- STREET LIGHT
- PEDESTRIAN PUSH BUTTON POST
- SHRUB
- CONIFEROUS TREE



LEGAL DESCRIPTION (PARCEL NO. 00372700100703):

LOT 1, CITY OF LYNNWOOD SHORT PLAT NO. SP 2006STP0007 RECORDED UNDER RECORDING NO. 20061145002, BEING A PORTION OF LOT 7, BLOCK 1, ALDERWOOD MANOR NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION ACQUIRED BY THE CITY OF LYNNWOOD FOR RIGHT OF WAY PURPOSES BY WARRANTY DEED RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NUMBER 201709200299.

LEGAL DESCRIPTION (PARCEL NO. 00372700100704):

LOT 2, CITY OF LYNNWOOD SHORT PLAT NO. SP 2006STP0007 RECORDED UNDER RECORDING NO. 20061145002, BEING A PORTION OF LOT 7, BLOCK 1, ALDERWOOD MANOR NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BASIS OF BEARINGS:

THE MONUMENTED CENTERLINE OF 169TH STREET SOUTHWEST WAS HELD FOR THE BASIS OF BEARINGS PER CITY OF LYNNWOOD SHORT PLAT NO. SP 2006STP90007 RECORDED UNDER RECORDING NO. 20061145002 BEARING BEING: SOUTH 89°32'02" WEST.

VERTICAL DATUM

ASSUMED

PARCEL INFORMATION:

PARCEL No. 00372700100703
SITE AREA: 9,831 SQ.FT.± (0.225 ACRES)
PARCEL No. 00372700100704
SITE AREA: 8,926 SQ.FT.± (0.205 ACRES)

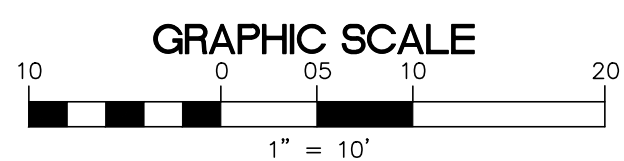
NOTES:

1. CONTROLLING BOUNDARY DATA WAS OBTAINED BY DIRECT FIELD MEASUREMENTS EMPLOYING CONVENTIONAL TRAVERSE PROCEDURES UTILIZING A TOPCON PS ROBOTIC TOTAL STATION WITH A FC-5000 DATA COLLECTOR, USING MAGNET SOFTWARE IN FEBRUARY OF 2021.
2. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
3. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.
4. THIS SURVEY DOES NOT PURPORT TO DISCLOSE ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD.
5. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
6. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON FEBRUARY 10, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY OF 2021.
7. THE BOUNDARY SHOWN HEREON IS A RETRACEMENT OF THE BOUNDARY SHOWN IN THE SHORT PLAT FOR JAMES MASTEN RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S NO. 20061145002. NO ADDITIONAL RESEARCH WAS PERFORMED TO CONFIRM THE BOUNDARY SHOWN.
8. UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE VERIFIED.

SURVEYOR'S CERTIFICATION:

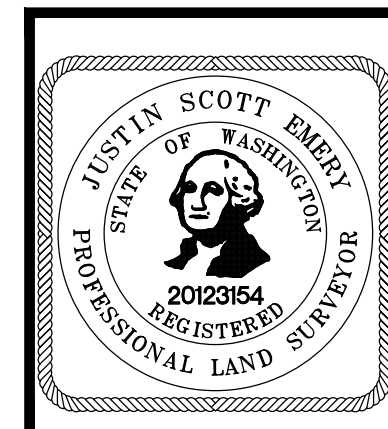
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY IN FEBRUARY OF 2021.

DATE OF PLAT OR MAP: FEBRUARY 18, 2021



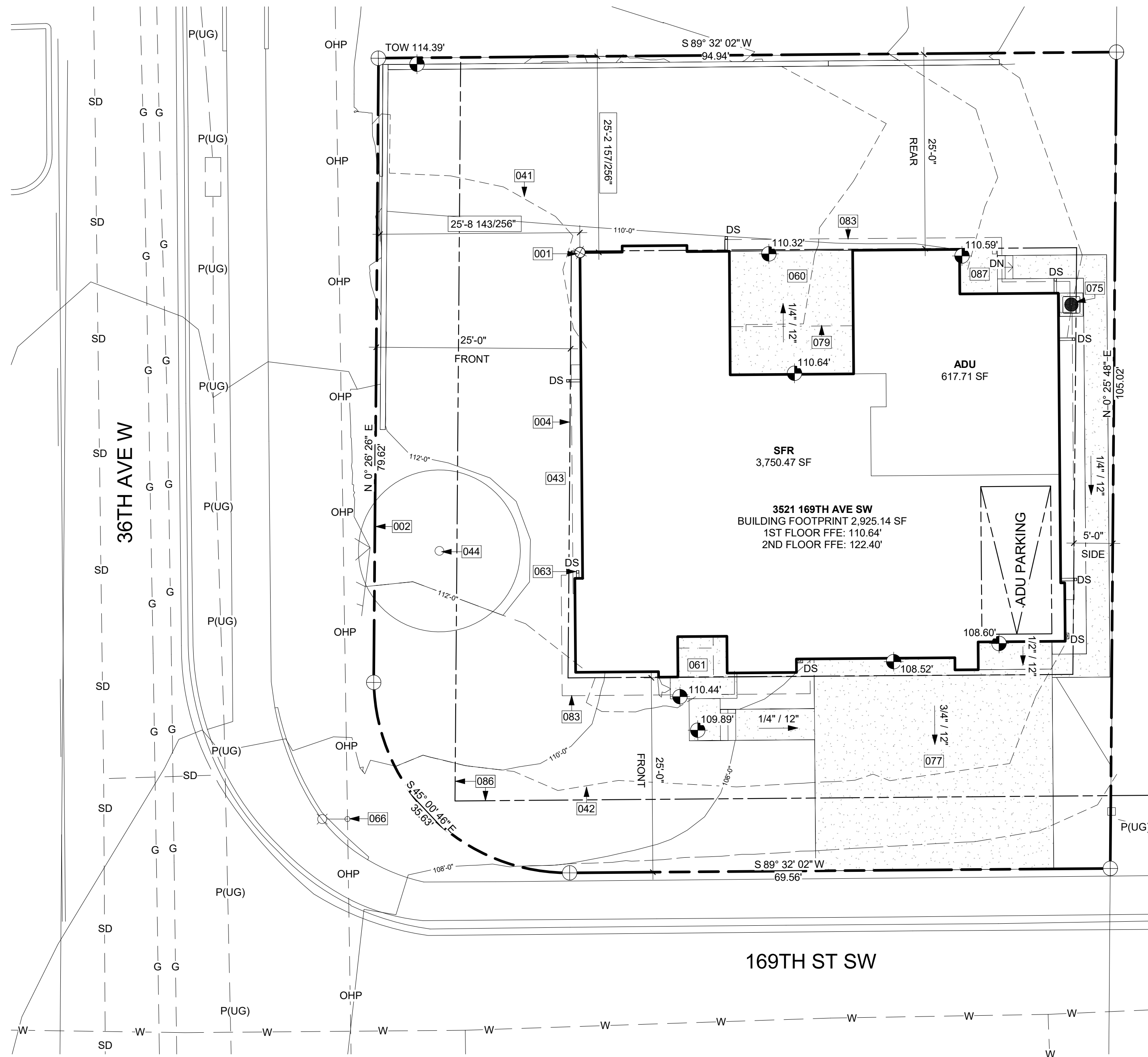
REV. NO.	DATE	DESCRIPTION	APPROVED

CLIENT	SUKHWINDER GILL 7523 210TH STREET SW, EDMONDS WA 98026 PHONE No. (206)604-2600
PROJECT	LYNNWOOD SPEC HOMES BOUNDARY AND TOPOGRAPHIC SITE PLAN
DRAWN BY	JSE
SCALE	1" = 10'
DRAWING NO.	21140
DATE	FEB. 18, 2021
JOB#	21-140
SHEET	1
OF	1

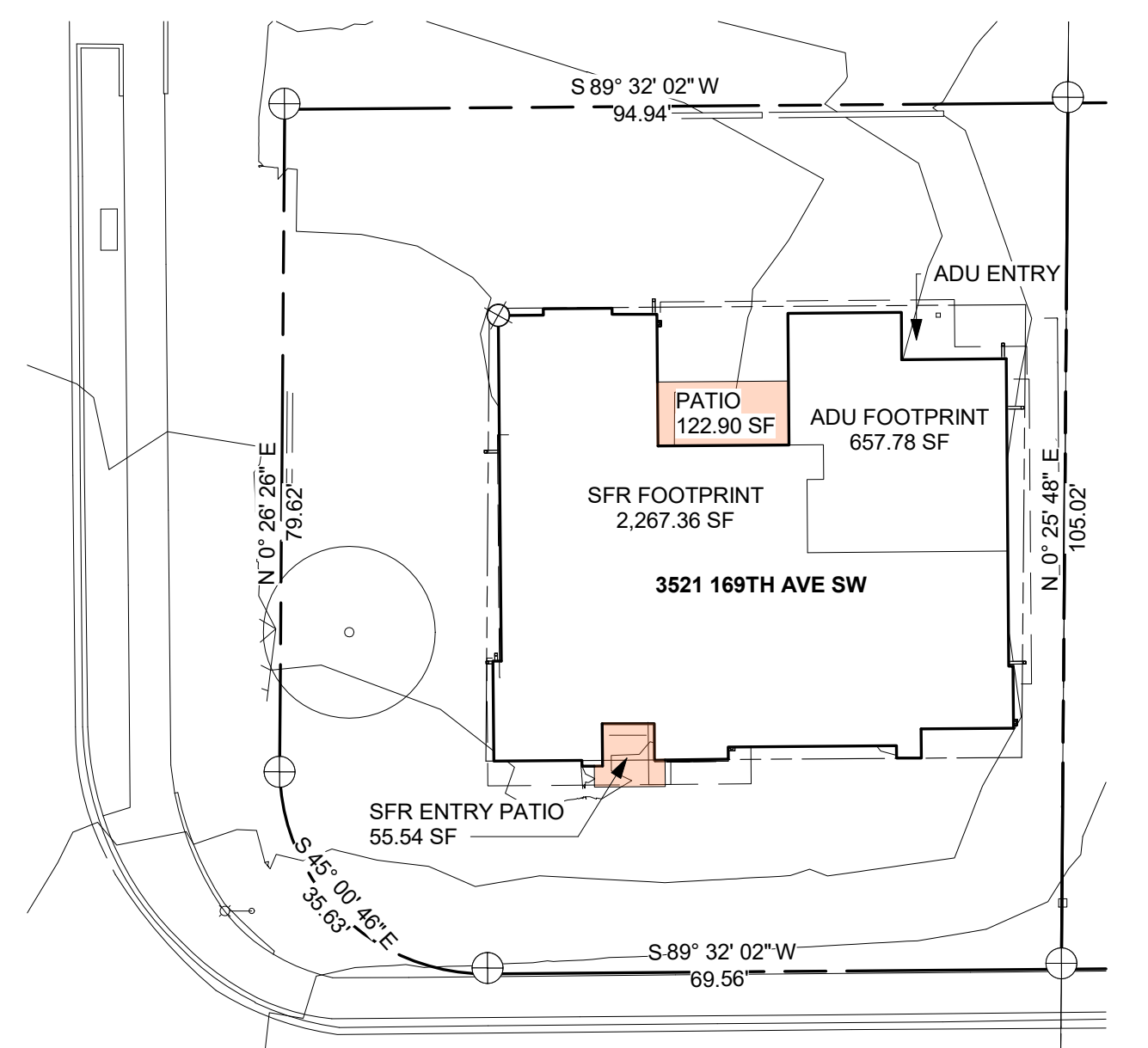


DALEY-MORROW-POBLETE, INC.
726 AUBURN WAY NORTH
AUBURN, WASHINGTON 98002
PHONE: (253)333-2200 (FAX) 333-2206

dmp ENGINEERING - SURVEYING
INCORPORATED LAND PLANNING



SITE PLAN
1" = 10'-0" 1



LOT COVERAGE DIAGRAM
1" = 20'-0" 2

KEY NOTES

001	PROJECT BASE POINT.
002	EXISTING PROPERTY LINE.
004	SETBACK LINE.
041	LINE OF EXISTING GRADE, PER SURVEY.
042	LINE OF PROPOSED GRADE, PER CIVIL.
043	GRADE SITE AWAY FROM BUILDING, PER IRC 401.3.
044	EXISTING TREE TO REMAIN. PROTECT PER ARBORIST.
060	PROPOSED AT-GRADE CONCRETE PATIO, PER PLANS.
061	FRONT ENTRY TO SFR.
063	DOWNSPOUT, STORMWATER SYSTEM PER CIVIL.
066	EXISTING POWER POLE
075	CONCRETE SLAB OVER COMPACTED EARTH FOR OUTDOOR HVAC UNIT, OR PER MANUFACTURER'S RECOMMENDATION.
077	DRIVEWAY SLOPE PER CIVIL.
079	LINE OF BUILDING ABOVE.
083	LINE OF ROOF OR AWNING ABOVE.
086	LINE OF 10' PUBLIC UTILITY EASEMENT PER SURVEY. 00 SITE PLAN
087	ADU ENTRY.

ZONING REQUIREMENTS

JURISDICTION: CITY OF LYNNWOOD
 ZONING: RS-8
 PARCEL ASSESSOR'S #: 00372700100703
 LOT SIZE: 9,831 SF = 0.225 ACRE

LEGAL DESCRIPTION:
 SECTION 10 TOWNSHIP 27 RANGE 04 QUARTER NE
 ALDERWOOD MANOR 2 BLK 001 D-03-LOT 1 CITY OF LYN SP
 2006STP0007 REC AFN 200611145002 LESS RD R/W TO CITY OF
 LYN PER WD REC AFN 201709200299

MAXIMUMS:
 MAX. FAR: N/A
 MAX. LOT COVERAGE: 35% (3,440.85 SF)
 MAX. HEIGHT: 35' ABOVE ABE

SETBACKS:
 REQUIRED FRONT: MIN. 25' PROVIDED: 25'
 REQUIRED SIDE: MIN. 5'/10' PROVIDED: 5'
 REQUIRED REAR: MIN. 25' PROVIDED: 25'

MAX ADU HABITABLE AREA:
 SFR HABITABLE AREA: 3,750.74 SF
 40% OF SFR: 1,500.30 SF
 MAX ADU AREA: 800.00 SF PROVIDED: 617.71 SF

NOTE:
 THE ACCESSORY DWELLING UNIT SHOWN ON THIS PLAN SHALL NOT BE SOLD AS A SEPARATE PROPERTY OR AS A CONDOMINIUM, OR IN ANY WAY BE PART OF A SUBDIVISION OF THE LOT UPON WHICH IT IS LOCATED UNLESS THAT SUBDIVISION CONFORMS WITH ALL PROVISIONS OF THE LYNNWOOD MUNICIPAL CODE.

LOT COVERAGE CALCULATION

LOT SIZE	9,831 SF
ALLOWABLE COVERAGE (35%)	3,440.85 SF
BUILDING FOOTPRINT - SFR	2,267.36 SF
BUILDING FOOTPRINT - ADU	657.78 SF
SFR ENTRY PATIO	55.54 SF
REAR PATIO	122.90 SF
TOTAL:	3,103.58 SF
PERCENT:	31.57%

TREE PROTECTION GUIDELINES

ALL REMAINING TREES ARE TO HAVE A TREE PROTECTION ZONE (TPZ) ESTABLISHED BEFORE COMMENCEMENT OF ANY CONSTRUCTION OR DELIVERY ACTIVITIES. THE FOLLOWING GUIDELINES ARE TO BE OBSERVED AND PRACTICED DURING ALL CONSTRUCTION ACTIVITIES.

- ACCESS IS TO BE RESTRICTED INTO TPZ'S WITH READILY VISIBLE TEMPORARY TREE FENCING ALONG THE LOD WHICH COMPLETELY SURROUNDS THE PROTECTED AREAS OF RETAINED TREES. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK AND BE AT LEAST 4 FT TALL, CONSTRUCTED USING PIER BLOCK, AND MAJOR ROOTS SHOULD BE AVOIDED WHILE STAKING.
- HIGHLY VISIBLE SIGNS SPACED NO FURTHER THAN 15 FEET SHALL BE PLACED ALONG SIDES OF THE TPZ FENCING.
- CONSTRUCTION MATERIALS OR SUPPLIES, SOIL, DEBRIS, VEHICLES, AND EQUIPMENT ARE NOT TO BE PARKED OR STORED WITHIN TPZ.
- TPZ FENCES MUST BE INSPECTED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITIES.
- ASSESS CREW AND CONTRACTOR PENALTIES, IF NECESSARY, TO KEEP THE TPZ'S INTACT.
- CHECK THE INTEGRITY OF TPZ FENCES WEEKLY, AND REPAIR OR REPLACE AS NEEDED.
- WOOD CHIPS SHOULD BE USED IF POSSIBLE TO SPREAD ABOVE ROOT ZONES WITHIN THE TPZ'S TO A DEPTH OF 6-8 INCHES FOR TEMPORARY PROTECTION.
- CEMENT TRUCKS MUST NOT DEPOSIT WASTE OR RINSE OUT TRUCKS IN THE TPZ.
- AVOID GRADE CHANGES OR TRENCHING WITHIN OR NEAR THE TPZ. IF IT IS UNAVOIDABLE, THEN FOLLOW THE GUIDELINES BELOW.
- TPZ'S MAY ONLY BE MOVED OR ACCESSED WITH PERMISSION FROM CITY OFFICIALS, AND ANY WORK DONE WITHIN TPZ'S MUST BE DONE WITH A CERTIFIED ARBORIST PRESENT.
- IF ROOTS NEED TO BE PRUNED, THEY SHOULD BE CUT WITH PRUNING SAWS, MADE FLUSH WITH THE SIDE OF THE TRENCH.
- TREES SHOULD BE WATERED TWICE A WEEK IF CONSTRUCTION IS TO TAKE PLACE DURING HOT SUMMER MONTHS

IF EXCAVATION OCCURS WITHIN THE DRILINES OF TREES SCHEDULED FOR RETENTION, THE FOLLOWING PROCEDURES MUST BE FOLLOWED TO PROTECT THEM:

- THE CONTRACTOR SHALL VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES TO AVOID CONFLICTS AND MAINTAIN MINIMUM CLEARANCES; ADJUSTMENT SHALL BE MADE TO THE GRADE OF THE NEW UTILITY AS REQUIRED.
- THE INNER ROOT ZONE SHALL NOT BE DISTURBED OR CUT (INNER ROOT ZONE = HALF THE DRIP LINE RADIUS).
- ISA CERTIFIED ARBORIST MUST WORK WITH EQUIPMENT OPERATORS DURING TRENCHING/ EXCAVATION. THE ARBORIST SHOULD HAVE A SHOVEL, HAND PRUNERS, LOPPERS, HANDSAW, AND A SAWSALL.
- IF ROOTS ONE INCH OR LARGER ARE DAMAGED BY EQUIPMENT, THE ARBORIST SHALL STOP THE EQUIPMENT AND HAVE THE DIRT EXCAVATED BY HAND UNTIL THE ROOT CAN BE CLEANLY CUT. A CLEAN STRAIGHT CUT SHALL BE MADE TO REMOVE THE DAMAGED PORTION OF ROOT, AND IF POSSIBLE THE ROOTS SHOULD BE COVERED IN MOIST BURLAP UNTIL RECOVERED WITH DIRT THE SAME DAY.
- BORING OR TUNNELING UNDER ROOTS OF EXISTING TREES IS A VIABLE ALTERNATIVE TO TRENCHING THROUGH ROOTS. IT SHALL BE PERFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND NO ROOTS 1 INCH IN DIAMETER OR LARGER SHALL BE CUT.
- THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED WITHOUT THE PLANNING OFFICIAL'S AUTHORIZATION BASED ON RECOMMENDATIONS FROM A QUALIFIED PROFESSIONAL. THE PLANNING OFFICIAL MAY ALLOW COVERAGE OF UP TO ONE HALF OF THE AREA OF THE TREE'S CRITICAL ROOT ZONE WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR LANDSCAPING PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.

TREE INVENTORY

ONSITE TREES	TREE SPECIES	ACTION
SIGNIFICANT	MONKEY PUZZLE TREE	RETAIN
TOTAL SIGNIFICANT TREES		1
TOTAL NON-SIGNIFICANT TREES		0

NOTES:
 * SUPPLEMENTAL TREES TO MEET REQUIRED MINIMUM SIZE WORTH ONE TREE CREDIT AS OUTLINE IN LMC.
 * 2" CALIPER FOR DECIDUOUS & 6-7 ft. TALL CONIFERS.

SYMBOL LEGEND

SEE GENERAL NOTES SHEET A0.0 FOR COMPLETE SYMBOL INDEX.



11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298
 200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:



INTAKE DATE: 07-26-2023

REVISIONS:	DATE:

PROJECT / CLIENT:

LYNNWOOD HOUSE 2

TRIAD HOMES

PROJECT ADDRESS:
 3521 169TH AVE SW
 LYNNWOOD, WA 98037

DRAWING NAME:

SITE PLAN

DRAWN BY: KKH

CHECKED BY: JK

PHASE:

ADU LAND USE PERMIT

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APPROVED FOR CONSTRUCTION:

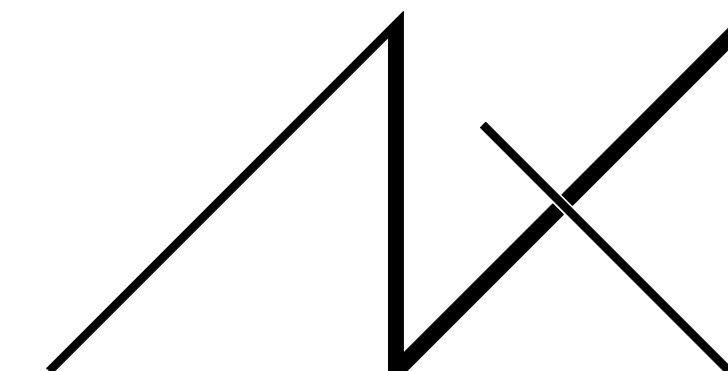
PROJECT No.: A21 069

DATE: 7/26/2023

CALL 48 HOURS BEFORE YOU DIG
 811 OR 1-800-424-5555

A0.1

PLOT SCALE: 1:1

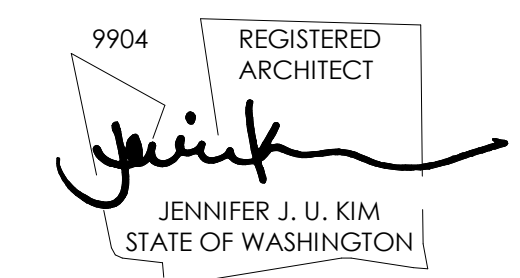


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200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:



INTAKE DATE: 07-26-2023

Table with 2 columns: REVISIONS, DATE. Multiple empty rows for revisions.

PROJECT / CLIENT: LYNNWOOD HOUSE 2

TRIAD HOMES

PROJECT ADDRESS: 3521 169TH AVE SW LYNNWOOD, WA 98037

DRAWING NAME:

FOUNDATION PLAN

DRAWN BY: KKH CHECKED BY: JK

PHASE: ADU LAND USE PERMTI

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 069 DATE: 7/26/2023

A1.0

PLOT SCALE: 1:1

KEY NOTES

- 101 PROJECT BASE POINT.
102 EXISTING PROPERTY LINE.
104 SETBACK LINE.
130 FOUNDATION WALL AND FOOTING PER STRUCTURAL. 6MIL VAPOR BARRIER TURNED UP AND OVER TOP OF STEM WALL.
131 16"x8" CRAWL SPACE VENT. TYP. ENSURE VENTS ARE NOT IN CONFLICT WITH HOLDDOWNS. PROVIDE PRE-FABRICATED GALVANIZED VENT WELL AS REQUIRED, PER IRC 408.1.
136 STEP IN FOUNDATION WALL. TYP.
141 CONCRETE SLAB IN UNCONDITIONED SPACE. SLOPE PER PLANS. INSTALL OVER GRAVEL OR CRUSHED ROCK OVER FIRM COMPACTED OR UNDISTURBED SOIL, WITH REINFORCING PER STRUCTURAL.
145 CONCRETE LANDING. MIN. SLOPE 1/4" PER 12" AWAY FROM BUILDING.
146 LANDINGS OR FINISHED FLOORS AT REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.
151 CRAWL SPACE. MINIMUM 18" TALL. PROVIDE MIN 6MIL VAPOR BARRIER OVER GRADE AND TURNED UP AND OVER STEM WALLS.
152 CRAWL SPACE ACCESS IN FLOOR ABOVE, PER IRC R408.4. 18"x24" MIN OPENING WITH R-38 INSULATION.
153 PLUMBING FIXTURE ABOVE. VERIFY DIMENSIONS IN FIELD PER FIXTURE SELECTION.
155 POWDER-COATED 4" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM, PER CIVIL.
161 CONCRETE SLAB OVER COMPACTED EARTH FOR OUTDOOR HVAC UNIT, OR PER MANUFACTURER'S RECOMMENDATION.

CRAWL SPACE VENTILATION

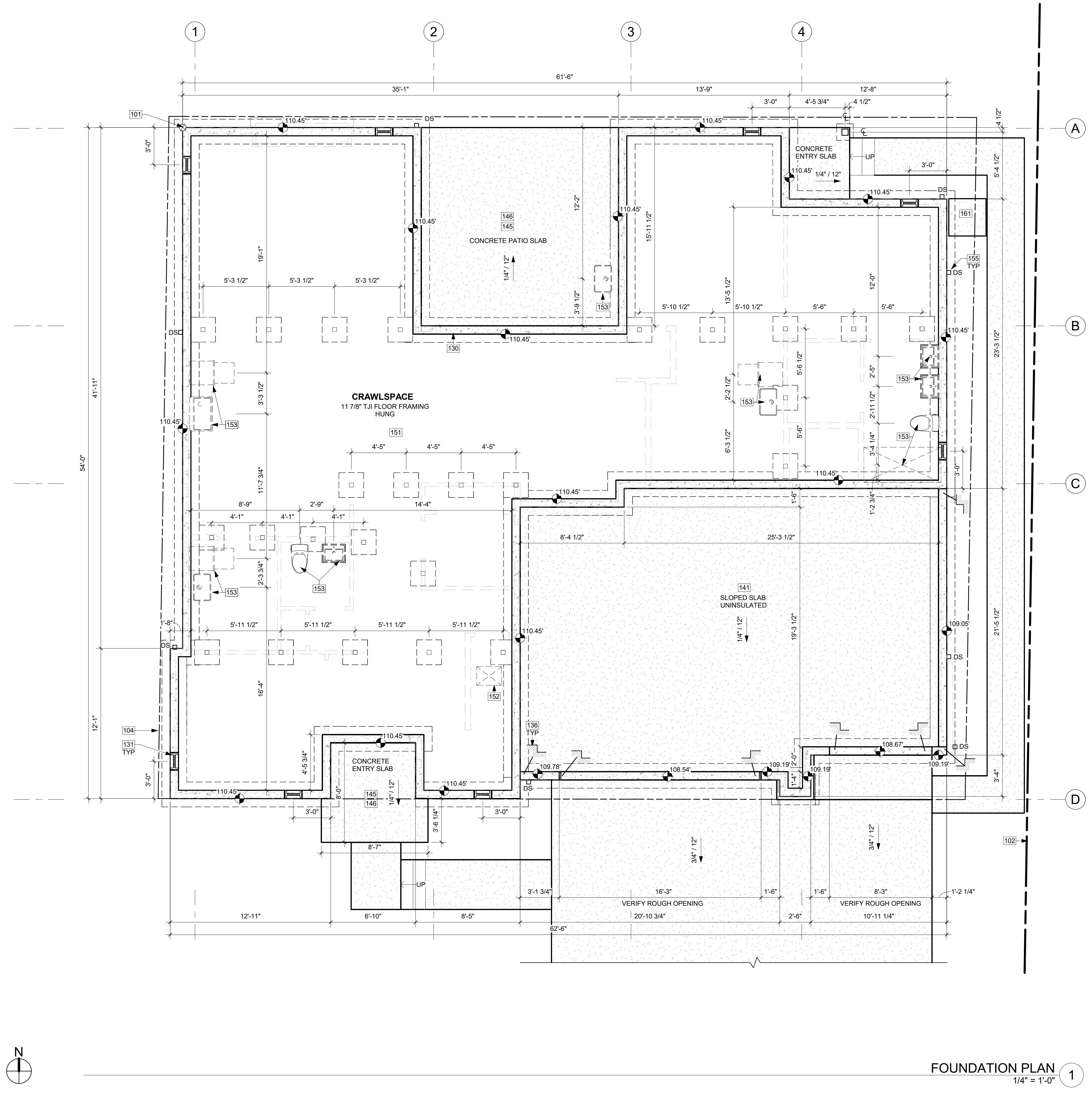
Table with 2 columns: Description, Value. Includes CRAWL SPACE AREA = 1,952.50 SF, VENTILATION REQUIRED, NET VENT AREA, VENTS REQUIRED, etc.

FOUNDATION PLAN NOTES

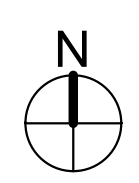
- 1. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH). DEPTH OF FOOTINGS TO BE DETERMINED BY STRUCTURAL ENGINEER. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR. STOP WORK IF RECOMMENDED EXCAVATION CUT OR BEARING SOIL CHANGES OCCUR IN EITHER HORIZONTAL OR VERTICAL DIRECTION AND NOTIFY IMMEDIATELY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER. AT WHICH POINT THE ENGINEERS SHALL DETERMINE CAUSE OF DISPLACEMENT AND DEVELOP AND IMPLEMENT REMEDIAL MEASURES. REFER TO STRUCTURAL PLANS FOR ALL FRAMING & FOUNDATION INFORMATION.
2. ALL IMPERVIOUS SURFACES TO BE GRADED TO SLOPE AND DRAIN AWAY FROM THE STRUCTURE MIN. 1/4" PER FOOT.
3.

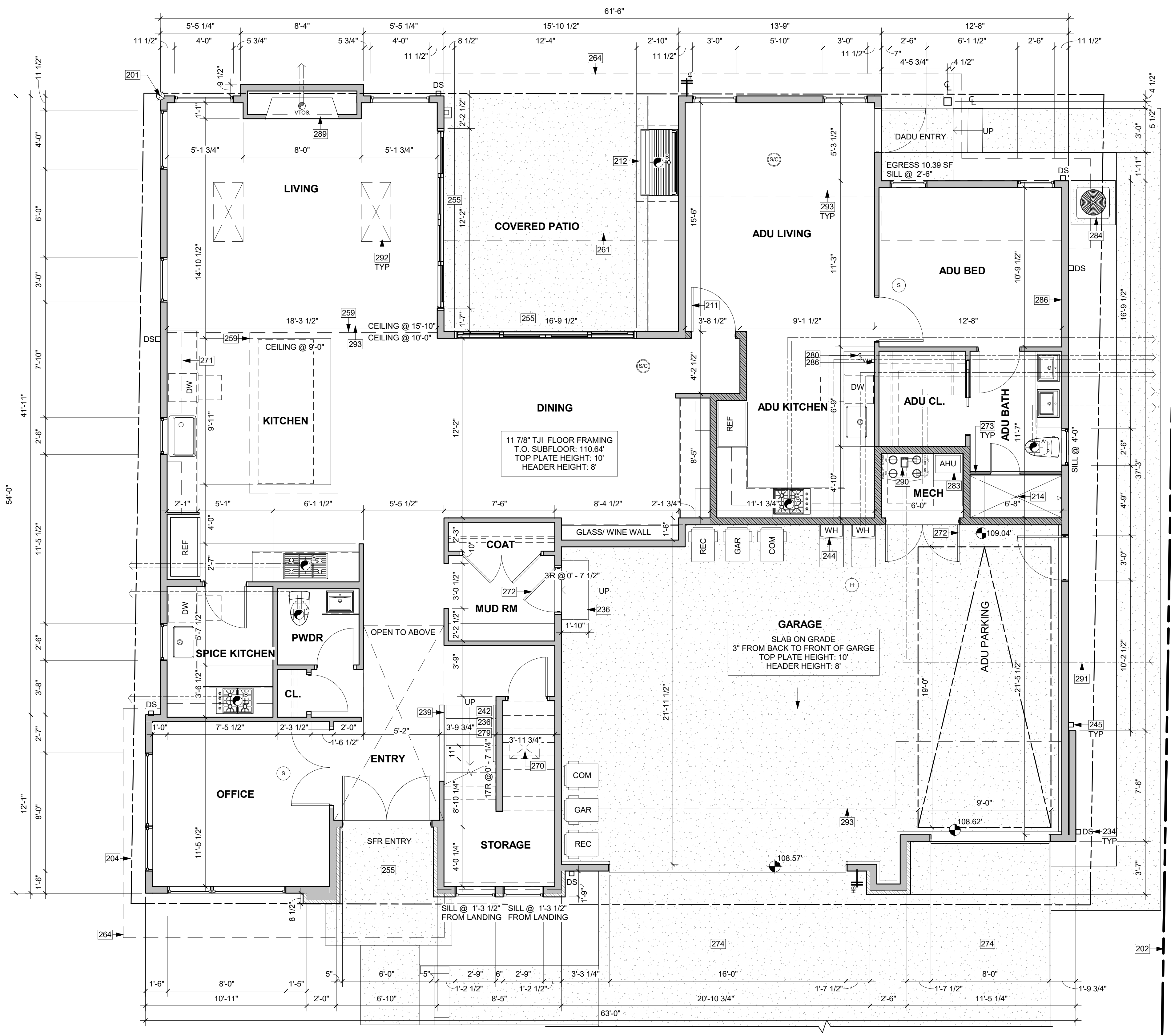
SYMBOL LEGEND

- SEE GENERAL NOTES SHEET A0.2 FOR COMPLETE SYMBOL INDEX.
WALL ABOVE
NEW DIAGRAMMATIC FOUNDATION WALL & FOOTING. VERIFY SIZE WITH STRUCTURAL.
NEW SLAB ON GRADE
POST AND PLINTH - VERIFY SIZE AND TYPE WITH STRUCTURAL PLAN
TOW 119.12' TOP OF WALL ELEVATION



FOUNDATION PLAN 1/4" = 1'-0" 1





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

HOUSE VENTILATION - SFR

2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505.4, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.3 AND TABLE 1505.4.3(1) & (2); PROVIDE CONTROLS PER 1505.4.2, COMPLY WITH WSEC R403.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
	BATH & POWDER	MIN. 50 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4)
	KITCHEN	MIN. 100 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4) RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT MIN. 100 CFM AT 0.10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT. IF OVER 400 CFM, MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6.
	LAUNDRY ROOM	MIN. 160 CFM (INTERMITTENT) @ 0.25" WG - TO FUNCTION AND BE LABELED AS WHOLE HOUSE FAN (4 BEDROOMS 3,501-4,000 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT. VENTILATION REQUIREMENTS TO BE MET WITH A HRV WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF .65 PER WSEC ENERGY CREDIT 2.2

** MAKEUP AIR IS NOT REQUIRED IF ALL GAS APPLIANCES IN THE HOUSE HAVE A DIRECT VENT OR MECHANICAL DRAFT VENT SYSTEM, PER MODIFICATION M1503.6.

HOUSE VENTILATION - ADU

2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505.4, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.3 AND TABLE 1505.4.3(1) & (2); PROVIDE CONTROLS PER 1505.4.2, COMPLY WITH WSEC R403.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
	BATH & POWDER	MIN. 50 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4)
	KITCHEN	MIN. 100 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4) RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT MIN. 100 CFM AT 0.10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT. IF OVER 400 CFM, MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6.
	LAUNDRY ROOM	MIN. 60 CFM (INTERMITTENT) @ 0.25" WG - TO FUNCTION AND BE LABELED AS WHOLE HOUSE FAN (0-1 BEDROOMS 501-1,000 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT.

** MAKEUP AIR IS NOT REQUIRED IF ALL GAS APPLIANCES IN THE HOUSE HAVE A DIRECT VENT OR MECHANICAL DRAFT VENT SYSTEM, PER MODIFICATION M1503.6.

KEY NOTES

- 201 PROJECT BASE POINT.
- 202 EXISTING PROPERTY LINE.
- 204 SETBACK LINE.
- 211 20-MINUTE FIRE-RATED DOOR BETWEEN SINGLE-FAMILY RESIDENCE AND ACCESSORY DWELLING UNIT.
- 212 PROTECTIVE MATERIAL ABOVE AND AROUND APPLIANCE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- 214 EQUAL FLOW DRAIN WATER HEAT RECOVERY UNIT TO BE INSTALLED IN SHOWER. MINIMUM EFFICIENCY OF 40%.
- 234 POWDER-COATED SCUPPER AND 4" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM, PER CIVIL.
- 236 WOOD STAIR, STAIR STRUCTURE AND CONNECTIONS TO BE A DEFERRED SUBMITTAL.
- 239 GUARDRAILS, FLOOR MOUNT, DEFERRED SUBMITTAL. MIN. HEIGHT 36-INCHES PER IRC R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER, PER IRC R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAT AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAMETER. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE OF 4-3/8" IN DIAMETER. CONNECTIONS PER TYPICAL STRUCTURAL GUARDRAIL DETAILS.
- 242 HANDRAIL PER IRC 311.7.8, WALL MOUNTED.
- 244 ENERGY STAR RATED ON DEMAND WATER HEATER PER WSEC TABLE 406.2 OPTION 5.3; MIN. EFF=0.91. DIRECT VENT TO OUTSIDE THROUGH WALL OR ROOF PER MANUFACTURER'S REQUIREMENTS. THE COMBUSTION AIR TO BE PROVIDED BY INFILTRATION OF FRESH AIR WITH A FRESH AIR VENT. ONE FOR EACH DWELING UNIT.
- 245 POWDER-COATED 5" SQUARE GUTTER AND 4" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM, PER CIVIL.
- 255 LANDING OR FINISHED FLOORS AT REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.
- 259 LINE OF CEILING CHANGE ABOVE.
- 261 LINE OF EXTERIOR WALL ABOVE. FILL FLOOR CAVITY OVER NON-CONDITIONED SPACES WITH BATT INSULATION. MINIMUM R-38.
- 264 LINE OF ROOF ABOVE.
- 270 CRAWL SPACE ACCESS IN FLOOR. PER IRC R408.4. 18"x24" MIN OPENING WITH R-38 INSULATION.
- 271 LINE OF UPPER CABINETS.
- 272 20 MINUTE FIRE-RATED DOOR WITH SELF CLOSER. INSULATED.
- 273 TEMPERED GLAZING IN SHOWER STALL. DOOR TO SWING OUTWARD.
- 274 DRIVEWAY SLOPE PER CIVIL.
- 279 PROVIDE ILLUMINATION PER IRC R303.7. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATION LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
- 280 WHOLE HOUSE FAN CONTROL (WHFC) PER IRC 2018 1504.2 SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE. MUST OPERATE AT LEAST 50% OF TIME IN EACH 4 HOUR SEGMENT PER IRC TABLE M1505.4.3(1) & (2).
- 283 HIGH EFFICIENCY FURNACE (92% AFUE) DIRECT VENT TO OUTSIDE. COMBUSTION & FRESH AIR TO BE PROVIDED THROUGH WALL.
- 284 EXTERIOR PORTION OF AIR SOURCE HEAT PUMP WITH MINIMUM HSPF OF 11 TO SERVE BOTH SFR AND ADU WITH ZONAL CONTROL. PROVIDE MINIMUM CLEARANCES AROUND UNIT PER MANUFACTURER'S REQUIREMENTS.
- 286 ZONAL CONTROL FOR SHARED HVAC UNIT, SFR MAX 62446 BTU/HR, ADU MAX 9,709 BTU/HR.
- 289 GAS FIREPLACE: DIRECT VENT THROUGH THE WALL PER MANUFACTURER'S REQUIREMENTS. MINIMUM FRAMING CLEARANCES PER OWNER'S SELECTED UNIT. PER IRC R1004.2. FACTORY-BUILT FIREPLACES SHALL BE LISTED, LABELED AND INSTALLED WITH THE CONDITIONS OF THE LISTING, AND IN ACCORDANCE WITH UL 127. FACTORY-BUILT FIREPLACES FOR APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA.
- 290 HEAT RECOVERY VENTILATOR (HRV) PROVIDED TO SERVE BOTH SFR AND ADU WITH ZONAL CONTROL. ZERO-ENERGY COMFORT VENTILATION UNIT. EXTRACT STALE AIR FROM THE KITCHEN AND BATHROOMS AND SUPPLIES FRESH AIR TO BEDROOMS AND LIVING SPACES. INSTALLATION REQUIREMENTS PER MANUFACTURE.
- 291 HRV INTAKE AND EXHAUST DUCTS.
- 292 SKYLIGHT ABOVE.
- 293 LINE OF BUILDING ABOVE.

RATED CONSTRUCTION LEGEND

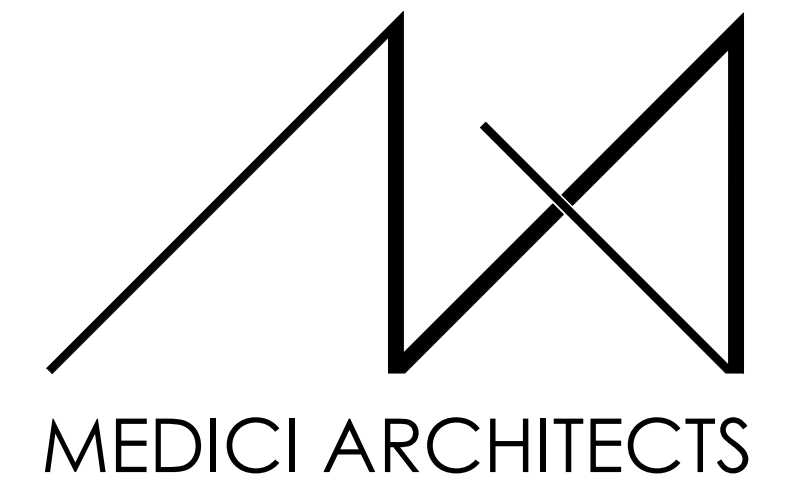
- 1-HOUR RATED WALL CONSTRUCTION
- 1-HOUR RATED FLOOR / ROOF CONSTRUCTION

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. SEE STRUCTURAL DRAWINGS FOR ALL POSTS, BEAMS AND HEADERS.
3. PROVIDE SOLID BLOCKING OVER SUPPORTS.
4. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
5. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
6. DOOR JAMB 4.5" FROM CORNER TYP., U.N.O.
7. SEE SHEETS A0.3, A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
9. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
10. INSTALL SIMPSON CONC. TO WOOD HOLDOWNS PER STRUCTURAL DRAWINGS, ALSO SEE MANUFACTURER'S SPECS.
11. SMOKE & CARBON MONOXIDE DETECTORS:
 - SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
 - SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
 - SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
 - SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 2"
12. LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120°F HOT WATER TEMPERATURE.
13. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH). DEPTH OF FOOTINGS TO BE DETERMINED BY STRUCTURAL ENGINEER. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR. STOP WORK IF RECOMMENDED EXCAVATION CUT OR BEARING SOIL CHANGES OCCUR IN EITHER HORIZONTAL OR VERTICAL DIRECTION AND NOTIFY IMMEDIATELY THE ENGINEERS SHALL DETERMINE CAUSE OF DISPLACEMENT AND DEVELOP AND IMPLEMENT REMEDIAL MEASURES.

SYMBOL LEGEND

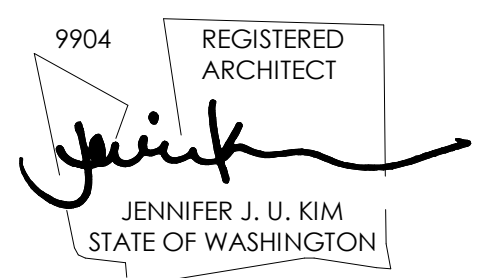
SEE GENERAL NOTES SHEET A0.0 FOR COMPLETE SYMBOL INDEX.



MEDICI ARCHITECTS

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REGISTRATION:



INTAKE DATE: 07-26-2023

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT / CLIENT:
LYNNWOOD HOUSE 2

TRIAD HOMES

PROJECT ADDRESS:
3521 169TH AVE SW
LYNNWOOD, WA 98037

DRAWING NAME:

1ST FLOOR PLAN

DRAWN BY: KKH
CHECKED BY: JJK

PHASE:
ADU LAND USE PERMTI

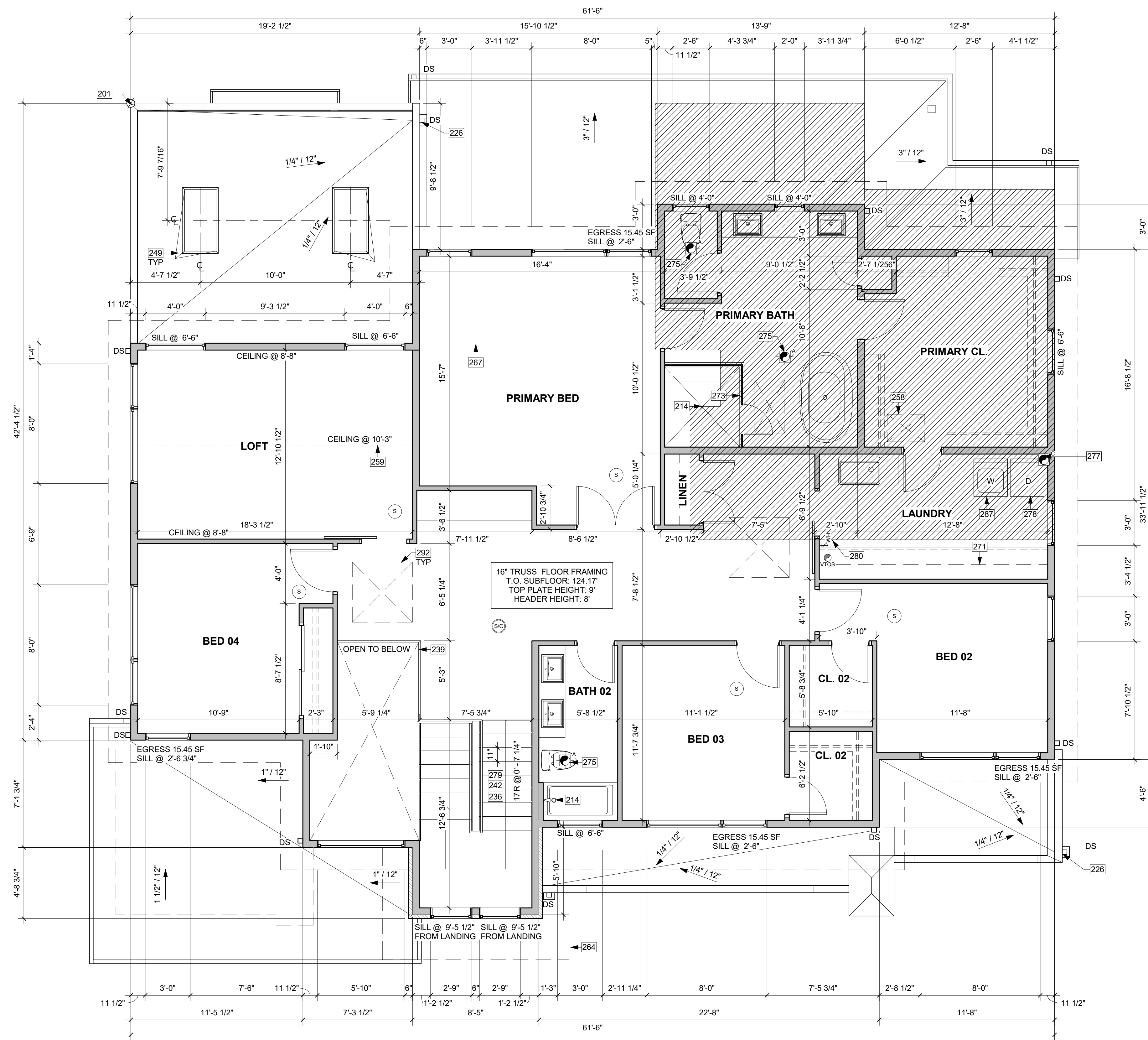
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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 069
DATE: 7/26/2023

A2.1

PLOT SCALE: 1:1



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

HOUSE VENTILATION - SFR

2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505.4, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.3 AND TABLE 1505.4.3(1) & (2); PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
	BATH & POWDER	MIN. 50 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4)
	KITCHEN	MIN. 100 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4) RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT MIN. 100 CFM AT 0.10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT, IF OVER 400 CFM. MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6.
	LAUNDRY ROOM	MIN. 160 CFM (INTERMITTENT) @ 0.25" WG - TO FUNCTION AND BE LABELED AS WHOLE HOUSE FAN (4 BEDROOMS 3,501<4,000 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT. VENTILATION REQUIREMENTS TO BE MET WITH A HRV WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF .65 PER WSEC ENERGY CREDIT 2.2

** MAKEUP AIR IS NOT REQUIRED IF ALL GAS APPLIANCES IN THE HOUSE HAVE A DIRECT VENT OR MECHANICAL DRAFT VENT SYSTEM, PER MODIFICATION M1503.6.

KEY NOTES

- 201 PROJECT BASE POINT.
- 214 EQUAL FLOW DRAIN WATER HEAT RECOVERY UNIT TO BE INSTALLED IN SHOWER. MINIMUM EFFICIENCY OF 40%.
- 226 THRU WALL DRAIN.
- 236 WOOD STAIR. STAIR STRUCTURE AND CONNECTIONS TO BE A DEFERRED SUBMITTAL.
- 239 GUARDRAILS, FLOOR MOUNT. DEFERRED SUBMITTAL. MIN. HEIGHT 36-INCHES PER IRC R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER, PER IRC R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER. TREAT AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAMETER. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE OF 4-3/8" IN DIAMETER. CONNECTIONS PER TYPICAL STRUCTURAL GUARDRAIL DETAILS.
- 242 HANDRAIL PER IRC 311.7.8. WALL MOUNTED.
- 249 BUILT-UP RIGID INSULATION CRICKET, WITH PROTECTION BOARD OVER. SLOPE MINIMUM 1/4" PER 12".
- 258 ATTIC ACCESS PER R807.1. ROUGH OPENING NO LESS THAN 22"x30". 30" MIN UNOBSTRUCTED HEADROOM IN ATTIC SPACE ABOVE ACCESS DOOR.
- 259 LINE OF CEILING CHANGE ABOVE.
- 264 LINE OF ROOF ABOVE.
- 267 LINE OF EXTERIOR WALL BELOW. FILL FLOOR CAVITY OVER NON-CONDITIONED SPACES WITH BATT INSULATION. MINIMUM R-38.
- 271 LINE OF UPPER CABINETS.
- 273 TEMPERED GLAZING IN SHOWER STALL. DOOR TO SWING OUTWARD.
- 275 BATHROOM FAN TO BE VENTED OUTSIDE THROUGH THE ROOF.
- 277 DRYER TO BE VENTED OUTSIDE THROUGH ROOF.
- 278 DRYER TO BE VENTED OUTSIDE THROUGH THE WALL. VERIFY 3'-0" MINIMUM CLEARANCE FROM GLAZING.
- 279 PROVIDE ILLUMINATION PER IRC R303.7. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATION LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
- 280 WHOLE HOUSE FAN CONTROL (WHFC) PER IRC 2018 1504.2 SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE. MUST OPERATE AT LEAST 50% OF TIME IN EACH 4 HOUR SEGMENT PER IRC TABLE M1505.4.3(1) & (2).
- 287 WASHING AND DRYING MACHINES. PROVIDE FLOOR SAVER PAN WITH A TRAP SEAL PRIMER. PER UPC 1007.1 UNDER WASHER WITH TIGHTLINE DRAIN TO SANITARY SEWER. PROVIDE DRYER BOX IN WALL FOR DRYER VENT TO PREVENT COMPROMISING DUCTWORK. VENT THROUGH WALL.
- 292 SKYLIGHT ABOVE.

RATED CONSTRUCTION LEGEND

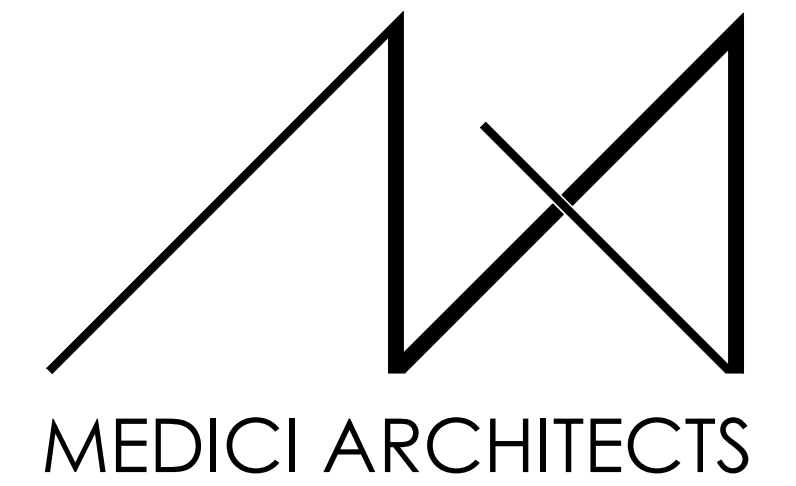
- 1-HOUR RATED WALL CONSTRUCTION
- 1-HOUR RATED FLOOR / ROOF CONSTRUCTION

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. SEE STRUCTURAL DRAWINGS FOR ALL POSTS, BEAMS AND HEADERS.
3. PROVIDE SOLID BLOCKING OVER SUPPORTS.
4. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
5. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
6. DOOR JAMB 4.5" FROM CORNER TYP., U.N.O.
7. SEE SHEETS A0.3, A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
9. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
10. INSTALL SIMPSON CONC. TO WOOD HOLD-DOWNS PER STRUCTURAL DRAWINGS. ALSO SEE MANUFACTURER'S SPECS.
11. SMOKE & CARBON MONOXIDE DETECTORS:
 - SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
 - SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
 - SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
 - SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24"
12. LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120°F HOT WATER TEMPERATURE.
13. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH). DEPTH OF FOOTINGS TO BE DETERMINED BY STRUCTURAL ENGINEER. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR. STOP WORK IF RECOMMENDED EXCAVATION CUT OR BEARING SOIL CHANGES OCCUR IN EITHER HORIZONTAL OR VERTICAL DIRECTION AND NOTIFY IMMEDIATELY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER. AT WHICH POINT THE ENGINEERS SHALL DETERMINE CAUSE OF DISPLACEMENT AND DEVELOP AND IMPLEMENT REMEDIAL MEASURES.

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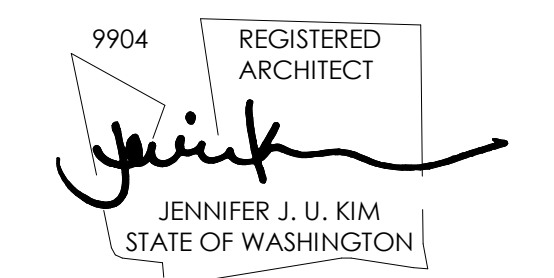
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LYNNWOOD HOUSE 2

TRIAD HOMES

PROJECT ADDRESS:
3521 169TH AVE SW
LYNNWOOD, WA 98037

DRAWING NAME:

2ND FLOOR PLAN

DRAWN BY: KKH
CHECKED BY: JK

PHASE:
ADU LAND USE PERMIT

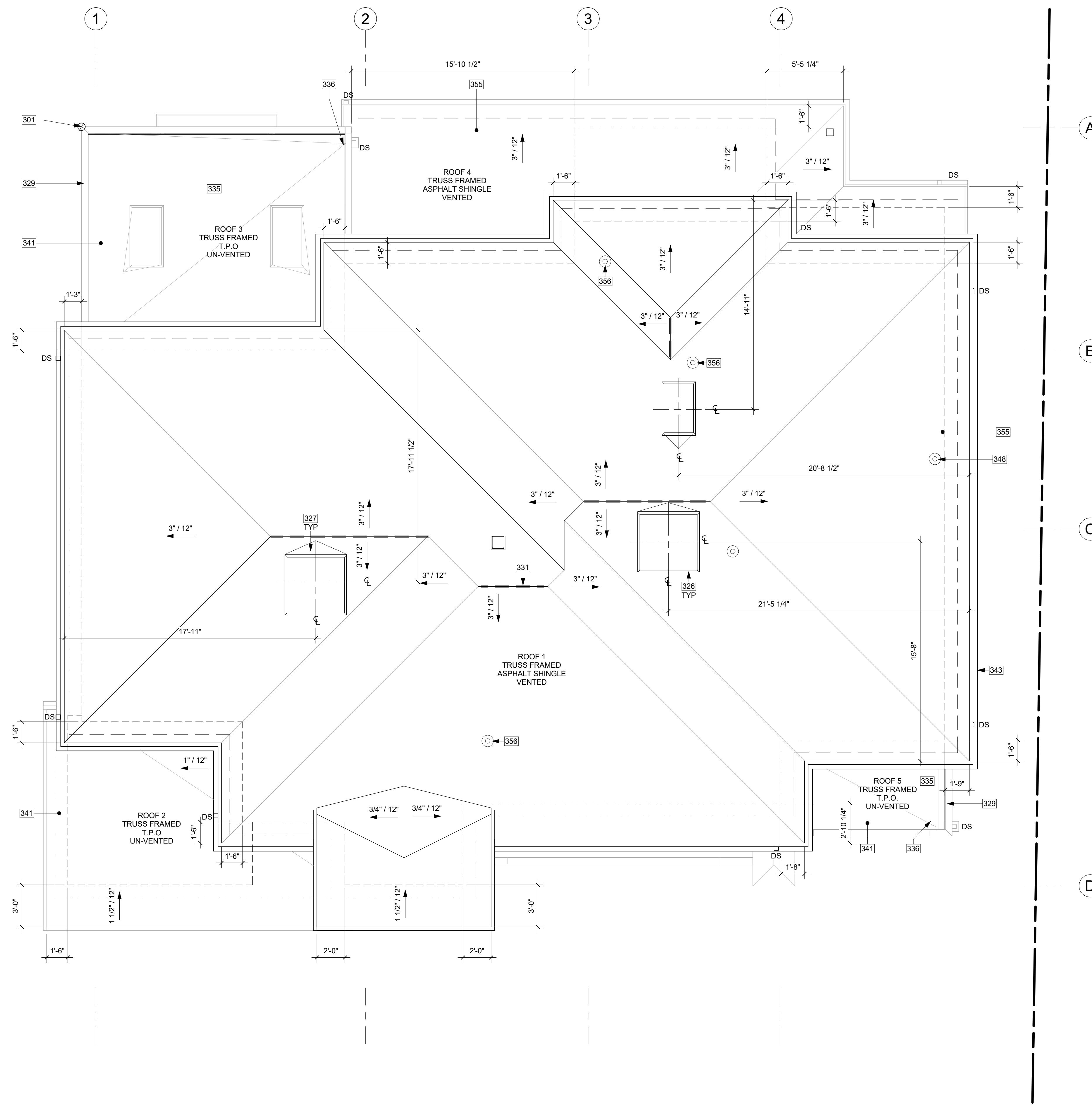
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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 069
DATE: 7/26/2023

A2.2

PLOT SCALE: 1:1



KEY NOTES

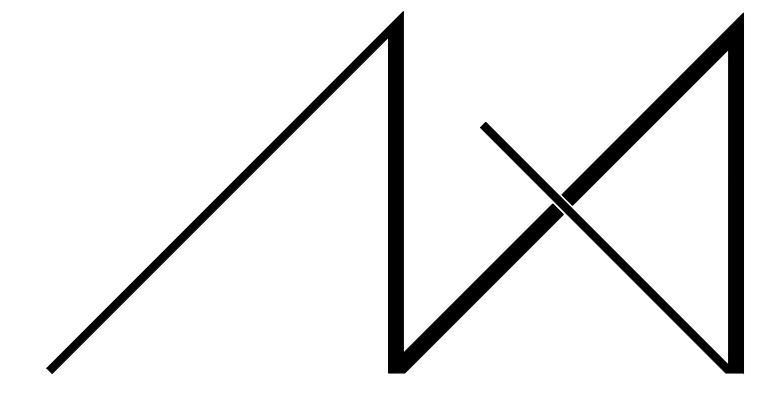
- 301 PROJECT BASE POINT.
- 326 SKYLIGHT PER SCHEDULE. TYP. INSTALL WITH CURB AND FLASHING PER STRUCTURAL AND MANUFACTURER.
- 327 BUILT-UP RIGID INSULATION CRICKET, WITH PROTECTION BOARD OVER. SLOPE MINIMUM 1/4" PER 12".
- 329 VENTED PARAPET WITH 20 GA. SLOPED POWDER-COATED METAL CAP FLASHING.
- 331 DASHED LINE INDICATES CONTINUOUS RIDGE VENT PROVIDING 18 SQUARE INCHES OF VENTILATION PER LINEAR FOOT. SEE ROOF VENT TABLE.
- 335 ROOF: UN-VENTED CAVITY. PROVIDE MINIMUM 7-INCHES ICYNENE PROSEAL (MD-C-200 V3) CLOSED-CELL WATER-BASED SPRAY FOAM INSULATION. R-7.1 PER INCH. MINIMUM TOTAL R-49. A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR. THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER.
- 336 PROVIDE SLOPE FOR FREE DRAINAGE PATH TO SCUPPER, MINIMUM 1/4":12" @ VALLEY.
- 341 TPO ROOFING INSTALLED PER MANUFACTURER. PER R905.2.2. DOUBLE LAYER OF UNDERLAYMENT REQUIRED IF ROOF PITCH IS SHALLOWER THAN 4:12.
- 343 POWDER-COATED 5" SQUARE GUTTER AND 4" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM, PER CIVIL.
- 348 DRYER TO BE VENT THROUGH ROOF.
- 355 ASPHALT SHINGLE ROOF. ROOFING SYSTEM PER IRC R905.2.
- 356 BATHROOM FAN VENT THROUGH ROOF.

SYMBOL LEGEND

- RIDGE VENT
- EAVE VENT
- BUILDING BELOW
- ROOF HAT VENT

ROOF VENTILATION

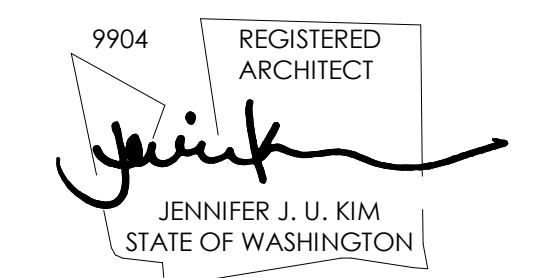
ROOF 1	
ROOF CONSTRUCTION:	PARALLEL CHORD TRUSSES
ROOF AREA:	2,229.36 SF
VENTILATION REQUIRED:	(2,229.36 SF x 144 SI) / 150" = 2,140.19 SI REQUIRED
PROPOSED VENTILATION:	
(4) 2-1/2" DIA. HOLES PER 24":	9.8 SI / LF - 25% = 7.35 SI / LF
PROVIDE:	221.63 LF EAVE VENTILATION = 1,628.98 SI
2" WIDE RIDGE VENT:	18 SI / LF = 18 SI / LF
PROVIDE:	27.08 LF RIDGE VENTILATION = 487.44 SI
ROOF HAT VENT:	50 SI / VENT = 50 SI / VENT
PROVIDE:	1 ROOF HAT VENTS = 50 SI
TOTAL MIN. VENTILATION PROVIDED = 2,166.42 SI IS GREATER THAN 2,140.19 REQ.	
ROOF 2	
ROOF CONSTRUCTION:	PARALLEL CHORD TRUSSES
ROOF AREA:	148.55 SF
VENTILATION REQUIRED:	(148.55 SF x 144 SI) / 150" = 142.61 SI REQUIRED
PROPOSED VENTILATION:	
(4) 2-1/2" DIA. HOLES PER 24":	9.8 SI / LF - 25% = 7.35 SI / LF
PROVIDE:	32.5 LF EAVE VENTILATION = 238.88 SI
TOTAL MIN. VENTILATION PROVIDED = 238.88 SI IS GREATER THAN 142.61 REQ.	
ROOF 4	
ROOF CONSTRUCTION:	PARALLEL CHORD TRUSSES
ROOF AREA:	142.91 SF
VENTILATION REQUIRED:	(142.91 SF x 144 SI) / 150" = 137.19 SI REQUIRED
PROPOSED VENTILATION:	
(4) 2-1/2" DIA. HOLES PER 24":	9.8 SI / LF - 25% = 7.35 SI / LF
PROVIDE:	48.5 LF EAVE VENTILATION = 356.48 SI
TOTAL MIN. VENTILATION PROVIDED = 356.48 SI IS GREATER THAN 137.19 REQ.	
* PER IRC R806.2, MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA. AS AN ALTERNATIVE, THE NET FREE CROSS VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN BETWEEN 40-50% OF REQUIRED VENTILATION AREA IS LOCATED IN THE UPPER PORTION OF ROOF. PER IRC SECTION R806.2.2	



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 TEL: (425) 453-9298 TEL: (208) 726-0194

REGISTRATION:



INTAKE DATE: 07-26-2023

REVISIONS:	DATE:

PROJECT / CLIENT:
LYNNWOOD HOUSE 2

TRIAD HOMES

PROJECT ADDRESS:
 3521 169TH AVE SW
 LYNNWOOD, WA 98037

DRAWING NAME:

ROOF PLAN

DRAWN BY: KKH
 CHECKED BY: JK

PHASE:
 ADU LAND USE PERMTI

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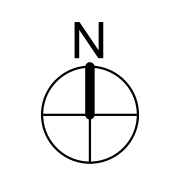
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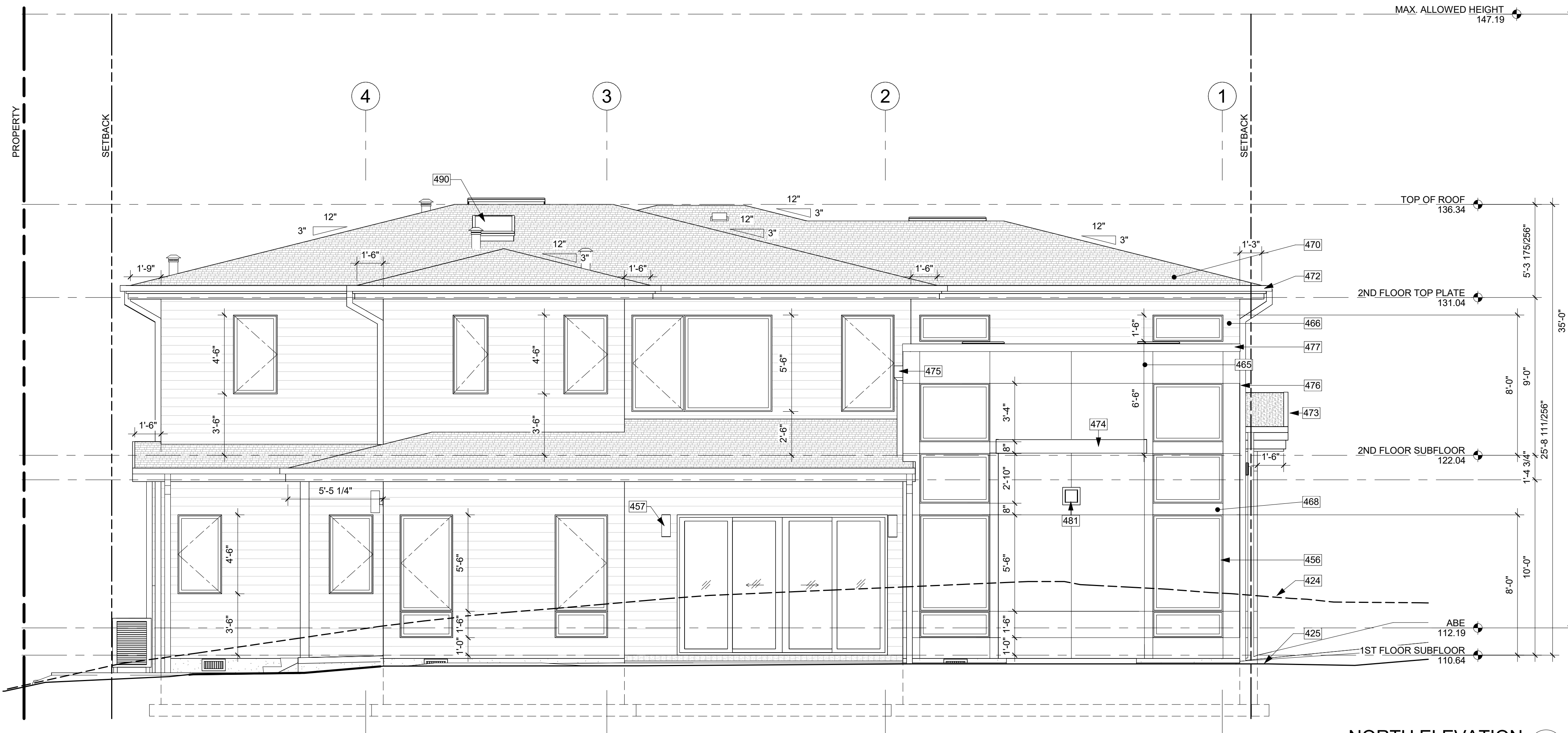
PROJECT No.: A21 069
 DATE: 7/26/2023

A3.0

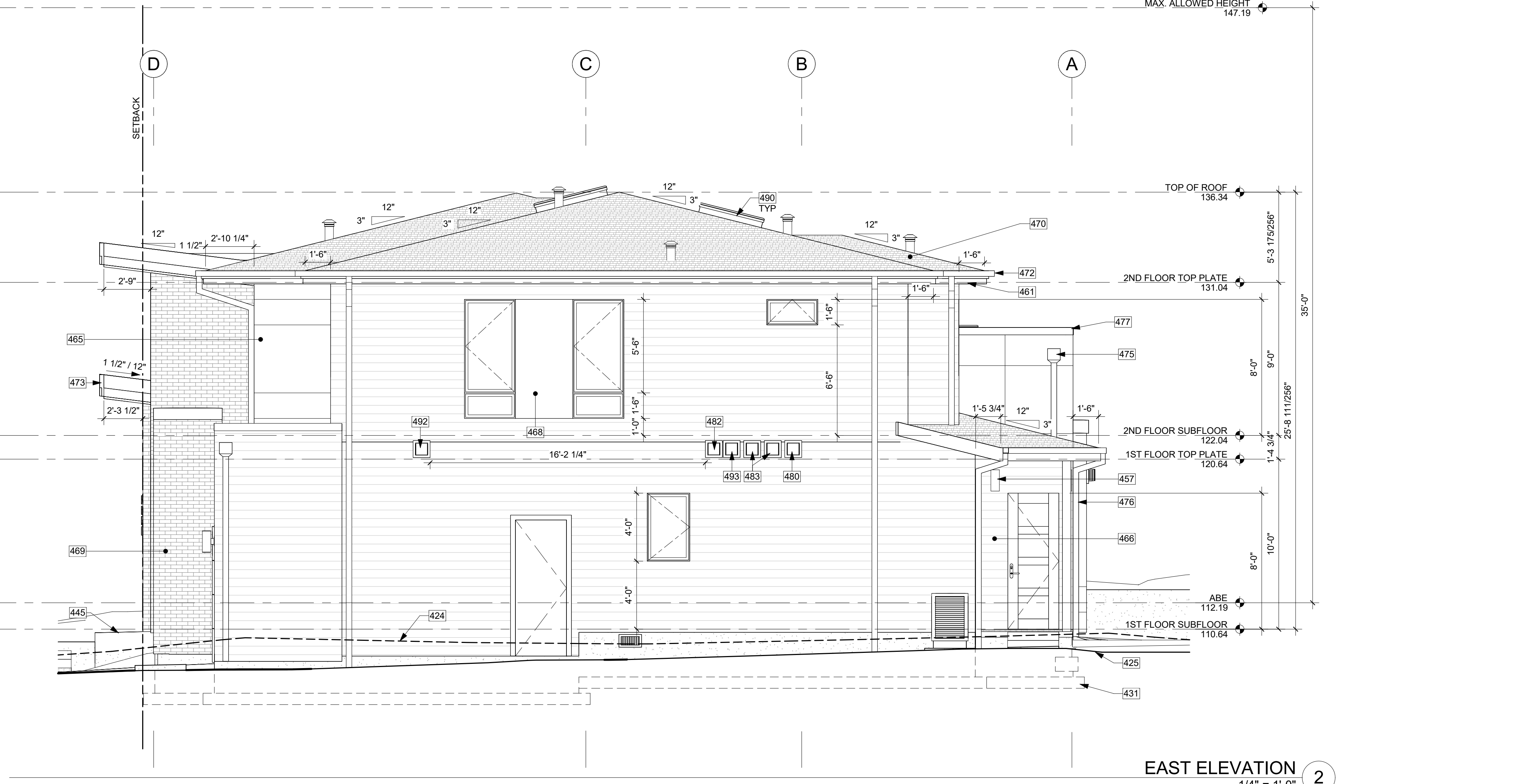
PLOT SCALE: 1:1

ROOF PLAN
 1/4" = 1'-0"





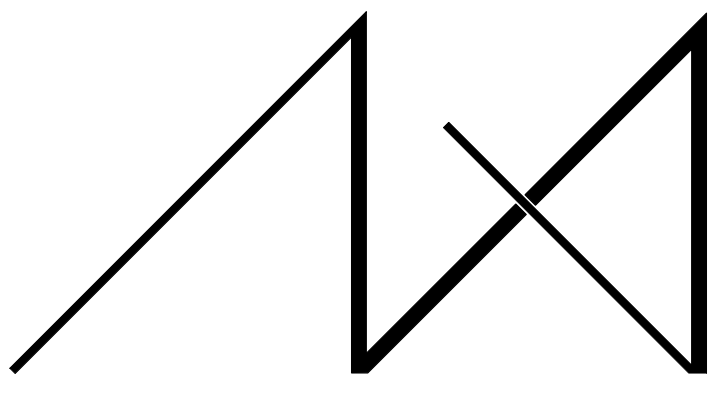
NORTH ELEVATION
1/4" = 1'-0" 1



EAST ELEVATION
1/4" = 1'-0" 2

KEY NOTES

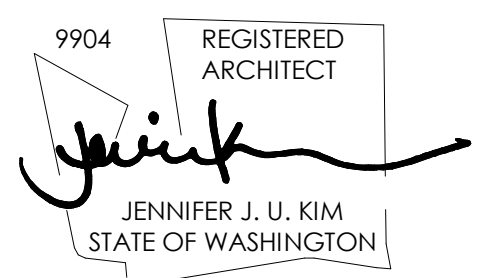
424	LINE OF EXISTING GRADE.
425	LINE OF PROPOSED GRADE.
431	LINE OF FOOTING BEYOND.
445	LANDINGS OR FINISHED FLOORS AT REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.
456	VINYL WINDOWS PER SCHEDULE. SAFETY GLAZING AND EGRESS WHERE NOTED.
457	LIGHTING AT ALL EXTERIOR DOORS. TYP. PROVIDE BACKING FOR ATTACHMENT.
461	TIGHT KNOT CEDAR T&G SOFFIT WITH 4" EXPOSURE, SEAL & STAIN ALL SIDES AND ALL CUTS BEFORE INSTALLING. TYP. PROVIDE 2-INCH CONTINUOUS STRIP SOFFIT VENT.
465	FIBER CEMENT PANEL, RAINSCREEN, PAINTED. NOTE: ALL FIBER CEMENT PANEL DIVISIONS TO ALIGN WITH WINDOWS AS SHOWN. TYP. NOTE: PAINTABLE XOCR TAML'YN SPLINE TO MATCH PANEL COLOR. TYP.
466	FIBER CEMENT PLANK, HORIZONTAL LAP SIDING WITH 6" EXPOSURE, PAINTED - COLOR TBD, TYP. NOTE: PAINTABLE XOCR TAML'YN SPLINE TO MATCH PANEL COLOR. TYP.
468	FIBER CEMENT PANEL INFILL, PAINTED, MATCH WINDOW COLOR
469	STONE VENEER, DRY STACK
470	ASPHALT SHINGLE ROOF. ROOFING SYSTEM PER SRC R905.2
472	4" SQUARE GUTTER OVER 2X6 OVER 2X10 STEPPED FASCIA, PRIMED, FINGER-JOINTED CEDAR FASCIA BOARD.
473	2X10 OVER 2X16 STEPPED PAINTED WOOD FASCIA, COLOR BLACK, WITH 20 GA. POWDER COATED METAL FLASHING WITH CONTINUOUS CLEAT.
474	2X10 PRIMED, FINGER-JOINTED CEDAR FASCIA BOARD.
475	POWDER-COATED SCUPPER AND 4" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM, PER CIVIL.
476	4" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM, PER CIVIL.
477	20 GA. POWDER COATED METAL COPING. PROVIDE CONTINUOUS STRIP VENT PER DETAILS, TYP.
480	STOVE & COOKTOP HOOD VENT TERMINATION. VERIFY 3'-0" MINIMUM CLEARANCE FROM GLAZING.
481	GAS FIREPLACE DIRECT VENT. VERIFY 3'-0" MINIMUM CLEARANCE FROM GLAZING.
482	EXHAUST VENT. VERIFY 3'-0" MINIMUM CLEARANCE FROM GLAZING.
483	HOT WATER HEATER VENT TERMINATION. VERIFY 3'-0" MINIMUM CLEARANCE FROM GLAZING.
490	SKYLIGHT PER SCHEDULE. TYP. INSTALL WITH CURB AND FLASHING PER STRUCTURAL AND MANUFACTURER.
492	HRV FRESH AIR INTAKE. VERIFY 3' FROM EXHAUST AIR VENT.
493	HRV EXHAUST AIR VENT. VERIFY 3' FROM FRESH AIR INTAKE.



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REVISIONS:	DATE:

PROJECT / CLIENT:
LYNNWOOD HOUSE 2

TRIAD HOMES

PROJECT ADDRESS:
3521 169TH AVE SW
LYNNWOOD, WA 98037

DRAWING NAME:

ELEVATIONS

DRAWN BY: KKH
CHECKED BY: JK

PHASE:

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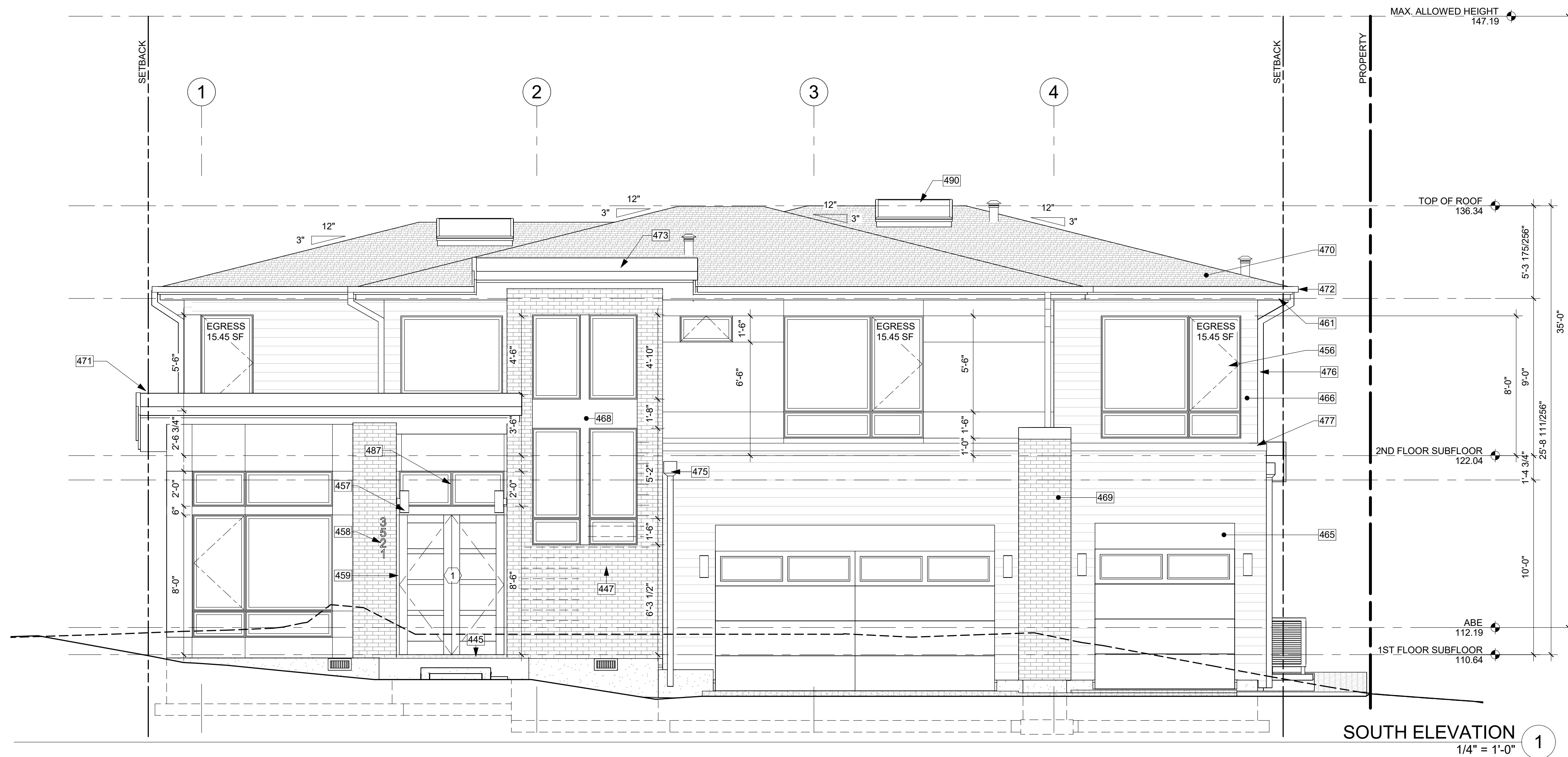
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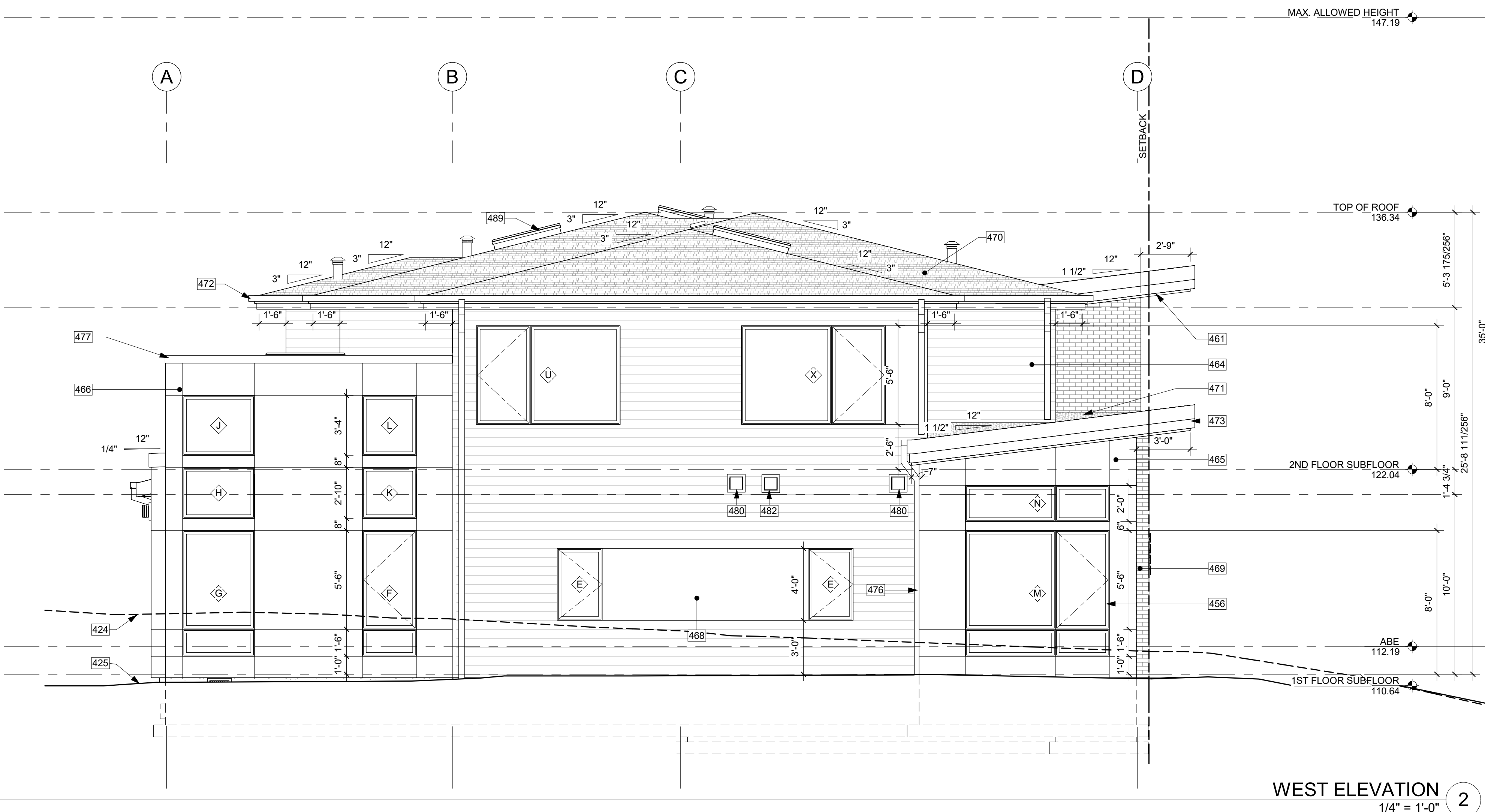
PLOT SCALE: 1:1
A4.0

ELEVATION NOTES

- VERIFY SHEAR WALL NAILING & HOLDINGS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
- WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
- WEATHER PROTECTION EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AND BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED. PER IRC R703.8. FLASHING AT WALLS. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
- PROVIDE FLASHING AT ROOF PENETRATIONS PER IRC R903.2.1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT.
- PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
- PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS.
- CALLK ALL EXTERIOR JOINTS & PENETRATIONS.
- WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
- SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.



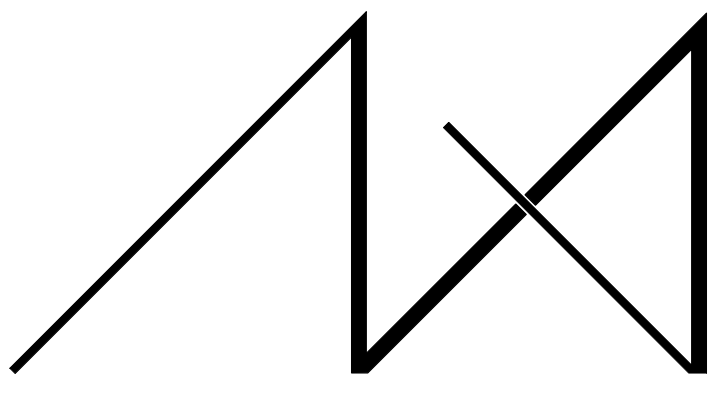
SOUTH ELEVATION
1/4" = 1'-0" ①



WEST ELEVATION
1/4" = 1'-0" ②

KEY NOTES

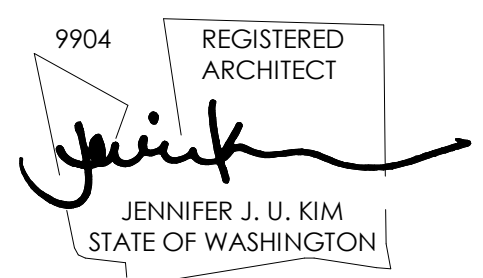
424	LINE OF EXISTING GRADE.
425	LINE OF PROPOSED GRADE.
445	LANDINGS OR FINISHED FLOORS AT REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.
447	LINE OF STAIRS AT EXTERIOR WALL.
456	VINYL WINDOWS PER SCHEDULE. SAFETY GLAZING AND EGRESS WHERE NOTED.
457	LIGHTING AT ALL EXTERIOR DOORS. TYP. PROVIDE BACKING FOR ATTACHMENT.
458	LOCATION OF HOUSE ADDRESS OR NUMBER TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET, SIZE 6" HEIGHT - FONT - HELVETICA - DARK BRONZE.
459	DOORBELL "O" BUTTON LED ILLUMINATED POLYCARBONATE BASE & ALUMINUM FRONT - MATCH WINDOW COLOR.
461	TIGHT KNOT CEDAR T&G SOFFIT WITH 4" EXPOSURE. SEAL & STAIN ALL SIDES AND ALL CUTS BEFORE INSTALLING. TYP. PROVIDE 2-INCH CONTINUOUS STRIP SOFFIT VENT.
464	TIGHT KNOT CEDAR T&G SIDING WITH 4" EXPOSURE. SEAL & STAIN ALL SIDES AND ALL CUTS BEFORE INSTALLING. INSTALL OVER FURRING STRIPS TO MATCH ADJACENT DEPTH OF SIDING MATERIALS.
465	FIBER CEMENT PANEL, RAINSCREEN, PAINTED. NOTE: ALL FIBER CEMENT PANEL DIVISIONS TO ALIGN WITH WINDOWS AS SHOWN. TYP. NOTE: PAINTABLE XOCR TAMLYN SPLINE TO MATCH PANEL COLOR, TYP.
466	FIBER CEMENT PLANK, HORIZONTAL LAP SIDING WITH 6" EXPOSURE. PAINTED - COLOR TBD. TYP. NOTE: PAINTABLE XOCR TAMLYN SPLINE TO MATCH PANEL COLOR, TYP.
468	FIBER CEMENT PANEL INFILL, PAINTED; MATCH WINDOW COLOR
469	STONE VENEER, DRY STACK.
470	ASPHALT SHINGLE ROOF. ROOFING SYSTEM PER SRC R905.2.
471	TPO ROOFING INSTALLED PER MANUFACTURER. PER TABLE R905.1.1(2). DOUBLE LAYER OF UNDERLAYMENT REQUIRED IF ROOF PITCH IS SHALLOWER THAN 4:12.
472	4" SQUARE GUTTER OVER 2X6 OVER 2X10 STEPPED FASCIA. PRIMED, FINGER-JOINTED CEDAR FASCIA BOARD.
473	2X10 OVER 2X16 STEPPED PAINTED WOOD FASCIA. COLOR BLACK. WITH 20 GA. POWDER COATED METAL FLASHING WITH CONTINUOUS CLEAT.
475	POWDER-COATED SCUPPER AND 4" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM, PER CIVIL.
476	4" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM, PER CIVIL.
477	20 GA. POWDER COATED METAL COPING. PROVIDE CONTINUOUS STRIP VENT PER DETAILS, TYP.
480	STOVE & COOKTOP HOOD VENT TERMINATION. VERIFY 3'-0" MINIMUM CLEARANCE FROM GLAZING.
482	EXHAUST VENT. VERIFY 3'-0" MINIMUM CLEARANCE FROM GLAZING.
487	ALIGN WINDOW AND DOOR JAMBS.
489	2X6 WOOD-FRAMED WRAPPED BY STONE VENEER PARAPET WITH STONE CAP FLASHING.
490	SKYLIGHT PER SCHEDULE. TYP. INSTALL WITH CURB AND FLASHING PER STRUCTURAL AND MANUFACTURER.



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REGISTRATION:



INTAKE DATE: 07-26-2023

REVISIONS:	DATE:

PROJECT / CLIENT:
LYNNWOOD HOUSE 2

TRIAD HOMES

PROJECT ADDRESS:
3521 169TH AVE SW
LYNNWOOD, WA 98037

DRAWING NAME:

ELEVATIONS

DRAWN BY: KKH
CHECKED BY: JK

PHASE:

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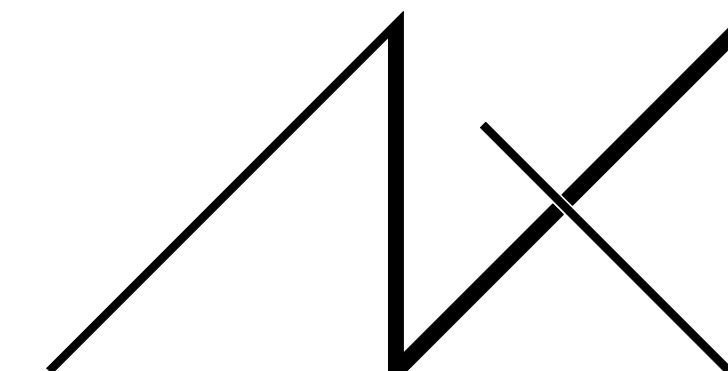
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 069
DATE: 7/26/2023

A4.1
PLOT SCALE: 1:1

ELEVATION NOTES

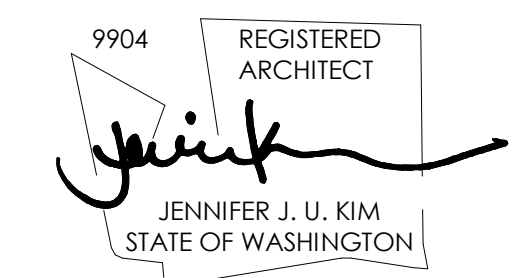
- VERIFY SHEAR WALL NAILING & HOLD-DOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
- WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
- WEATHER PROTECTION. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AND BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED. PER IRC R703.8. FLASHING AT WALLS. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
- PROVIDE FLASHING AT ROOF PENETRATIONS PER IRC R903.2.1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
- PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. CALK ALL EXTERIOR JOINTS & PENETRATIONS.
- WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
- SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.



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REGISTRATION:



INTAKE DATE: 07-26-2023

REVISIONS:	DATE:

PROJECT / CLIENT: LYNNWOOD HOUSE 2

TRIAD HOMES

PROJECT ADDRESS: 3521 169TH AVE SW LYNNWOOD, WA 98037

DRAWING NAME:

PERSPECTIVES

DRAWN BY: KKH
CHECKED BY: JK

PHASE: ADU LAND USE PERMTI

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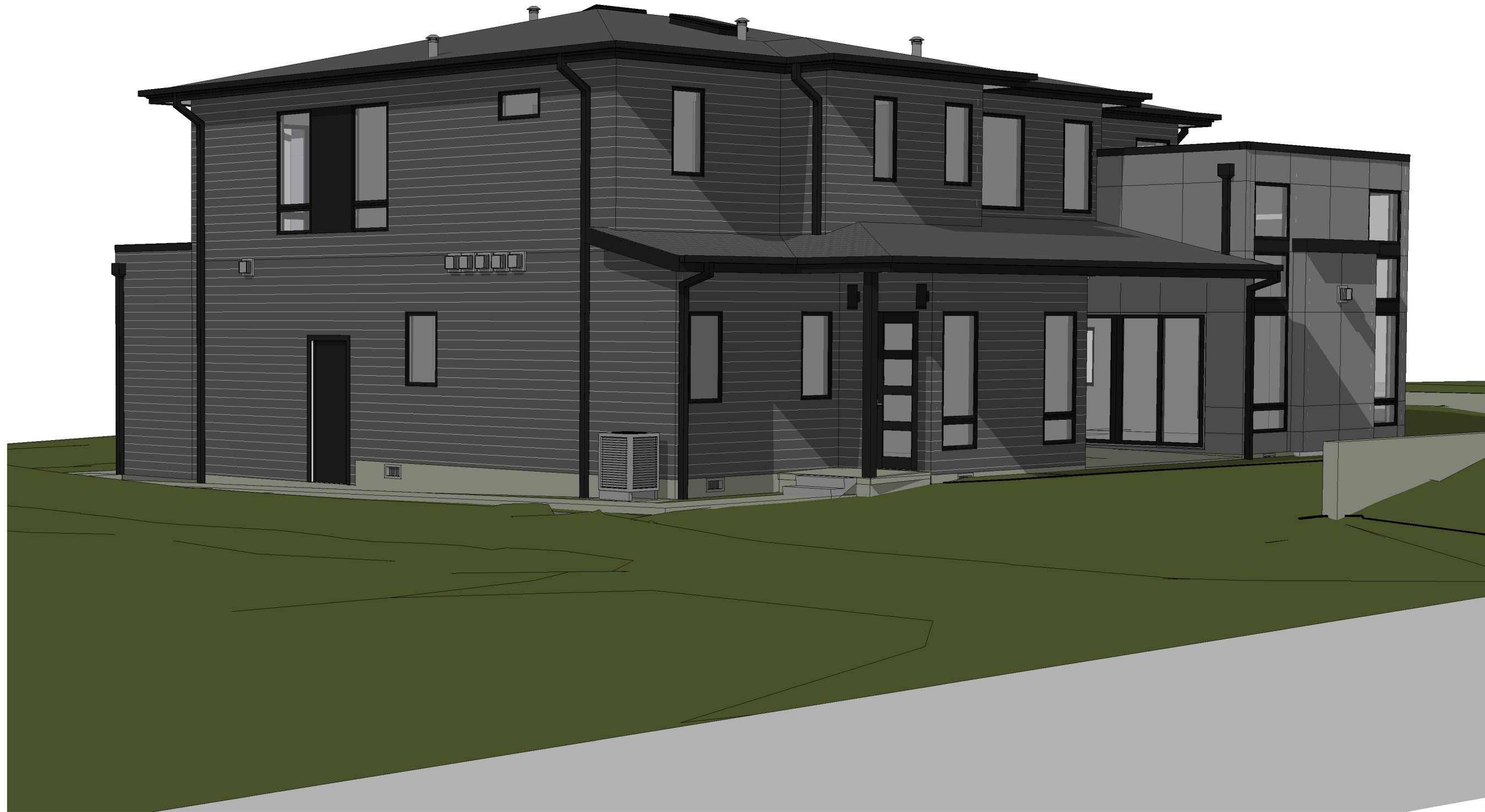
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PLOT SCALE: 1:1



PERSPECTIVE 1
NTS



PERSPECTIVE 2
NTS



PERSPECTIVE 3
NTS



PERSPECTIVE 4
NTS

NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

A4.2

MAX. ALLOWED HEIGHT
147.19



NORTH ELEVATION - MATERIALS / COLORS
1/4" = 1'-0" 1

MAX. ALLOWED HEIGHT
147.19



EAST ELEVATION- MATERIALS / COLORS
1/4" = 1'-0" 2



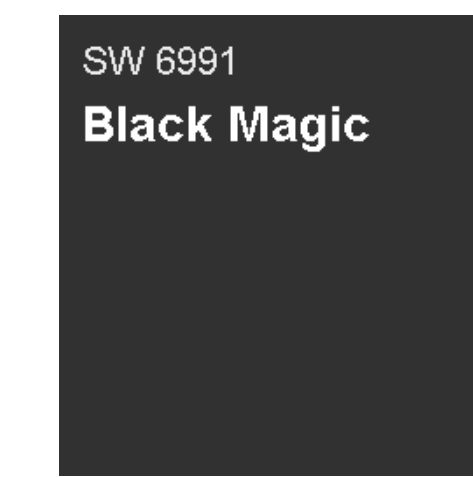
COMPOSITION SHINGLE ROOFING
• GAF CHARCOAL OR SIMILAR



SW 9163
Tin Lizzie
FIBER CEMENT PANEL SIDING
• SMOOTH TEXTURE



SW 7068
Grizzle Gray
FIBER CEMENT LAP SIDING
• SMOOTH TEXTURE, 7" REVEAL



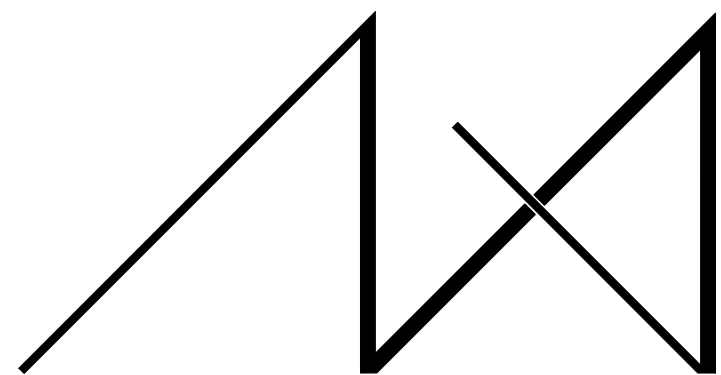
SW 6991
Black Magic
FIBER CEMENT PANEL SIDING
• SMOOTH TEXTURE



VINYL WINDOW
• DARK BRONZE EXTERIOR FINISH



BRICK VENEER (SFR ONLY)
• MUTUAL MATERIALS SLIM BRICK,
COAL CREEK OR SIMILAR



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DRAWING NAME:
ELEVATIONS -
MATERIALS/COLORS

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A4.3



SOUTH ELEVATION - MATERIALS / COLORS
1/4" = 1'-0" ①

ADU NOT VISIBLE IN THESE ELEVATIONS,
BUT SHOWN FOR MATERIAL REFERENCE
OF MAIN STRUCTURE



WEST ELEVATION / MATERIALS / COLORS
1/4" = 1'-0" ②



COMPOSITION SHINGLE ROOFING
• GAF CHARCOAL OR SIMILAR



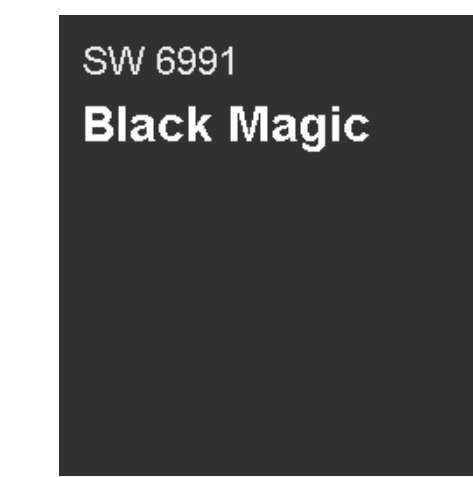
SW 9163
Tin Lizzie

FIBER CEMENT PANEL SIDING
• SMOOTH TEXTURE



SW 7068
Grizzle Gray

FIBER CEMENT LAP SIDING
• SMOOTH TEXTURE, 7" REVEAL



SW 6991
Black Magic

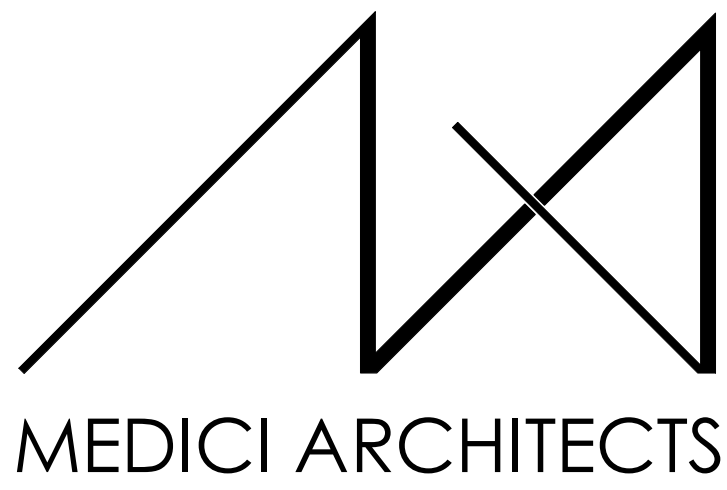
FIBER CEMENT PANEL SIDING
• SMOOTH TEXTURE



VINYL WINDOW
• DARK BRONZE EXTERIOR FINISH



BRICK VENEER (SFR ONLY)
• MUTUAL MATERIALS SLIM BRICK,
COAL CREEK OR SIMILAR



MEDICI ARCHITECTS

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200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:



INTAKE DATE: 07-26-2023

REVISIONS: DATE:

PROJECT / CLIENT:
LYNNWOOD HOUSE 2

TRIAD HOMES

PROJECT ADDRESS:
3521 169TH AVE SW
LYNNWOOD, WA 98037

DRAWING NAME:
ELEVATIONS -
COLORS/MATERIALS

DRAWN BY: KKH
CHECKED BY: JK

PHASE:

ADU LAND USE PERMTI

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 069
DATE: 7/26/2023

PLOT SCALE: 1:1

A4.4