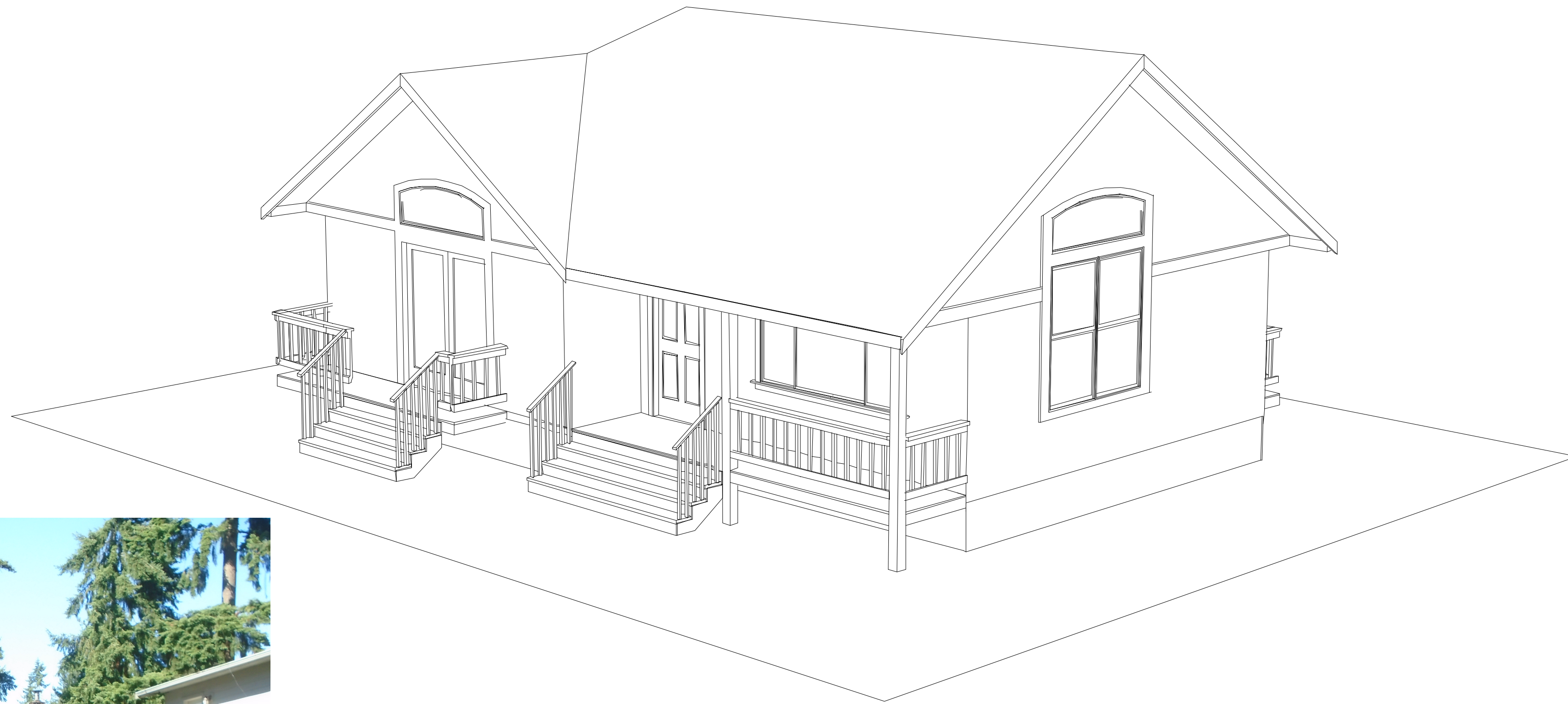
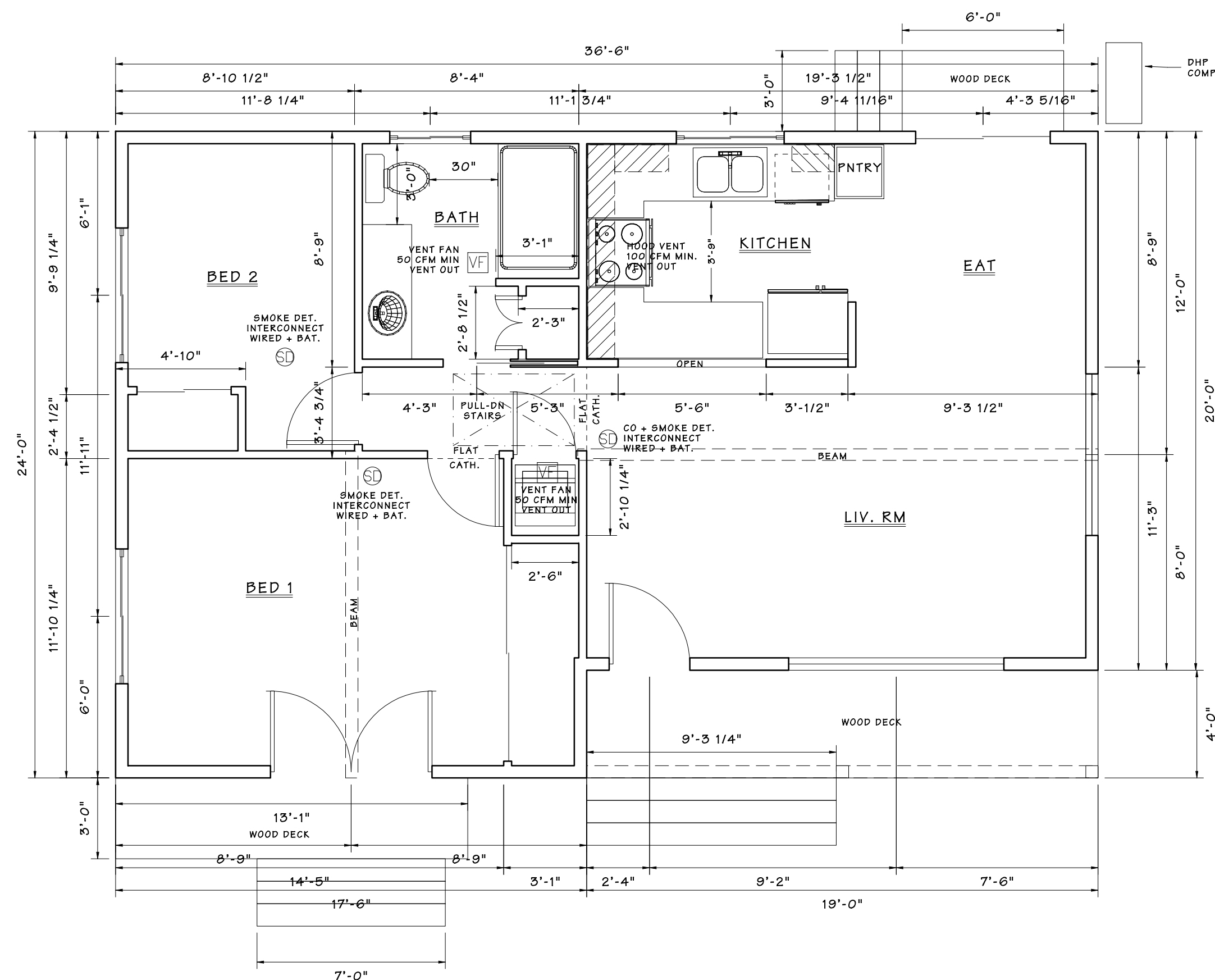


LYNNWOOD ADU



VIEW FROM ADU OF REAR OF EXISTING HOUSE

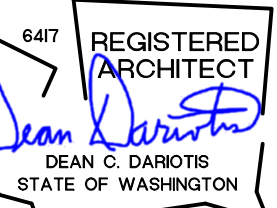


FLOOR PLAN

SCALE: 1/4" = 1'-0" COND. 800 SF

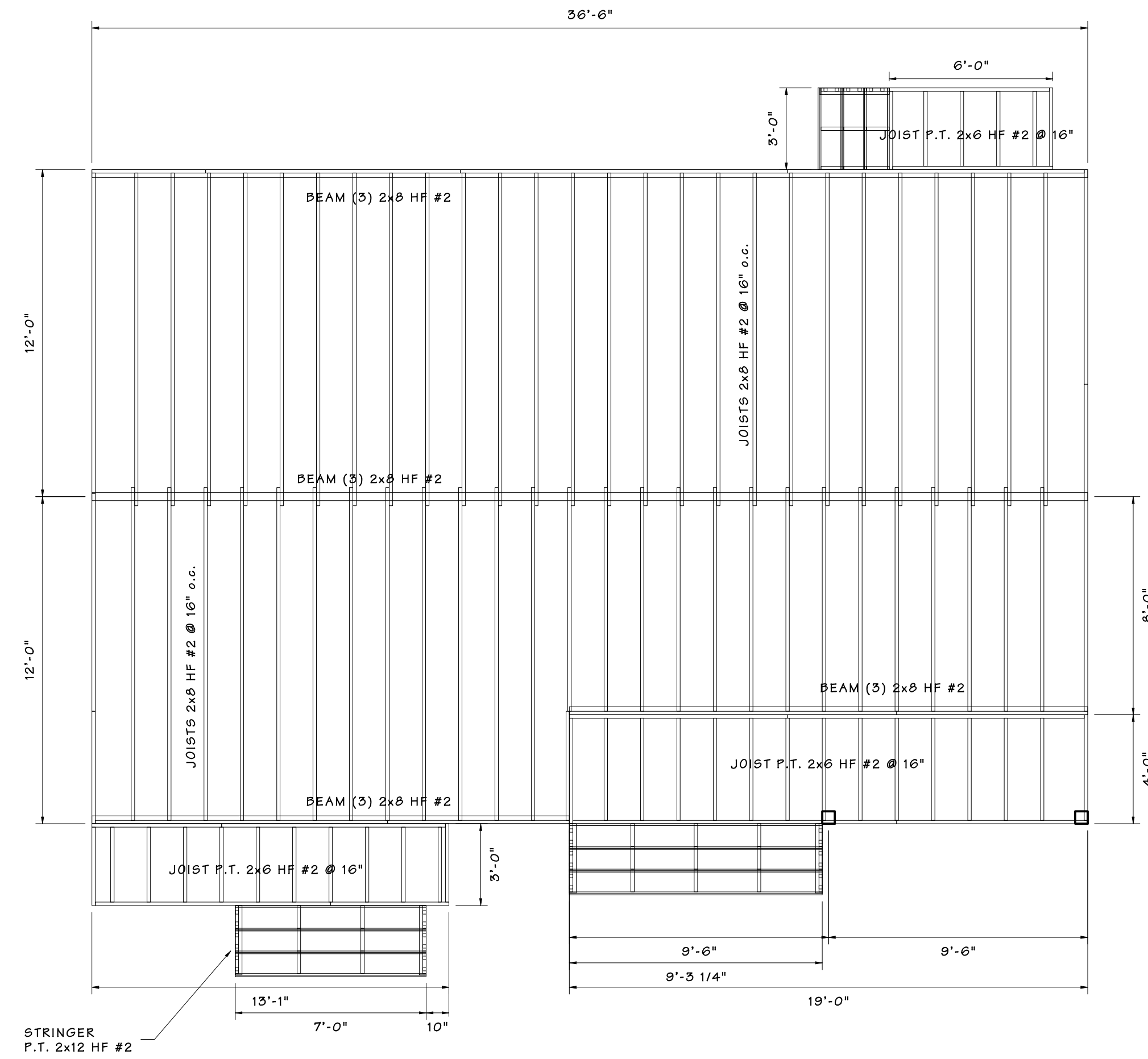
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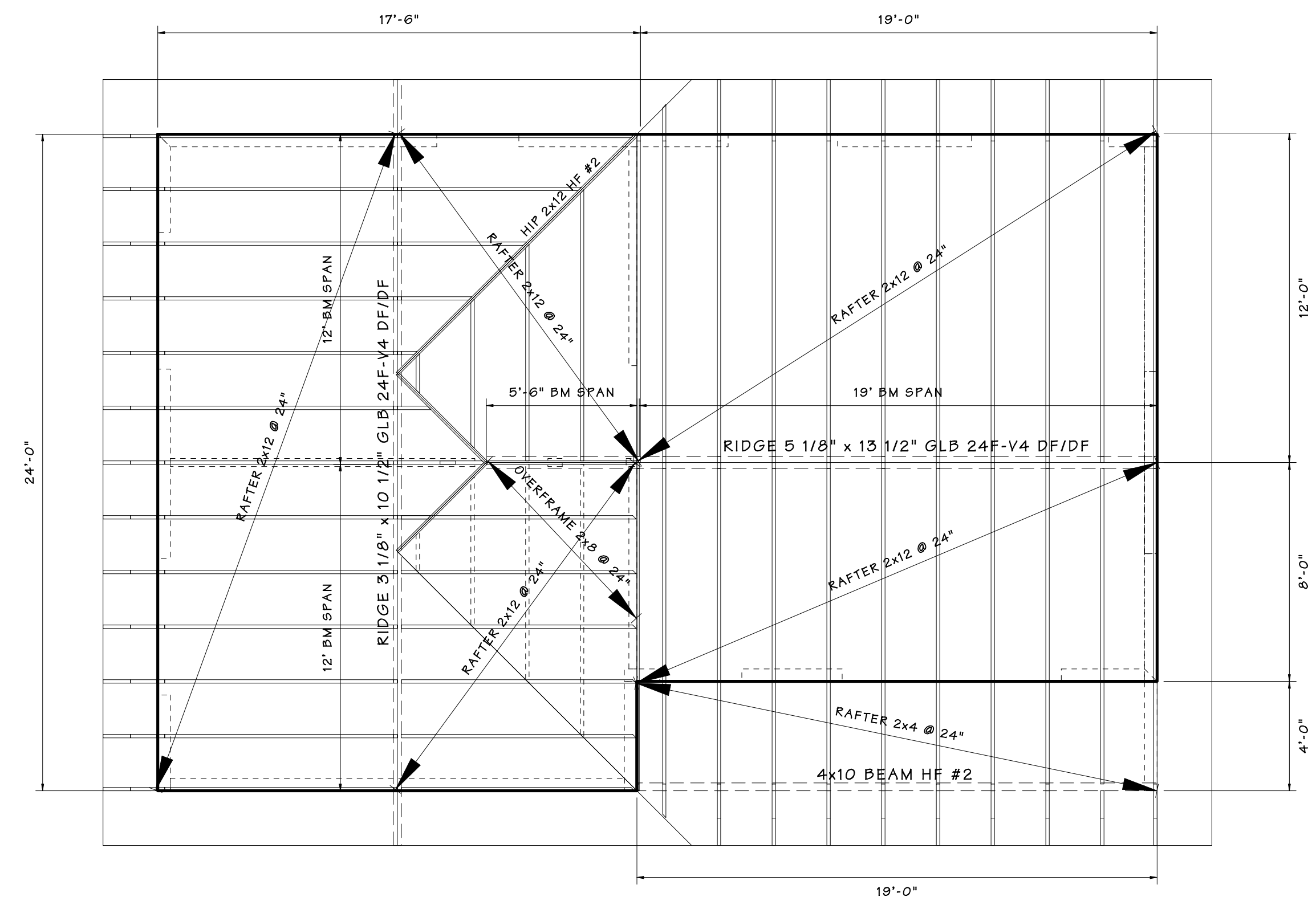


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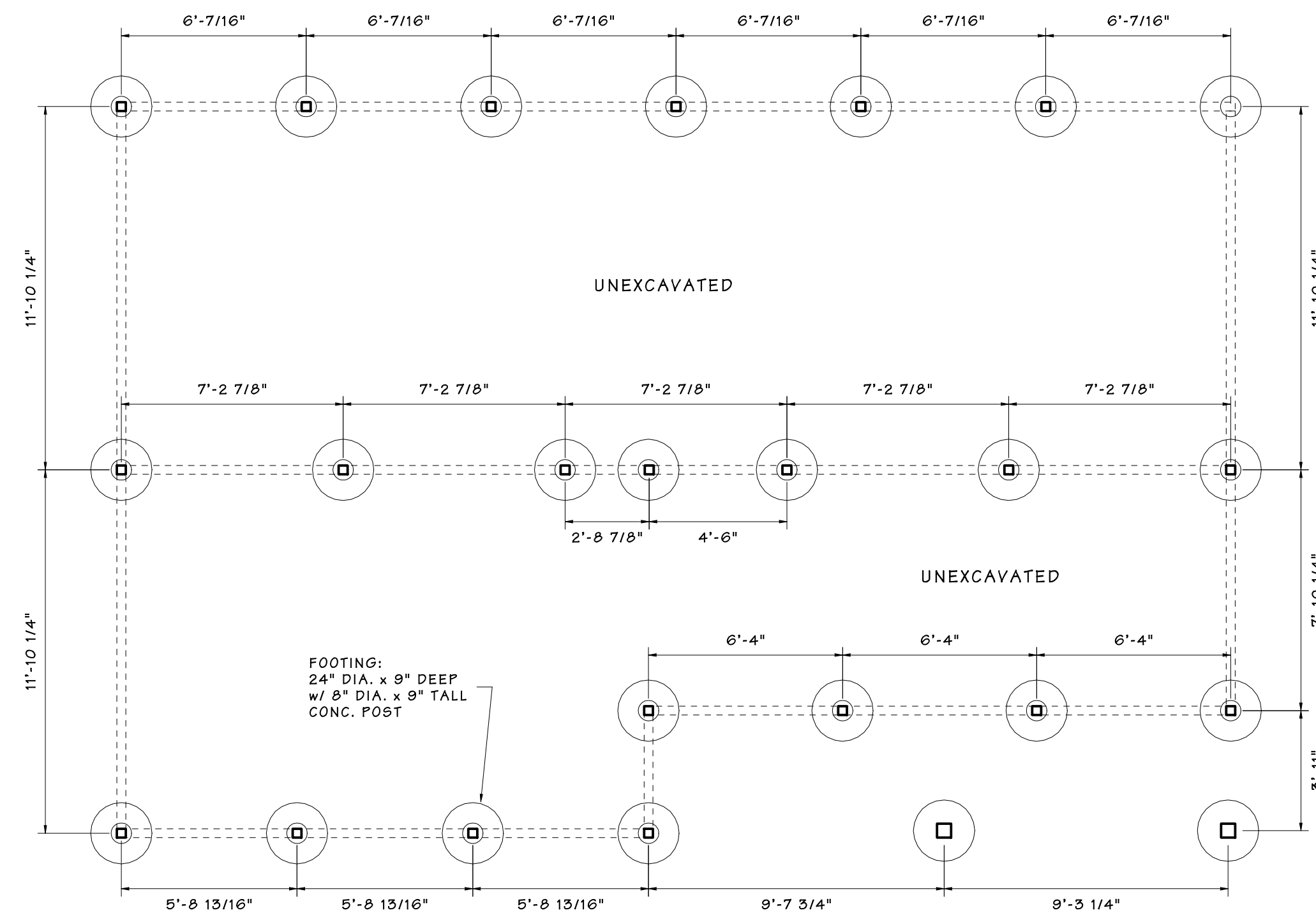
FLOOR PLAN
 LYNNWOOD ADU
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FLOOR FRAMING



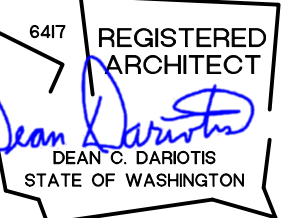
ROOF FRAMING PLAN



FOUNDATION

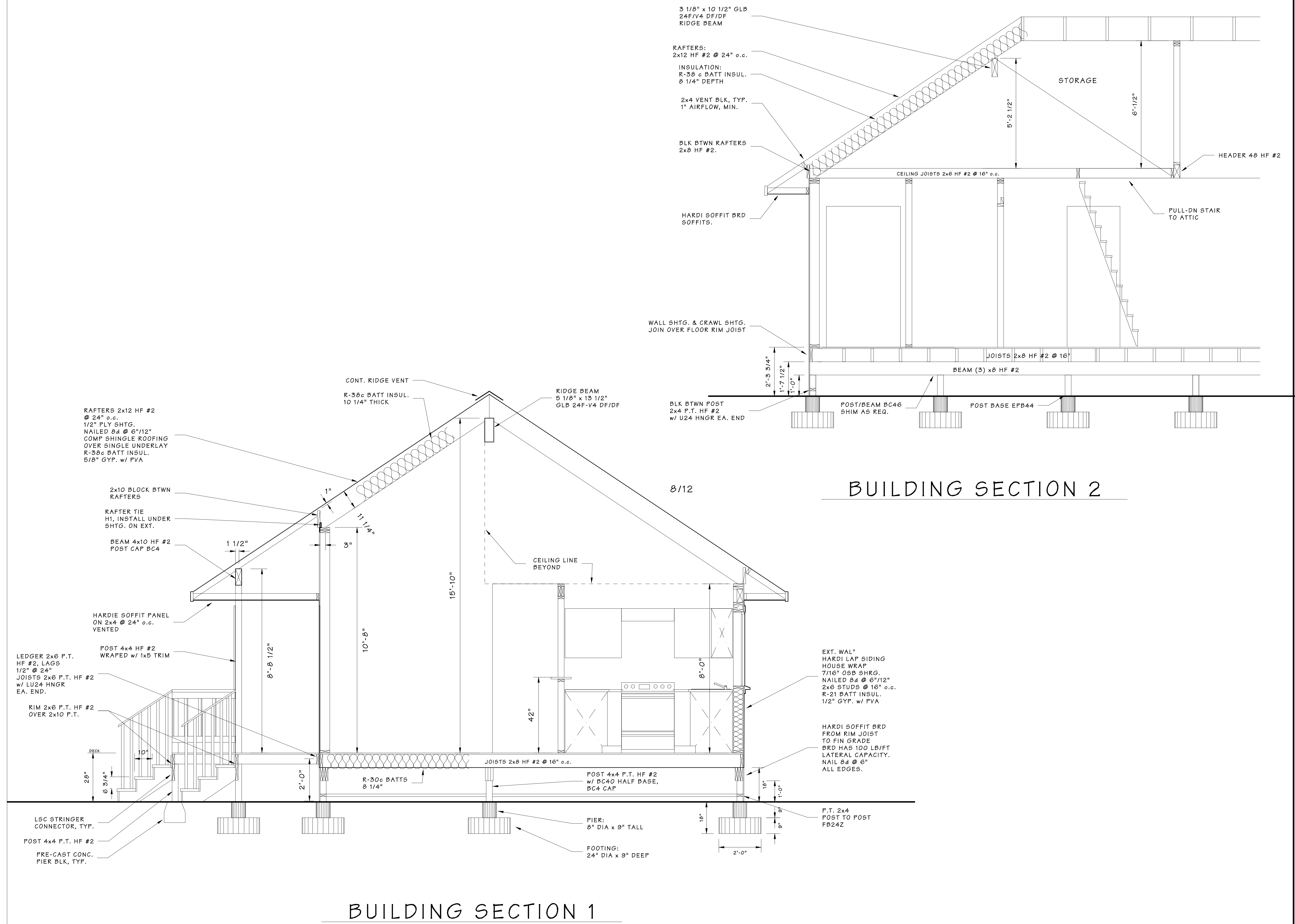
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FRAMING PLANS
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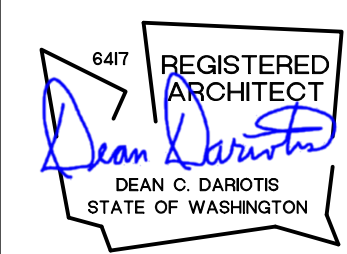


BUILDING SECTION 1

BUILDING SECTION 2

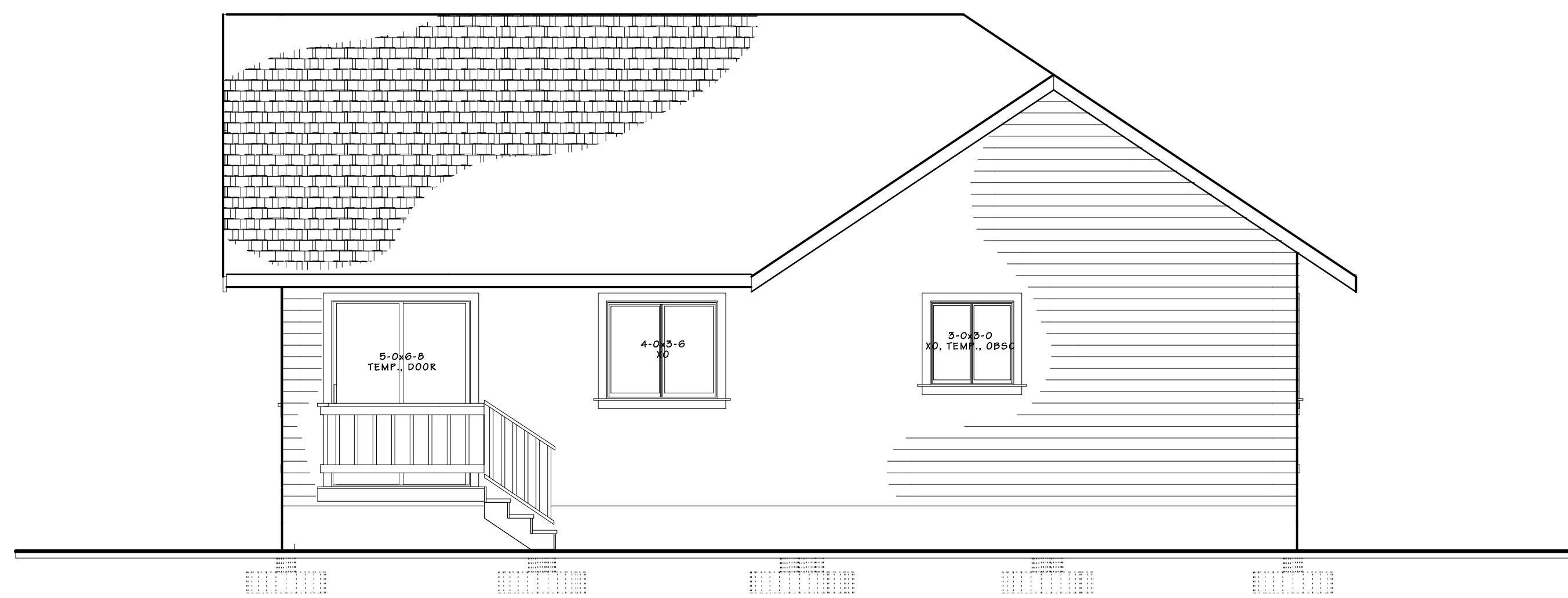
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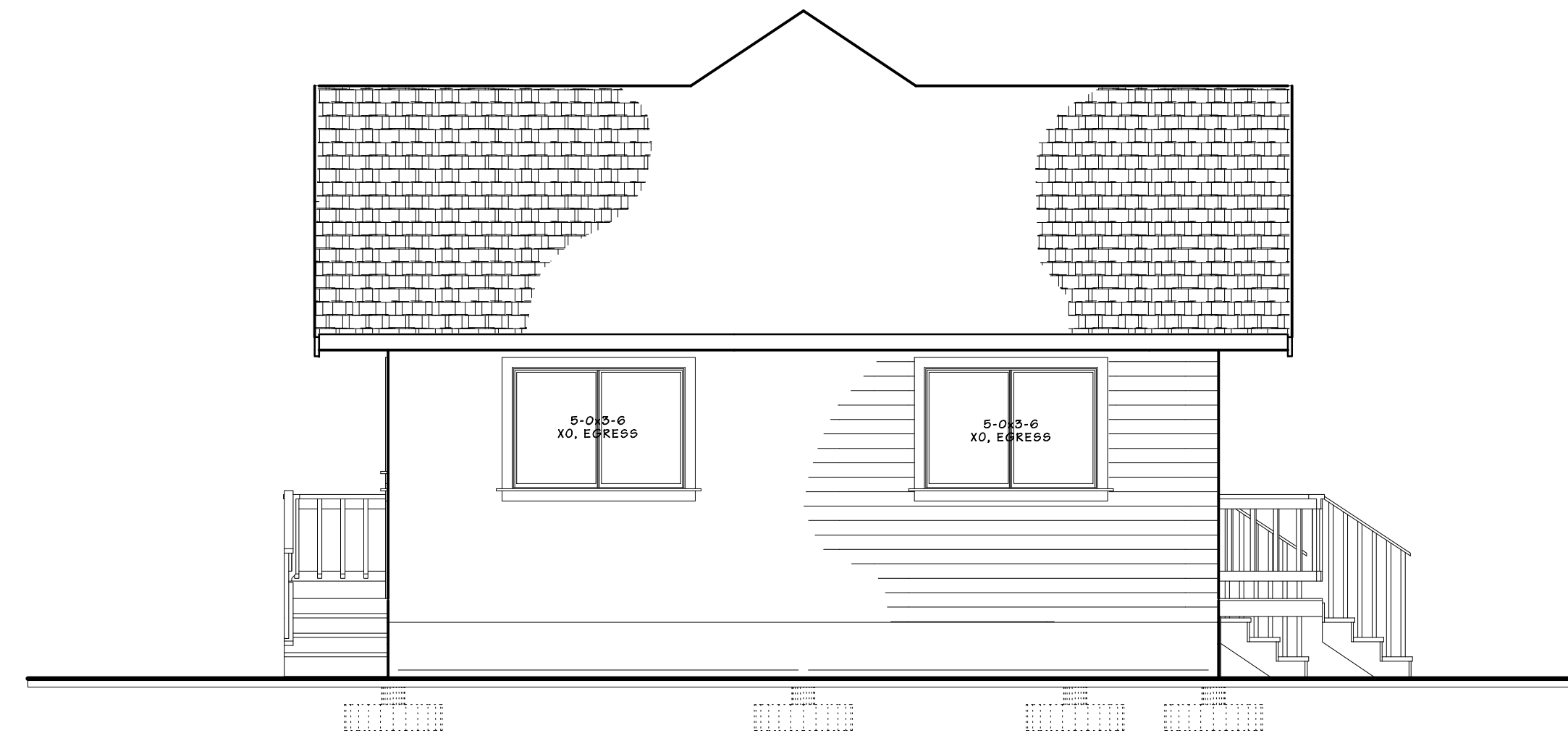


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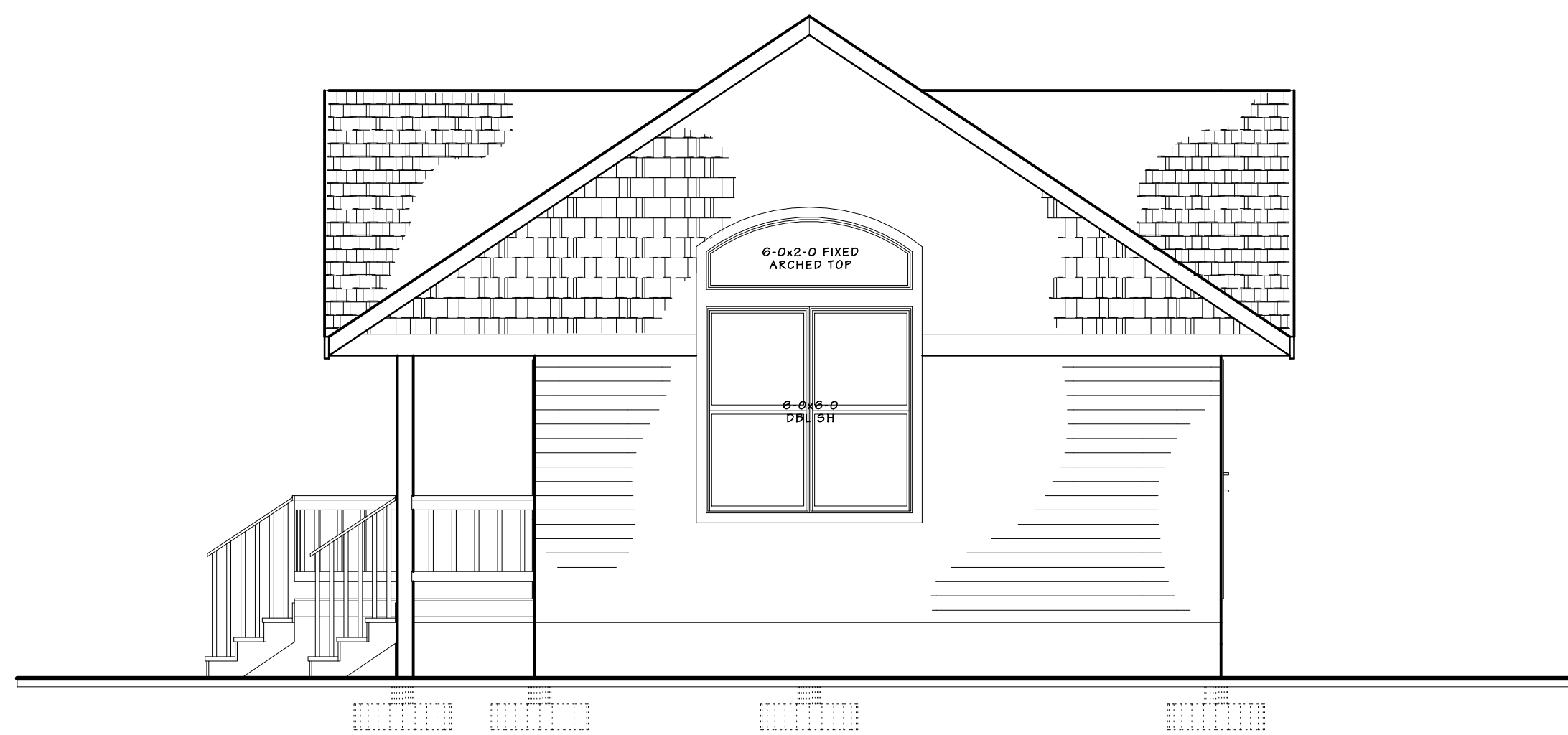
SECTIONS 1 & 2
 LYNNWOOD ADU
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WEST ELEV.



SOUTH ELEV.



NORTH ELEV.



EAST ELEV.

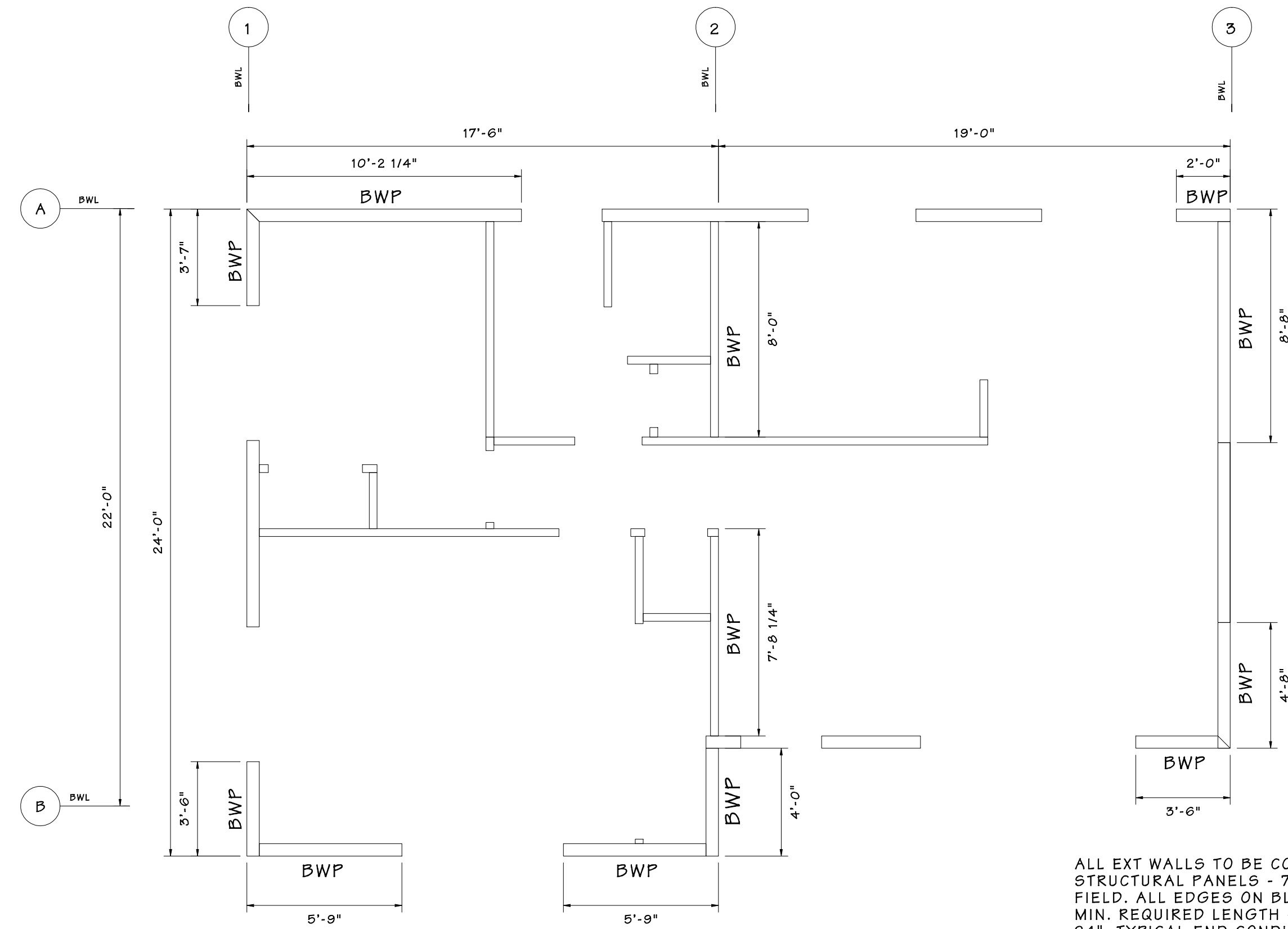
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ELEVATIONS
 LYNNWOOD ADU
 6306 176TH ST SW

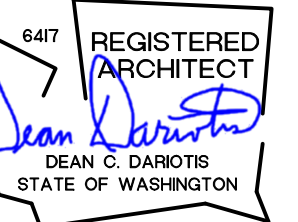


BRACED WALLS

ALL EXT WALLS TO BE CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS - 7/16" OSB NAILED 6" EDGES & 12" FIELD. ALL EDGES ON BLOCKING.
 MIN. REQUIRED LENGTH OF CS-WSP BRACED WALL PANEL TO BE 24". TYPICAL END CONDITION TO BE "END CONDITION 1" - CORNER WITH RETURN PANEL, UNLESS NOTED OTHERWISE.
 INTERIOR BRACED WALL PANELS TO BE GB - GYPSUM BOARD, 1/2" MIN. NAILED OR SCREWED 7" EDGES & 7" FIELD. MIN. LENGTH OF BRACED WALL PANEL PER BRACED WALL LINE TO BE 48".
 2018 IRC SEC. R301.1
THE CONSTRUCTION OF BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH THAT MEETS THE REQUIREMENTS FOR THE TRANSFER OF LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD RESISTING ELEMENTS TO THE FOUNDATION. BUILDINGS AND STRUCTURES CONSTRUCTED AS PRESCRIBED BY THIS CODE ARE DEEMED TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

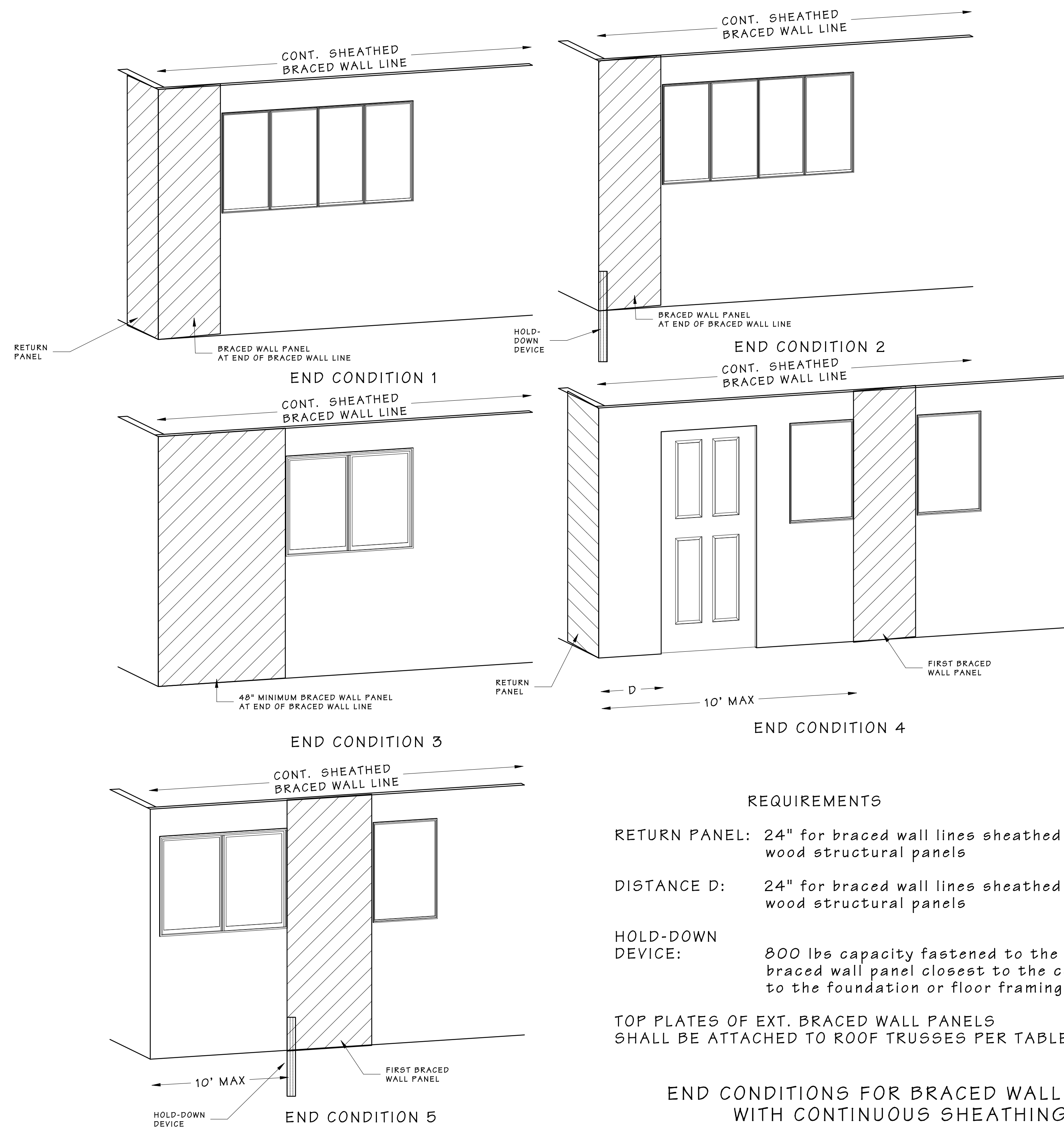
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BRACED WALL PANELS
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REQUIREMENTS

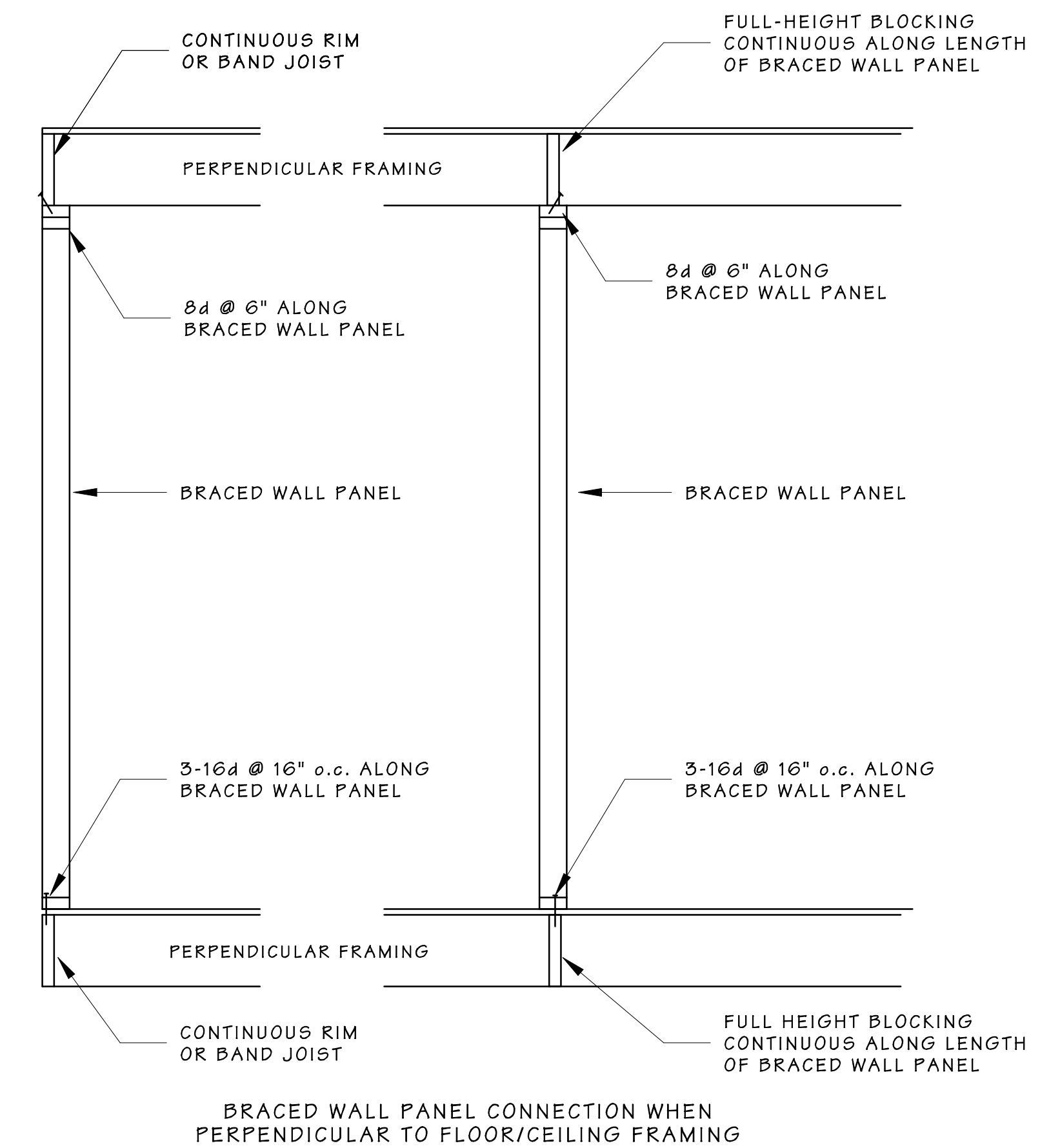
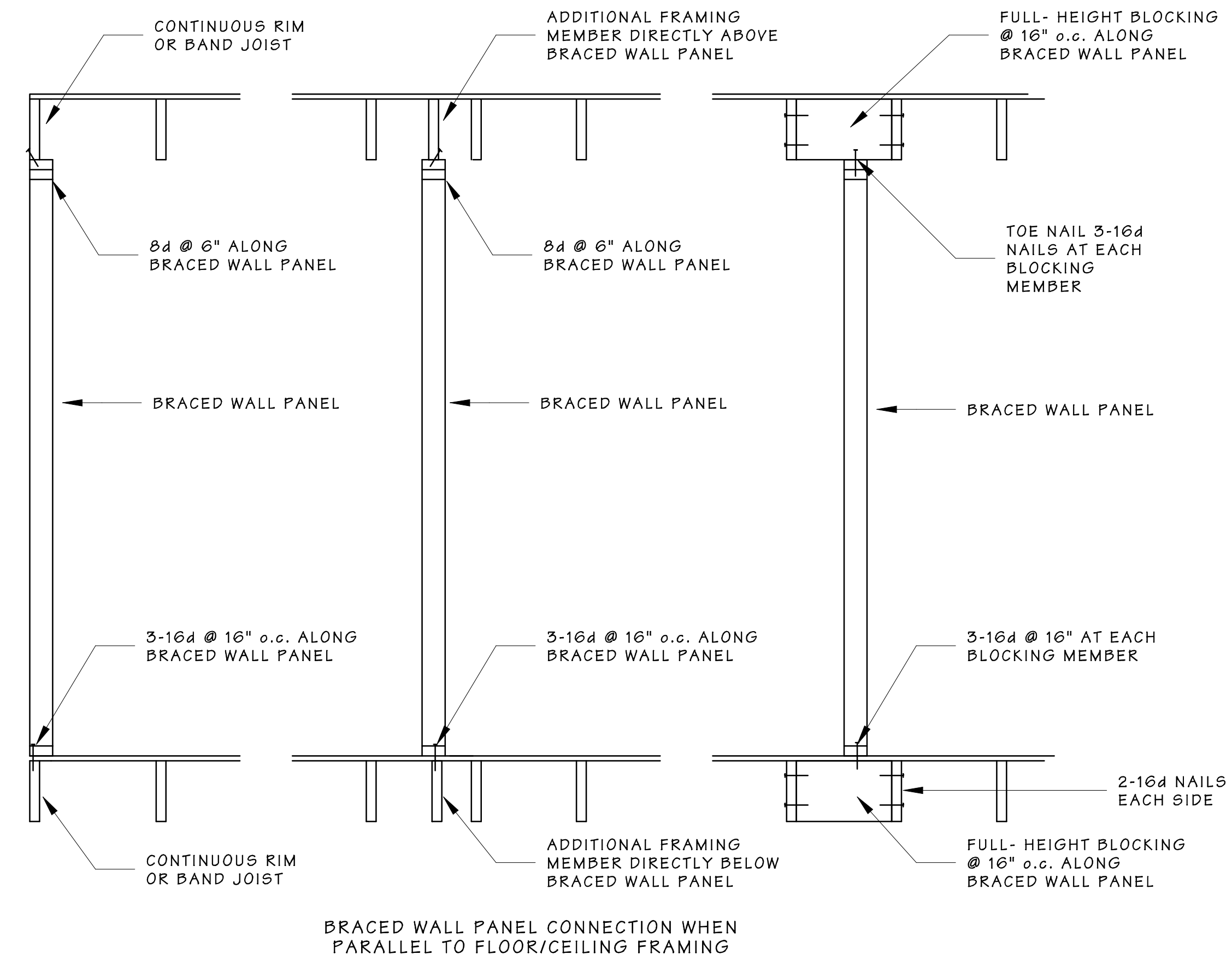
RETURN PANEL: 24" for braced wall lines sheathed with wood structural panels

DISTANCE D: 24" for braced wall lines sheathed with wood structural panels

HOLD-DOWN DEVICE: 800 lbs capacity fastened to the edge of the braced wall panel closest to the corner and to the foundation or floor framing below

TOP PLATES OF EXT. BRACED WALL PANELS SHALL BE ATTACHED TO ROOF TRUSSES PER TABLE 602.3(1)

END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING



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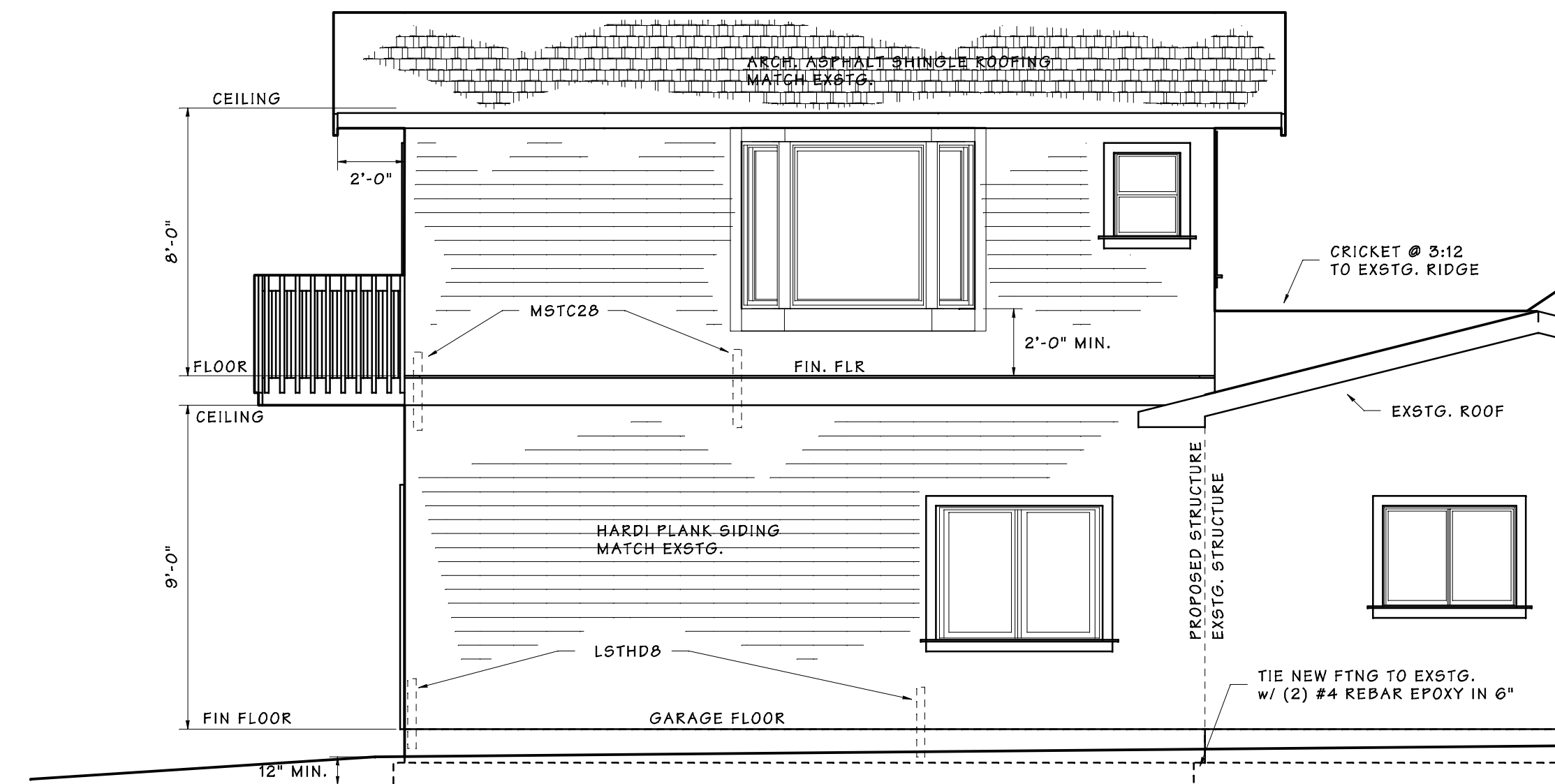


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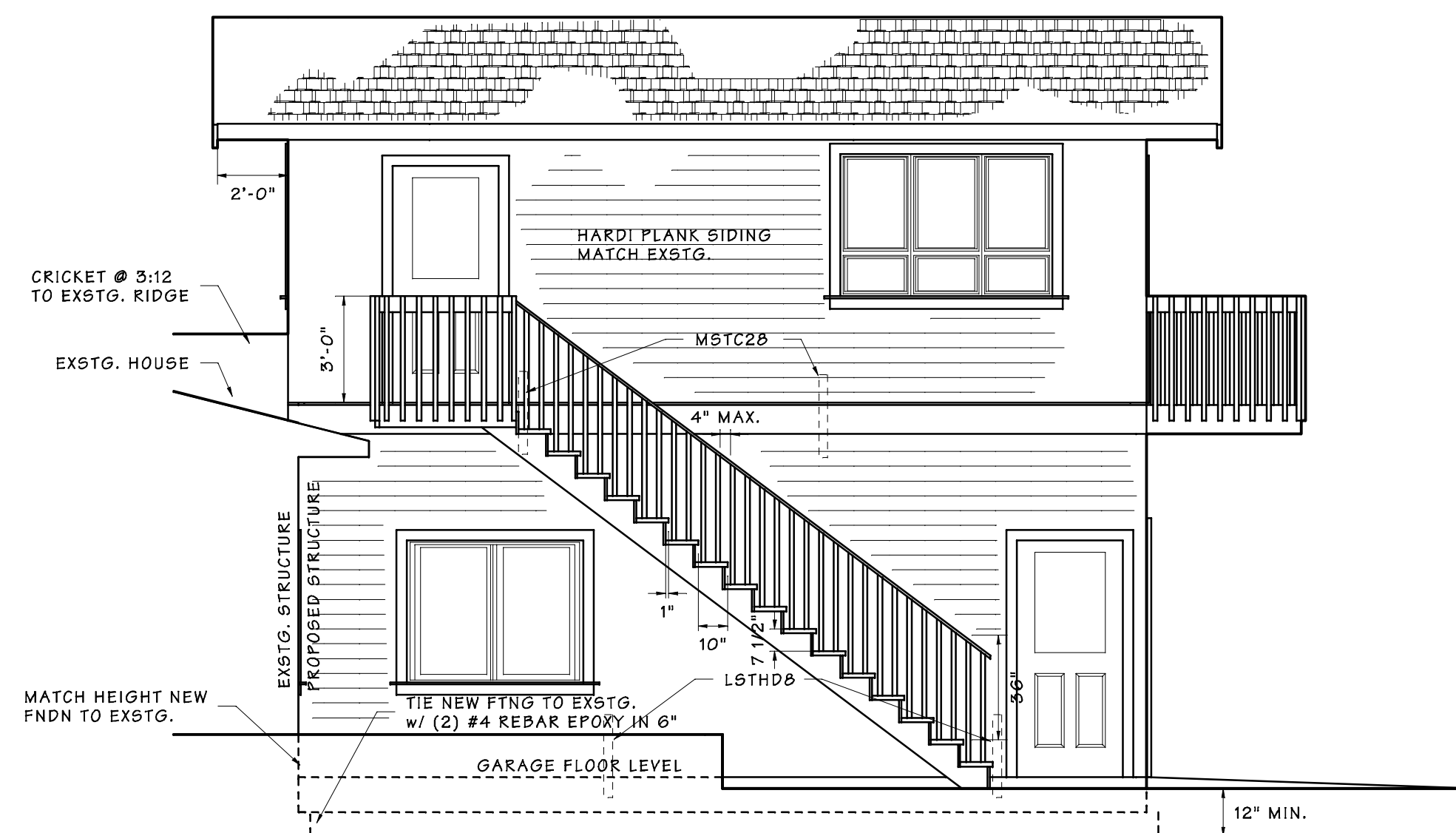
**BRACED WALL CONNECTIONS
 CONNECTION DETAILS**



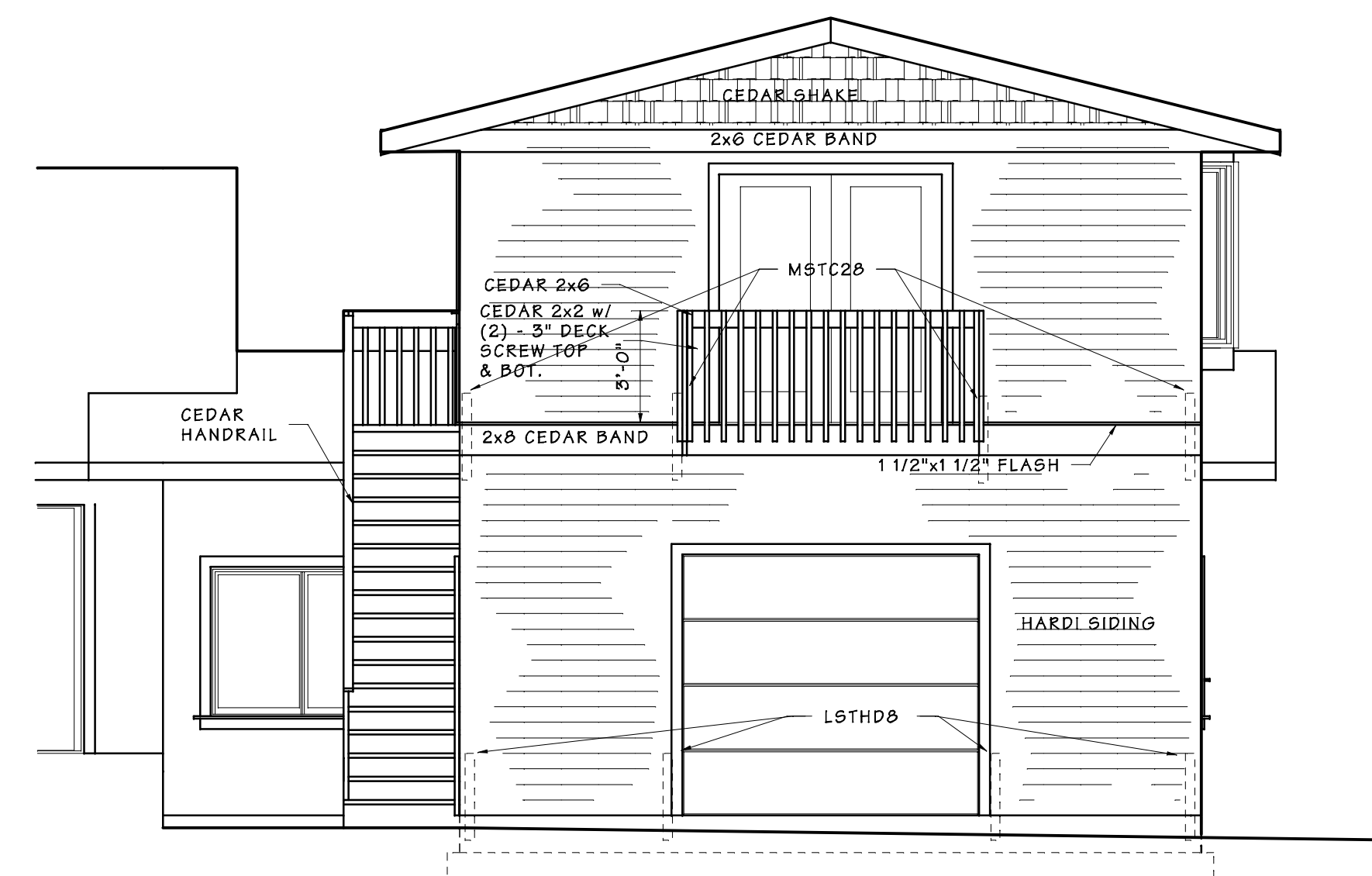
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

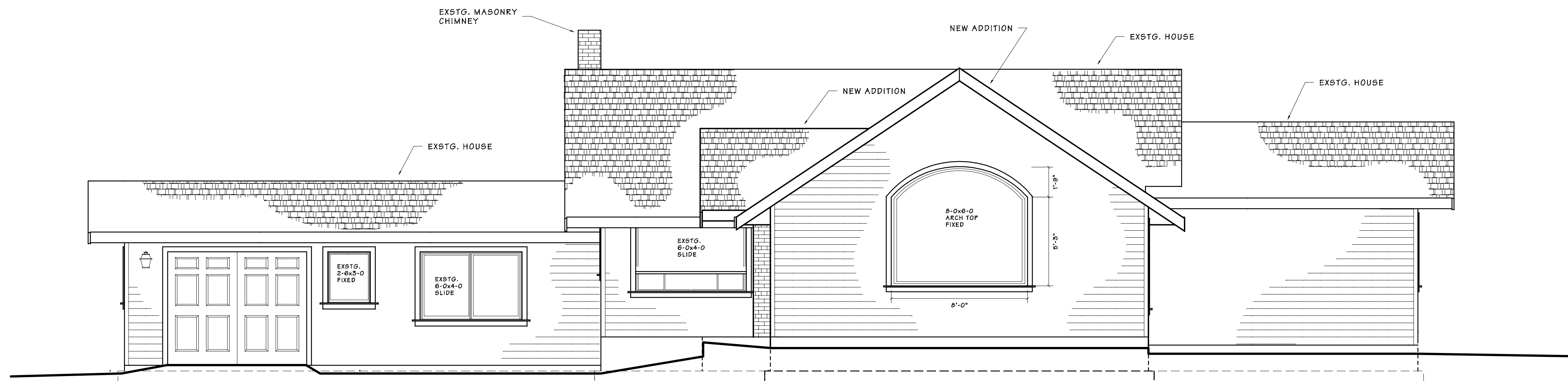
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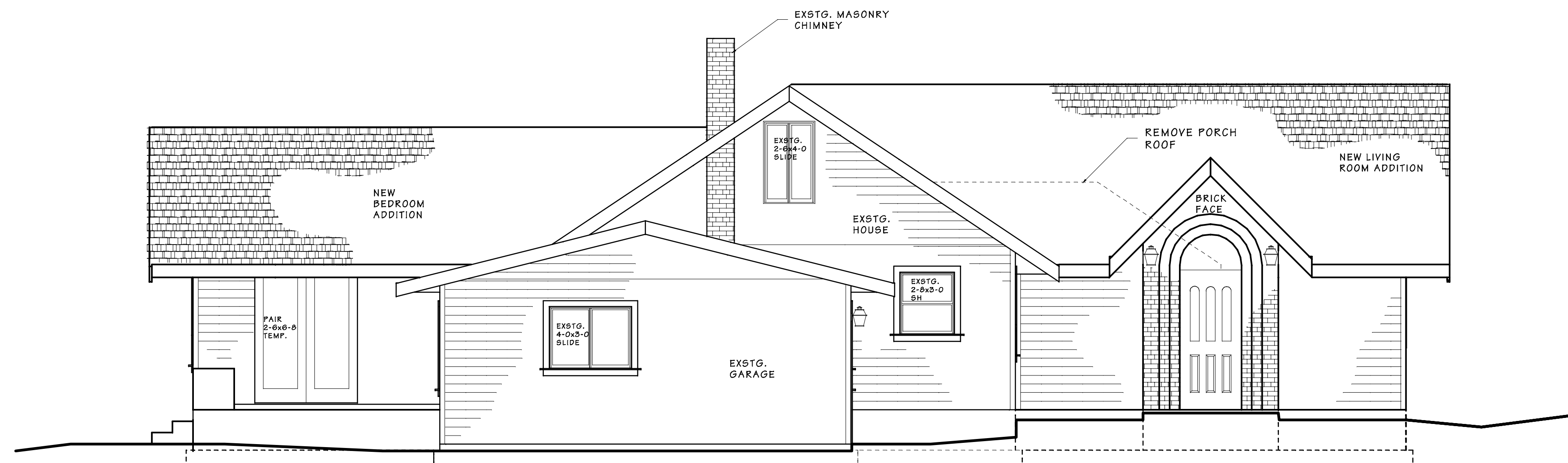
647 REGISTERED ARCHITECT
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 DEAN C. DARIOTIS
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NORTH ELEVATION



EAST ELEVATION

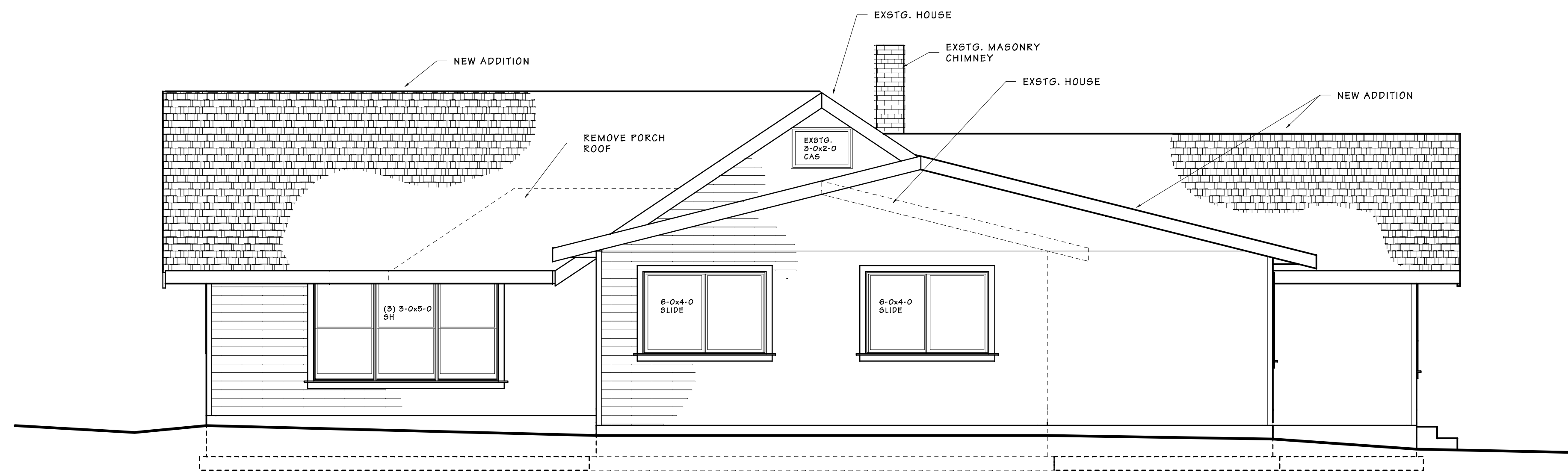
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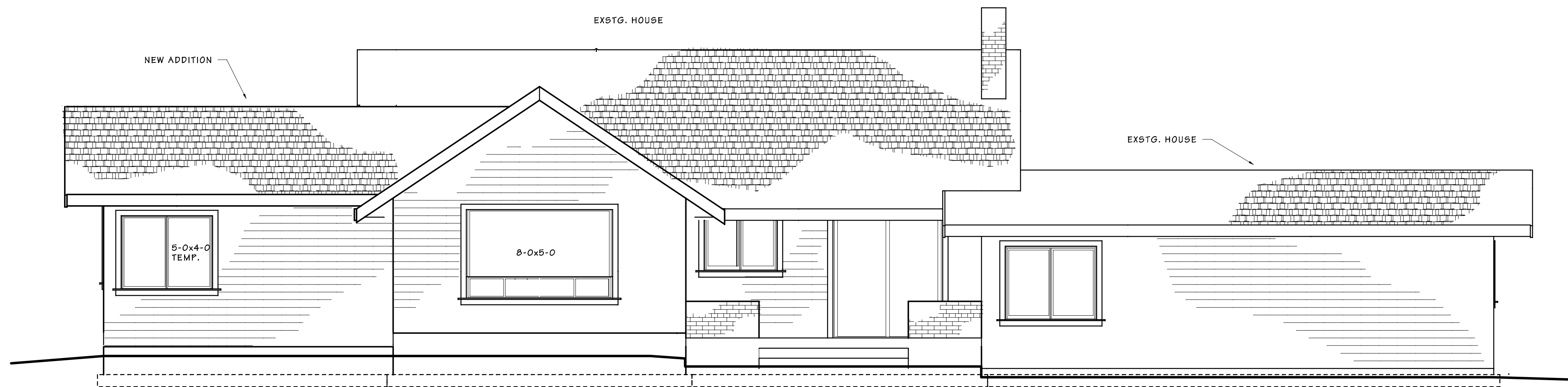


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NORTH, EAST ELEVATIONS
 DARIOTIS ADDITION
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WEST ELEVATION



SOUTH ELEVATION

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

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ELEVATIONS
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TABLE R602.3(1)
FASTENING SCHEDULE

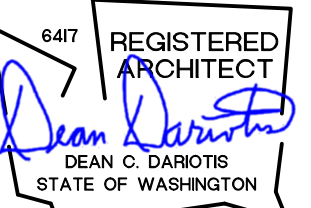
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2 1/2" x 0.113") OR 3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2 1/2" x 0.113") OR 3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS [SEE SECTIONS R602.3.1, R602.3.2 AND TABLE R602.5.1 (9)]	4-10d BOX (3" x 0.128"); OR 3-16d COMMON (3 1/2" x 0.162"); OR 4-3" x 0.131" NAILS	FACE NAIL
4	CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT) [SEE SECTIONS R602.3.1 AND R602.3.2 AND TABLE R602.5.1(9)]	TABLE R602.5.1(9)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" x 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3" x 0.128"); OR 3-16d COMMON (3 1/2" x 0.162"); OR 4-3" x 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3 1/2" x 0.162"); OR 3-10d COMMON NAILS (3" x 0.128"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3 1/2" x 0.135"); OR 3-10d COMMON NAILS (3" x 0.148"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	TOE NAIL
		3-16d BOX (3 1/2" x 0.135"); OR 2-16d COMMON (3 1/2" x 0.162"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	END NAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") 10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS	24" o.c. FACE NAIL 16" o.c. FACE NAIL
9	STUD TO STUD AND ADJUTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3 1/2" x 0.135"); OR 3" x 0.131" NAILS	12" o.c. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d COMMON (3 1/2" x 0.162")	16" o.c. FACE NAIL
11	CONTINUOUS HEADER TO STUD	16d COMMON (3 1/2" x 0.162")	16" o.c. EACH EDGE FACE NAIL 12" o.c. EACH EDGE FACE NAIL
12	TOP PLATE TO TOP PLATE	5-8d BOX (3 1/2" x 0.135"); OR 4-8d COMMON (2 1/2" x 0.131"); OR 4-10d BOX (3" x 0.128")	TOE NAIL
13	DOUBLE TOP PLATE SPLICE FOR SDC's A-D, WITH SEISMIC BRACED WALL LINE SPACING < 25'	16d COMMON (3 1/2" x 0.162") 10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS	16" o.c. FACE NAIL 12" o.c. FACE NAIL
	DOUBLE TOP PLATE SPLICE FOR SDC's D ₁ , D ₂ AND BRACED WALL LINE SPACING ≥ 25'	8-16d COMMON (3 1/2" x 0.162"); OR 12-16d BOX (3 1/2" x 0.135"); OR 12-10d BOX (3" x 0.128"); OR 12-3" x 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") 16d BOX (3 1/2" x 0.135"); OR 3" x 0.131" NAILS	16" o.c. FACE NAIL 12" o.c. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3 1/2" x 0.135"); OR 2-16d COMMON (3 1/2" x 0.162"); OR 4-3" x 0.131" NAILS	3 EACH 16" o.c. FACE NAIL 2 EACH 16" o.c. FACE NAIL 4 EACH 16" o.c. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2 1/2" x 0.113"); OR 3-16d BOX (3 1/2" x 0.135"); OR 4-8d COMMON (2 1/2" x 0.131"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	TOE NAIL
		3-16d BOX (3 1/2" x 0.135"); OR 2-16d COMMON (3 1/2" x 0.162"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3" x 0.128"); OR 2-16d COMMON (3 1/2" x 0.162"); OR 3-3" x 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 1/2" x 0.113"); OR 2-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128"); OR 2 STAPLES 1 3/4"	FACE NAIL
19	1" x 6" SHEATHING TO EACH BEARING	3-8d BOX (2 1/2" x 0.113"); OR 2-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
20	1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2 1/2" x 0.113"); OR 3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
FLOOR			
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2 1/2" x 0.113"); OR 3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2 1/2" x 0.113") 8d COMMON (2 1/2" x 0.131); OR 10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS	4" o.c. TOE NAIL 6" o.c. TOE NAIL
23	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 1/2" x 0.113"); OR 2-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 1/2" x 0.135"); OR 2-16d COMMON (3 1/2" x 0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3-16d BOX (3 1/2" x 0.135"); OR 2-16d COMMON (3 1/2" x 0.162")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 1/2" x 0.162"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" x 14 GA. STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d COMMON 4" x 0.192"); OR 10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS	24" o.c. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND: 2-20d COMMON (4" x 0.192"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 1/2" x 0.135"); OR 3-16d COMMON (3 1/2" x 0.162"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING TO JOIST	2-10d (3" x 0.128")	EACH END, TOE NAIL

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING OF FASTENERS	
			EDGES ^d (INCHES)	INTERMEDIATE SUPPORTS ^{e,f} (INCHES)
WOOD STRUCTURAL PANELS, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING)				
30	3/8" - 1/2"	8d COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) 8d COMMON (2 1/2" x 0.131"); OR KSR6-01 (2 3/8"x0.113") NAIL (ROOF)	6	12'
31	1/2" - 1"	8d COMMON NAIL (2 1/2" x 0.131"); OR KSR6-01 (2 3/8"x0.113") NAIL (ROOF)	6	12'
32	1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") NAIL; OR 8d (2 1/2" x 0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING ^g				
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR CROWN STAPLE 16 GA., 1 1/4" LONG	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR CROWN STAPLE 16 GA., 1 1/4" LONG	3	6
35	1/2" GYPSUM SHEATHING ^h	1 1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHING ^h	1 3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	3/4" AND LESS	6d DEFORMED (2" x 0.120") NAIL; OR 8d COMMON (2 1/2" x 0.131") NAIL	6	12
38	7/8" - 1"	8d COMMON (2 1/2" x 0.131") NAIL; OR 8d DEFORMED (2 1/2" x 0.120") NAIL	6	12
39	1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") NAIL; OR 8d DEFORMED (2 1/2" x 0.120") NAIL	6	12

- a. NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20d COMMON NAIL), 80 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
- b. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16" INCH ON DIAMETER CROWN WIDTH.
- c. NAILS SHALL BE SPACED AT NOT MORE THAN 8" ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
- d. FOUR - FOOT BY 8 - FOOT OR 4 - FOOT BY 8 - FOOT PANELS SHALL BE APPLIED VERTICALLY.
- e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
- f. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 150 MPH AND SHALL BE SPACED 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS 150 MPH OR GREATER BUT LESS THAN 140 MPH.
- g. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 235. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 209.
- h. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OF SOLID BLOCKING.
- i. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TWO NAILS FROM THE CEILING JOISTS TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.
- j. KSR6-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1867.

Scale:	1/4" = 1'
Date:	
Drawn By:	DEAN DAROTIS, ARCHITECT
Revision Date:	

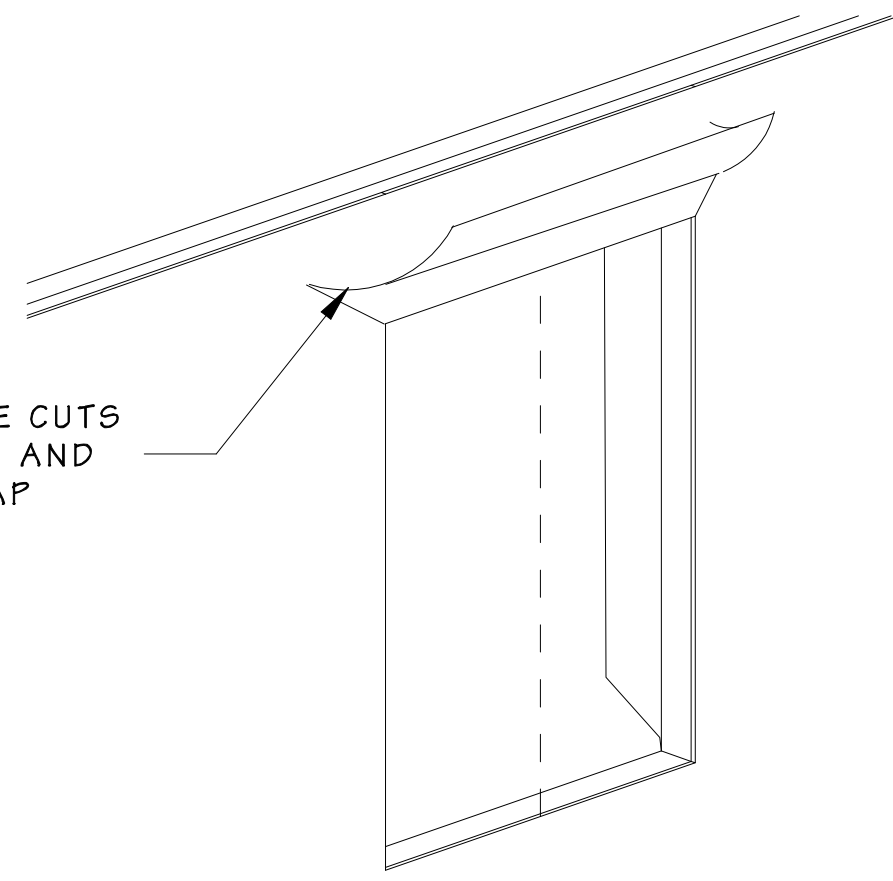
THIS DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS AND EXHIBITS SHALL BE INTERPRETED AND CONSIDERED TO BE PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



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FASTENING SCHEDULE

MAKE ANGLE CUTS AT CORNERS AND FOLD UP FLAP



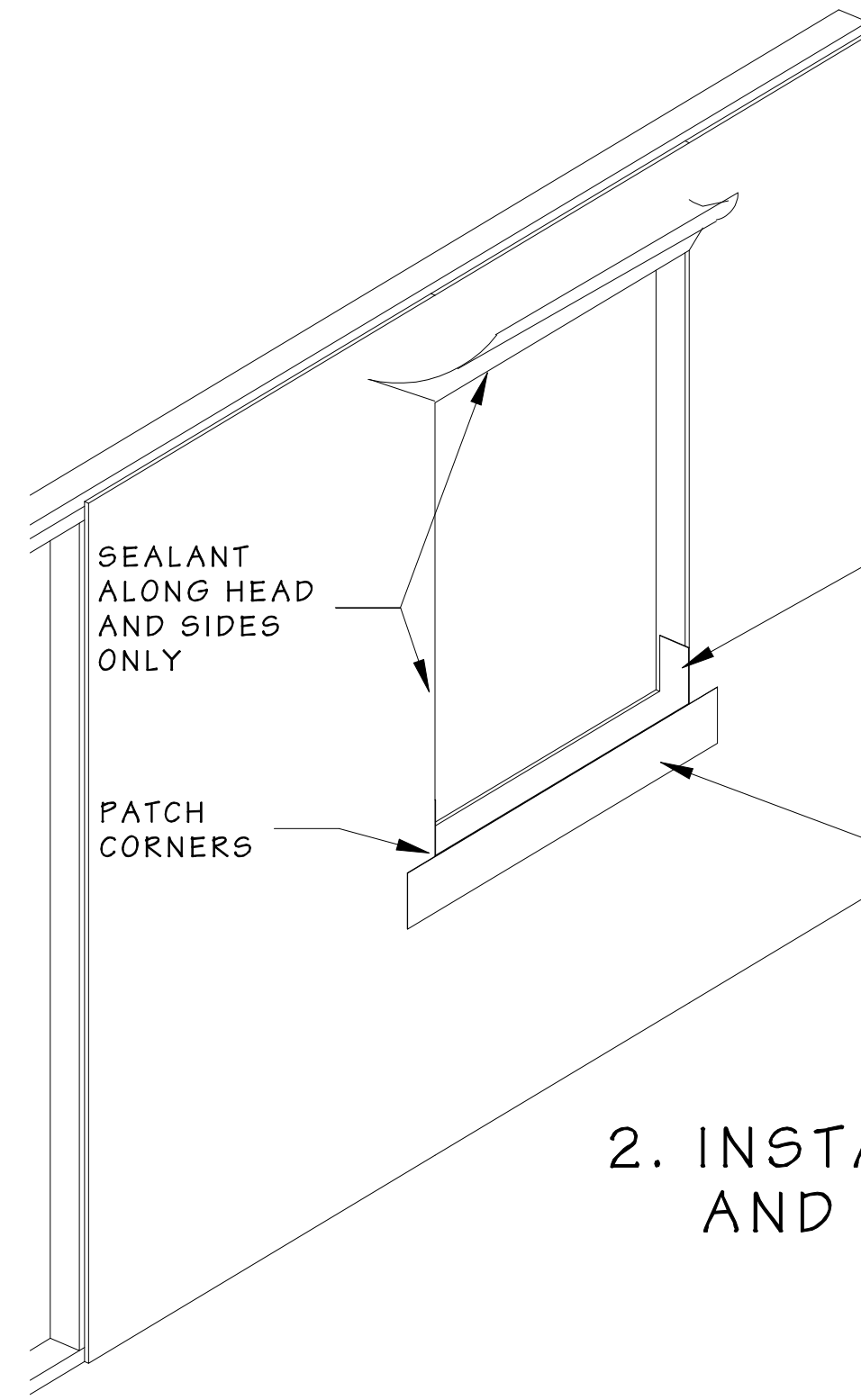
1. CUT MODIFIED "H" IN HOUSEWRAP

SEALANT ALONG HEAD AND SIDES ONLY

PATCH CORNERS

TURN UP 6"

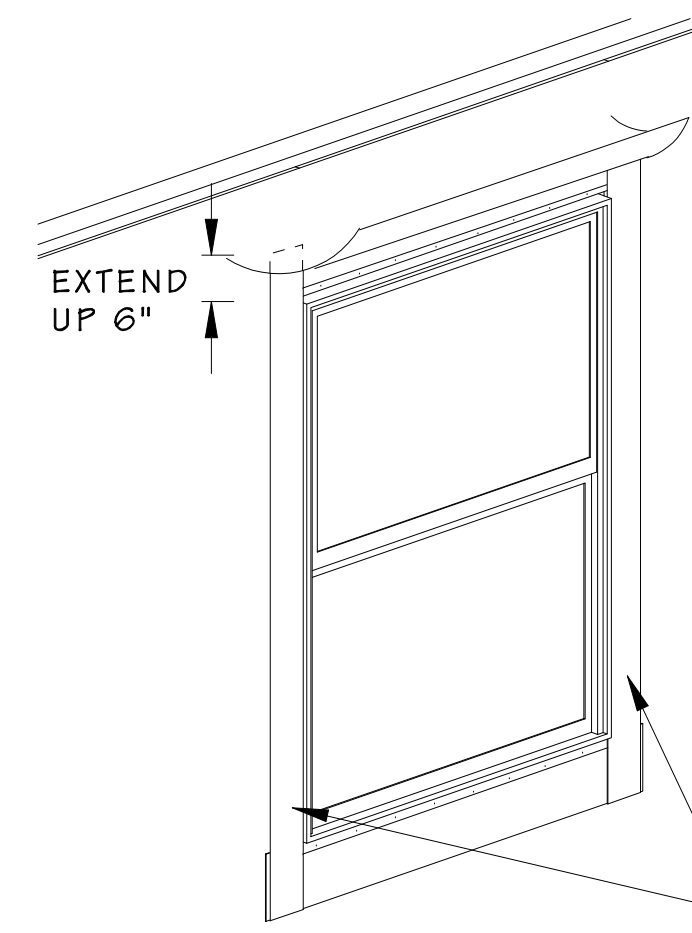
USE MOLDABLE FLASHING OR CUT AND FOLD TO FORM SILL PAN



2. INSTALL PAN FLASHING AND SEALANT

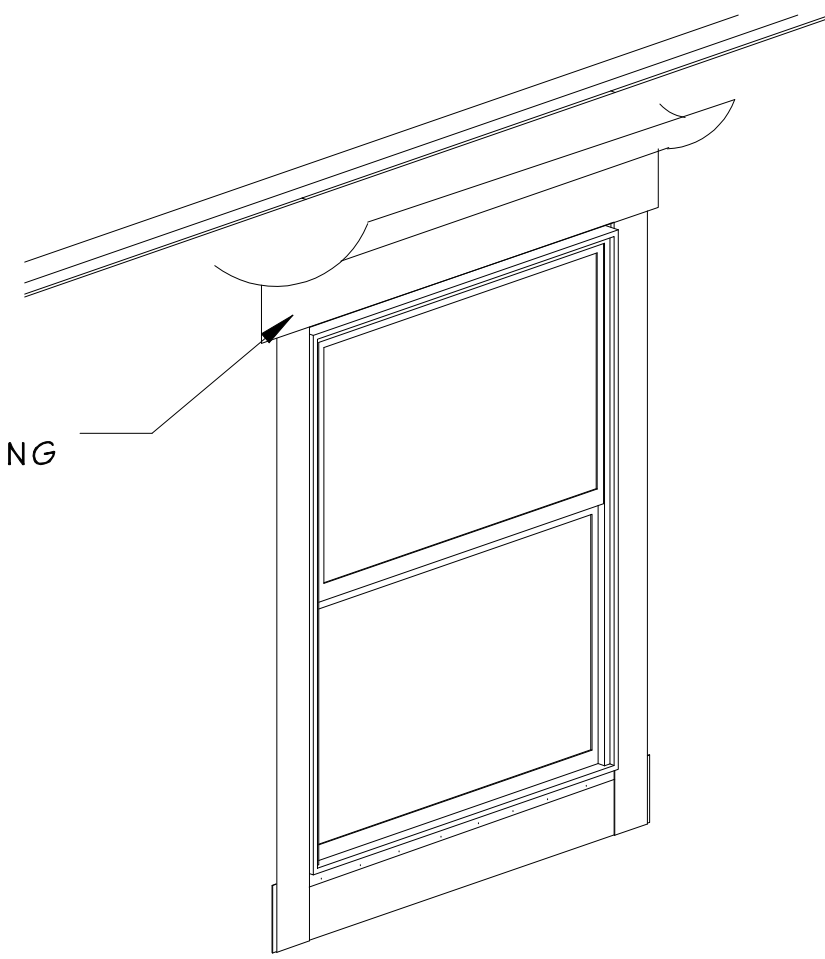
EXTEND UP 6"

PEEL-AND-STICK FLASHING TAPE

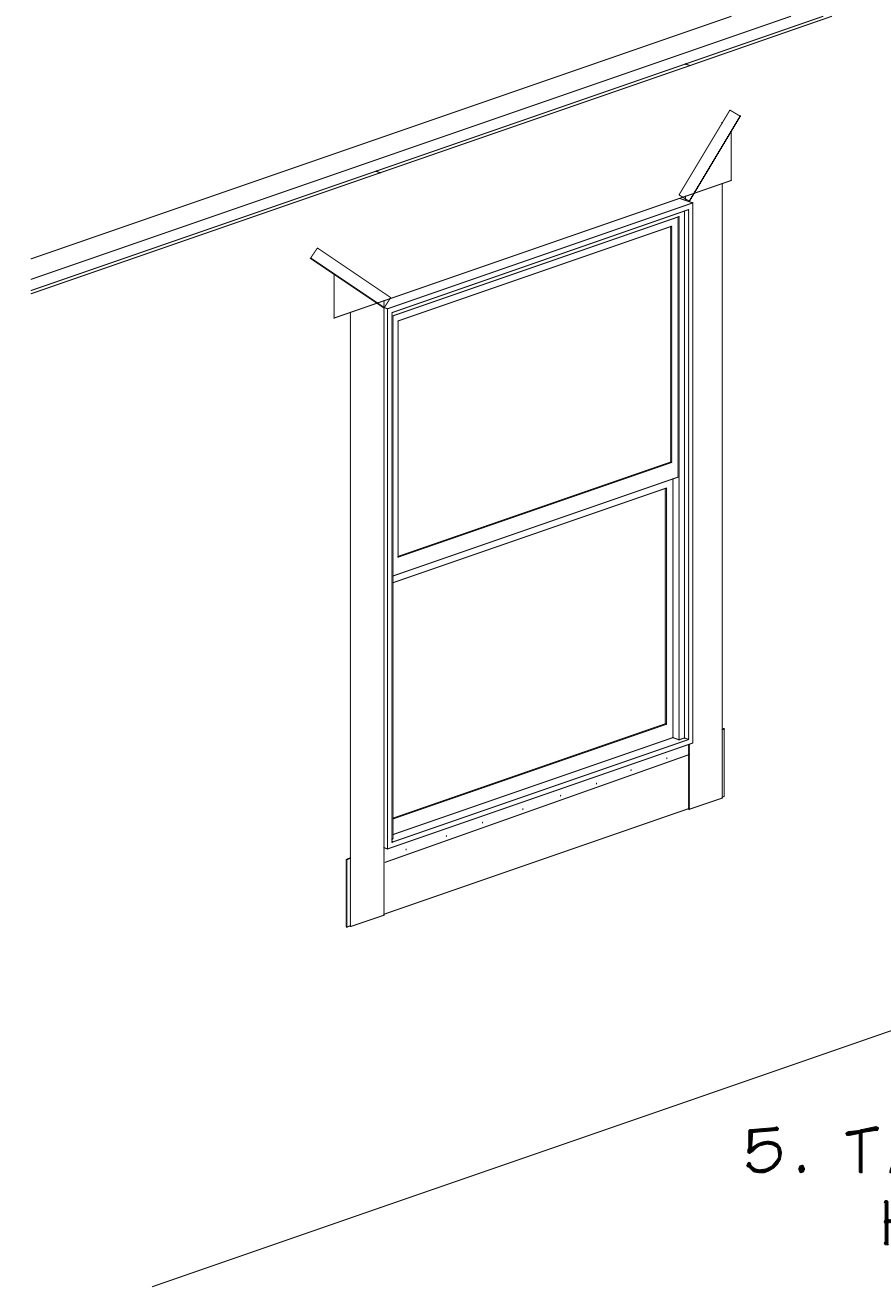


3. INSTALL WINDOW AND SIDE FLASHING

SEAL TAPE TO SHEATHING



4. APPLY HEAD FLASHING



5. TAPE CUTS OVER HEAD FLASHING

WINDOW FLASHING INSTALATION PROCEDURE

1. CUT MODIFIED "H" IN HOUSEWRAP OR 15# FELT. FOLD IN SIDE FLAPS, FOLD UP TOP FLAP. SECURE SIDE FLAPS TO FRAMING.

2. INSTALL PAN FLASHING TO COVER SILL FRAMING. OVERLAP DOWN IN FRONT & UP SIDES 6". PATCH CORNERS FOR COMPLETE SEAL. INSTALL SEALANT UP SIDES AND ACROSS TOP. USE OSI QUAD SEALANT OR EQUIVALANT.

3. INSTALL WINDOW, NAILING PER MANUFACTURER'S INSTRUCTIONS. INSTALL SIDE FLASHING OVER WINDOW FLANGES. EXTEND 6" ABOVE TOP OF WINDOW.

4. INSTALL HEAD FLASHING. INSTALL HEAD FLASHING OVER WINDOW TOP FLANGE, EXTENDING OVER AND BEYOND SIDE FLASHING.

5. FOLD DOWN TOP FLAP. TRIM AS NECESSARY. TAPE CUTS @ CORNERS.

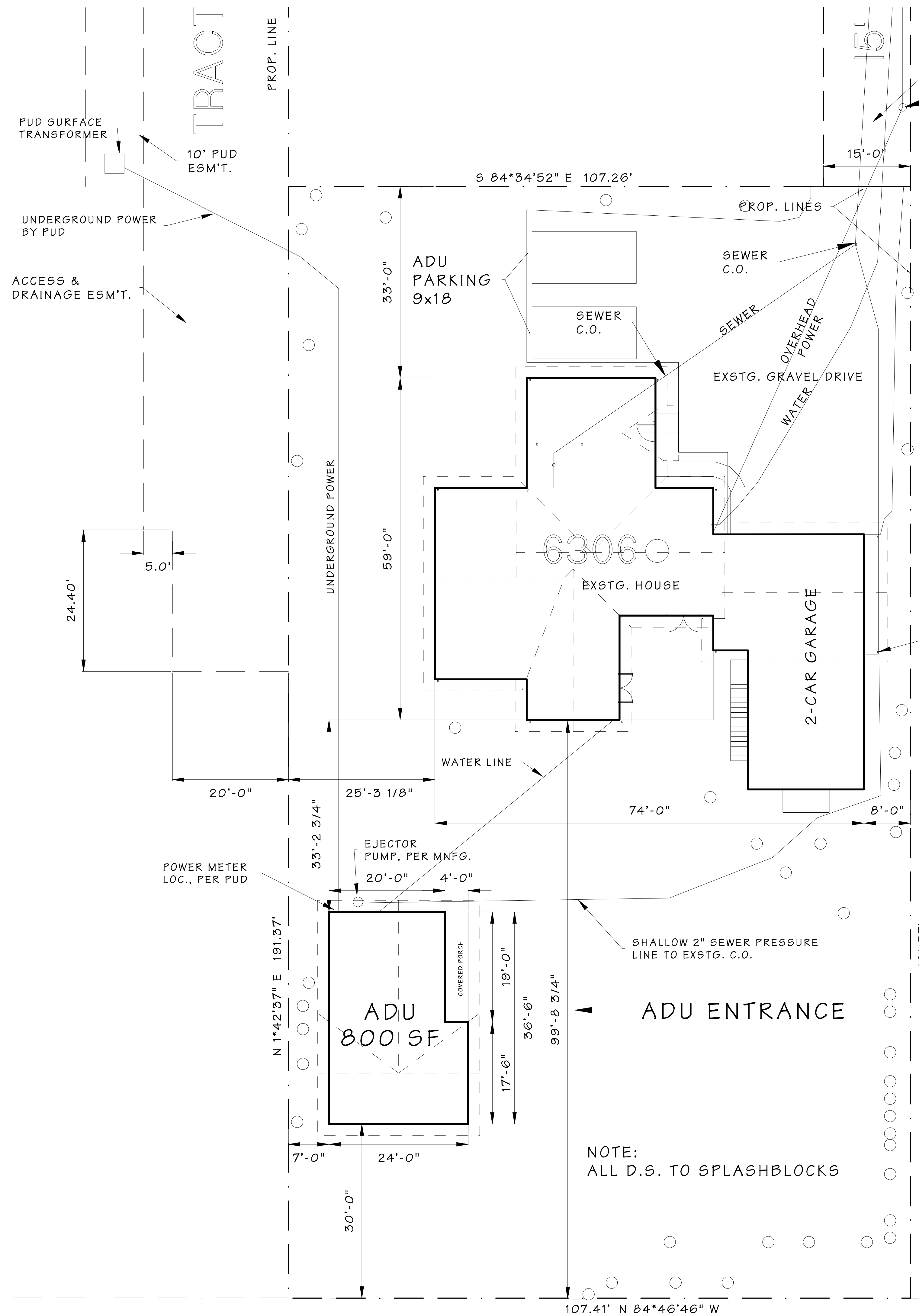
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Date:		Revision:	Date:

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WINDOW FLASHING



15' ACCESS & UTILITY ESM'T. (AF 1059654) PUD POWER POLE

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 A PART OF A SUBDIVISION OF THE LOT UPON WHICH IT IS LOACATED UNLESS THAT SUBDIVISION CONFORMS WITH ALL PROVISIONS OF THE LYNNWOOD MUNICIPAL CODE.

PROJECT NARATIVE FOR ADU:

SITE ZONING: R58 - 8400 SF
 PROPOSED ADU COMPLIES WITH SETBACK & SIZE REQ.
 PARKING:
 EXISTING: 2 COVERED, 2 UNCOVERED
 FOR ADU: 2 UNCOVERED
 PRIMARY RESIDENCE: 2193 SF 1 ST FLOOR, 900 2ND FLOOR, 480 OVER GARAGE.
 PROPOSED ADU: 800 SF + 76 SF COVERED PORCH
 ADU HAS SAME ROOF SLOPE AND SIDING AND WINDOW DETAILS AS EXSTG. HOUSE.

GENERAL NOTES

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CONTACT:
 DEAN DARIOTIS
 (425) 772-3167

APN: 00513100015103

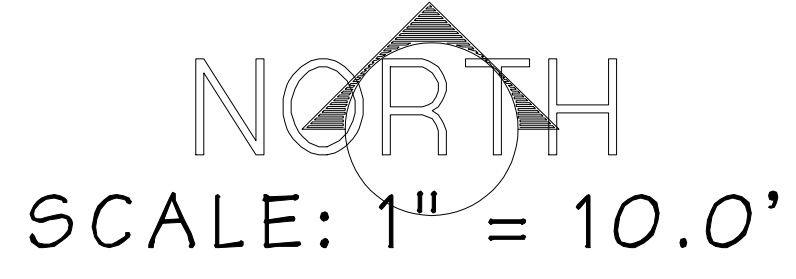
LEGAL:
 MEADOWDALE BEACH BLK 000 D-03 - BAAP ON
 E LN OF W 1/2 SD TR 151 FOR 191.36 FT S OF
 NE COR SD W 1/2 SD LOT TH CONT S 191.37 FT
 TH N84*46'46"W 107.41 FT TH N01*42'37"E 191.37
 FT TH S84*34'52"E 107.26 FT TO POB

EXSTG. HOUSE: 2193 SF
 EXSTG. GAR.: 787 SF
 NEW ADU: 800 SF
 TOTAL SF: 3780 SF

ZONING: R58 - 8400 SF
 LOT SIZE: 20,473 SF
 COVERAGE: 3,780/20,473 = 18.5%
 ALLOWED: 35%

OCCUPANCY: R-3
 CONSTRUCTION TYPE: V-B

NOTE:
 ALL D.S. TO SPLASHBLOCKS



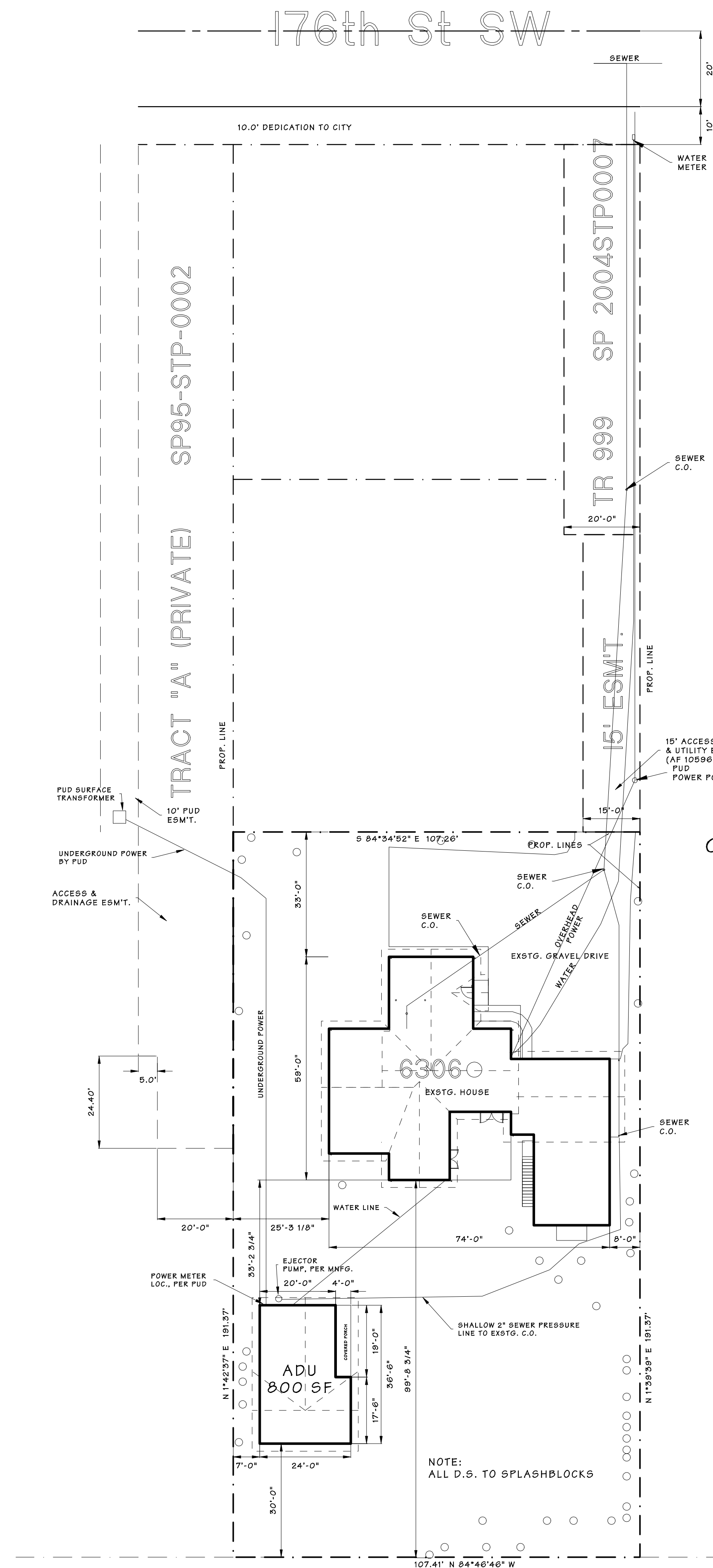
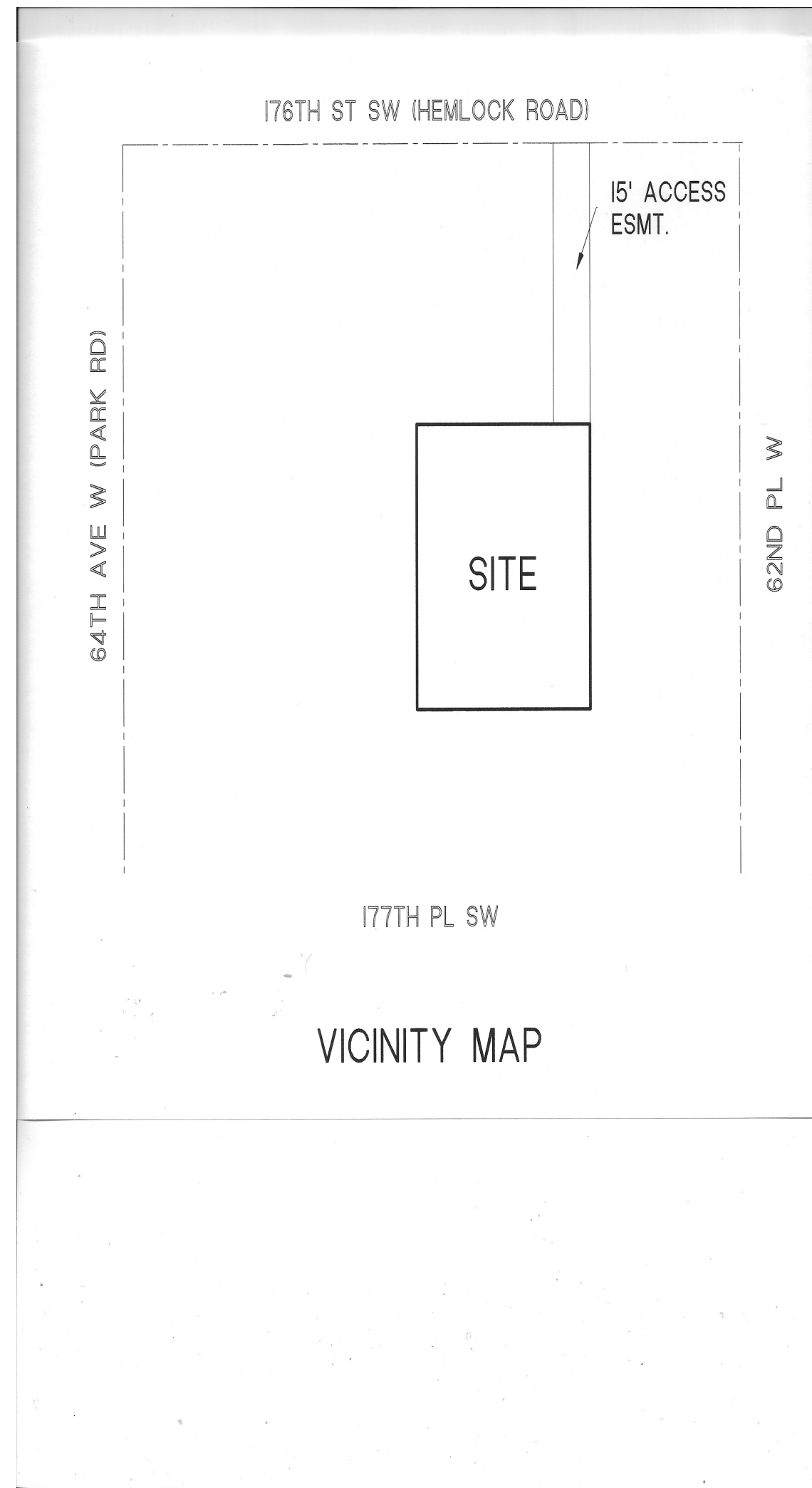
Scale:	1" = 10'
Date:	07/19/23
Drawn By:	DEAN DARIOTIS, ARCHITECT
Revision Date:	

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SITE PLAN
 LYNNWOOD ADU
 6306 176TH ST SW, LYNNWOOD, WA



GENERAL NOTES

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APN: 00513100015103

LEGAL:
 MEADOWDALE BEACH BLK 000 D-03 - BAAP ON
 E LN OF W 1/2 SD TR 151 FOR 191.36 FT S OF
 NE COR SD W 1/2 SD LOT TH CONT S 191.37 FT
 TH N84°46'46"W 107.41 FT TH N01°42'37"E 191.37
 FT TH S84°34'52"E 107.26 FT TO POB

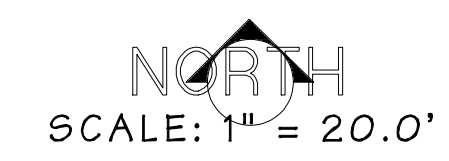
EXSTG. HOUSE: 1309 SF
 EXSTG. GAR.: 307 SF
 NEW ADDITION: 884 SF
 TOTAL SF: 2500 SF

ZONING: R5B - 8400 SF

LOT SIZE: 20,473 SF

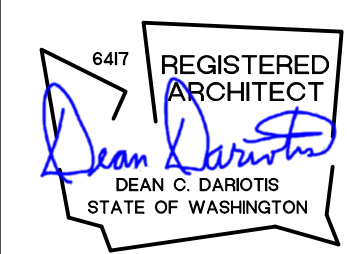
COVERAGE: 2,500/20,473 = 12%
 ALLOWED: 35%

OCCUPANCY: R-3
 CONSTRUCTION TYPE: V-B



Scale:	05" = 1'
Date:	07/18/23
Drawn By:	DEAN DARIOTIS, ARCHITECT
Revision Date:	

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