

# 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	REQ'D	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		
NISC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
NO	NUMBER		
OC	ON CENTER		
PERF	PERFORATED		

## SYMBOL LEGEND

(A)	GRID LINES	[Symbol]	EXISTING WALL
(1)	PROJECT BASE POINT	[Symbol]	EXISTING WALL TO DEMO
(+)	REFERENCE ELEVATION POINT	[Symbol]	2X WALLS
(P)	PROPERTY CORNER	[Symbol]	FOUNDATION WALL
(L)	PROPERTY LINE	[Symbol]	CONCRETE SURFACE
(C)	CENTER LINE	[Symbol]	CAST IN PLACE CONCRETE
(T.O.W. 119.12')	TOP OF WALL ELEVATION	[Symbol]	STRUCTURAL POST-SIZE AND TYPE PER STRUCTURAL PLAN
(N 90° 00' 00" E Distance)	PROPERTY LINE TAG	[Symbol]	GAS OUTLET
(1 A101)	SECTIONS FOUND ON SHEET A101	[Symbol]	GAS METER
(1 A101)	DETAIL SECTION FOUND ON SHEET A101	[Symbol]	HOSE BIB
(1 A1.0 2)	INTERIOR ELEVATION FOUND ON SHEET A1.0	[Symbol]	DOWNSPOUT
(EXIT)	EXIT DIRECTION	[Symbol]	ELECTRICAL METER
(S)	SMOKE DETECTOR	[Symbol]	ELECTRICAL PANEL
(H)	HEAT DETECTOR	[Symbol]	UNDISTURBED EARTH
(SC)	SMOKE & CARBON MONOXIDE DETECTOR	[Symbol]	COMPACTED FILL
(1)	DOOR TAG NUMBER	[Symbol]	GRAVEL
10'-0" x 12'-0"	DOOR SIZE	[Symbol]	RIGID OR SPRAY INSULATION
(A)	WINDOWS TAG NUMBER	[Symbol]	BIBS BLOWN-IN INSULATION
(A)	DRAWING REVISION	[Symbol]	STONE
(11)	WALL TAG ASSEMBLY	[Symbol]	BATT INSULATION
(WH)	WHOLE HOUSE FAN CONTROL	[Symbol]	EXHAUST FAN
		[Symbol]	VENT TO OUTSIDE
		[Symbol]	WATER METER
		[Symbol]	STEP DOWN / ELEVATION CHANGE
		[Symbol]	KEY NOTES

## 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 A0.2, A0.3 & A5.0  
 FUEL NORMALIZATION CREDITS PER TABLE R406.2 SYSTEM TYPE 2  
**-HEAT PUMP 1.0 CREDITS**

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 VENTILATION 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 A MIN. EFF. OF 40%.  
 OPTION 5.3 EFFICIENT WATER HEATING 1.0  
 -ENERGY STAR RATED GAS WATER HEATER WITH MIN. UEF OF 0.91. (TANKLESS)

**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 HOLDINGS  
 GILL SUKHWINDER  
 19707 44TH AVE W  
 LYNNWOOD, WA 98036  
 P: 425.780.1820  
 E: GULL@TRIADHOLDINGS.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-POBMETE, INC.  
 JUSTIN EMERY  
 726 ABURN WAY NORTH  
 AUBURN, 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

## 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 A0.2, A0.3 & A5.0  
 FUEL NORMALIZATION CREDITS PER TABLE R406.2 SYSTEM TYPE 2  
**-HEAT PUMP 1.0 CREDITS**

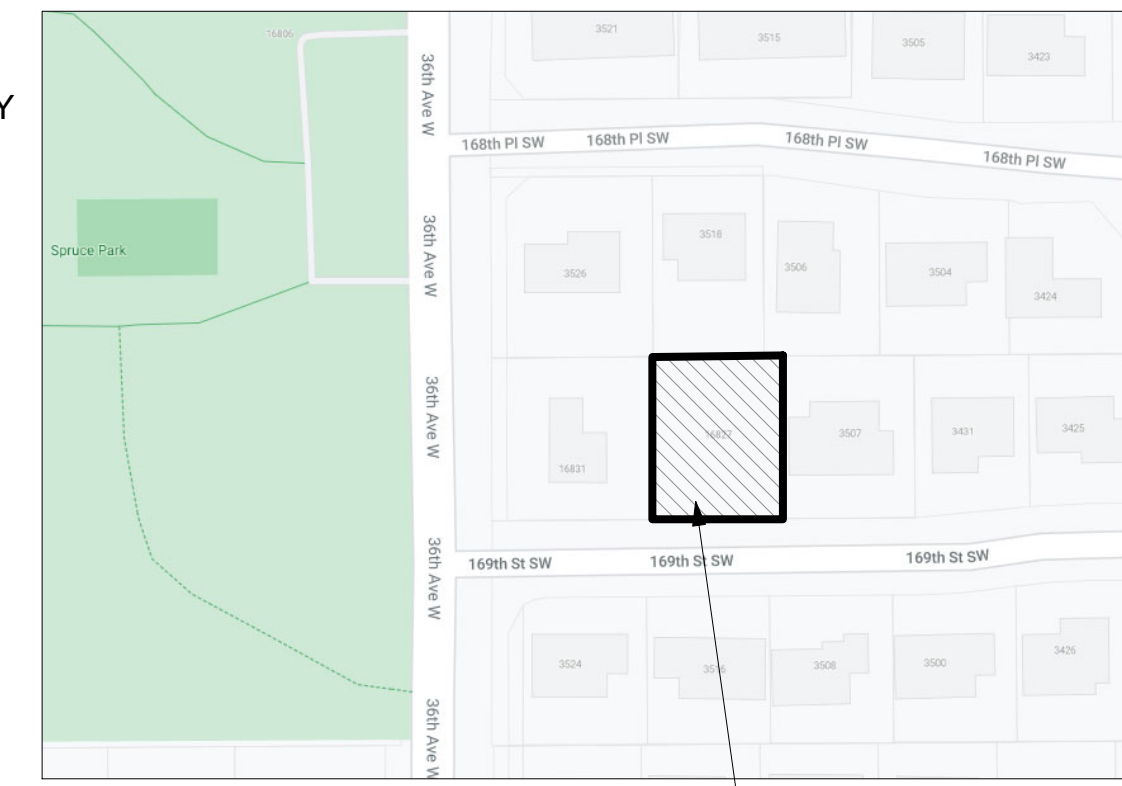
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 -WHOLE HOUSE VENTILATION SHALL BE MET WITH HRV. MIN. SENSIBLE HEAT RECOVERY EFF. OF .65  
 OPTION 5.3 EFFICIENT WATER HEATING 1.0  
 -ENERGY STAR RATED GAS WATER HEATER WITH MIN. UEF OF 0.91. (TANKLESS)

**TOTAL CREDITS REQUIRED 3.0**  
**TOTAL CREDITS PROPOSED 3.5**

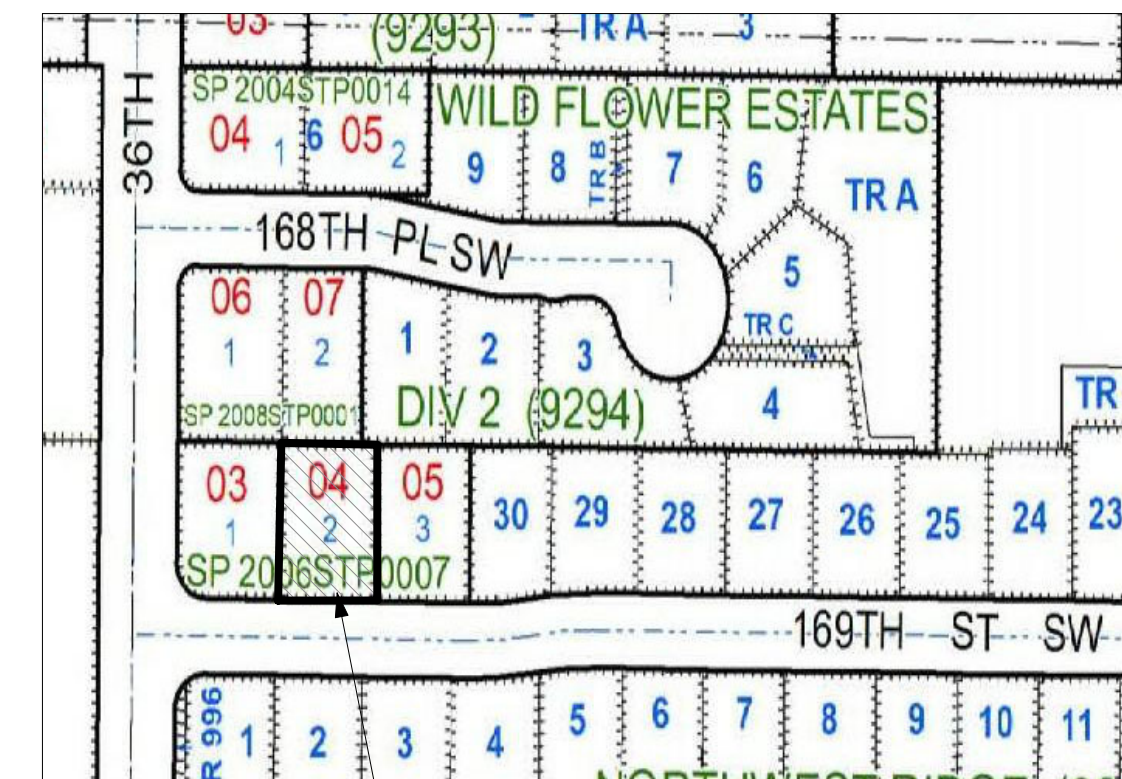
## CODE INFORMATION

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.

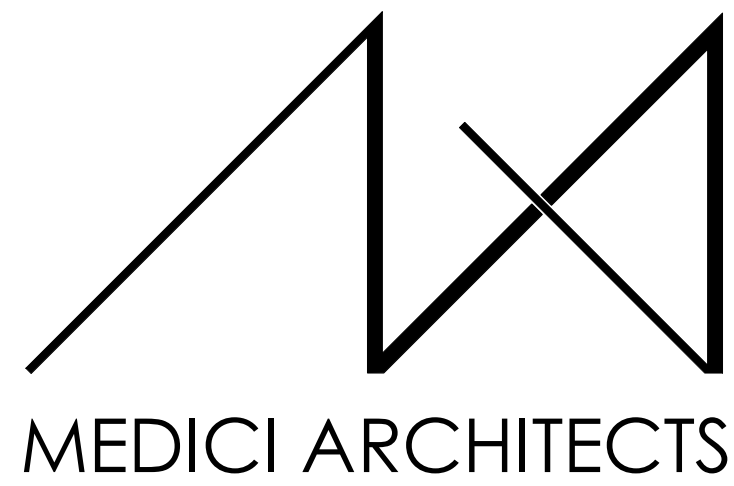
- 2018 WASHINGTON STATE RESIDENTIAL CODE (IRC)
- 2018 WASHINGTON STATE MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (NATURAL GAS) (IFGC)
- 2018 NATIONAL FUEL GAS CODE 58 (PROPANE) (NFPA 54)
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2018 WASHINGTON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



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



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



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: 04/22/2022

REVISIONS:	DATE:

PROJECT / CLIENT:  
 LYNNWOOD HOUSE 1

TRIAD HOLDINGS
PROJECT ADDRESS: 3515 169TH AVE SW LYNNWOOD, WA 98037

DRAWING NAME:

TITLE SHEET

DRAWN BY: KKH

CHECKED By: JK

PHASE:

ADU LAND USE

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 068

DATE: 6/13/2023

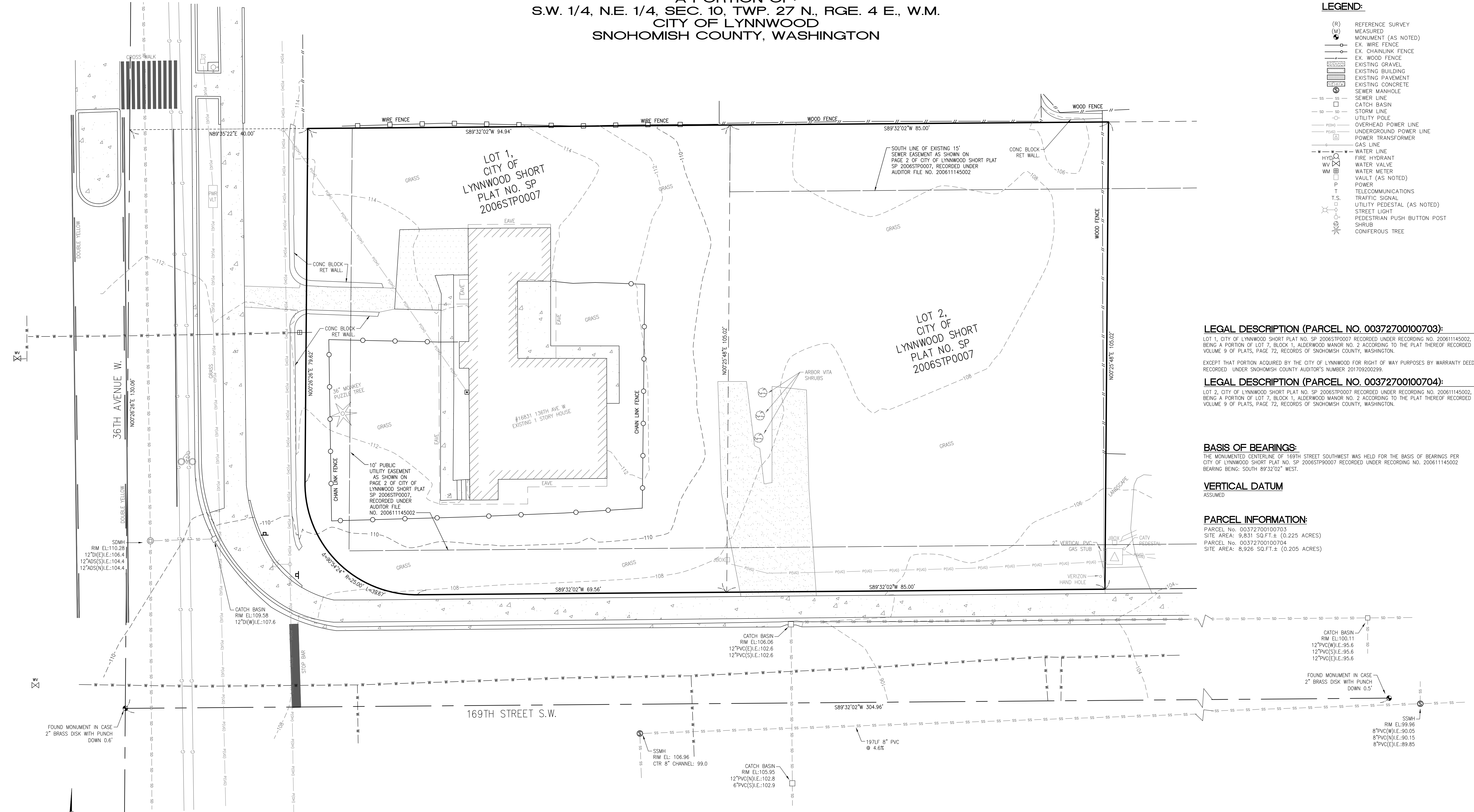
**A0.0**

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
- WATER METER
- VAULT (AS NOTED)
- POWER
- 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)

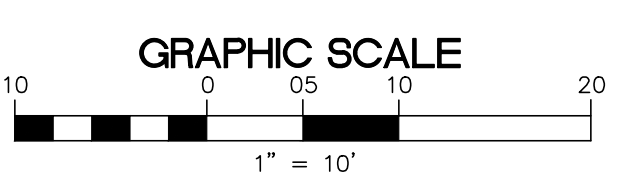
**NOTES:**

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.

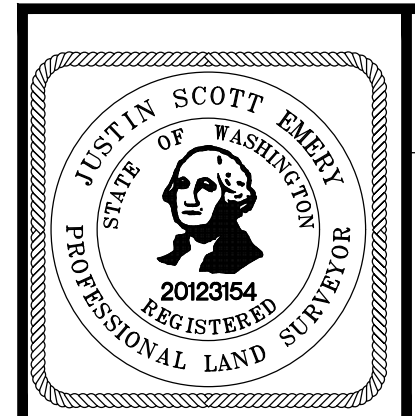
DATE OF PLAT OR MAP: FEBRUARY 18, 2021



REV. NO.	DATE	DESCRIPTION	APPROVED

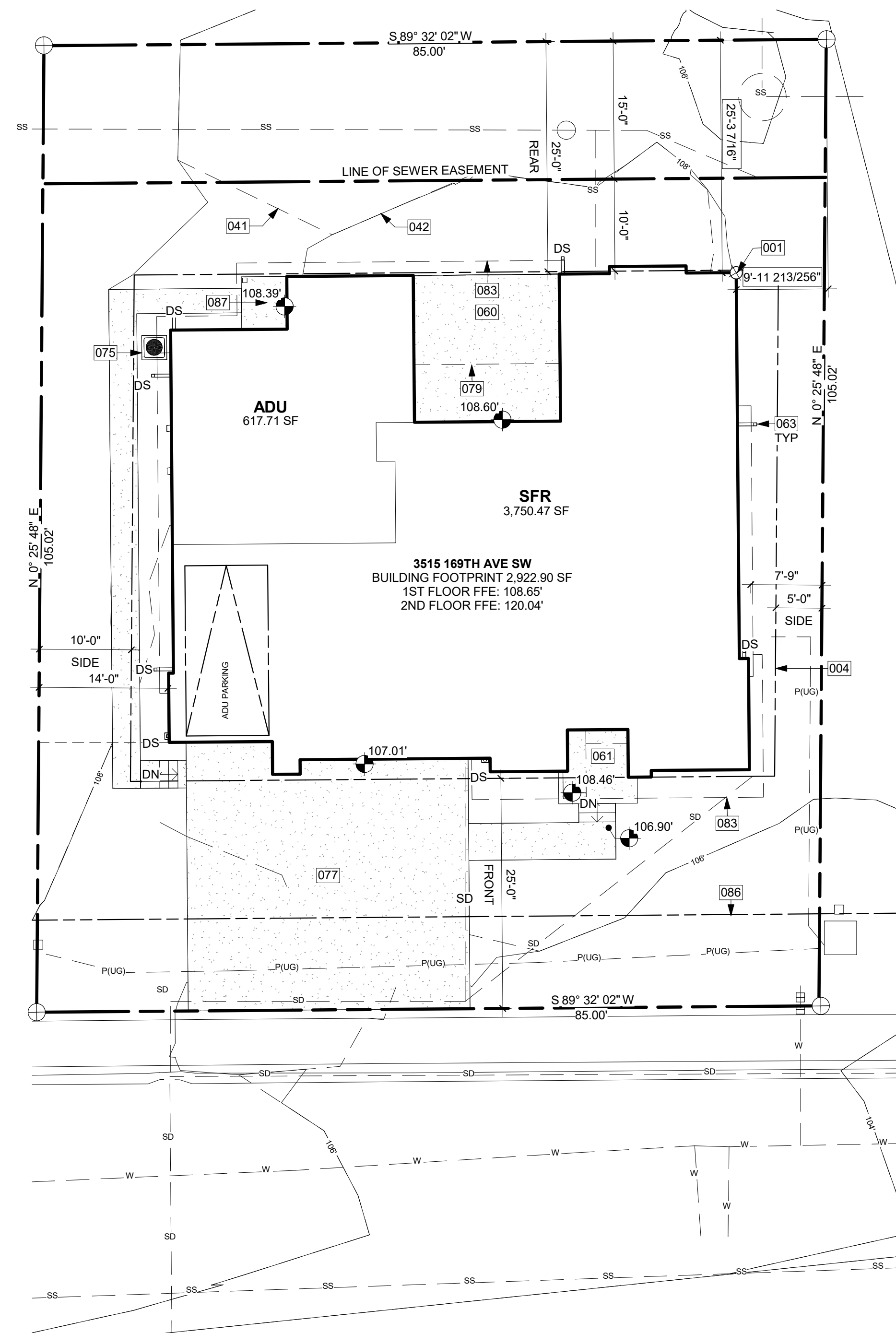
  

CLIENT <b>SUKHWINDER GILL</b> 7523 210TH STREET SW, EDMONDS WA 98026 PHONE No. (206)604-2600	PROJECT <b>LYNNWOOD SPEC HOMES BOUNDARY AND TOPOGRAPHIC SITE PLAN</b>
DRAWN BY: JSE APPROVED:	SCALE: 1" = 10' DATE: FEB. 18, 2021 DRAWING NO.: 21140 JOB#: 21-140 SHEET 1 OF 1

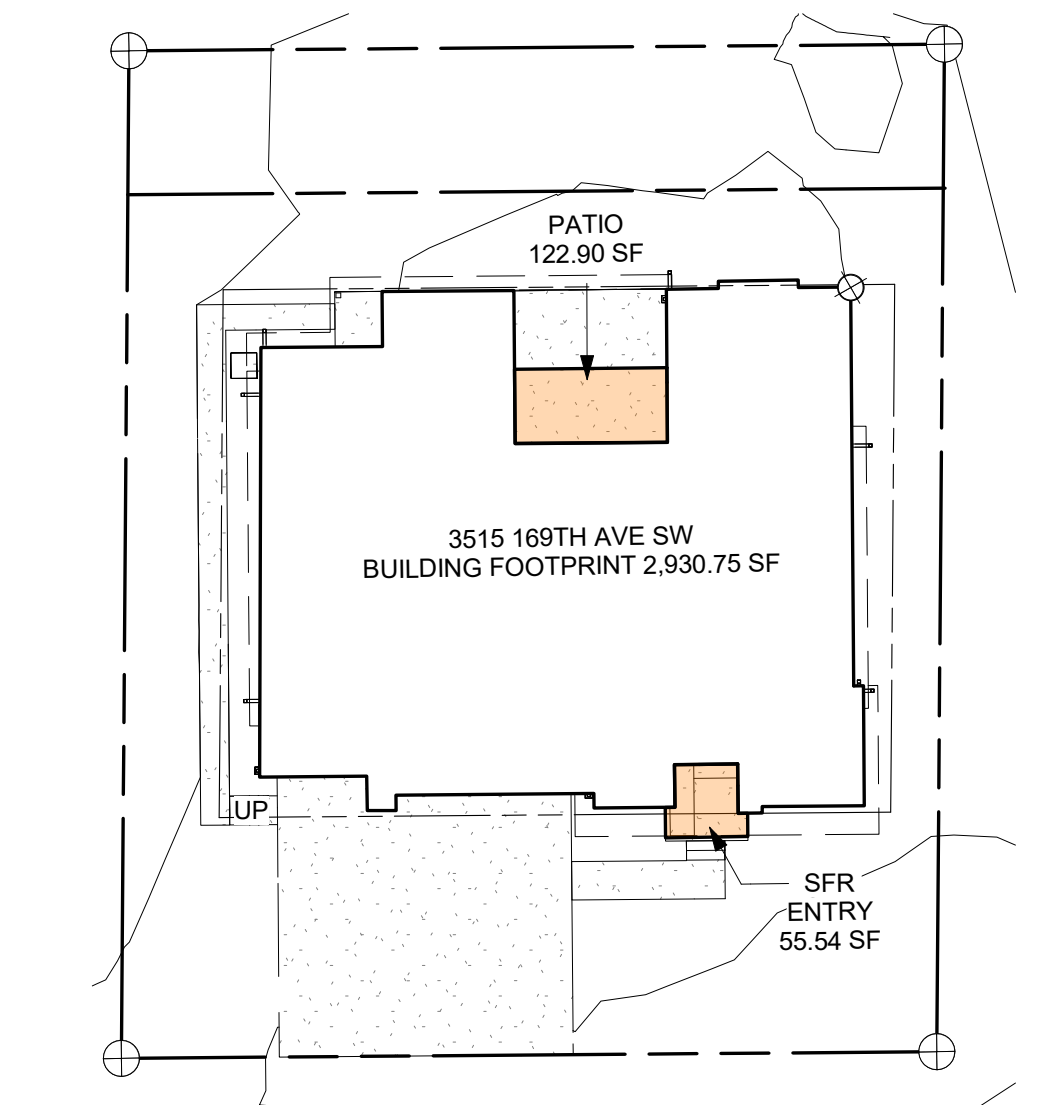


**DALEY-MORROW-POBLETE, INC.**  
726 AUBURN WAY NORTH  
AUBURN, WASHINGTON 98002  
PHONE: (253)333-2200 (FAX) 333-2206

**dmp** ENGINEERING - SURVEYING  
INCORPORATED LAND PLANNING



**SITE PLAN**  
1" = 10'-0" 1



**LOT COVERAGE CALCULATION**

LOT SIZE	8,926 SF
ALLOWABLE COVERAGE (35%)	3,124.10 SF
BUILDING FOOTPRINT	2,930.75 SF
ENTRY PATIO	55.54 SF
REAR PATIO	122.90 SF
<b>TOTAL:</b>	<b>3,109.19 SF</b>
<b>PERCENT:</b>	<b>34.83%</b>

**LOT COVERAGE DIAGRAM**  
1" = 20'-0" 3

**KEY NOTES**

001	PROJECT BASE POINT.
004	SETBACK LINE.
041	LINE OF EXISTING GRADE, PER SURVEY.
042	LINE OF PROPOSED GRADE, PER CIVIL.
060	PROPOSED AT-GRADE CONCRETE PATIO, PER PLANS.
061	FRONT ENTRY TO SFR.
063	DOWNSPOUT, TIGHTLINE TO STORMWATER SYSTEM, PER CIVIL.
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 ABOVE 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 #: 00372700100704  
 LOT SIZE: 8,926 SF = 0.205 ACRE

**LEGAL DESCRIPTION:**  
 SECTION 10 TOWNSHIP 27 RANGE 04 QUARTER NE ALDERWOOD  
 MANOR 2 BLK 001 D-04-LOT 2 CITY OF LYN SP 2006STP0007 REC AFN  
 200611145002

**MAXIMUMS:**  
 MAX. FAR: N/A  
 MAX. LOT COVERAGE: 35% (3,049.2 SF)  
 MAX. HEIGHT: 35' ABOVE ABE

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

**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.

**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.

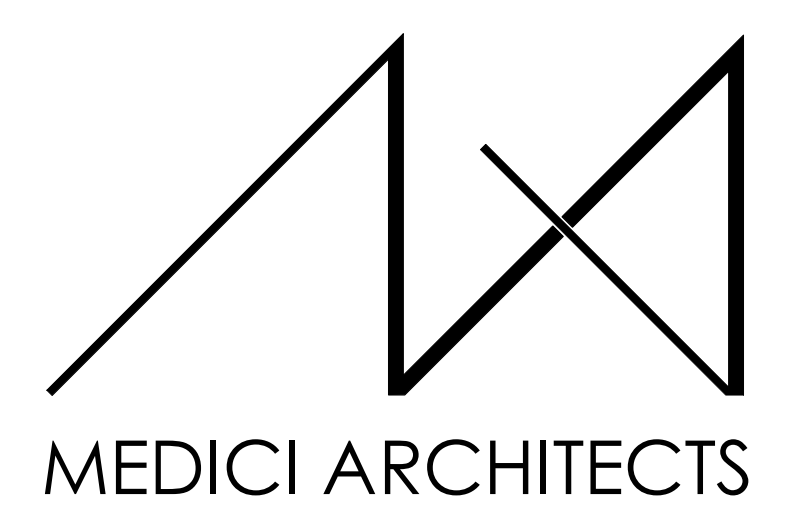
- ACCESS IS TO BE RESTRICTED INTO TPZ'S WITH READILY VISIBLE TEMPORARY TREE FENCING ALONG THE LOD WHICH COMPLETELY SURROUNDS THE PROTECTED AREAS OF RETAINED TREES. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK AND BE AT LEAST 4 FT TALL, CONSTRUCTED USING PIER BLOCK, AND MAJOR ROOTS SHOULD BE AVOIDED WHILE 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 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 DRIPLINES 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.

**SYMBOL LEGEND**

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



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

REGISTRATION:



INTAKE DATE: 04/22/2022

REVISIONS:	DATE:

PROJECT / CLIENT:  
**LYNNWOOD HOUSE 1**

TRIAD HOLDINGS

PROJECT ADDRESS:  
 3515 169TH AVE SW  
 LYNNWOOD, WA 98037

DRAWING NAME:

**SITE PLAN**

DRAWN BY: KKH  
 CHECKED BY: JK

PHASE:  
 ADU LAND USE

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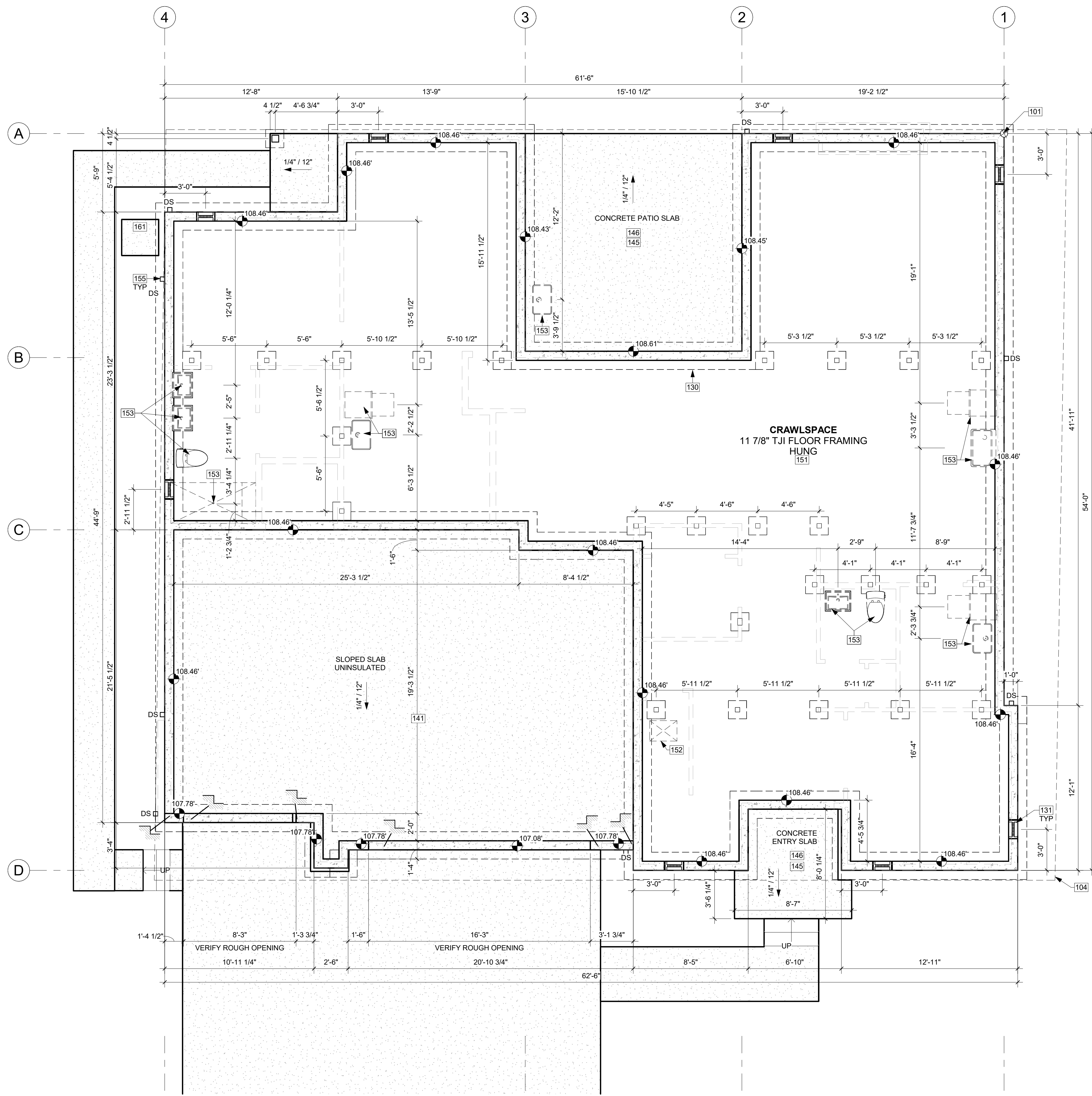
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 068  
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CALL 48 HOURS BEFORE YOU DIG  
 811 OR 1-800-424-5555

**A0.1**

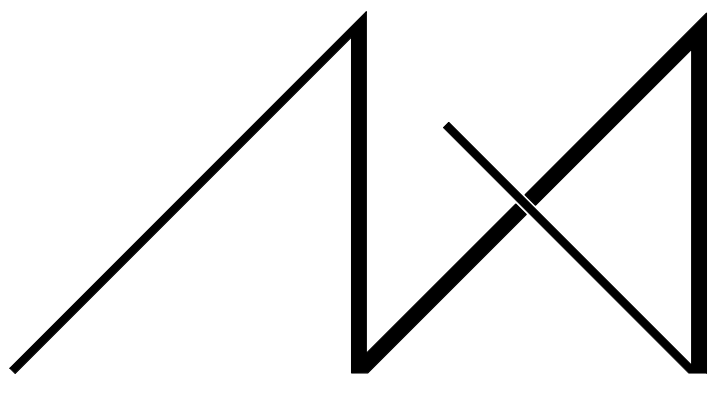
PLOT SCALE: 1:1



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

**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.
- 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.



**MEDICI ARCHITECTS**

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REGISTRATION:

9904 REGISTERED ARCHITECT  
*Jennifer J. U. Kim*  
 JENNIFER J. U. KIM  
 STATE OF WASHINGTON

INTAKE DATE: 04/22/2022

REVISIONS:	DATE:

PROJECT / CLIENT:  
**LYNNWOOD HOUSE 1**

TRIAD HOLDINGS

PROJECT ADDRESS:  
 3515 169TH AVE SW  
 LYNNWOOD, WA 98037

DRAWING NAME:

**FOUNDATION PLAN**

DRAWN BY: KKH  
 CHECKED BY: JK

PHASE:

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**A1.0**

PLOT SCALE: 1:1

**CRAWL SPACE VENTILATION**

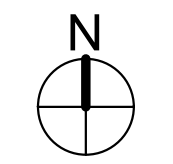
CRAWL SPACE AREA =	1,952.50 SF
VENTILATION REQUIRED:	(1,952.50 SF x 144 SI) / 1500 = 187.44 SI REQUIRED
USE:	16"x8" FOUNDATION VENTS
NET VENT AREA =	98.0 SI (-25%) = 73.5 SI
VENTS REQUIRED =	168.05 SI / 73.5 SI = 3 VENTS
PROVIDE:	(8) 16"x8" VENTS = 588 SI
<b>TOTAL MIN. VENTILATION PROVIDED = 588 SI IS GREATER THAN 187.44 REQUIRED.</b>	
NOTE: PER IRC R408.2:	
1. IF VENTILATION IS REDUCED TO LESS THAN 1 SI / 300 SF OR IF OPERABLE LOUVERS ARE PROVIDED, A RADON VENT SHALL BE INSTALLED.	
2. VENTILATION MAY BE REDUCED TO 1 SI / 1500 SF IF A CLASS I VAPOR RETARDER IS PROVIDED OVER ENTIRE GROUND SURFACE.	

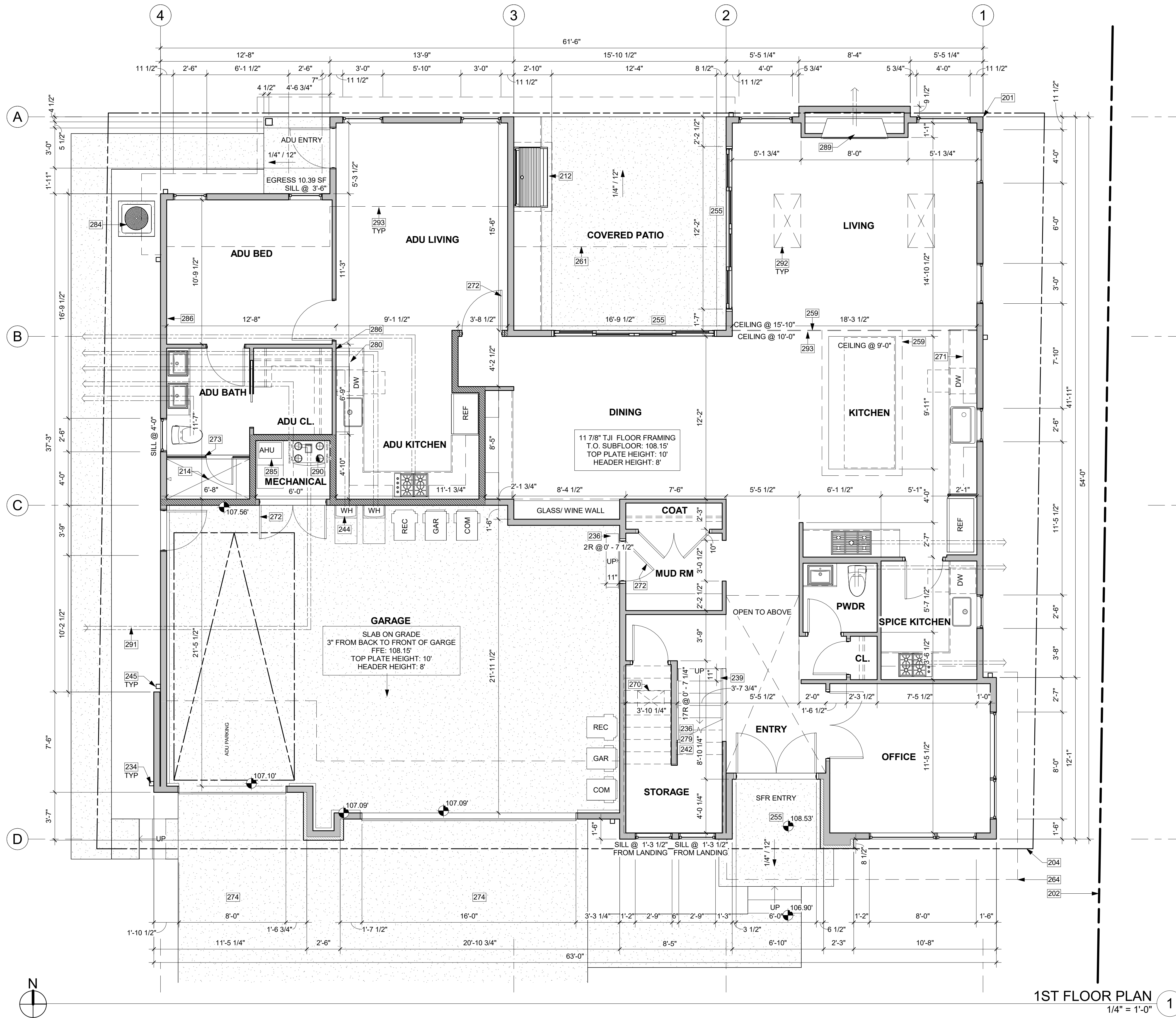
**FOUNDATION PLAN NOTES**

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.
2. REFER TO STRUCTURAL PLANS FOR ALL FRAMING & FOUNDATION INFORMATION
3. ALL IMPERVIOUS SURFACES TO BE GRADED TO SLOPE AND DRAIN AWAY FROM THE STRUCTURE MIN. 1/4" PER FOOT.

**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





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

**CONDITION:**  
NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHER MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.

2018 UPC 807.3 DOMESTIC DISHWASHING MACHINE.

**CONDITION:**  
ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.

2018 IRC SECTION R302.7 UNDER-STAIR BOARD

**HOUSE VENTILATION - ADU**

BALANCED WHOLE HOUSE VENTILATION REQUIREMENTS TO BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM (HRV) PER M1505.4 AND WSEC ENERGY CREDIT OPTION 2.2. HRV TO HAVE MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65. MINIMUM MECHANICAL VENTILATION AIRFLOW RATE TO BE 60 CFM (INTERMITTENT) - (0-1 BEDROOMS 617.71<1,500 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT, PER TABLES M1505.4.3(1) AND M1505.4.3(3).

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
A	BATH & POWDER	MINIMUM LOCAL EXHAUST RATE TO BE 50 CFM
B	KITCHEN	MINIMUM LOCAL EXHAUST RATE TO BE 100 CFM PROVIDED BY RANGE HOOD OR DOWN DRAFT EXHAUST FAN, PER M1503.2 IF OVER 400 CFM, MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6.
C	LAUNDRY ROOM	MINIMUM LOCAL EXHAUST RATE TO BE 50 CFM

**HOUSE VENTILATION - SFR**

BALANCED WHOLE HOUSE VENTILATION REQUIREMENTS TO BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM (HRV) PER M1505.4 AND WSEC ENERGY CREDIT OPTION 2.2. HRV TO HAVE MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65. MINIMUM MECHANICAL VENTILATION AIRFLOW RATE TO BE 90 CFM (INTERMITTENT) - (4-5 BEDROOMS 3,001<4,500 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT, PER TABLES M1505.4.3(1) AND M1505.4.3(3).

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
A	BATH & POWDER	MINIMUM LOCAL EXHAUST RATE TO BE 50 CFM
B	KITCHEN	MINIMUM LOCAL EXHAUST RATE TO BE 100 CFM PROVIDED BY RANGE HOOD OR DOWN DRAFT EXHAUST FAN, PER M1503.2 IF OVER 400 CFM, MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6.
C	LAUNDRY ROOM	MINIMUM LOCAL EXHAUST RATE TO BE 50 CFM

**KEY NOTES**

- PROJECT BASE POINT.
- EXISTING PROPERTY LINE.
- SETBACK LINE.
- PROTECTIVE MATERIAL ABOVE AND AROUND APPLIANCE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- EQUAL FLOW DRAIN WATER HEAT RECOVERY UNIT TO BE INSTALLED IN SHOWER. MINIMUM EFFICIENCY OF 40%.
- POWDER-COATED SCUPPER AND 4" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM, PER CIVIL.
- WOOD STAIR, STAIR STRUCTURE AND CONNECTIONS TO BE A DEFERRED SUBMITTAL.
- GUARDRAILS, FLOOR MOUNT. DEFERRED SUBMITTAL. MIN. HEIGHT 36-INCHES PER IRC R312.1.2. REQUIRED GUARDRAILS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARDRAIL 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, TREAD AND BOTTOM RAIL OF A GUARDRAIL, 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.
- HANDRAIL PER IRC 311.7.8, WALL MOUNTED.
- ENERGY STAR RATED ON DEMAND WATER HEATER PER WSEC TABLE 406.2 OPTION 5.3. MIN. EF= 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.
- POWDER-COATED 5" SQUARE GUTTER AND 4" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM, PER CIVIL.
- LANDINGS OR FINISHED FLOORS AT REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.
- LINE OF CEILING CHANGE ABOVE.
- LINE OF EXTERIOR WALL ABOVE. FILL FLOOR CAVITY OVER NON-CONDITIONED SPACES WITH BATT INSULATION. MINIMUM R-38.
- LINE OF ROOF ABOVE.
- CRAWL SPACE ACCESS IN FLOOR, PER IRC R408.4. 18"x24" MIN OPENING WITH R-38 INSULATION.
- LINE OF UPPER CABINETS.
- 20 MINUTE FIRE-RATED DOOR WITH SELF CLOSER. INSULATED.
- TEMPERED GLAZING IN SHOWER STALL. DOOR TO SWING OUTWARD.
- DRIVEWAY SLOPE PER CIVIL.
- 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.
- 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).
- 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.
- INTERIOR PORTION OF ZONALLY CONTROLLED AIR SOURCE HEAT PUMP WITH MIN HSPF OF 11, TOTAL COMBINED MAX 72,157 Btu/hr.
- ZONAL CONTROL FOR SHARED HVAC UNIT, SFR MAX 62448 BTU/HR, ADU MAX 9,709 BTU/HR.
- 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 HEARTH EXTENSIONS 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.
- HEAT RECOVERY VENTILATOR (HRV) PROVIDED TO SERVE BOTH SFR AND ADU WITH ZONAL CONTROL. ZEHNDER COMFOAIR 550 VENTILATION UNIT. EXTRACT STALE AIR FROM THE KITCHEN AND BATHROOMS AND SUPPLIES FRESH AIR TO BEDROOMS AND LIVING SPACES. INSTALLATION REQUIREMENTS PER MANUFACTURER.
- HRV INTAKE AND EXHAUST DUCTS.
- SKYLIGHT ABOVE.
- LINE OF BUILDING ABOVE.

**RATED CONSTRUCTION LEGEND**

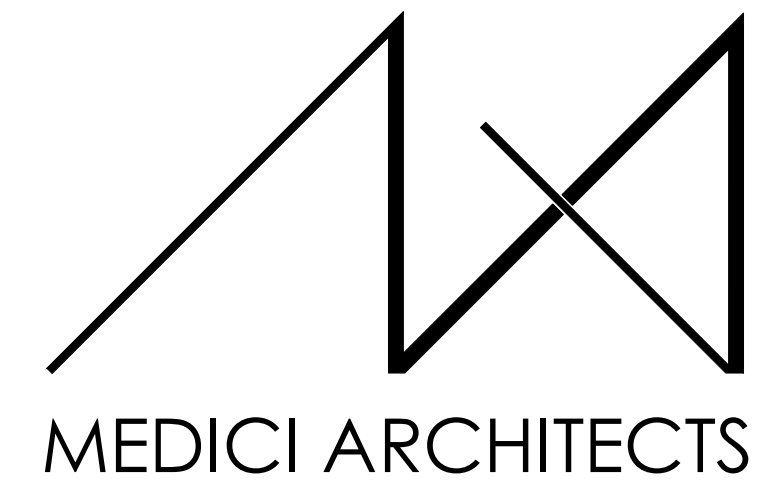
- 1-HOUR RATED WALL CONSTRUCTION
- 1-HOUR RATED FLOOR / ROOF CONSTRUCTION

**FLOOR PLAN NOTES**

- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
- SEE STRUCTURAL DRAWINGS FOR ALL POSTS, BEAMS AND HEADERS.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
- WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
- DOOR JAMB 4.5" FROM CORNER TYP. U.N.O.
- SEE SHEETS A0.3, A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
- INSTALL SIMPSON CONC. TO WOOD HOLDINGS PER STRUCTURAL DRAWINGS. ALSO SEE MANUFACTURER'S SPECS.
- 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"
- FRESH AIR PROVIDED BY WHOLE-HOUSE EXHAUST FAN WITH FRESH AIR PORT (NET 4 SF IN MIN. OPENING) AT EACH HABITABLE ROOM. A TIMER OPERATES AN EXHAUST FAN WHICH PULLS OUTSIDE AIR THROUGH AIR INLETS LOCATED IN EACH HABITABLE ROOM.
- LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120°F HOT WATER TEMPERATURE.
- 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.
- SEE SHEET A0.2 FOR ADDITIONAL NOTES.

**SYMBOL LEGEND**

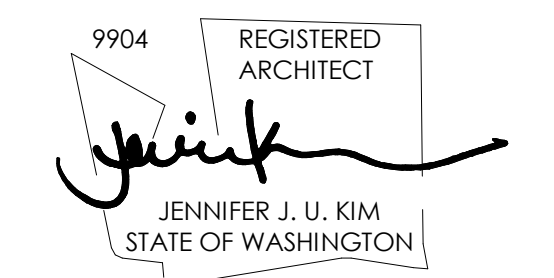
SEE GENERAL NOTES SHEET A0.0 FOR COMPLETE SYMBOL INDEX.



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LYNNWOOD HOUSE 1

TRIAD HOLDINGS

PROJECT ADDRESS:  
3515 169TH AVE SW  
LYNNWOOD, WA 98037

DRAWING NAME:

1ST FLOOR PLAN

DRAWN BY: KKH  
CHECKED BY: JK

PHASE:  
ADU LAND USE

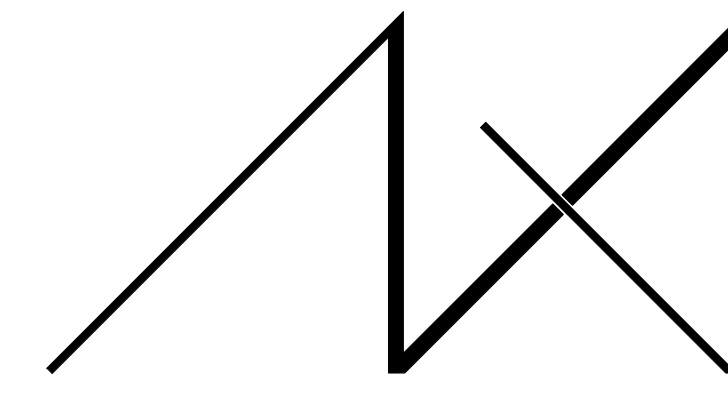
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A2.0

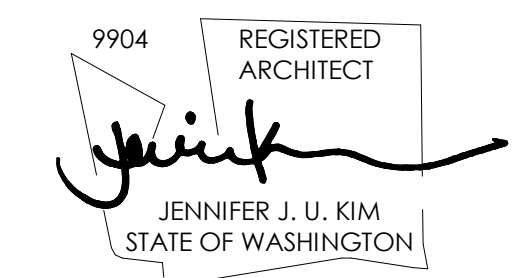
PLOT SCALE: 1:1



**MEDICI ARCHITECTS**

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

REGISTRATION:



INTAKE DATE: 04/22/2022

REVISIONS:	DATE:

PROJECT / CLIENT:  
**LYNNWOOD HOUSE 1**

TRIAD HOLDINGS

PROJECT ADDRESS:  
 3515 169TH AVE SW  
 LYNNWOOD, WA 98037

DRAWING NAME:  
**2ND FLOOR PLAN**

DRAWN BY: KKH  
 CHECKED BY: JK

PHASE:  
 ADU LAND USE

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 DATE: 6/13/2023

**A2.1**

PLOT SCALE: 1:1

**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.
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. PROVIDE TIGHT LINE DRAIN 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

**HOUSE VENTILATION -SFR**

BALANCED WHOLE HOUSE VENTILATION REQUIREMENTS TO BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM (HRV) PER M1505.4 AND WSEC ENERGY CREDIT OPTION 2.2. HRV TO HAVE MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65. MINIMUM MECHANICAL VENTILATION AIRFLOW RATE TO BE 90 CFM (INTERMITTENT) - (4-5 BEDROOMS 3,001-4,500 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT, PER TABLES M1505.4.3(1) AND M1505.4.3(3).

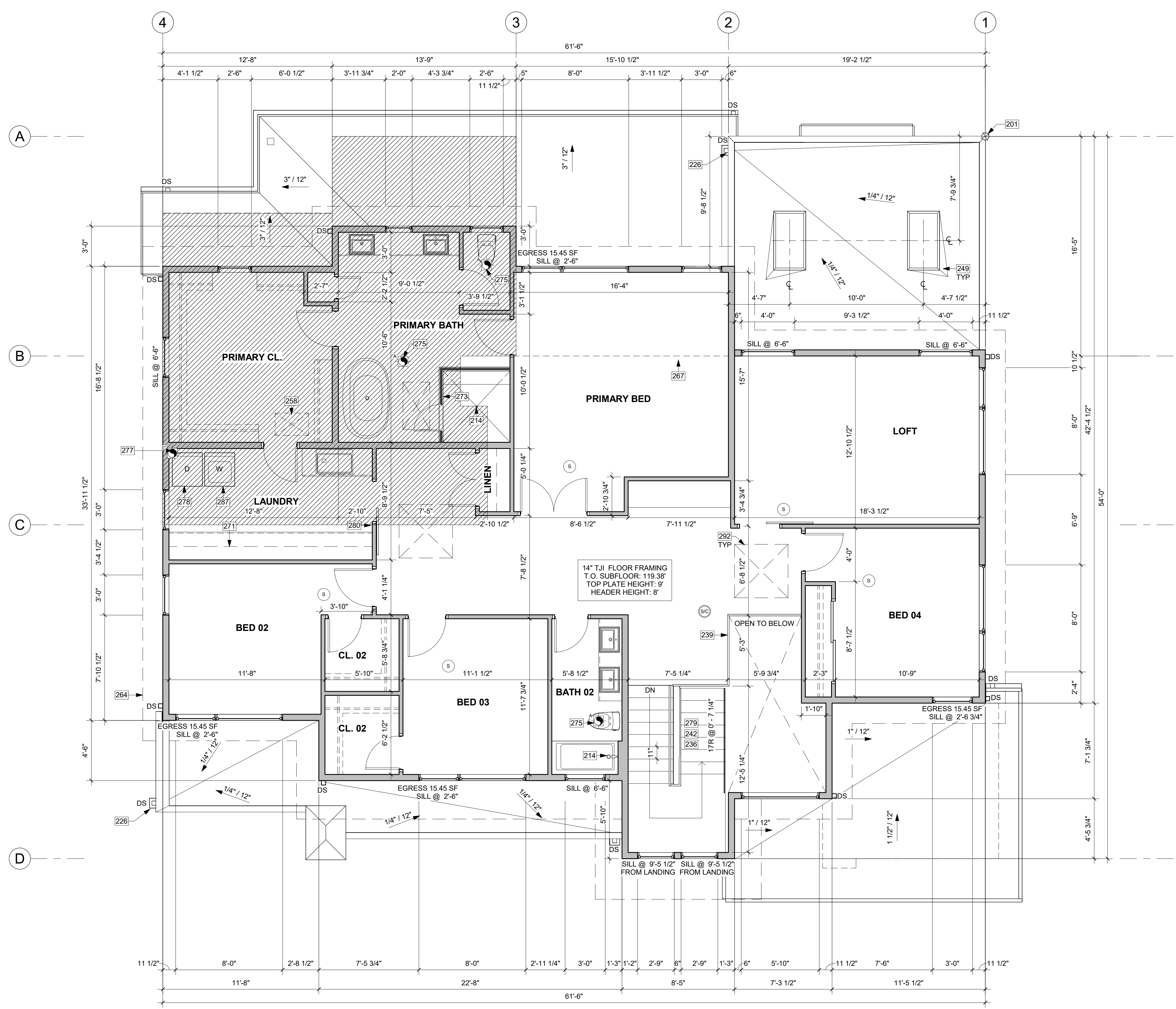
SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
	BATH & POWDER	MINIMUM LOCAL EXHAUST RATE TO BE 50 CFM
	KITCHEN	MINIMUM LOCAL EXHAUST RATE TO BE 100 CFM PROVIDED BY RANGE HOOD OR DOWN DRAFT EXHAUST FAN, PER M1503.2 IF OVER 400 CFM, MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6.
	LAUNDRY ROOM	MINIMUM LOCAL EXHAUST RATE TO BE 50 CFM

**FLOOR PLAN NOTES**

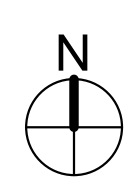
- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
- SEE STRUCTURAL DRAWINGS FOR ALL POSTS, BEAMS AND HEADERS.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
- WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
- DOOR JAMB 4.5" FROM CORNER TYP., U.N.O.
- SEE SHEETS A0.3, A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
- INSTALL SIMPSON CONC. TO WOOD HOLD-DOWNS PER STRUCTURAL DRAWINGS, ALSO SEE MANUFACTURER'S SPECS.
- 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".
- FRESH AIR PROVIDED BY WHOLE-HOUSE EXHAUST FAN WITH FRESH AIR PORT (NET 4 SF IN MIN. OPENING) AT EACH HABITABLE ROOM. A TIMER OPERATES AN EXHAUST FAN WHICH PULLS OUTSIDE AIR THROUGH AIR INLETS LOCATED IN EACH HABITABLE ROOM.
- LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120°F HOT WATER TEMPERATURE.
- 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.
- SEE SHEET A0.2 FOR ADDITIONAL NOTES.

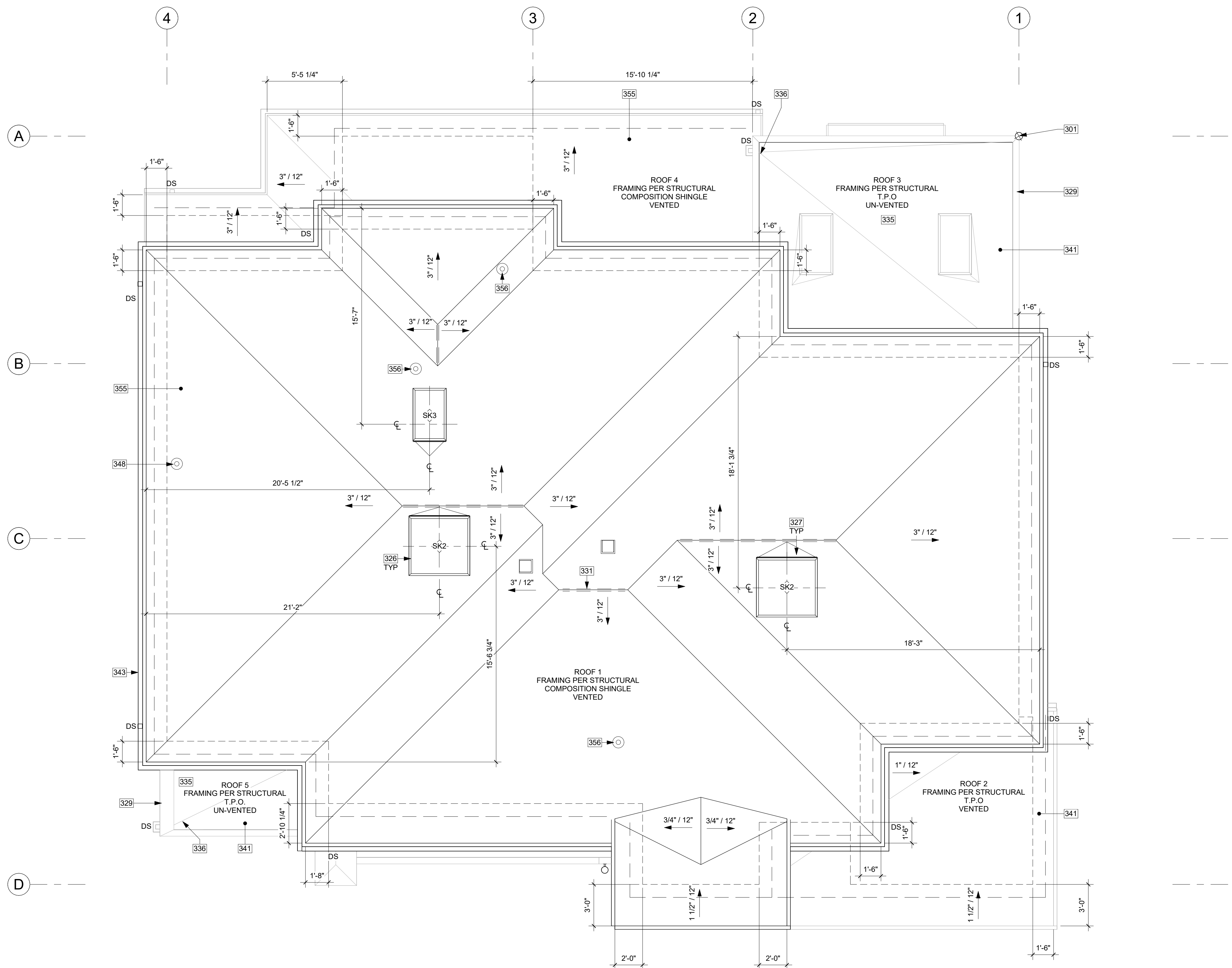
**SYMBOL LEGEND**

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



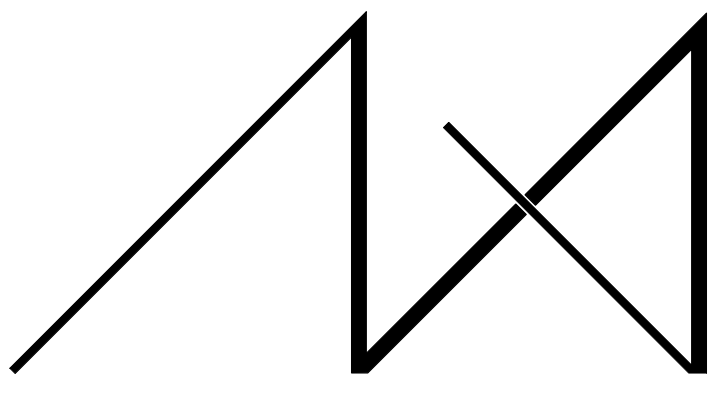
**2ND FLOOR PLAN**  
 1/4" = 1'-0"





**KEY NOTES**

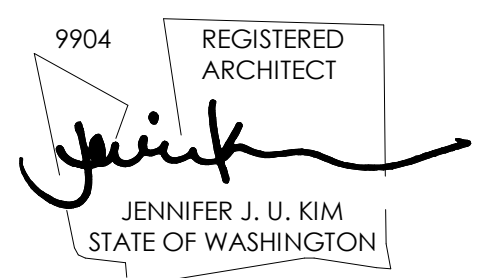
- 301 PROJECT BASE POINT.
- 326 SKYLIGHT PER SCHEDULE. TYP. INSTALL WITH CURB AND FLASHING PER STRUCTURAL AND MANUFACTURER.
- 327 BUILT-UP RIGID INSULATION CRICKET, WITH PROTECTION BOARD OVER. SLOPE MINIMUM 1/4" PER 12".
- 329 VENTED PARAPET WITH 20 GA. SLOPED POWDER-COATED METAL CAP FLASHING.
- 331 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.



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REGISTRATION:



INTAKE DATE: 04/22/2022

REVISIONS:	DATE:

PROJECT / CLIENT:  
**LYNNWOOD HOUSE 1**

TRIAD HOLDINGS

PROJECT ADDRESS:  
 3515 169TH AVE SW  
 LYNNWOOD, WA 98037

DRAWING NAME:

**ROOF PLAN**

DRAWN BY: KKH  
 CHECKED BY: JK

PHASE:  
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 DATE: 6/13/2023

PLOT SCALE: 1:1  
**A3.0**

**SYMBOL LEGEND**

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

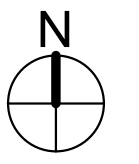
**ROOF VENTILATION**

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:	217.54 LF EAVE VENTILATION = 1,598.92 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:	2 ROOF HAT VENTS = 100 SI
<b>TOTAL MIN. VENTILATION PROVIDED = 2,186.36 SI IS GREATER THAN 2,140.19 REQ.</b>	

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
<b>TOTAL MIN. VENTILATION PROVIDED = 238.88 SI IS GREATER THAN 142.61 REQ.</b>	

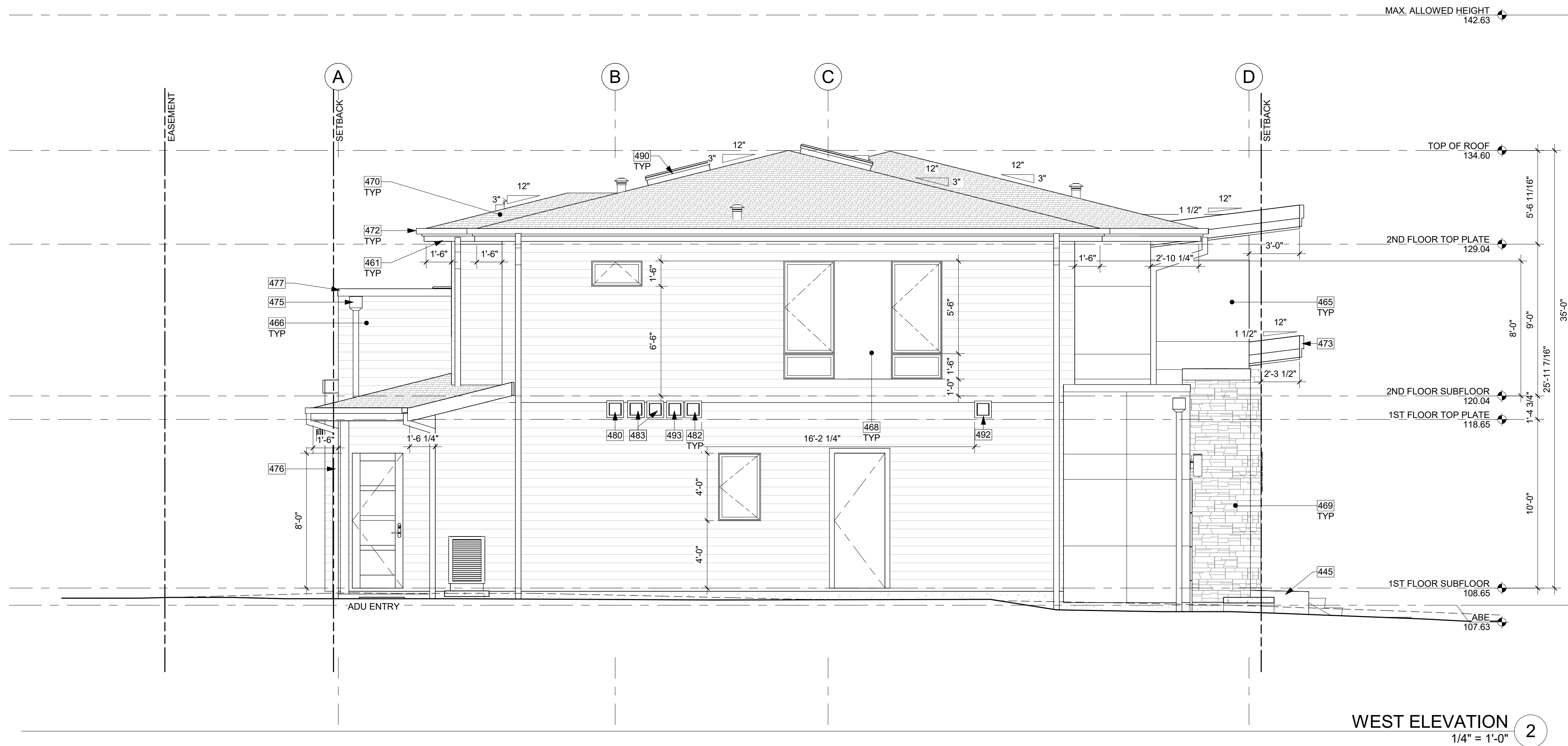
ROOF 4	
ROOF CONSTRUCTION:	PARALLEL CHORD TRUSSES
ROOF AREA:	142.91 SF
VENTILATION REQUIRED:	(142.91 SF x 144 SI) / 150" = 137.19 SI REQUIRED
PROPOSED VENTILATION:	
(4) 2-1/2" DIA. HOLES PER 24":	9.8 SI / LF - 25% = 7.35 SI / LF
PROVIDE:	48.5 LF EAVE VENTILATION = 356.48 SI
<b>TOTAL MIN. VENTILATION PROVIDED = 356.48 SI IS GREATER THAN 137.19 REQ.</b>	
* 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	

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





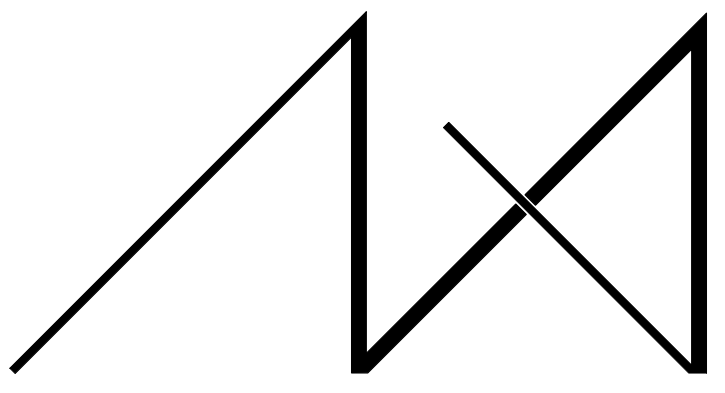
**NORTH ELEVATION**  
1/4" = 1'-0" 1



**WEST ELEVATION**  
1/4" = 1'-0" 2

**KEY NOTES**

- 424 LINE OF EXISTING 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 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
- 472 4" SQUARE GUTTER OVER 2X6 OVER 2X10 STEPEF FASCIA, PRIMED, FINGER-JOINTED CEDAR FASCIA BOARD.
- 473 2X10 OVER 2X16 STEPEF 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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REGISTRATION:



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PROJECT / CLIENT:  
**LYNNWOOD HOUSE 1**

TRIAD HOLDINGS

PROJECT ADDRESS:  
3515 169TH AVE SW  
LYNNWOOD, WA 98037

DRAWING NAME:

**ELEVATIONS**

DRAWN BY: KKH  
CHECKED BY: JK

PHASE:

ADU LAND USE

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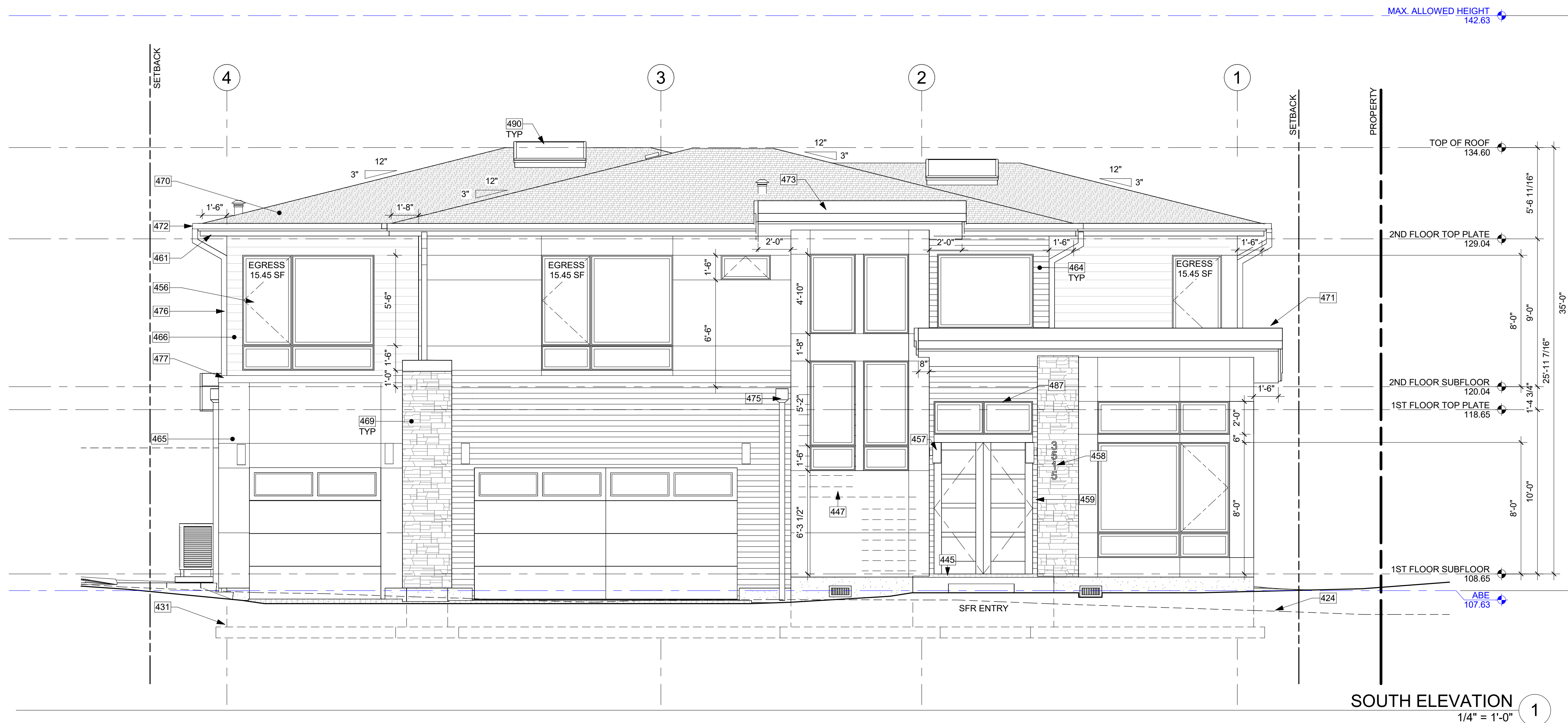
PLOT SCALE: 1:1

**A4.0**

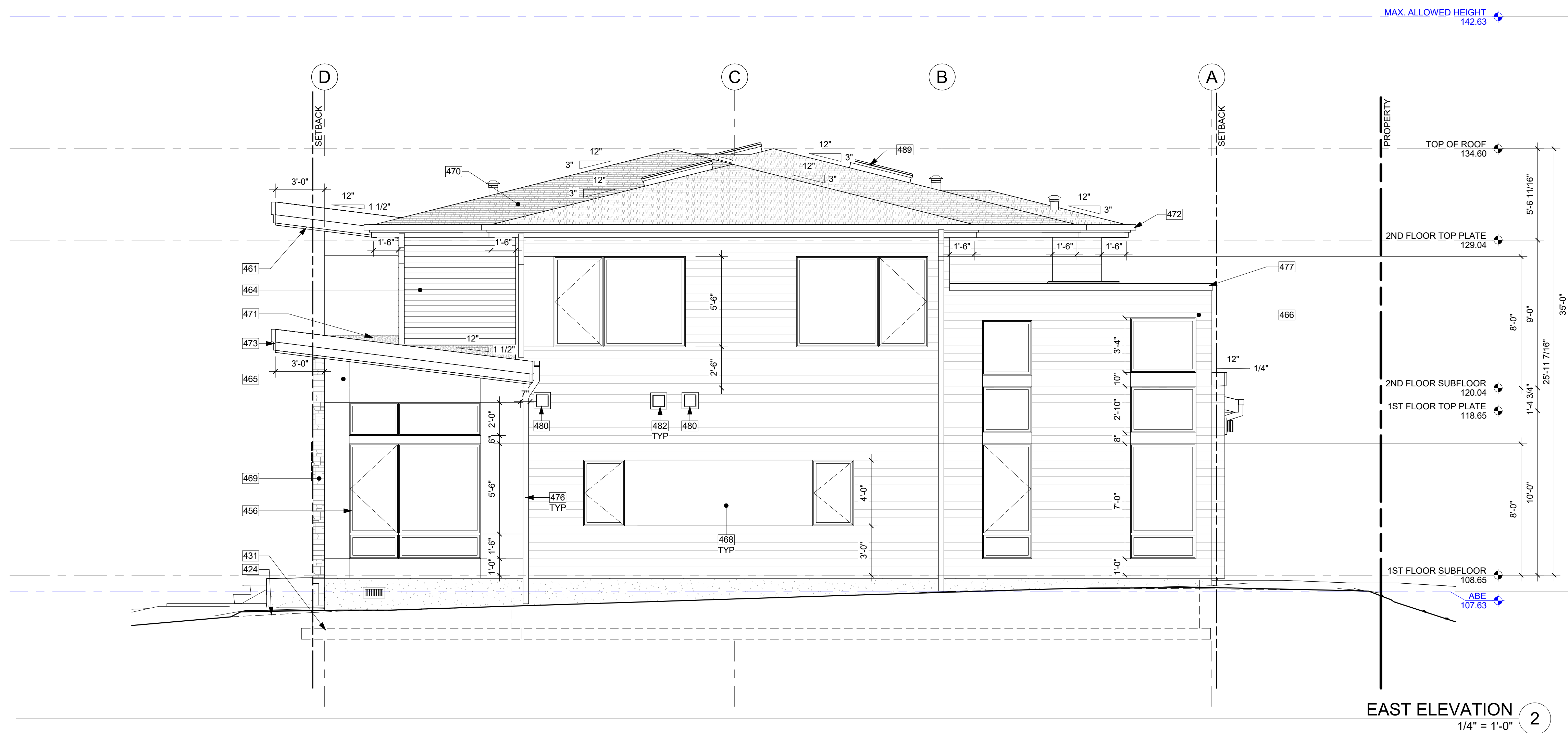
**ELEVATION NOTES**

- 1. VERIFY SHEAR WALL NAILING & HOLD-DOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
- 2. WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
- 3. 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.
- 5. 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.
- 6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
- 7. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
- 8. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
- 9. SEE SHEET A0.2 FOR ADDITIONAL NOTES.





**SOUTH ELEVATION 1**  
1/4" = 1'-0"



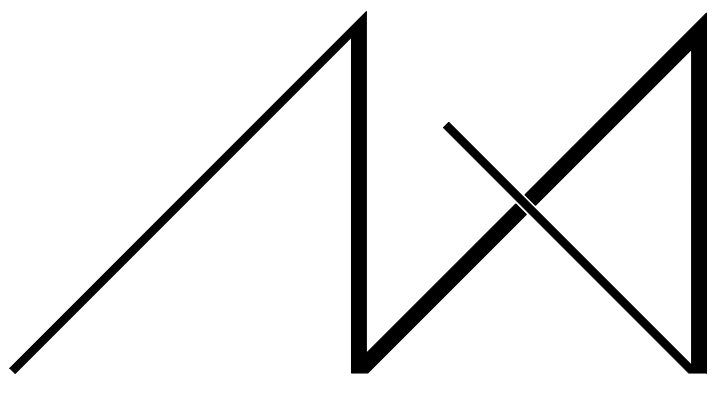
**EAST ELEVATION 2**  
1/4" = 1'-0"

**KEY NOTES**

- 424 LINE OF EXISTING 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.
- 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 TAML'N SPLINE TO MATCH PANEL COLOR, TYP.
- 466 FIBER CEMENT PLANK, HORIZONTAL LAP SIDING WITH 6" EXPOSURE. PAINTED - COLOR TBD. TYP. NOTE: PAINTABLE XOCR TAML'N 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.

**ELEVATION NOTES**

- 1. VERIFY SHEAR WALL NAILING & HOLD-DOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
- 2. WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
- 3. 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.
- 4. 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.
- 5. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
- 6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
- 7. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
- 8. SEE SHEET A0.2 FOR ADDITIONAL NOTES.

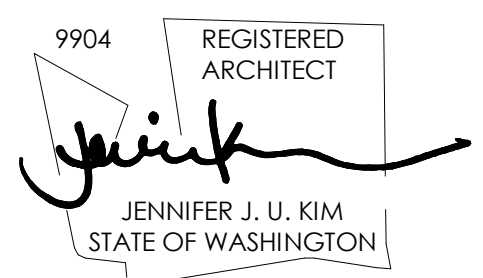


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PROJECT / CLIENT:  
**LYNNWOOD HOUSE 1**

TRIAD HOLDINGS

PROJECT ADDRESS:  
 3515 169TH AVE SW  
 LYNNWOOD, WA 98037

DRAWING NAME:

**ELEVATIONS**

DRAWN BY: KKH  
 CHECKED BY: JK

PHASE:

ADU LAND USE

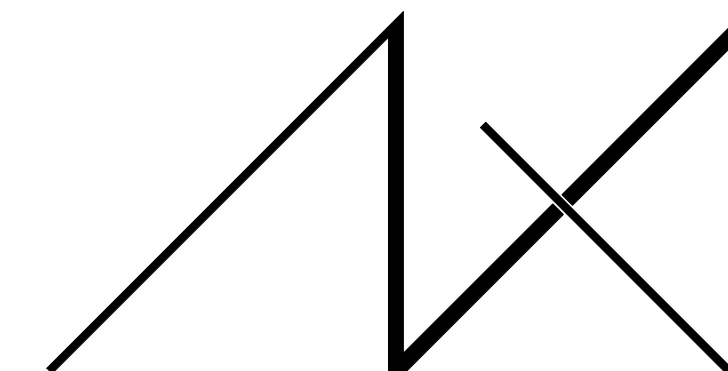
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**A4.1**

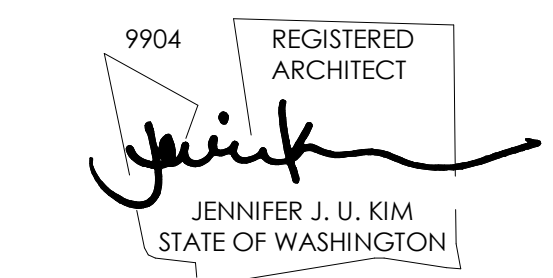
PLOT SCALE: 1:1



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REVISIONS:	DATE:

PROJECT / CLIENT: LYNNWOOD HOUSE 1

TRIAD HOLDINGS

PROJECT ADDRESS: 3515 169TH AVE SW LYNNWOOD, WA 98037

DRAWING NAME:

PERSPECTIVES

DRAWN BY: KKH  
CHECKED BY: JK

PHASE:

ADU LAND USE

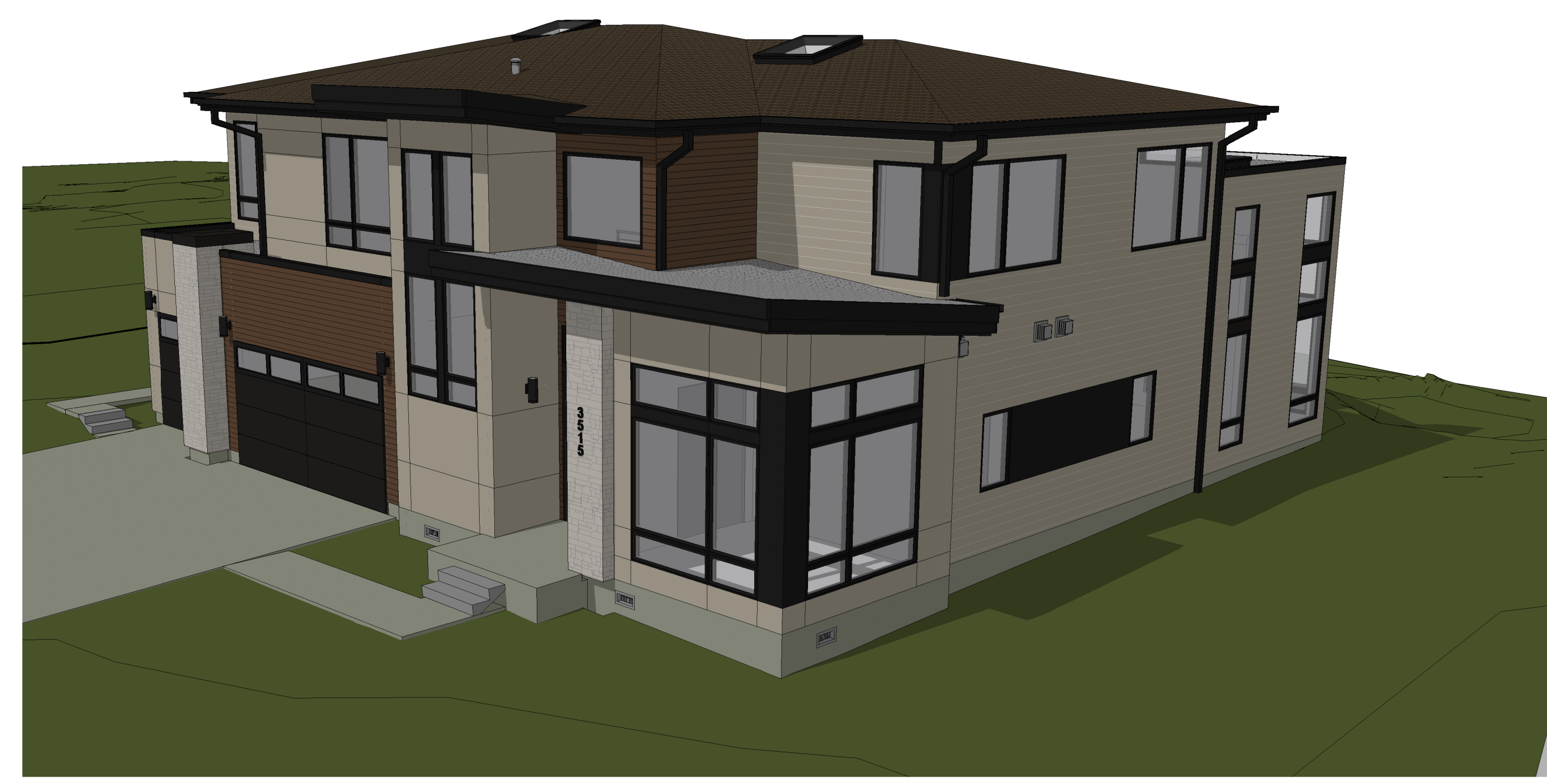
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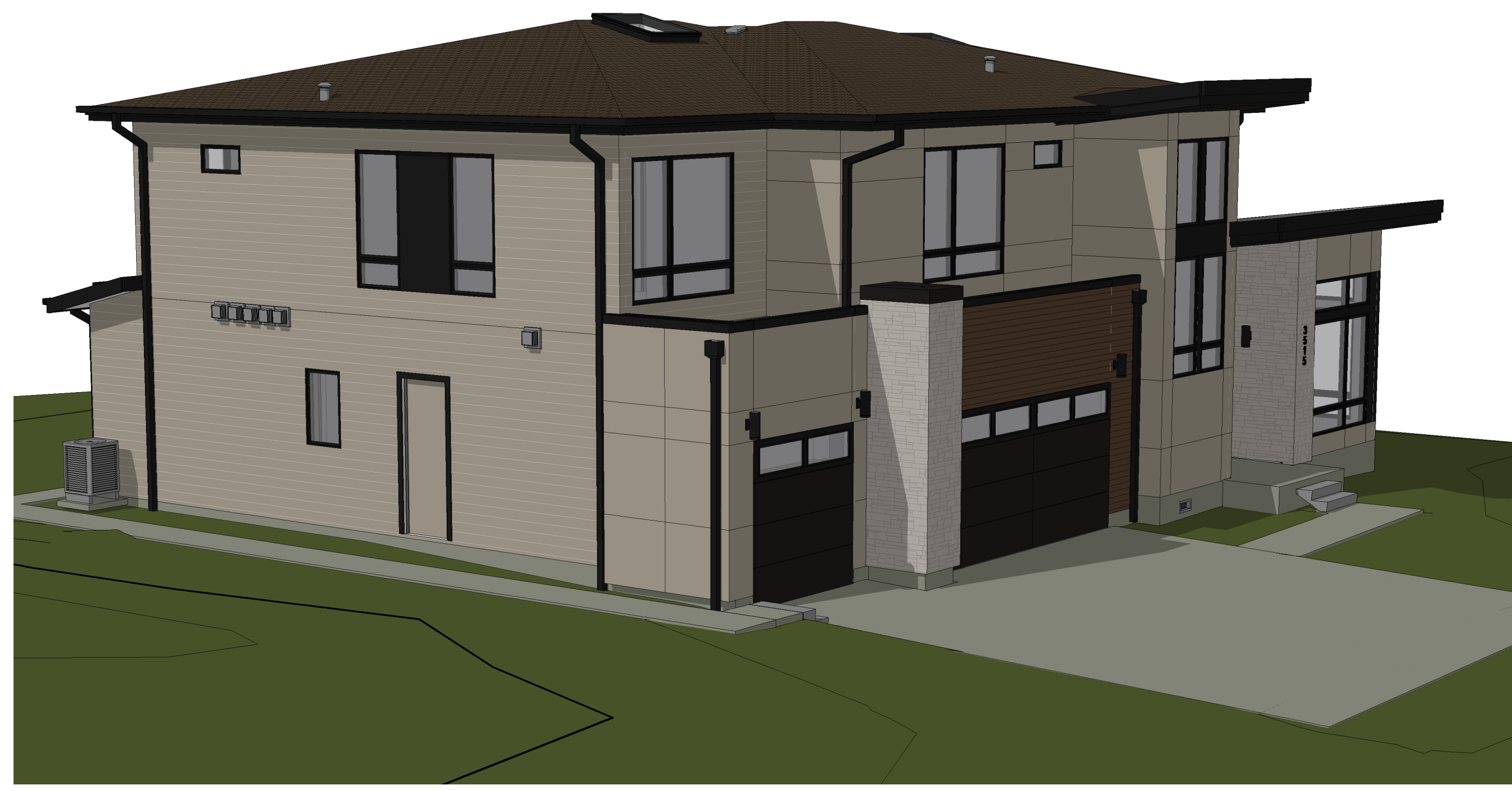
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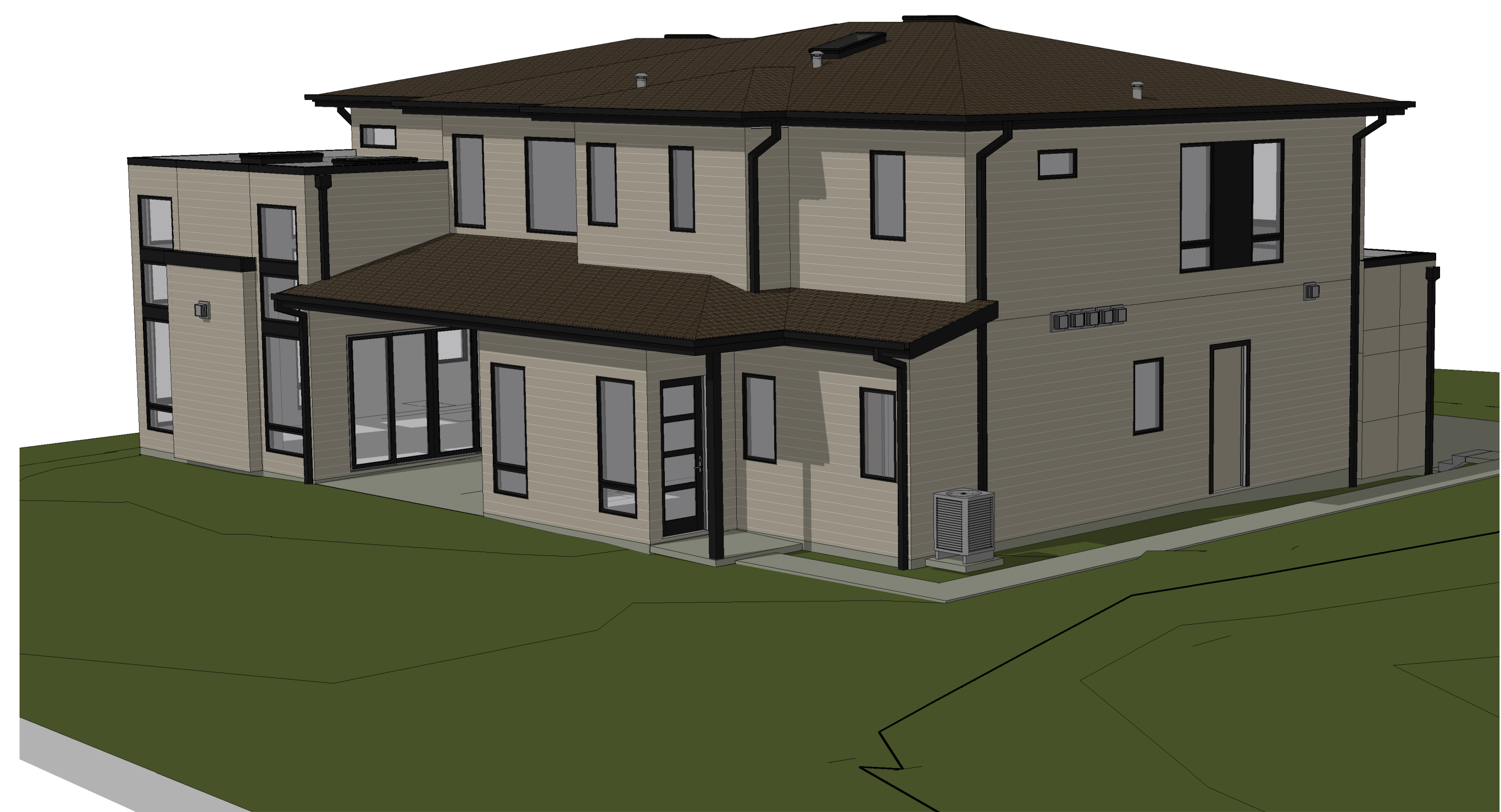
A4.2



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.



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



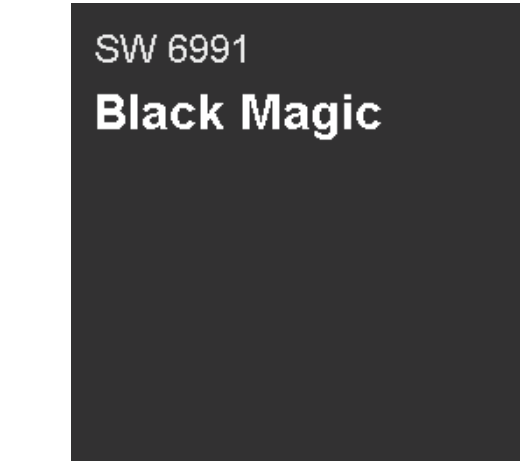
WEST ELEVATION  
1/4" = 1'-0" 2



COMPOSITION SHINGLE ROOFING  
• GAF BARKWOOD OR SIMILAR



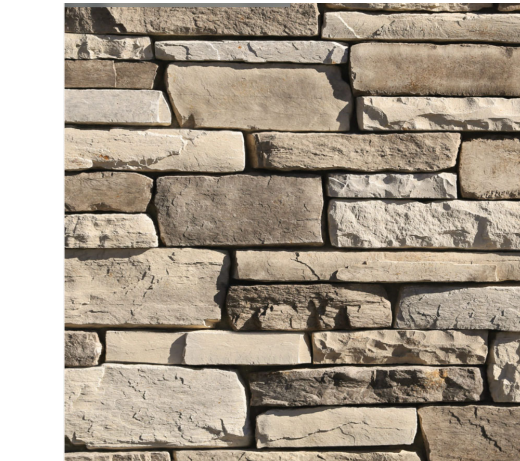
SW 9171  
Felted Wool  
FIBER CEMENT LAP SIDING  
• SMOOTH TEXTURE, 7" REVEAL



SW 6991  
Black Magic  
FIBER CEMENT PANEL SIDING  
• SMOOTH TEXTURE



VINYL WINDOW  
• DARK BRONZE EXTERIOR FINISH



STONE VENEER (SFR ONLY)  
• EL DORADO CLIFFSTONE BOARDWALK OR SIMILAR



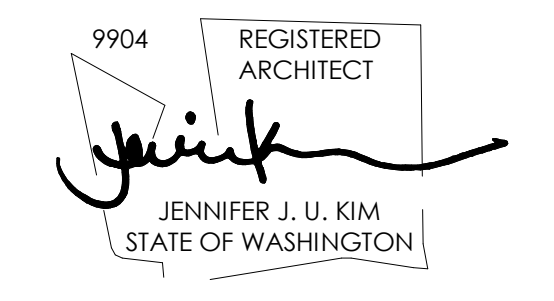
STAINED CEDAR (SFR ONLY)  
• SHERWIN WILLIAMS 3532 HILL COUNTRY OR SIMILAR



MEDICI ARCHITECTS

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: 04/22/2022

REVISIONS:	DATE:
2 CLIENT CHANGES	3/7/2023

PROJECT / CLIENT:  
LYNNWOOD HOUSE 1

TRIAD HOLDINGS

PROJECT ADDRESS:  
3515 169TH AVE SW  
LYNNWOOD, WA 98037

DRAWING NAME:  
ELEVATIONS - MATERIALS/COLORS

DRAWN BY: KKH  
CHECKED BY: JK

PHASE:  
ADU LAND USE

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 068  
DATE: 6/13/2023

PLOT SCALE: 1:1  
**A4.3**

MAX. ALLOWED HEIGHT  
142.63



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

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

MAX. ALLOWED HEIGHT  
142.63



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



COMPOSITION SHINGLE ROOFING  
• GAF BARKWOOD OR SIMILAR



FIBER CEMENT LAP SIDING  
• SMOOTH TEXTURE, 7" REVEAL



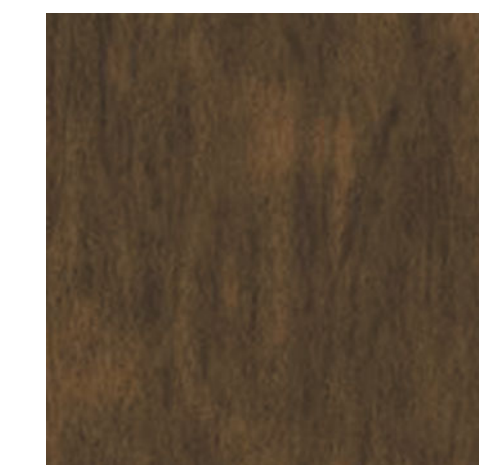
FIBER CEMENT PANEL SIDING  
• SMOOTH TEXTURE



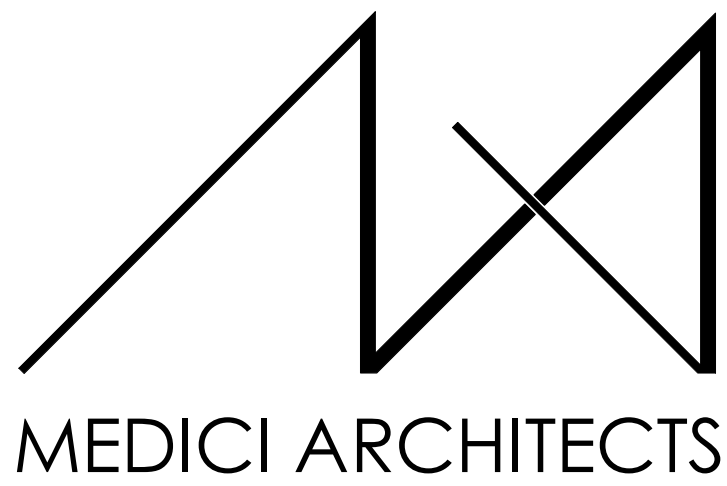
VINYL WINDOW  
• DARK BRONZE EXTERIOR FINISH



STONE VENEER (SFR ONLY)  
• EL DORADO CLIFFSTONE BOARDWALK  
OR SIMILAR



STAINED CEDAR (SFR ONLY)  
• SHERWIN WILLIAMS 3532 HILL COUNTRY  
OR SIMILAR



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REGISTRATION:



INTAKE DATE: 04/22/2022

REVISIONS:	DATE:
1 CORRECTION LETTER	7/7/2022

PROJECT / CLIENT:  
LYNNWOOD HOUSE 1

TRIAD HOLDINGS

PROJECT ADDRESS:  
3515 169TH AVE SW  
LYNNWOOD, WA 98037

DRAWING NAME:  
ELEVATIONS -  
MATERIALS/COLORS

DRAWN BY: KKH  
CHECKED BY: JK

PHASE:

ADU LAND USE

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 068

DATE: 6/13/2023

PLOT SCALE: 1:1

A4.4