# 17107 36th Ave W, Lynnwood, WA 98037

### MANAGMENT PRACTICES FOR CONTRUCTION ACTIVITIES

Minimum Water Quality Protection Requirements for All Development

Construction Projects/Certification Statement

THE FOLLOWING IS INTENDED MINIMUM NOTES OR AS ATTACHMENT FOR CONSTRUCTION AND GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONTRUCTION SITES REGARDLESS OF SIZE.

O ENRODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON

TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE CURSES

O STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED

BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND OR WATER. O FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE

STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE

CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS

MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE

WASHED INTO THE DRAINAGE SYSTEM. O NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE

CONTAINED AT THE PROJECT SITE. O EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO HE PUBLIC

WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE

DISPOSED OF AS SOLID WASTE. O TRASH AND CONSTRUCTION RELATED SOLIDS WASTES MUST BE

DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. O SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE

THE CONSTRUCTION ENTRANCE ROADWAY MUST BE STABILIZEDSO AS TO INHIBIT SEDIMENTS FROM BEING

DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY

NOT WASHED DOWN BY RAIN OR OTHER MEANS.

O ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION

MUST BE STABILIZED SO AS TO INHIIBIT EROSION BY WIND AND WATER.

NOTE: CONSTRUCTION TYPE V-B

DEMOLITION NOTES

SITE BY VEHICLE TRAFFIC.

1. Existing conditions, materials and dimensions indicated are for general information only. Remove existing construction completely to extent indicated or required, whether or not indicated material, configurations and dimensions are correct. Verify existing conditions.

2. Notify Designer of discrepancies between drawings and existing conditions prior to proceeding with work.

3. The General Contractor or Sub Contractors (hereby to be refered to as the General Contractor) shall furnish all labor and materials as required to complete demolition and removal of all items as indicated in the drawings or as otherwise directed by the Designers.

4. Remove all fixtures, appliances, equipment and hardware in all areas within the limits indicated as extent of work.

5. The general contractor shall cap and flush off behind floor and wall surfaces to remain all projecting plumbing, floor and wall electrical/telephone outlets, and all other projecting items which are being abandoned. 6. Protect all existing work from damage by impact, soiling, water.

7. At juncture of work to remain and work to be demolished, make neat, straight, plumb, even cuts.

8. The General Contractor shall prevent damage to building interior stairs and exterior fire escapes, elevators and shafts, facade elements, exterior doors, windows, structural elements, steel, fireproofing, building main utilities, electric service, domestic water, etc, as required.

9. The General Contractor shall drain all plumbing, and mechanical water supply lines and cap them at their source before proceeding to demolish them.

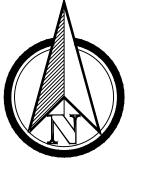
10. The General Contractor shall use only licensed and certified sub-contractors for the removal of refrigerant in existing mechanical lines. Refrigerant to be removed using only EPA, State DEP and locally approved collection methods and equipment.

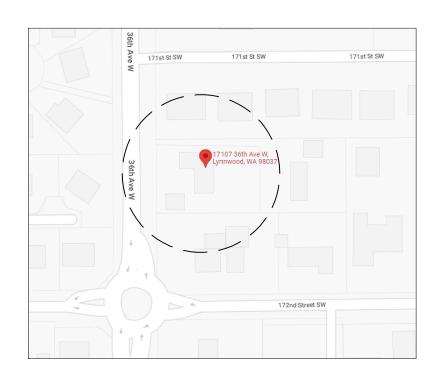
11. Demolished materials should be removed from site in containers or bags and passageways and exterior spaces should be kept clean continuously.

12. Any damage incurred outside of the scope of work must be repaired.

13. The general contractor shall furnish all labor and materials as required to complete demolition and removal of all items as indicated in the drawings or as otherwise directed by the Designers. de, will not be recognized.









**ASSESSORS'S ID:** 515370-0030 PROPERTY TYPE: SINGLE FAMILY RESIDENTIAL **ZONING:** RS7.2

BEDROOMS/BATHROOMS: ½ BATHROOMS:

UNITS: LEGAL DESCRIPTION: MARINE VIEW PARK ESTATES. PLAT BLOCK:



A-1.0 COVER PAGE A-1.1 SITE PLAN A-2.0 EXISTING FLOOR PLANS AND **EXISTING ELEVATIONS** A-2.2 PROPOSED FLOOR PLAN AND PROPOSED ELEVATIONS



PLAT LOT:3

APPLICABLE CODES & STANDARDS: 2018 International Building Codes (IBC) With City Lynnwood amendment

2018 International Residential Code (IRC) 2018 International Mechanical Codes (IMC)

2018 International Fire Codes (IFC) 2018 Uniform Plumbing Codes (UPC) 2020 Washington State Energy Codes (WSEC)

2020 National Electrical Code (NFPA 70) 2018 National Design specifications with wood construction (NDS)

APPLICANT BUILDING CODES

#### PROJECT DESCRIPTION:

CONVERT GARAGE IN OFFICE SPACE

#### **SCOPE OF WORK:**

TOTAL

CONVERT GARAGE IN OFFICE SPACE

LOT AREA (Per Snohomish County): 16,989.00 SQ.FT. (E) DWELLING 2,110.00 SQ.FT (E) GARAGE TO ADU 785.00 SQ.FT

2.895.00

SQ.FT





NO.	ISSUE	DATE
3>		02/15/22

17107 36th Ave W, CONSULTANTS DESIGNER **EZ PERMITTING** Esteban Regla 1530 S Dash Point Rd, Federal Way WA 98003 (562)390-50-46

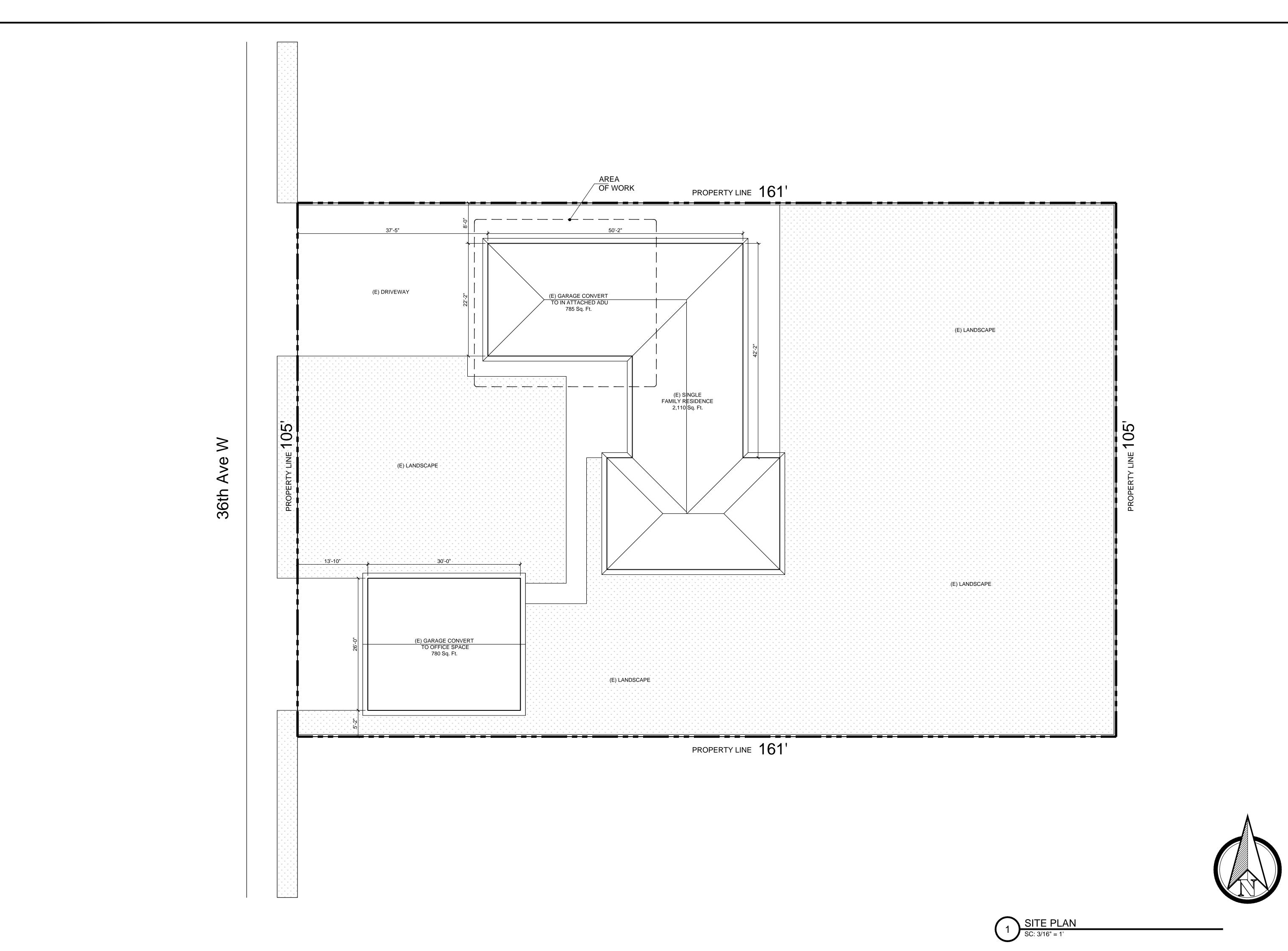


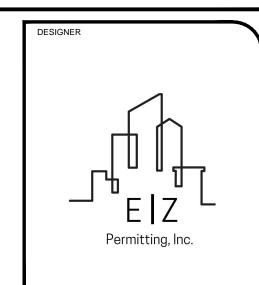
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**COVER PAGE** 

DATE March 04, 2023

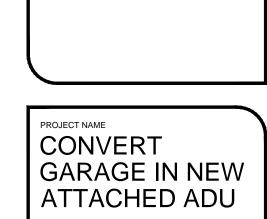
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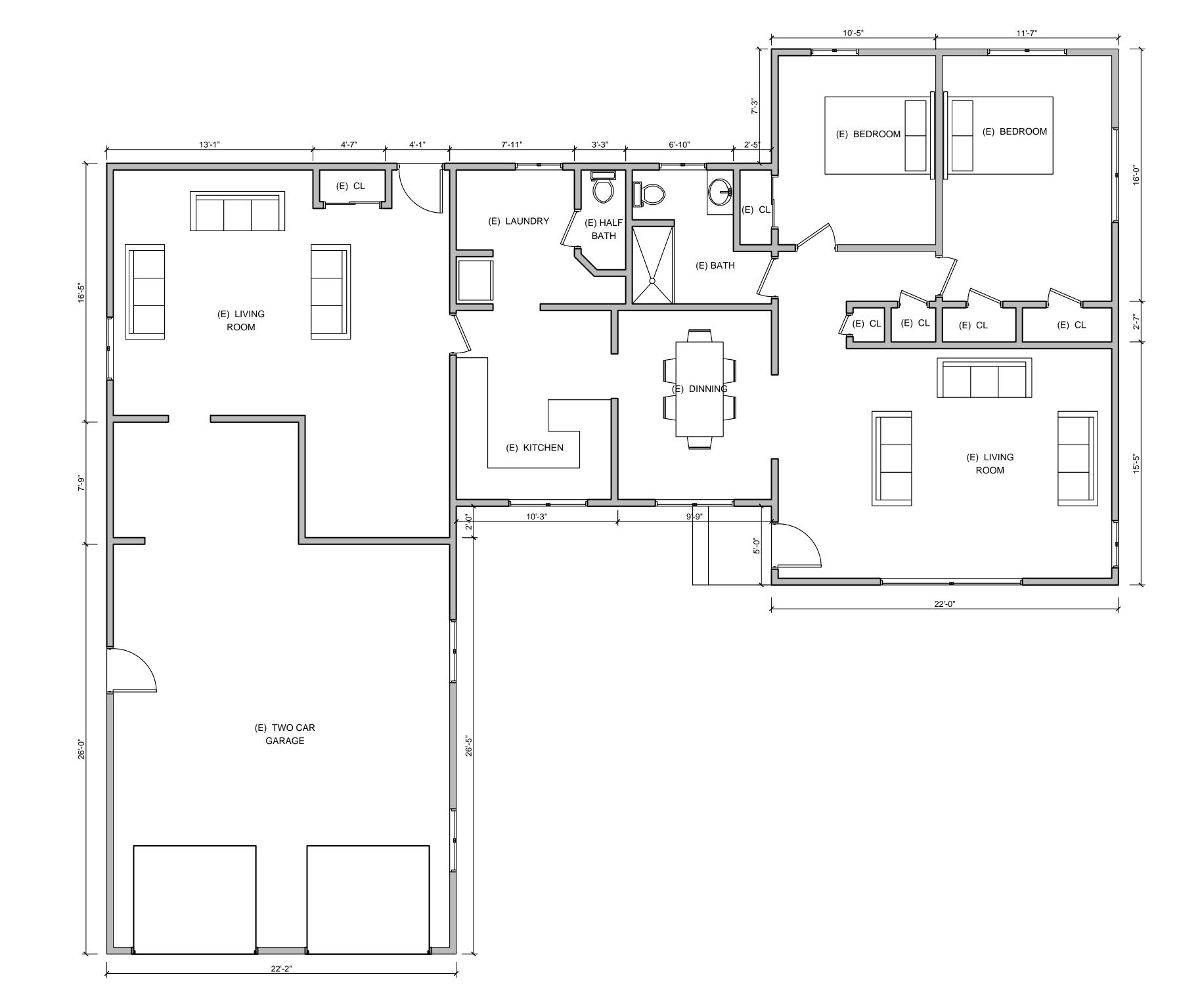


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SITE PLAN

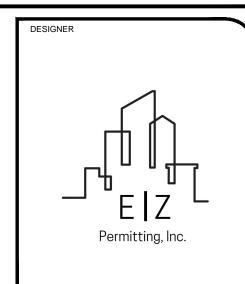
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DEMO WALL





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17107 36th Ave W, Lynnwood, WA 98037

EXISTING FIRST AND SECOND FLOOR PLAN

PROJECT

SCALE

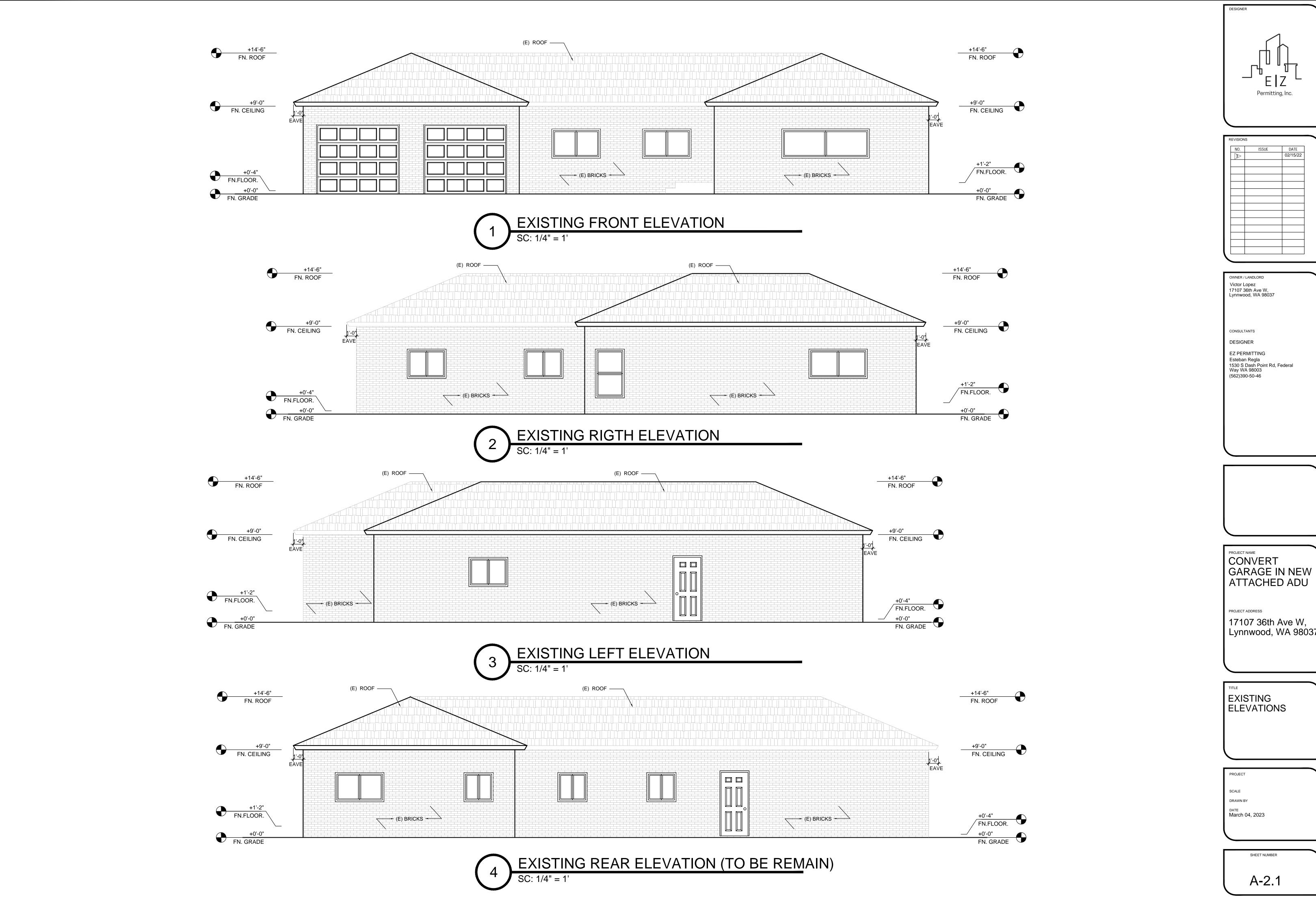
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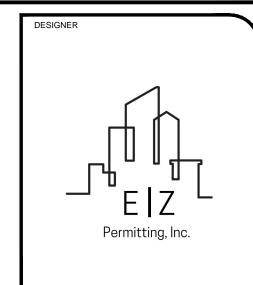
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EXISTING ELEVATIONS

A-2.1



(E) WALL

(N) SMOKE DETECTOR WITH BATTERY BACKUP

(N) CARBON MONOXIDE DETECTOR

(N) ELECTRIC WATER HEATER

50 CFM TO EXHAUST MOISTURE OF THE BUILDING MECHANICAL VENTILATION REQUIRED IN ALL BATHROOM WITH TUB OR SHOWER

100 CFM TO EXHAUST MOISTURE OF THE BUILDING MECHANICAL VENTILATION REQUIRED IN THE KITCHEN NOTE: SHALL BE PROVIDED WITH OCCUPANCY SENSORS OR HUMIDITY SENSORS TO AUTOMATICALLY OVERRIDE THE FAN TO THE HIGH SPEED AIRFLOW

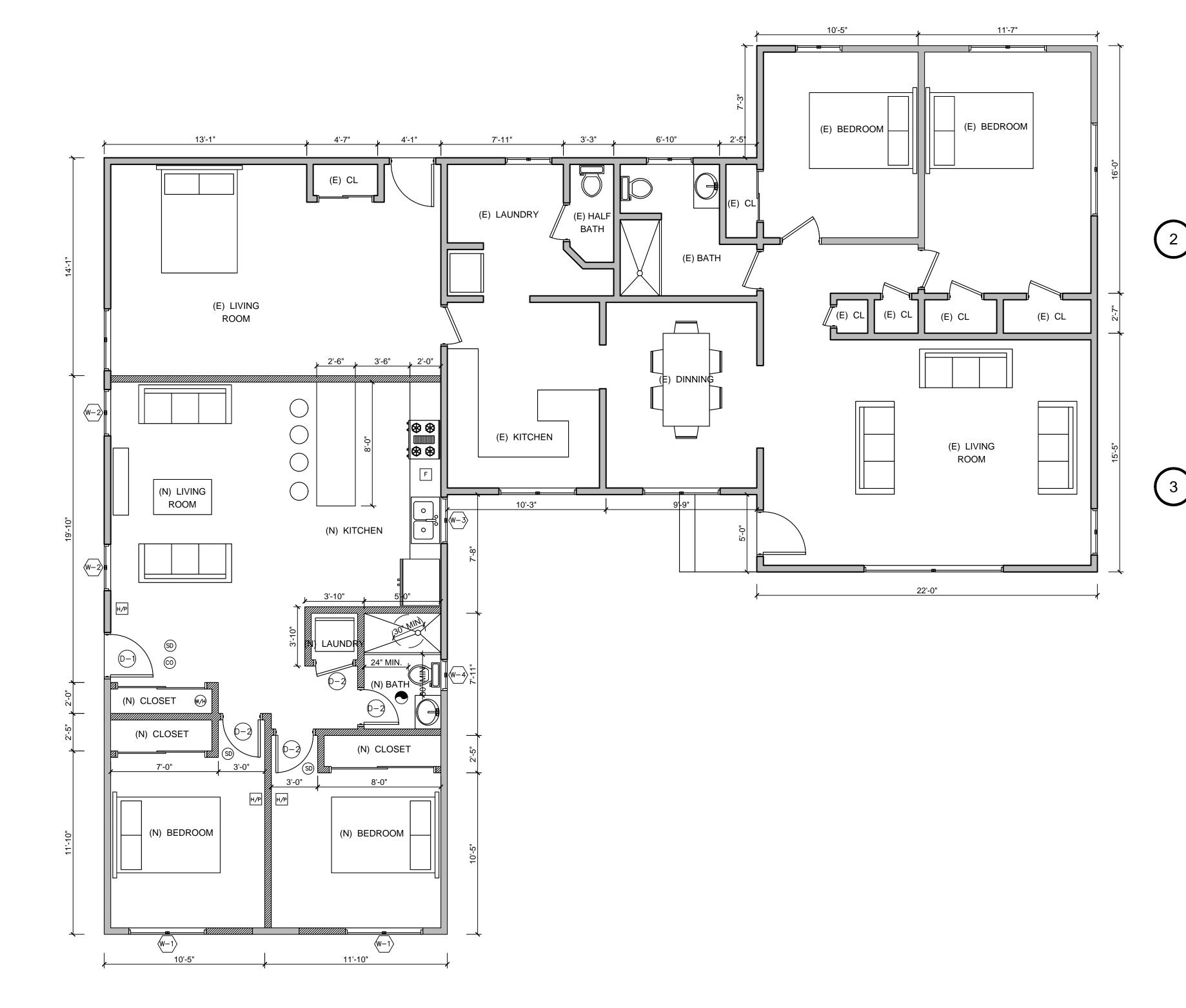
(N) DUCTLESS SPLIT SYSTEM HEAT PUMP MANUFACTURE: BLUERIDGE MODEL: BM27M22C-9W-9W-9W HEAT FLOOR AREA CALCULATION: 500.00 Sq. Ft. MAXIMUM COOLING OUTPUT: 27000 BTU MAXIMUM HEATING OUTPUT: 28000BTU OR SIMILAR IN PRICE AND SPECS

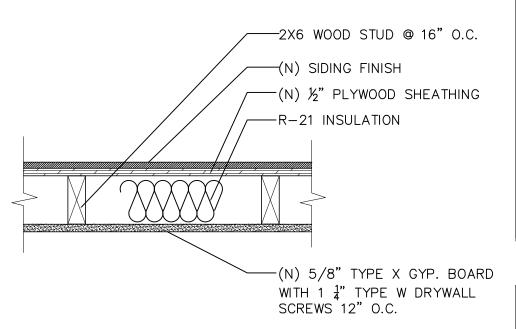
> NOTE: THE WHOLE HOUSE VENTILATION WOULD NEED TO HAVE MANUAL OVERRIDE CONTROLS.

NOTE:

-INSULATION FOR THE NEW PROPOSED INTERIOR AND EXTERIORS WALLS R-21. -INSULATION FOR THE SLAB ON GRADE R-10 (2" PERIMETER ON THE OUTSIDE OF THE BUILDING) -INSULATION FOR CEILING AND SINGLE RAFTER OR JOIST R-49 ADVANCE.

			DC	OR S	CHEDULE		
CODE	C	QUAN	SI	ZE		MATERI	AL
0-1		1	3'-0"×	6'-8"	HOLLOW CORE	DUO	
0-2		4	2'-8"×	6'-8"	POCKET DOOR		
		W	INDO	W SC	HEDULE		
CODE	QUAN	SIZ	Έ		MATERIAL		NOTES
$\langle W-1 \rangle$	2	5'-0">	(4'-0"	(N) SLI	DING VINYL WIND	OOW	EGRESS WINDOW
⟨W−2⟩	2	3'-0">	(5'-0"	(N) HU	NG VINYL WINDO	W	
⟨W−3⟩	1	4'-0">	(3'-0"	(N) SLI	DING VINYL WIND	OOW	
⟨W−4⟩	1	2'-0">	(2'-0"	(N) SLI	DING VINYL WIND	OOW	TEMPERED GLASS





WITH 1 ¼" TYPE W DRYWALL

/ (N) R-21 INSULATION

-(N) 5/8" TYPE X GYP. BOARD

WITH 1 ¼" TYPE W DRYWALL

SCREWS 12" O.C.

SCREWS 12" O.C.

EXTERIOR WALLS TYP.

INTERIOR WALLS TYP.

ISSUE 02/15/22 -(N) 5/8" TYPE X GYP. BOARD ——(N) 2X4 WOOD STUD @ 16" O.C.

Permitting, Inc.

OWNER / LANDLORD Victor Lopez 17107 36th Ave W, Lynnwood, WA 98037

> CONSULTANTS DESIGNER

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PROJECT NAME CONVERT GARAGE IN NEW

ATTACHED ADU

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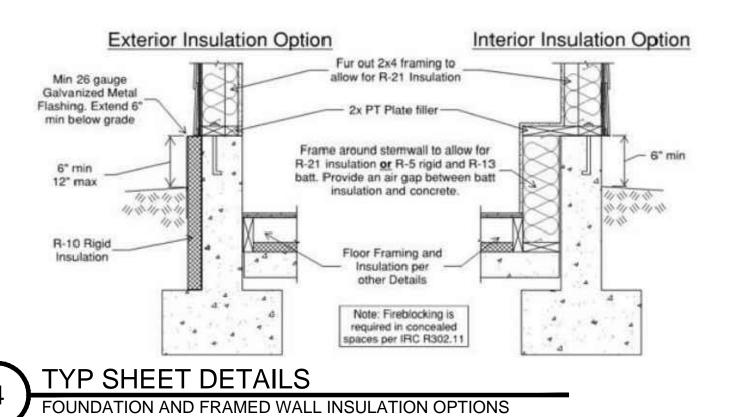
PROPOSED FLOOR PLAN

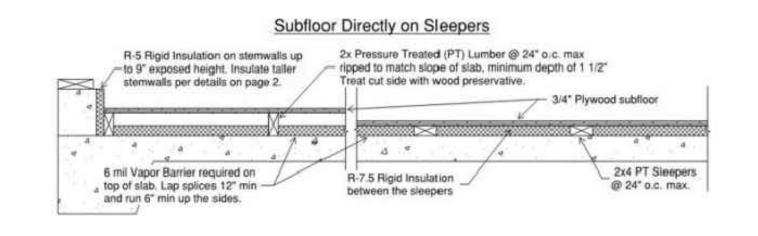
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DATE March 04, 2023

SHEET NUMBER A-2.2

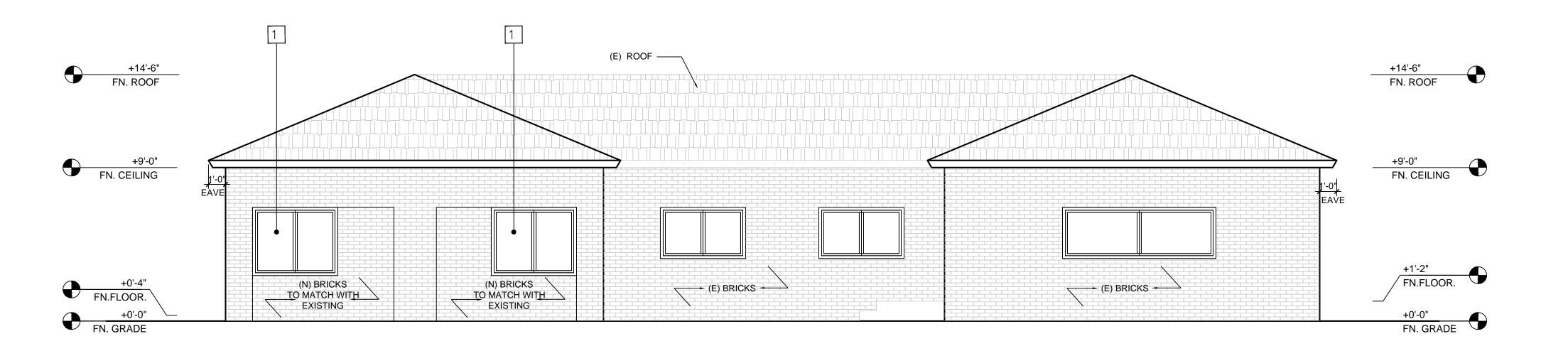
PROPOSED FLOOR PLAN



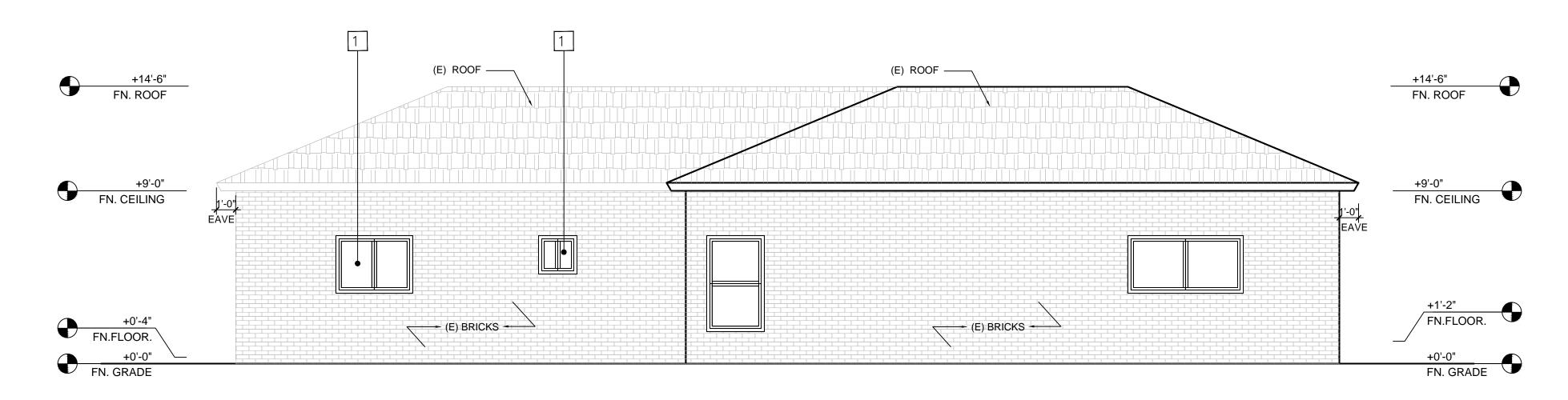


TYP SHEET DETAILS APPROVED INSULATION OPTIONS ABOVE THE SLAP

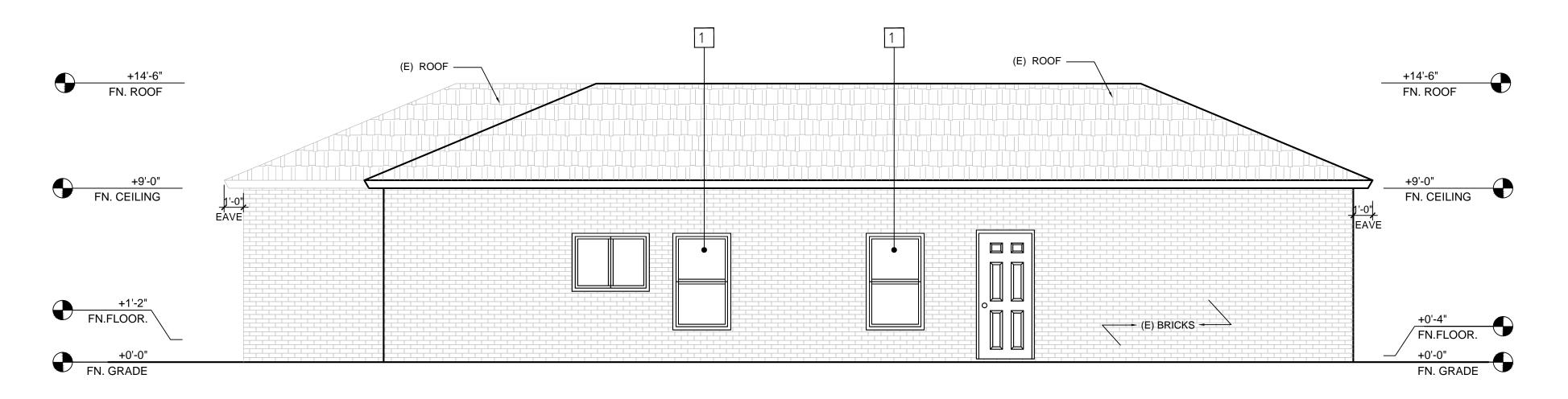




## PROPOSED FRONT ELEVATION SC: 1/4" = 1'



## PROPOSED RIGTH ELEVATION SC: 1/4" = 1'

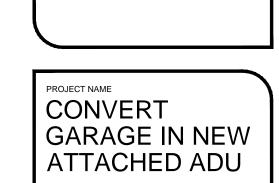






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PROPOSED ELEVATIONS

PROJECT

SCALE

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