



CITY OF MUKILTEO

REQUEST FOR COMMENTS

DATE: Wednesday, May 6, 2020

	Alderwood Water District – Mike Graves		Pilchuck Audubon Society (President)
	Burlington Northern Santa Fe Railway (Marvinique Hill)		Port of Everett (Laura Gurley)
	City of Edmonds (Rob Chave)		Puget Sound Clean Air Agency (SEPA Email / Air Resource Specialist)
	City of Everett (Allan Giffen)	X	Puget Sound Energy (Dom Amor)
	City of Everett (Steve Ingalsbe)		Puget Sound Regional Council
	City of Lynnwood (Todd Hall)		Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
	City of Mill Creek (Tom Rogers)		Snohomish Co. Airport/Paine Field (A. Rardin/R. Zulauf)
X	City of Mukilteo (Building Official)		Snohomish Co. Assessor's Office (<i>Ordinances Only</i>)
X	City of Mukilteo (Fire Chief)		Snohomish Co. Conservation District
X	City of Mukilteo (Fire Marshal)		Snohomish Co. PW/ Environmental (Shannon Flemming)
X	City of Mukilteo (Engineering)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Com. Dev. Dir.)		Snohomish Co. Planning & Dev. Svc. (Ryan Countryman)
X	City of Mukilteo (Police, Cheol Kang, Myron Travis)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	Comcast of Washington (Casey Brown, John Warrick)		Snohomish Health District (Bruce A. Straughn)
	Community Transit (Kate Tourtellot)		Sound Transit Authority (Perry Weinberg)
	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)		South Snohomish Co. Fire Dist. (Kevin Zweber)
	Dept. of Natural Resources (James Taylor)		Tulalip Tribes – (Zachary Lamebull)
	Economic Alliance of Snohomish County		Tulalip Tribes – (Richard Young)
	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)	X	United States Postal Service (Soon H. Kim)
	FEMA (John Graves)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	Island County MRC (Rex Porter) (<i>Shoreline Only</i>)	X	Washington Dept. of Ecology (Peg Plummer)
	Master Builders King/Sno. Counties (Mike Pattison)		Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo School District (Cindy Steigerwald)		WSDOT (Leah Bolotin)
X	Mukilteo School District (Josette Fisher)		WSDOT (Ramin Pazooki)
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)		WSDOT Ferries (Kevin Bartoy) (<i>Shoreline Only</i>)
	National Marine Fishery Service		WRIA 7 Water Resources
	Office of Archaeology & Historic Pres. (Allyson Brooks)		Other:
	Ogden, Murphy, Wallace (Daniel Kenny) (<i>Ordinances Only</i>)		

FILE NO.: SFR-ADU-2020-001

PROPONENT: William Zander

PROJECT NAME: Interior Accessory Dwelling Unit by Zander

PROJECT DESCRIPTION: To construct a two-story addition to the existing structure located at 10432 Marine View Drive. The addition includes a garage and shop on the main level and a 697 sf interior accessory dwelling (ADU) unit on the second level. The proposed one-bedroom ADU will have a separate building entrance independent from the main unit. The proposal is located outside of the 200 ft shoreline buffer and is not subject to Title 17B Shoreline Management Regulations. The proposal satisfies categorical exemption criteria specified in MMC 17.84.075(A) and WAC 197-11-800(1). Therefore, the proposal is exempt from threshold determination and EIS requirements.

FILE NO.: SFR-ADU-2020-001

PROPONENT: William Zander

PROJECT NAME: Interior Accessory Dwelling Unit by Zander

ATTACHED IS:

X	Notice of Application	X	Topographical Survey
X	Application(s) – Land Use, Building, Engineering	X	Structural Plans and Calculations
X	Title Report	X	Building Height Worksheet
X	Geotechnical Report	X	Civil Plans
X	Architectural Plans	X	Soil Management Plan

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by **4:30 PM on Wednesday, May 20, 2020**, to Garrett Jensen, Associate Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, Washington 98275.



Garrett Jensen
Associate Planner

5/6/20

Date

RESPONSE SECTION:

____ Comments Attached

____ No Comments

COMMENTS: _____

Signature

Date

Company

DO YOU WANT A COPY OF OUR NOTICE OF DECISION

YES __ NO __



Notice of Application

Interior Accessory Dwelling Unit by Zander

10432 Marine View Drive
File No. SFR-ADU-2020-001

William Zander (applicant) submitted applications for a land use permit with the City of Mukilteo on March 4, 2020. The City of Mukilteo determined the applications incomplete on March 23, 2020 and requested additional information. The applicant submitted an additional information on April 17, 2020, and the City determined the application complete April 22, 2020.

Description of Proposal: To construct a two-story addition to the existing structure located at 10432 Marine View Drive. The addition includes a garage and shop on the lower level and a 697 sf interior accessory dwelling (ADU) unit on the second level. The proposed one-bedroom ADU will have a separate building entrance independent from the main unit. The proposal is located outside of the 200 ft shoreline buffer and is not subject to Title 17B Shoreline Management Regulations.

Location of Proposal: 10432 Marine View Drive, Mukilteo, Washington 98275

Property Identification Number(s): 00408600802300

Environmental Documents Prepared: The applicant submitted the following environmental related documents with the project permit application:

- *Addendum to Geotechnical Report* prepared by HWA GeoSciences Inc dated January 9, 2020.

List of Required Permits:

- Land Use Permit
- Building Permit
- Engineering Permit(s) –Clearing and Grading, Stormwater
- Any Applicable State and Federal Permits

Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Comprehensive Plan | <input type="checkbox"/> Sector Plan & Amendments |
| <input checked="" type="checkbox"/> Mukilteo Municipal Code | <input checked="" type="checkbox"/> International Building Code (2015 Edition) |
| <input checked="" type="checkbox"/> Mukilteo Development Standards | <input checked="" type="checkbox"/> International Fire Code (2015 Edition) |

State Environmental Policy Act (SEPA)

The proposal satisfies categorically exemption criteria specified in MMC 17.84.075(A) and WAC 197-11-800(1). Therefore, the proposal is exempt from threshold determination and EIS requirements.

Comment Period

This application and all supporting documents (File No. SFR-ADU-2020-001) are available for public review on the City's website at <http://www.mukilteowa.gov/land-use-action-notices>, or contact City Hall at (425) 463-8000. Comments must be delivered to the City by mail, personal delivery to the drop box outside City Hall, or other method, during normal business hours **by 4:30 PM on Wednesday, May 20, 2020.**

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review, the City will either administratively approve, approve with conditions, or deny the application(s). You may request a copy of the final decision on the project by making a written request to the City contact person named below.

Public Hearing

This is a Type I application, and authority for final decision of the project is administrative. Therefore, the City will not conduct a public hearing on this project.

Appeals

The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only parties of record may initiate an administrative appeal of a land use development permit application. Parties of record include the applicant, any person who testified at the open record hearing, and/or any person who submitted written comments concerning the application (excluding persons who have only signed petitions or mechanically produced form letters).

Staff Contact: Garrett Jensen, Associate Planner
T: (425) 463-8000
E: gjensen@mukilteowa.gov

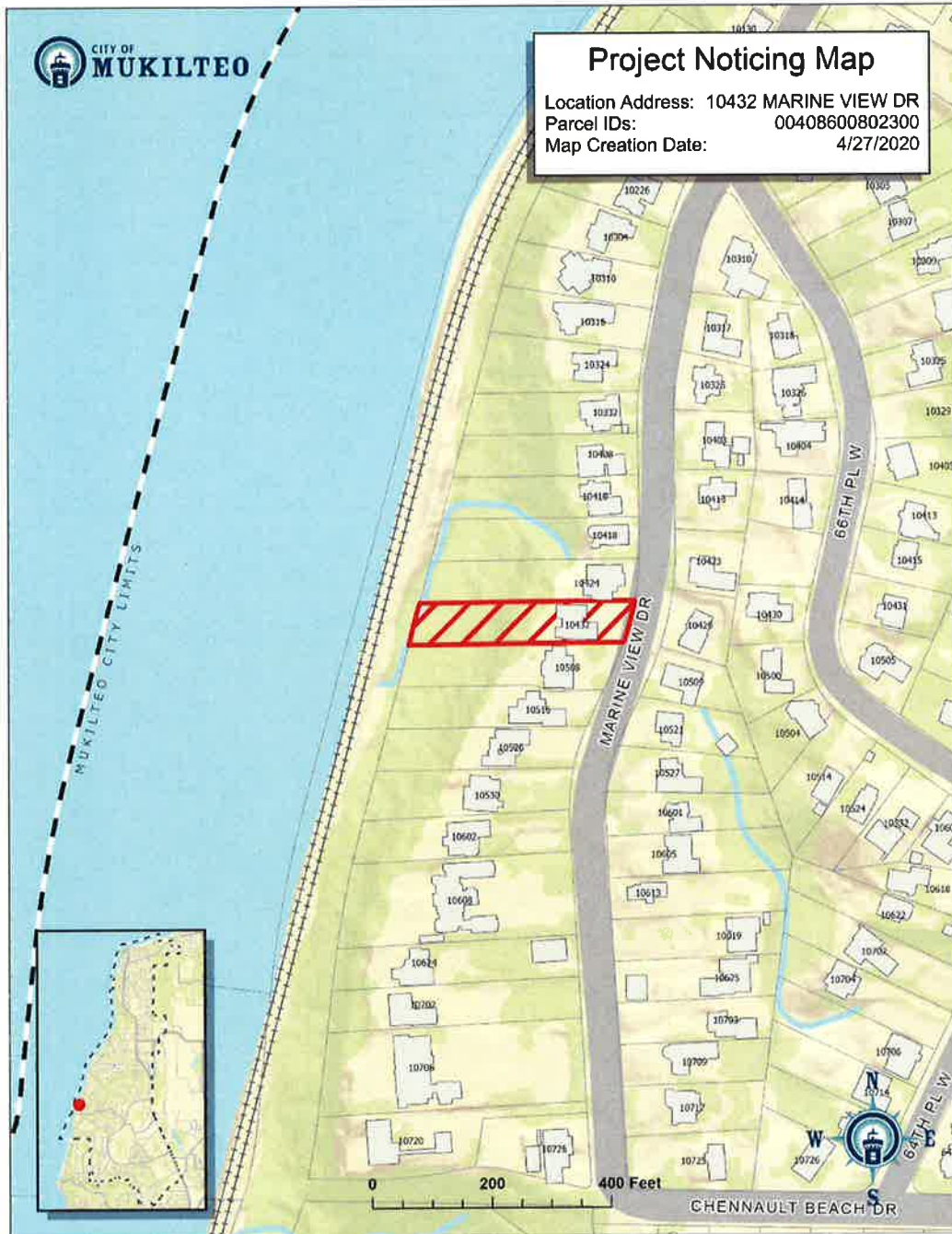
Signature: _____


Garrett Jensen, Associate Planner

Date: _____

5/6/20

Location Map



Date Issued: Wednesday, May 6, 2020
Date Advertised: Wednesday, May 6, 2020
End Comment Period: Wednesday, May 20, 2020

pc: Applicant/Representative
Reviewing Agencies
Interested Parties

CDD Director
Permit Services Personnel
Project File

Property Owners (Adjacent)

O:\Dev Review\2020\ACCESSORY DWELLING UNIT\SFR-ADU-2020-001 10432 Marine View DR\noticing\NOA\Notice of Application.docx



City of Mukilteo
Land Use Permit Application

RECEIVED

MAR 04 2020

11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000
www.mukilteowa.gov

SFR-ADU-2020-001

GENERAL INFORMATION

ADDRESS/LOCATION: 10432 MARINE VIEW DR PARCEL NO: 00408600802300

DESCRIPTION OF WORK: PARTIAL 2ND FLOOR ADDITION, NEW GARAGE, AND A.D.U.

COMP PLAN DESIGNATION: SFR Low Density ZONING: RD 12.5(S)

DATE OF PREAPPLICATION MEETING (if held): _____

APPLICANT INFORMATION

NAME: WILLIAM ZANDER PHONE: 206 679 8457 EMAIL: BILL.ZANDER@GMAIL.COM

ADDRESS: 10432 MARINE VIEW DR CITY: MUKILTEO STATE: WA ZIP: 98275

PROPERTY OWNER INFORMATION ☒ Same as Above

NAME: _____ PHONE: _____ EMAIL: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

CONTACT INFORMATION ☒ Same as Above

NAME: _____ PHONE: _____ EMAIL: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

Project Type (check all that apply):

☒ Accessory Dwelling Unit*

☐ Binding Site Plan

☐ Comprehensive Plan Amendment

☐ Conditional Use*

☐ Lot Line Adjustment*

☐ Reasonable Use*

☐ Rezone*

☐ Shoreline:

☐ Conditional Use*

☐ Exemption

☐ Substantial Development*

☐ Variance*

☐ Special Use*

☐ Subdivision*:

☐ Preliminary Short

☐ Preliminary Long

☐ Final Short

☐ Final Long

☐ Amendment

*Supplemental Application Required

☐ Variance*

☐ Wireless Communication Facility

☐ Other: _____

☐ SEPA

SIGNATURE:

I/We certify that the information provided in this application, including all submittals and attachments, is true and correct under penalty of perjury by the laws of the State of Washington.

William Zander
Applicant / Authorized Agent Signature

Date

Wm Zander
Owner Signature (required)

3.4.2020
Date

RECEIVED
MAR 04 2020
CITY OF MUKILTEO



11930 Cyrus Way, Mukilteo, WA 98275
(425) 263-8000
Fax (425) 212-2068

Accessory Dwelling Unit Supplemental Application Form

Date: 3.4.2020 ^(W2) ~~2-27-2020~~ Application Number: _____

Fee Received: \$ _____ ☐ Cash ☐ Check ☐ Other Receipt #: _____

1. Name of Project: ZANDER RESIDENCE
2. Applicant is: ☒ Owner ☐ Authorized Agent for Owner
Name: WILLIAM ZANDER
Address: 10432 MARWE VIEW DR
MUKILTEO, WA 98275
Phone: 206.679.8457

3. Legal Description of Property (may be attached): LOT 23, BLOCK 8, OF CHENNAULT BEACH SUBDIVISION NE, SEC 20, TWN 28 N, R6E4E, WM.
4. Assessor's Tax Number of all property involved in the application: 00408600802300
5. Existing Zoning: RD 12.5(S)
6. Existing Comp Plan Designation: SFR Low DENSITY
7. Type of ADU: ☒ Interior ☐ Attached ☐ Detached
8. Number of Parking Stalls on the Property: 4
9. ADU Status: ☐ Pre-Existing ☒ New
10. Square footage of existing residence: 2,304 sf (1,739 LIVING, 565 GARAGE)
[4,255 PROPOSED]
11. Square footage of proposed ADU: 697
12. Number of Bedroom in ADU: 1

13. Drawings: All accessory dwelling units shall comply with the design standards as outlined in MMC 17.30.060. Attach two copies of building site plans and elevations showing compliance with MMC 17.30.030.

Drawing Attached: ☒ Yes ☐ No

14. Ownership Verification: Attach the owner's Affidavit of Ownership form verifying that the owner will be resides in either the principal unit or the accessory dwelling unit as the permanent residence for at least six months of each calendar year.

Affidavit of Ownership form attached: ☒ Yes ☐ No

This project is submitted to the City of Mukilteo for the purpose of obtaining its approval in accordance with the Laws of the State of Washington, Chapter 271, extraordinary session of the 1969 Legislature, and Ordinance No. 350 of the City of Mukilteo.

The information given is said to be true under the penalty of perjury by the Laws of the State of Washington.

Signatures: Owner* Wm Zander Date 3.4.2020

Owner* _____ Date _____

Agent for Owner _____ Date _____

* NOTE: If legal owner is a corporation or partnership, proof of ability to sign for the corporation or partnership shall be submitted to the City of Mukilteo with this application.



11930 Cyrus Way, Mukilteo, WA 98275
Phone: (425) 263-8000
<http://mukilteowa.gov>
permittech@mukilteowa.gov

RECEIVED

By Sarah Kress at 10:29 am, Apr 17, 2020

Engineering Permit Application

Application Type – Mark all those that apply

☒ Clearing & Grading (Land Surface Modification)
Per MMC 15.16.010

☐ Right-of-Way
Per MMC 12.01.010

☒ Stormwater
Per MMC13.12

General Permit Information

PROJECT NAME: Zander Residence

PROJECT ADDRESS: 10432 Marine View Dr. Mukilteo. WA 98275

1. CONTRACTOR

☐ Applicant

Name _____

Address _____

City/State/Zip _____

24 Hour Phone _____

State License # _____

Mukilteo License # _____

E-mail _____

2. PROPERTY OWNER

☒ Applicant

Name William Zander

Address 10432 Marine View Dr.

City/State/Zip Mukilteo, WA 98275

Phone 206.679.8457

E-mail billzander@gmail.com

3. PRIMARY CONTACT

☐ Applicant

Name _____

Address _____

City/State/Zip _____

24 HR Phone _____

E-mail _____

4. PARCEL NUMBER(S)

00408600802300

5. PROJECT DESCRIPTION

Garage and addition to an existing single family residence.

6. TOTAL PROJECT AREA (INCLUDE ROW, IF ANY) (SF)

7,750

7. TOTAL SITE AREA (SF)

25317

8. TOTAL GRADING QUANTITIES (CY)

(Use Total from pg. 2 , #4)

15

9. IS A RETAINING WALL PROPOSED? YES or **NO**

10. EXISTING SITE IMPERVIOUS SURFACE COVER (%)

(Report Item 2 from Page 4)

22

11. TOTAL NEW PLUS REPLACED HARD SURFACES

(SF) (Report Item 6 from Page 5)

1584

12. TOTAL PROPOSED LOT HARD SURFACE

COVERAGE (SF) - (Report Item 7 from page 5)

6950

Clearing & Grading (Land Surface Modifications)

1. Total Area of Land Surface Disturbance (SF): 2,400

2. Vegetation to be Removed:

- | | |
|---|---|
| <input type="checkbox"/> Evergreen Trees: _____ (canopy area) | <input type="checkbox"/> Deciduous Trees: _____ (canopy area) |
| <input checked="" type="checkbox"/> Shrubs / Lawn: <u>1980</u> (area) | <input type="checkbox"/> Invasive(s): _____ (area) |
| <input type="checkbox"/> Other: _____ (area) | Invasive types _____ |

3. Method of Land Disturbance: ☐ Hand Clearing ☒ Machine

4. Land Disturbance Outside the Building Footprint:

- | | |
|---|---|
| <input type="checkbox"/> Exported: _____ (CY) | <input type="checkbox"/> Imported to Site: _____ (CY) |
| <input checked="" type="checkbox"/> Re-Graded on Site: <u>15</u> (CY) | <input type="checkbox"/> Other: _____ (CY) |

Total 15 (Add all Land Disturbance, Report on Page 1, #8)

5. Provide Address for Materials Disposal Site 8616 219th St SE, Woodinville, WA 98072

6. Maximum Height of Fill: .5 Maximum Depth of Cut: _____

7. Identify any stream, surface water, drainage course, wetlands, or critical areas on or within 200 feet of the property:

There is a pond to the west of the single family residence, which will not be impacted as it is more than 200 ft away from the building even though it is on the property.

Retaining Walls:

If a retaining wall is proposed, please check which applies (*Height is measured from bottom of footing*)

☒ No retaining wall proposed ☐ ≥ 4 feet ☐ ≤ 4 feet and not load bearing ☐ Any height and load bearing

Right-of-Way:

Type of work being performed in City right-of-way:

- | | | |
|---------------------------------------|--|-----------------------------------|
| <input type="checkbox"/> Stormwater | <input type="checkbox"/> Frontage Improvements | <input type="checkbox"/> Driveway |
| <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Sewer | <input type="checkbox"/> Water |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Power | <input type="checkbox"/> Cable |
| <input type="checkbox"/> Other: _____ | | |

Is this project adjacent to a State Route? ☐ Yes ☒ No

If Yes, WSDOT approval shall be required, and a copy provided with this application, including the WSDOT approved Traffic Control Plan.

Stormwater

WHAT ARE HARD SURFACES and IMPERVIOUS SURFACES?

Hard surfaces include permeable pavement, decks, vegetated roofs, and all impervious surfaces.

Impervious surfaces are non-vegetated surface areas that either prevent or impair water entry into the soil. These surfaces cause water to run off the surface in greater quantities or at increased flow rates from natural conditions. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, gravel, asphalt, concrete and bricked surfaces. (See MMC 17.08 for complete definition.)

Step 1. Determine if a Stormwater Permit is Needed

Does the project propose to:

- A. Add new or replace 2,000 square feet or more of hard surface area? ☐ YES ☒ NO
- B. Disturb 7,000 square feet or greater of land? ☐ YES ☒ NO
- C. Connect to the City's stormwater system? ☐ YES ☒ NO

If the answer to ANY of the above is "YES," then a Stormwater Permit is required. Complete entire Stormwater Permit Application and provide required submittals.

If the answer to ALL of the above is "NO," then a Stormwater Permit is NOT required. Complete Steps #2 through #6 and include a Short SWPPP form with your application.

Step 2. Calculate Existing Impervious Surface Area

Enter the area for all existing impervious surfaces on the property. Only include those items that are impervious. Hard surfaces, such as porous pavement, will be considered in Step 3. If there are none to add, enter "0".

TABLE 1 – EXISTING IMPERVIOUS SURFACES		
Types of improvements to consider (not a complete list)	Existing Impervious Surfaces Area (sf)	Describe area(s) included in SF (e.g. house, driveway, etc.)
Roof Structures (all buildings)	2802	Existing roof from house.
Sidewalks / Walkways	563	walkway leading up to house, and back patio
Covered Porch / Deck / Patio		
Driveway (include gravel areas)	2001	Driveway leading up to existing garage from Marine View Drive
Parking Lot (incl. gravel areas)		
Other		
TOTAL →	Item 1 5366	

Step 3. Determine if the Project is New Development or Redevelopment

TABLE 2 – PERCENT EXISTING IMPERVIOUS COVER CALCULATION			
A. Enter the total from Item 1 above	→	5366	
B. Total Site Square Footage	→	25317	
Existing Site Impervious Cover %	(A ÷ B) x 100	Item 2	22

- Report Item 2 on Page 1, #10.
- Use result for Step 7. If <35%, project is new development. If >35%, project is redevelopment

Step 4. Calculate Existing Hard Surface Area

Enter any existing hard surfaces **not included** in the impervious surface calculation in Step 2. If there are none to add, enter "0".

TABLE 3 – EXISTING HARD SURFACES		
Types of improvements to consider (not a complete list)	Existing Hard Surfaces Area (sf)	Describe area(s) included in SF (e.g. house, driveway, etc.)
Green Roof Structures		
Porous Sidewalks / Walkways		
Porous Porch / Deck / Patio		
Porous Driveway / Parking		
Other		
TOTAL →	Item 3 0	

- Use Item 3 in Step 6.

Step 5. Calculate Proposed New and Replaced Hard Surfaces

Include all types of hard (and impervious) surfaces in the table. No "credit" is taken for replaced hard surfaces. For example, if 1,500 sf of gravel is replaced with a 1,500 sf garage, this is entered as 1,500 sf replaced hard surface. There is no deduction for the replaced gravel.

TABLE 4 – PROPOSED NEW PLUS REPLACED HARD SURFACES			
(Enter "0" for sections not applicable to your project)			
Proposed new PLUS replaced hard surfaces	Describe area(s) included in SF? (e.g. house, driveway, etc.)	New SF	Replaced SF
Roof Structures (all buildings)	Garage building addition.	1258	
Green Roof (not included above)			
Sidewalks / Walkways	new entrance patio up to building addition.	128	
Covered Porch / Deck / Patio			
Uncovered Porch / Deck / Patio			
Driveway (impervious)	Pavers leading to new garage entrance.	198	
Parking (impervious)			
Pervious Paving surfaces (all			
All Right-of-Way Improvements			
Others			
SUBTOTALS	→	Item 4 1584	Item 5 0
TOTAL NEW PLUS REPLACED HARD SURFACES	Add Items 4 & 5	Item 6 1584	

- Report Item 6 on Page 1, #11.
- Use Item 4 in Step 6 (do not include Item 5).

Step 6. Calculate Total Proposed Hard Surfaces

TABLE 5 – TOTAL PROPOSED HARD SURFACES		
A. Report Item 1 Subtotal (from Step 2)		5366
B. Report Item 3 Subtotal (from Step 4)		0
C. Report Item 4 Subtotal (from Step 5)		1584
TOTAL PROPOSED LOT HARD SURFACE COVER	Add A, B, & C	Item 7 6950

- Report Item 7 on Page 1, #12.

Step 7. Determine the Stormwater Minimum Requirements

Is the result on page 1, #10; 35% or more? ☐ YES ☒ NO If yes, use Figure 2.4.2. If no, use Figure 2.4.1.

Figure 2.4.1

Flow Chart for Determining Requirements for New Development (from Ecology Manual)

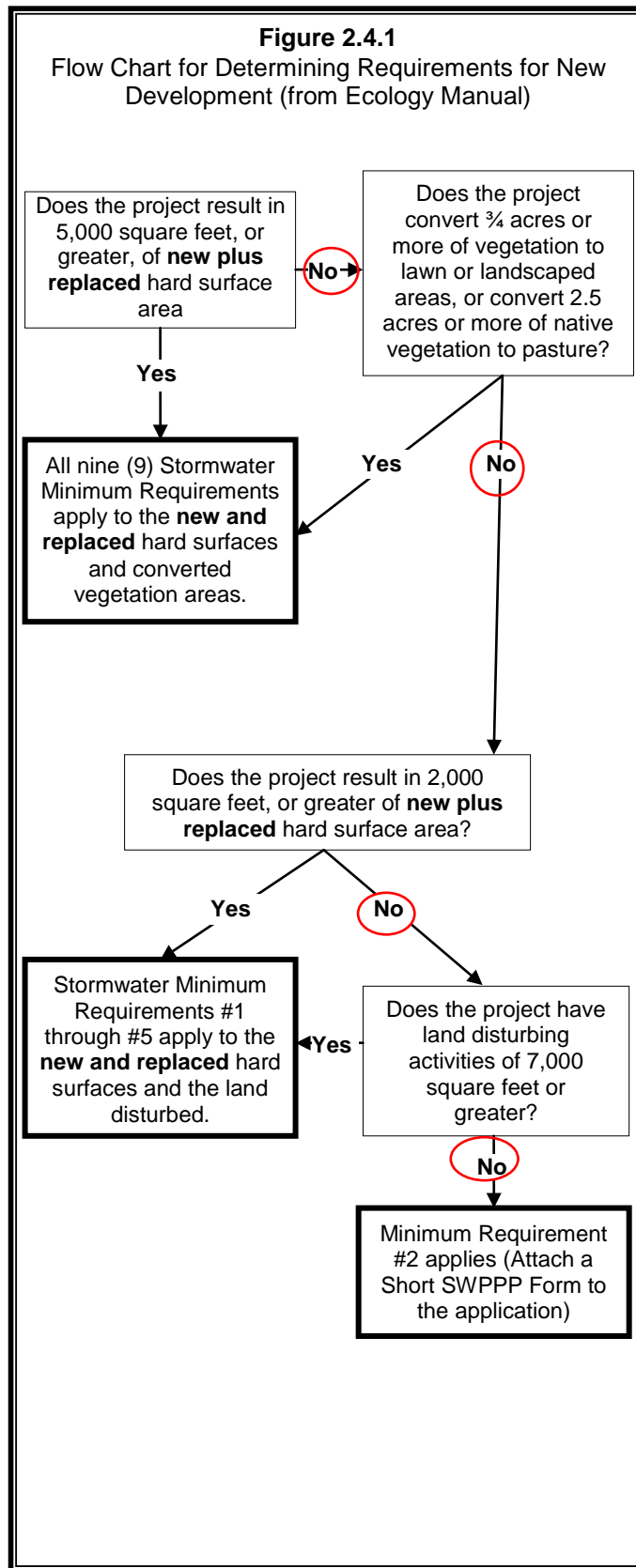
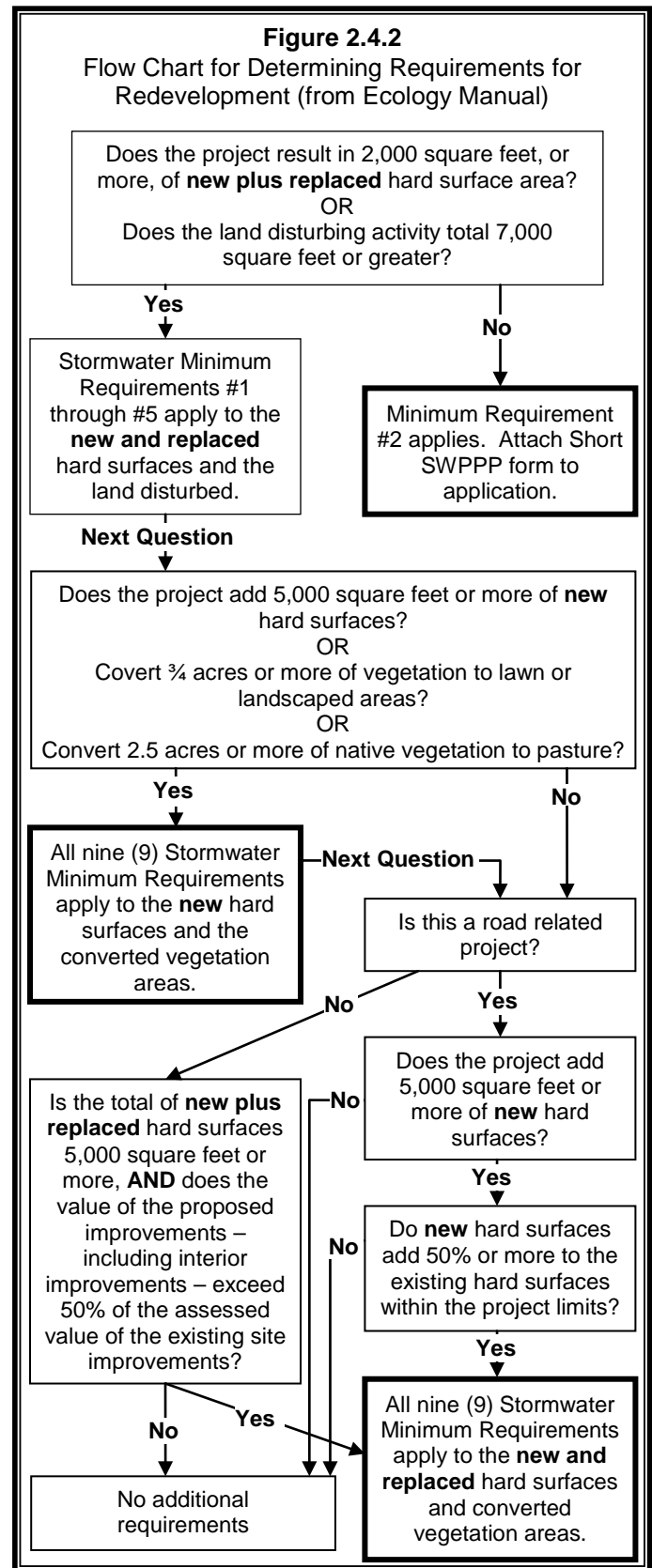


Figure 2.4.2

Flow Chart for Determining Requirements for Redevelopment (from Ecology Manual)



Other

Anticipated Start Date: _____

Anticipated Completion Date: _____

A Department of Ecology Construction Stormwater Permit is required for projects that disturb ≥ 1 acre. Will your project disturb ≥ 1 acre of land through clearing, excavating, or stockpiling of fill? ☐ Yes ☒ No

If yes, complete NOI at <http://www.ecy.wa.gov/programs/wq/stormwater/construction/enoi.html>

A Forest Practice Permit is required for all projects removing and selling timber from the property site. Will your project remove and sell timber? ☐ Yes ☒ No

A BNSF Permit is required for all projects that will discharge stormwater onto BNSF property (ROW). Does your project discharge to BNSF ROW? ☐ Yes ☒ No

A Hydraulic Permit from the Department of Fish and Wildlife and / or from the Army Corps of Engineers is required for all fill, or work within, over, or under a stream or wetland. Will your project involve stream or wetland? ☐ Yes ☒ No

The list above is meant to provide guidance; it is the project applicant's responsibility to identify and obtain all required permits. All State, Federal, and/ or other applicable Permits shall be obtained and a copy provided to the City of Mukilteo prior to issuance of the City of Mukilteo Engineering Permit.

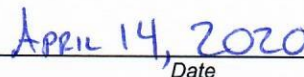
The permittee shall indemnify, defend and hold harmless the City, its officers, agents and employees, from and against any and all claims, losses or liability, including attorney's fees, arising from injury or death to persons or damage to property occasioned by the construction, installation, operation, location, maintenance, or any other cause related to the improvement for which this permit is granted. With respect to this permit and as to claims against the City, its officers, agents and employees, the permittee expressly waives its immunity under Title 51 of the Revised Code of Washington, the Industrial Insurance Act, for injuries to any employees the permittee may have, and agrees that the obligation to indemnify, defend and hold harmless provided for in this paragraph extend to any claim brought by or on behalf of any employee of the permittee. This waiver has been mutually negotiated by the parties as part of the permitting process and is given, as is the indemnification agreement contained within this paragraph, as consideration for issuance of a right-of-way use permit by the City. This paragraph shall not apply to any damage or injury resulting from the sole negligence of the City, its agents or employees. To the extent any of the damages or injuries referenced by this paragraph were caused by or resulted from the concurrent negligence of the City, its agents or employees, this obligation to indemnify, defend and hold harmless is valid and enforceable only to the extent of the negligence of the permittee, its officers, agents or employees, if any.

The acceptance of the conditions upon which this permit is granted shall be evidenced by the beginning of the installation of said FACILITIES as set forth herein.

SEE ATTACHED INSURANCE REQUIREMENTS AND ACKNOWLEDGMENTS. ADDITIONAL SIGNATURE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS PERMIT APPLICATION IN ITS ENTIRETY AND KNOW THE SAME TO BE TRUE AND CORRECT. I AGREE TO COMPLY WITH ALL CONDITIONS, CITY ORDINANCES AND STATE / FEDERAL LAWS REGULATING ACTIVITIES COVERED BY THIS PERMIT APPLICATION. I ALSO ACKNOWLEDGE THAT IT IS MY RESPONSIBILITY TO MAINTAIN PUBLIC STREETS FREE OF DIRT AND DEBRIS.


Property Owner Signature


Date

Applicant Signature
(if different than property owner)

Date

ENGINEERING APPLICATION CHECKLIST

Provide the following information as part of your submittal as required in Mukilteo Municipal Code 17.13 and the City of Mukilteo Development Standards.

Submitted

Yes	N/A	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineering Permit Application – 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stormwater Pollution Prevention Plan (SWPPP) – 3 originals
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stormwater Site Plan (Drainage Report) – 2 originals
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geotechnical Report – 2 originals
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Civil Plan Set – 3 originals
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetland and Streams Report – 2 originals
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transportation Impact Study – 1 original
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transportation Concurrency Evaluation and Determination of Transportation Impact Fees Form (if over 10 pm peak trips) – 1 original
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Temporary Traffic and Pedestrian Control Plan – 2 originals
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Soil Management Plan – 2 originals
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tree Preservation Plan – 2 originals
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maximum Extent Feasible (MEF) Documentation – 1 original
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Draft Statutory Warranty Deed (Right-of-Way Dedication), including Title Report, Map, and Real Estate Excise Tax Affidavit Form – 1 of each original
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Evidence of Vesting Rights – 1 original
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application for Alternate Material, Design, or Method of Construction – 1 original
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application for Exception from Stormwater Minimum Requirements – 1 original
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Draft Declaration of Covenant/Maintenance Plan for Stormwater – 1 original
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Draft Access Easement for Stormwater – 1 original
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Draft Joint-Use and Maintenance Agreement for Private Roads/Joint-use Driveways – 1 original
<input type="checkbox"/>	<input checked="" type="checkbox"/>	WSDOT approval if adjacent to State Route – 1 original
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other agency permits (list) – (1 original each) _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wildlife Habitat Report – 2 originals
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Archaeology Report – 2 originals

INSURANCE

A. Insurance Term

The Permittee shall procure and maintain for the duration of the Permit, insurance against claims for injuries to persons or damage to property which may arise from or in connection with operations or activities performed by or on the Permittee's behalf with the issuance of this Permit.

B. No Limitation

Permittee's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Permittee to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

C. Minimum Scope of Insurance

Applicant shall obtain insurance of the types and coverage described below:

1. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from operations, products-completed operations, and stop-gap liability. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The City shall be named as an additional insured under the Permittee's Commercial General Liability insurance policy using ISO Additional Insured-State or Political Subdivisions-Permits CG 20 12 or a substitute endorsement providing at least as broad coverage.
2. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.

D. Minimum Amounts of Insurance

Permittee shall maintain the following insurance limits:

1. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate and a \$2,000,000 products-completed operations aggregate limit.
2. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.

E. Other Insurance Provision

The Permittee's Commercial General Liability insurance policy or policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Applicant's insurance and shall not contribute to it.

F. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

G. Verification of Coverage

Permittee shall furnish the City with original certificates and a copy of the amendatory endorsements, including the additional insured endorsement, evidencing the insurance requirements of the Permittee before issuance of the Permit.

H. Notice of Cancellation

The Permittee shall provide the City with written notice of any policy cancellation, within two (2) business days of their receipt of such notice.

I. Failure to Maintain Insurance

Failure on the part of the Permittee to maintain the insurance as required shall constitute a material breach of the Permit, upon which the City may, after giving five (5) business days' notice to the Permittee to correct the breach, immediately terminate the Permit, or at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand.

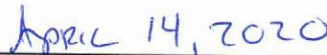
J. City Full Availability of Consultant Limits

If the Permittee maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Permittee, irrespective of whether such limits maintained by the Permittee are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Permittee.

The acceptance of the conditions upon which this permit is granted shall be evidenced by the beginning of the installation of said FACILITIES as set forth herein.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND AGREE TO COMPLY WITH THE REQUIREMENTS REGARDING INSURANCE.


Applicant Signature


Date

RECEIVED



MAR 04 2020

CITY OF MUKILTEO

11201 SE 8th St, Suite 200
Bellevue, WA 98004
Phone: (425) 646-3510
Fax: (425) 646-3513

Order No.: CK-40246442

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
TITLE RESOURCES GUARANTY COMPANY
SCHEDULE A**

1. Effective Date: February 5, 2020 at 8:00 a.m. Commitment No.: CK 40246442

2. Policy or Policies to be issued:

ALTA LOAN POLICY 6-17-2006
PROPOSED INSURED: LOANDEPOT.COM LLC ISAOA ATIMA
AMOUNT: \$679,900.00
PREMIUM: \$ 790.00
TAX: \$ 79.00
TOTAL: \$ 869.00

3. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the Effective Date hereof vested in:

William H. Zander and Melinda A. Siebel, husband and wife

4. The land referred to in this Commitment is described as follows:

See Exhibit "A" attached hereto.

EXHIBIT "A"

LOT 23 IN BLOCK 8 OF CHENNAULT BEACH, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 96 THROUGH 99, RECORDS OF SNOHOMISH COUNTY AUDITOR;

SITUATE IN THE CITY OF MUKILTEO, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

APN: **00408600802300**

THE ADDRESS FOR THE EXHIBIT "A" ABOVE IS AS FOLLOWS:

10432 Marine View Dr Mukilteo, WA 98275

**TITLE COMPANIES INSURE PROPERTIES BASED ON THE LEGAL DESCRIPTION
(NOT THE PROPERTY ADDRESS),
AND THE PROPERTY ADDRESS IS NOT A PART OF THE LEGAL DESCRIPTION.
THE PROPERTY ADDRESS HAS BEEN ADDED TO THIS PAGE FOR REFERENCE ONLY.**

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
TITLE RESOURCES GUARANTY COMPANY
SCHEDULE B – SECTION I**

REQUIREMENTS: The following requirements must be satisfied (unless otherwise noted, all documents required to be recorded must be recorded in the official real estate records of the county in which said property is located):

1. Payment of the necessary consideration for the estate or interest to be insured.
2. Pay all premiums, fees and charges for the policy.
3. Documents satisfactory to the Company creating the estate or interest to be insured, must be properly executed, delivered and duly filed of record.
4. Payment of all taxes and/or assessments levied against the Land which are due, payable or delinquent.
5. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may have additional requirements or exceptions.
6. This transaction may be subject to an order issued pursuant to the Bank Secrecy Act. The policy issuing agent must be provided with certain information necessary to comply with the order prior to the closing. This transaction will not be insured and this issuing agent and/or its underwriter will not be involved in the closing and settlement until this information is submitted, reviewed and found to be complete.

SCHEDULE B – SECTION II

EXCEPTIONS: Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. See Schedule B - Section II Standard Exceptions.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or mortgage thereon covered by this Commitment.

SPECIAL EXCEPTIONS:

1. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:

(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: 00408600802300

YEAR	BILLED	PAID	BALANCE
2020	\$7,340.92	\$0.00	\$7,340.92

TOTAL AMOUNT DUE, NOT INCLUDING INTEREST AND PENALTY: \$7,340.92.

LEVY CODE: 0667

ASSESSED VALUE LAND: \$690,900.00

ASSESSED VALUE IMPROVEMENTS: \$184,300.00

TOTAL ASSESSED VALUE \$875,200.00

SCHEDULE B- SECTION II (CONTINUED)

2. NOTICE OF ADDITIONAL TAP OR CONNECTION CHARGES BY THE MUKILTEO WATER DISTRICT FOR WATER OR SEWER FACILITIES, THE AMOUNTS AND CHARGES FOR WHICH HAVE BEEN OR WILL BE LEVIED AGAINST SAID PROPERTY, RECORDED UNDER RECORDING NOS. 8005220052 AND 8005220053, WHEREIN THE SPECIFIC AMOUNT LEVIED IS NOT DISCLOSED. SUCH AMOUNT SHOULD BE FURNISHED BY THE MUKILTEO WATER DISTRICT.
3. AGREEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, IF ANY, APPEARING IN THE PUBLIC RECORDS.
4. ANY EASEMENTS OR SERVITUDES APPEARING IN THE PUBLIC RECORDS.
5. ANY LEASE, GRANT, EXCEPTION OR RESERVATION OF MINERALS OR MINERAL RIGHTS APPEARING IN THE PUBLIC RECORDS.
6. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: WILLIAM H. ZANDER AND MELINDA A. SIEBEL, HUSBAND AND WIFE
TRUSTEE: CW TITLE
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ("MERS"), ACTING SOLELY AS NOMINEE, AND LOANDEPOT.COM, LLC, AS LENDER
ORIGINAL AMOUNT: \$671,400.00
DATED: AUGUST 9, 2019
RECORDED: AUGUST 14, 2019
RECORDING NO.: 201908140401

NOTE 1: WITHIN THE PAST 36 MONTHS, THE FOLLOWING CONVEYANCES HAVE BEEN RECORDED IN SNOHOMISH, COUNTY, WHICH AFFECT THE PROPERTY DESCRIBED IN SCHEDULE A HEREIN:

A. QUIT CLAIM DEED, RECORDING NO. 201901080238.

NOTE 2: WE FIND NO PERTINENT MATTERS OF RECORD AGAINST THE NAME(S) OF SAID BORROWER(S).

NOTE 3: THE MATTERS RELATING TO THE QUESTIONS OF SURVEY, RIGHTS OF PARTIES IN POSSESSION, AND UNRECORDED LIENS FOR LABOR AND MATERIAL HAVE BEEN CLEARED FOR THE LOAN POLICY WHICH, WHEN ISSUED, WILL CONTAIN THE ALTA 9-06 OR WLTA 100 ENDORSEMENT, AS APPROPRIATE FOR THE POLICY FORM

NOTE 4: BASED ON INFORMATION PROVIDED TO THE COMPANY, ON THE DATE OF THIS COMMITMENT IT APPEARS THAT THERE IS LOCATED ON THE LAND:

SINGLE FAMILY RESIDENCE

KNOWN AS:
10432 MARINE VIEW DR
MUKILTEO, WA 98275

MAP

SCHEDULE B- SECTION II (CONTINUED)

- NOTE 5: IF YOU WOULD LIKE THE COMPANY TO ACT AS TRUSTEE IN THE PROPOSED DEED OF TRUST, PLEASE NOTE THAT CW TITLE MAY ACT AS TRUSTEE OF A DEED OF TRUST UNDER RCW 61.24.010(1).
- NOTE 6: THE COMPANY REQUIRES THE PROPOSED INSURED TO VERIFY THAT THE LAND COVERED BY THIS COMMITMENT IS THE LAND INTENDED TO BE CONVEYED IN THIS TRANSACTION. THE DESCRIPTION OF THE LAND MAY BE INCORRECT, IF THE APPLICATION FOR TITLE INSURANCE CONTAINED INCOMPLETE OR INACCURATE INFORMATION. NOTIFY THE COMPANY WELL BEFORE CLOSING IF CHANGES ARE NECESSARY. CLOSING INSTRUCTIONS MUST INDICATE THAT THE LEGAL DESCRIPTION HAS BEEN REVIEWED AND APPROVED BY ALL PARTIES.
- NOTE 7: THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDED RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WITH THE BODY OF THE DOCUMENT
- LOT 23, BLK 8, CHENNAULT BEACH, SNOHOMISH COUNTY
- NOTE 8: IN THE EVENT THAT THE COMMITMENT JACKET IS NOT ATTACHED HERETO, ALL OF THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN SAID JACKET ARE INCORPORATED HEREIN. THE COMMITMENT JACKET IS AVAILABLE FOR INSPECTION AT ANY COMPANY OFFICE.
- NOTE 9: THE POLICY(S) OF INSURANCE MAY CONTAIN A CLAUSE PERMITTING ARBITRATION OF CLAIMS AT THE REQUEST OF EITHER THE INSURED OR THE COMPANY. UPON REQUEST, THE COMPANY WILL PROVIDE A COPY OF THIS CLAUSE AND THE ACCOMPANYING ARBITRATION RULES PRIOR TO THE CLOSING OF THE TRANSACTION.
- NOTE 10: A \$1.00 MAILING FEE WILL BE CHARGED PER DOCUMENT RECORDED.
- NOTE 11: WHEN SENDING DOCUMENTS FOR RECORDING, VIA U.S. MAIL OR SPECIAL COURIER SERVICE, PLEASE SEND TO THE FOLLOWING ADDRESS, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH YOUR TITLE UNIT:
- CW TITLE
CENTRAL BUILDING
1721 HEWITT AVENUE #403
EVERETT, WA 98201
ATTN: RECORDING DEPT.
- CW TITLE PRE-ADDRESSED ENVELOPES MAY STILL BE USED WHEN SENDING DOCUMENTS VIA TDS (TITLE DELIVERY SERVICE) TO THE ADDRESS ON THE FACE OF THE COMMITMENT COVER PAGE OR TO THE ABOVE ADDRESS.

(END OF SPECIAL EXCEPTIONS)

Investigation should be made to determine if there are any sewer treatment capacity charges or if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.

SCHEDULE B- SECTION II (CONTINUED)

In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

Unless otherwise requested or specified herein, the forms of policy to be issued in connection with this Commitment will be the ALTA Homeowner's Policy of Title Insurance (2-03-10), and/or the ALTA Loan Policy (6-17-06).

If the policy to be issued is the ALTA Homeowner's Policy of Title Insurance (2-03-10), certain Covered Risks will be subject to maximum dollar limits of liability and deductible amounts.

The Policy committed for or requested may be examined by inquiry at the office that issued the Commitment. A specimen copy of the Policy form(s) referred to in this Commitment will be furnished promptly upon request.

Disclosure of Affiliated Business. CW Title has a business relationship with several Windermere Real Estate firms that own shares of CW Title through various entities. Several Windermere Real Estate Firms own shares specifically through one of the parent companies of CW Title. Because of this relationship, if you are working with a broker from a Windermere Real Estate firm, the firm may receive a financial benefit from referring a client to CW Title. You are not required to use CW Title as a condition to your purchase or sale of a particular property. There are other settlement service providers available with similar services for comparable prices.

JH6

Enclosures:

Sketch

Vesting Deed

Paragraphs all recorded encumbrances



COMMITMENT FOR TITLE INSURANCE
Issued by
Title Resources Guaranty Company

Title Resources Guaranty Company a Texas corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.


IN WITNESS WHEREOF, Title Resources Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.


An Authorized Signature



Title Resources Guaranty Company

By: 
President/CEO


Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

SCHEDULE B- SECTION II (CONTINUED)

STANDARD EXCEPTIONS

The matters listed below each policy form are expressly excepted from the coverage of that policy and that policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason thereof.

SCHEDULE B STANDARD EXCEPTIONS THAT WILL APPEAR IN ALTA OWNER'S and LOAN POLICY – STANDARD COVERAGE

1. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
5. Any lien, or right to a lien, for labor, material, services or equipment, or for contributions to employee benefit plans, or liens under Worker's Compensation Acts, not disclosed by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
7. Right of use, control or regulation by the United States of America in the exercise of powers over navigation; any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless disclosed as an existing lien by the public records.

SCHEDULE B STANDARD EXCEPTIONS THAT WILL APPEAR IN ALTA OWNER'S POLICY – EXTENDED COVERAGE

1. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Underground easements, servitudes or installations which are not disclosed by the public records.
3. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
4. Right of use, control or regulation by the United States of America in the exercise of powers over navigation; any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
5. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless disclosed as an existing lien by the public records.

The following are the Exclusions From Coverage contained in the form of the policy or policies as described in Schedule A of the Commitment.

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

**AMERICAN LAND TITLE ASSOCIATION HOMEOWNER'S POLICY OF TITLE
INSURANCE FOR A ONE-TO-FOUR FAMILY RESIDENCE (2-03-10)**

EXCLUSIONS FROM COVERAGE

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?		
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does TITLE RESOURCES GUARANTY COMPANY share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes – to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes – information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes – information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	Go to https://www.titleresources.com/privacypolicy	

Who we are	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
What we do	
How Does TITLE RESOURCES GUARANTY COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, the Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resources Group.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies</p> <ul style="list-style-type: none"> • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.
Other Important Information	
For European Union Customers	Please see our Privacy Policy located at https://www.titleresources.com/privacypolicy
For our California Customers	Please see our notice about the California Consumer Protection Act located at https://www.titleresources.com/privacypolicy

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: Consumer

Property: 10432 Marine View Dr
Mukilteo, WA 98275

From: CW Title

Date: February 5, 2020

Thank you for contacting **CW Title** (hereinafter "Agent"). Agent is jointly owned by WTG LLC (80% owner) and **Title Resource Group Affiliates Holdings, LLC** ("TRG") (20% owner). This is to give you notice that Agent has a business relationship with **Title Resources Guaranty Company**, which is a title insurance underwriting company. TRG's parent company is also the one hundred percent owner of **Title Resources Guaranty Company**. Because of this relationship, this referral of business to the underwriter below may provide Agent a financial or other benefit.

Set forth below is the estimated charge or range of charges for the underwriting services listed. You are NOT required to use the underwriter below in connection with the provision of title services. THERE ARE FREQUENTLY OTHER UNDERWRITERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

COMPANIES	DESCRIPTION OF CHARGES	ESTIMATE OF RANGE OF CHARGES GENERALLY MADE BY PROVIDER
Title Resources Guaranty Company	Title Insurance Premium	Title Insurance premium between \$7.72 and \$4.37 per thousand dollars of policy coverage.* *This range of charges covers, as an example, policies from \$100,000.00 to \$400,000.00, however the cost to you will differ depending on the policy amount.

File No.: 40246442-807-LT4

EXHIBIT "A"

LOT 23 IN BLOCK 8 OF CHENNAULT BEACH, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 96 THROUGH 99, RECORDS OF SNOHOMISH COUNTY AUDITOR;

SITUATE IN THE CITY OF MUKILTEO, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

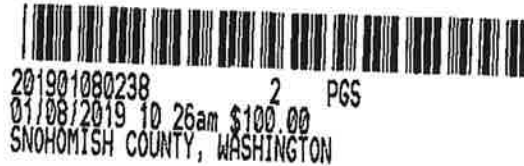
THE ADDRESS FOR THE EXHIBIT "A" ABOVE IS AS FOLLOWS:

10432 Marine View Dr Mukilteo, WA 98275

TITLE COMPANIES INSURE PROPERTIES BASED ON THE LEGAL DESCRIPTION
(NOT THE PROPERTY ADDRESS),

AND THE PROPERTY ADDRESS IS NOT A PART OF THE LEGAL DESCRIPTION.
THE PROPERTY ADDRESS HAS BEEN ADDED TO THIS PAGE FOR REFERENCE ONLY.

After recording return to:
William H Zander
Melinda A Siebel
10432 Marine View Drive
Mukilteo, WA 98275



No 10295047 1/8/2019 9 59 AM 10 00
Thank you for your payment
BRUCE

Reference: 40221790-807-SB5

QUIT CLAIM DEED

THE GRANTOR(S), William H Zander, spouse of Melinda A Siebel,

for and in consideration of to establish community property

in hand paid, conveys and quit claims to William H Zander and Melinda A Siebel, husband and wife

the following described real estate, situated in the County of Snohomish, State of Washington, together with all after acquired title of the grantor(s) herein:

LOT 23 IN BLOCK 8 OF CHENNAULT BEACH, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 96 THROUGH 99, RECORDS OF SNOHOMISH COUNTY AUDITOR,

SITUATE IN THE CITY OF Mukilteo, COUNTY OF Snohomish, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.) LOT 23 IN BLOCK 8 OF CHENNAULT BEACH, SNOHOMISH COUNTY

Tax Parcel Number(s): 00408600802300

CW TITLE
CK40221790
2/100.00

Reference: Quit Claim Deed 40221790-807-SB5

Dated: December 21, 2018

William H Zander
William H Zander

State of Washington

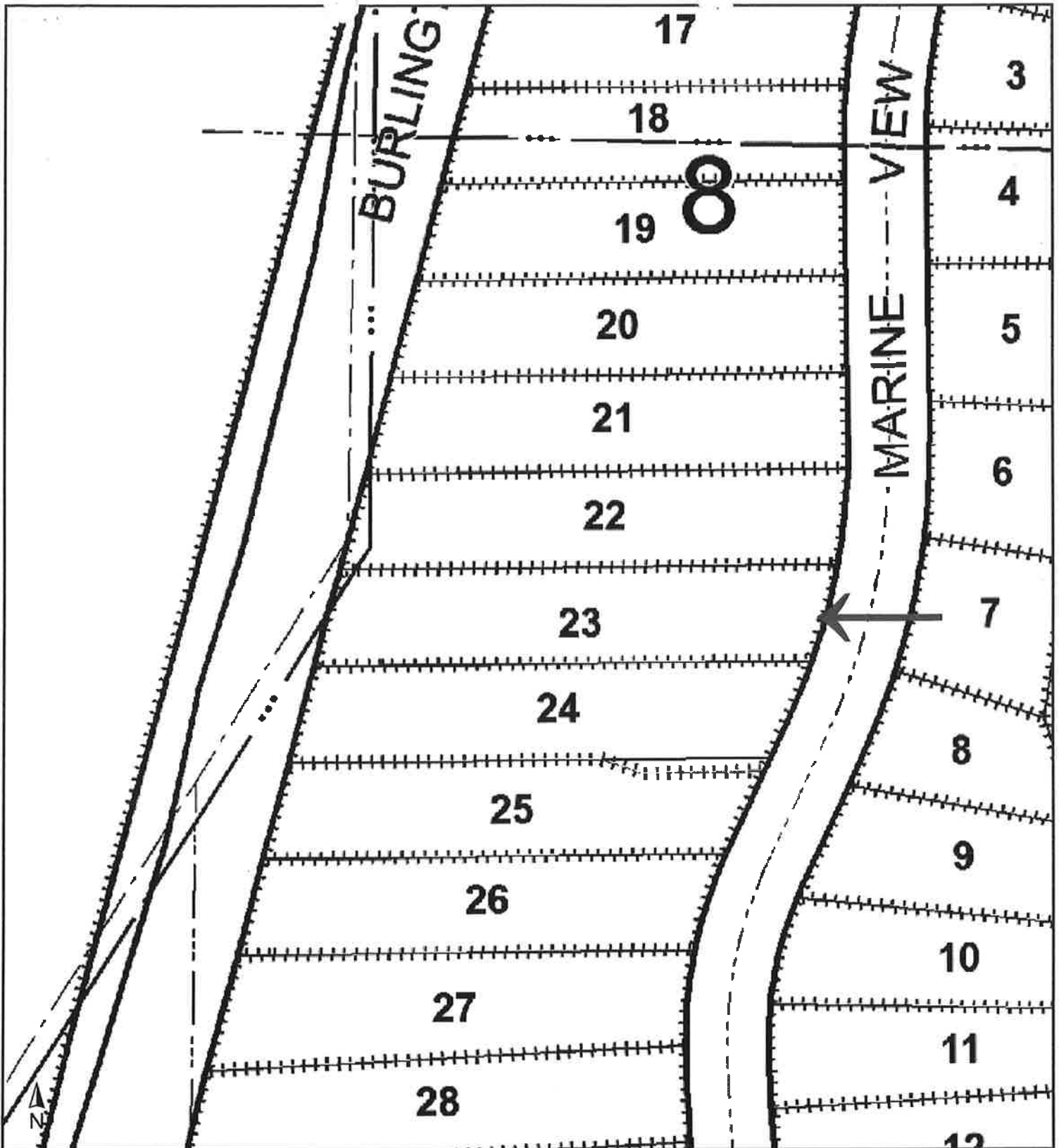
County of Snohomish ss.

On this 22nd day of December, 2018, before me personally appeared **William H Zander** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

[Signature]
Notary Public in and for the State of Washington,
Residing at Snohomish
My Appointment expires 10-29-21





Customer Service Dept 1-855-298-4953 | CWSservice@CWTitle.net

ParcelID: 00408600802300

10432 Marine View Dr

Mukilteo, WA 98275

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



GEO SCIENCES INC.

DBE/MWBE

January 9, 2020
HWA Project No. 2007-051-21

RECEIVED

MAR 04 2020

CITY OF MUKILTEO

Bill Zander
10431 Marine View Drive
Mukilteo, Washington 98275

Subject: **ADDENDUM TO GEOTECHNICAL REPORT
Zander Residence
10431 Marine View Drive
Mukilteo, Washington 98275**

Dear Mr. Zander:

This addendum letter report is a follow up to our June 1, 2007 Geotechnical Report, July 17, 2007 Revised Foundation Design letter, and July 11, 2013 Project Memorandum for the subject property. HWA's understanding is that the new plans for the home include adding a second story to the southern two-thirds of the existing house and adding a completely new section of 2-story house east of the existing house. The new section will include a slab on grade garage.

Our recent site reconnaissance included a visual assessment of the exterior of the house and surrounding areas.

NEW OBSERVATIONS

During our recent site reconnaissance HWA noted the condition of the existing foundations to be generally good. Minor shrinkage cracking was noted in some locations, but within the area of the proposed new site improvements, significant cracks that may indicate poor foundation materials and significant settlement issues were not observed. The soil in the front yard, east of the existing house and north of the driveway was observed to have very soft soils and was visibly wet at the time of our site visit. Additionally, when probed using a ½ inch diameter T-probe the soil was observed to be as much as 2 feet in places.

These observations are consistent with the observed conditions noted in our 2013 site reconnaissance and our previous site explorations in 2007. More in depth descriptions of the site conditions can be found in our previous report, letter and memo.

12952

CONCLUSIONS AND RECOMMENDATIONS

The previous site explorations around the existing home show stiff to very stiff fine-grained soils near the foundations level. The explorations in the area east of the existing house and north of the driveway showed up to 5 feet of soft/loose, and organic soil above stiffer native fine-grained soils. Based on the noted conditions HWA believes that the proposed site improvements are feasible provided the recommendations in this addendum report are followed. Please note that any recommendations provided in the previously referenced report, letter and memo issued by HWA remain valid unless superseded by this addendum letter report.

SEISMIC DESIGN VALUES

The contribution of potential earthquake-induced ground motion from known sources is included in the probabilistic ground motion maps developed by the USGS. Design data seismic site characterization and design recommendations based on USGS mapping and analysis are implemented in the 2015 International Building Code (IBC). As part of this code, the design of structures must consider dynamic forces resulting from seismic events. These forces are dependent upon the magnitude of the earthquake event as well as the properties of the soils that underlie the site.

As part of the procedure to evaluate seismic forces, the 2015 IBC requires the evaluation of the Seismic Site Class, which categorizes the site based upon the characteristics of the subsurface profile within the upper 100 feet of the ground surface. For this project, soil conditions and soil consistencies observed during explorations classify the site as site class "D" as defined in Table 20.3-1 of ASCE 07. The associated 2015 IBC probabilistic ground acceleration values and site coefficients for the area were obtained from the Applied Technology Council (ATC) Hazard web page. The risk targeted seismic values and coefficient are presented in Table 1.

Table 1: Ground Motion Values, Site Class D*

Period (sec)	Mapped MCE Spectral Response Acceleration (g)		Site Coefficients		Adjusted MCE Spectral Response Acceleration (g)		Design Spectral Response Acceleration (g)	
0.2	S_s	1.415	F_a	1.000	S_{Ms}	1.415	S_{Ds}	0.943
1.0	S_l	0.559	F_v	1.500	S_{Ml}	0.839	S_{Dl}	0.559

*2% Probability of Exceedance in 50 years for Latitude 47.9032° and Longitude -122.9238°

MCE = Maximum Considered Earthquake

Peak Ground Acceleration = $PGA = 596$,

Site Coefficient $F_{PGA} = 1.000$,

Geometric Mean Peak Ground Acceleration ($PGAM$) = 0.596

variable across footings, cracking of the foundation will likely occur due to these differential settlements. This can be mitigated by avoiding additional variable loading on footing and foundation walls, where possible, and separating areas with additional load from areas where no additional loading is required.

NEW FOUNDATIONS

New foundations are planned in the area immediately east of the existing home and north of the driveway. Based on the previous explorations the soil in this area was found to be, soft, loose, or organic in nature to a depth of up to 5 feet below existing site grades. HWA offers two options for foundations in this area.

Option 1 - Stem Walls: Areas where footings are to be placed could be excavated down to the stiff native soil contact (estimated to be about 5 feet below grade) and place the footings directly on the native stiff soils. Then extend stem walls up from the footings to allow for the construction of the new section of home. Walls should be back-filled with structural fill placed and compacted in accordance with the Structural Fill section of this addendum letter report.

Option 2 – Over-Excavation and Backfill: Areas below footings could be excavated down to stiff native soil and then backfilled up to the proposed base of footing with structural fill placed in accordance with the Structural Fill section of this addendum report. Over-excavation and backfill areas below footings should extend laterally a distance equivalent to the depth of over-excavation or 2 feet on all sides of the footings, whichever is less. For example, if a 2 foot wide strip footing extend 1½ feet below grade with an over-excavation below the footing extending 2 feet below the base of footing, the over-excavation and backfill area should be at least 6 feet wide.

For both options described in this section, foundations founded above them can be designed using an allowable bearing capacity of 2,000 psf.

Where new footings are to be installed on other portions of the site they should bear on stiff native soil and be designed using a maximum allowable bearing pressure of 2,000 psf.

For new footings founded in the manners described above total settlements are anticipated to be on the order of 3/4 inch with differential settlements on the order of 1/2 inch over a 40 foot span. Please note that if new footings connect to existing footings with or without additional applied loads, differential settlements between such footings should be expected and likely be larger and occur over short distances. These differential settlements should be accounted for in the home design and could be mitigated by not interconnecting footings with different anticipated settlements.

Based on the above referenced Ground Motions Values the Seismic Design Category for the site is "D".

STRUCTURAL FILL

All fill placed beneath footings, driveways and slab-on-grade structures should be installed as structural fill. Based on the previous explorations and observations during our recent site visit, the onsite soils appear to be fine grained and above their anticipated optimum moisture content for compaction. As a result, the onsite soils do not appear to be suitable for use as structural fill. Imported structural fill should consist of pit-run or quarry-run rock, crushed rock, crushed gravel, or sand. It should be well-graded between coarse and fine material and have less than 10 percent by weight passing the U.S. Standard No. 200 Sieve. The material should be placed in lifts with a maximum un-compacted thickness of 12 inches and compacted to not less than 95 percent of its maximum dry density as determined by ASTM D698, or to a firm and unyielding state as determined by HWA.

The condition of the subgrade should be evaluated by an HWA representative before fill placement or construction begins.

EXISTING FOUNDATIONS

The existing foundations in the area where the second story addition is planned is likely on native soils based on the relatively minor amounts of foundation cracking observed and the data from our explorations. Based on the soil conditions noted in the boring logs around the existing footings HWA recommends that a maximum allowable soil bearing pressure of 2,000 pound per square foot (psf) be utilized in the assessment of loads being exerted on these footings.

It should be noted that, based on the age of the existing structure, existing footing have likely already experienced most of the settlement that the current loading conditions will cause. Increasing the loading on these footings due to the construction of a second story will cause increased settlements but without knowing more precisely how the current foundations are loaded and how much the load increases are expected to be with the new site improvements the amount of new settlements experienced by the new structures foundations is difficult to properly assess. However, if we make a conservative assumption of currently loading on the order of 1,000 psf and the new loading will be 2,000 psf HWA estimates that the additional total settlements will be on the order of ½ inch with differential settlements on the order of ¼ inch over a 40-foot span.

Please note that these predicted settlements assume full loading across all footings and if variable loading occurs more pronounced differential settlements could occur. Also, if additional loading of footings occurs next to footings with no additional loading, differential settlements may occur over much shorter distances and will be equivalent to the total new settlement of the structure. In the case of foundation walls where increased loading is

overlap at least 18 inches or be sealed with tape in accordance with the manufacture's recommendations.

FOUNDATION DRAINAGE

We recommend footing drains be placed around the perimeter of the building foundations to reduce the potential for lateral migration of moisture into the building envelope. Footing drains should consist of 4-inch diameter slotted or perforated plastic pipe bedded in capillary break material (washed pea gravel). Roof drains (downspouts) should tight-lined to a suitable discharge location and should not be connected to or flow into foundation drains.

Pavement surfaces and open space areas should be sloped to drain away from structures such that surface water flows away from structures and cannot pond against foundation walls.

DESIGN REVIEW AND CONSTRUCTION MONITORING

We welcome the opportunity to review and discuss construction plans and specifications as they are being developed. We are of the opinion that to observe compliance with the design concepts, specifications, and recommendations, construction operations dealing with earthwork and foundations should be observed by a qualified geotechnical engineer. We would be pleased to provide these services to you.

UNCERTAINTIES AND LIMITATIONS

We have prepared this report for Mr. Bill Zander and his agents for use in design and construction of the Zander Residence at 10431 Marine View Drive in Mukilteo, Washington.

This report should be provided in its entirety to prospective contractors for bidding and estimating purposes; however, the conclusions and interpretations presented in this report should not be construed as our warranty of the subsurface conditions. Experience has shown that soil and ground water conditions can vary significantly over small distances. Inconsistent conditions can occur between explorations and may not be detected by a geotechnical study of this limited nature. If, during future site operations, subsurface conditions are encountered which vary appreciably from those described herein, HWA should be notified for review of the recommendations of this report, and revision of such if necessary.

Within the limitations of scope, schedule and budget, HWA attempted to execute these services in accordance with generally accepted professional principles and practices in the fields of geotechnical engineering and engineering geology in the area at the time the report was prepared. No warranty, expressed or implied, is made. The scope of our work did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or ground water at

ADDITIONAL FOUNDATION RECOMMENDATIONS

The above referenced bearing capacity values apply to the total of dead load and/or frequently applied live load, and can be increased by up to one-third for all loads, including: dead, live, wind, and seismic. HWA recommends that strip and column footings have minimum dimensions of 18 inches and 2 feet, respectively. Additionally, HWA recommends that all foundation elements be extended at least 18 inches below final site grades.

EXCAVATION AND SLOPE RECOMMENDATIONS

Excavations should be made in accordance with applicable Federal and State Occupational Safety and Health Administration regulations. Trenches will need to be sloped or shored from the ground surface due to the potential for caving. Actual inclinations will ultimately depend on the soil conditions encountered during earthwork. While we may recommend certain approaches for trench excavations, the contractor should be responsible for selecting the excavation technique, monitoring the trench excavations for safety, and providing shoring, as required, to protect personnel and adjacent improvements.

The fill soils in the eastern portion of the site classify as Type C soils and should be cut no steeper than 1½H:1V (Horizontal:Vertical). The native silt and clay soils classify as Type B soil and should be cut no steeper than 1H:1V. Excavations must be safely sloped or shored. The contractor should be aware that excavation and shoring should conform to the requirements specified in the applicable local, state, and federal safety regulations, such as OSHA Health and Safety Standards for Excavations, 29 CFR Part 1926, or successor regulations.

Excavation and construction operations may expose the on-site soils to inclement weather conditions. The stability of exposed soils may deteriorate due to a change in moisture content or the action of heavy or repeated construction traffic. Accordingly, foundation and pavement area excavations should be protected from the elements and from the action of repetitive or heavy construction loadings.

Utilities trenches within the building, pavement, and sidewalk areas should be backfilled with granular structural fill and be compacted in accordance with the Structural Fill section of this addendum report.

FLOOR SUPPORT

All soft or disturbed soils should be removed from beneath areas to receive floors and pavements and replaced with properly compacted structural fill.

Slab-on-grade floors should be underlain by at least 4 inches of clean gravel to serve as a capillary break. A plastic sheet having a minimum thickness of 6 mils should be placed immediately over the capillary break as a vapor barrier. Joints in the vapor barrier should

January 9, 2020
HWA Project No. 2007-051-21 T400

this site, nor the impact of this project upon existing conditions or the impact of existing conditions other than geotechnical on the project.

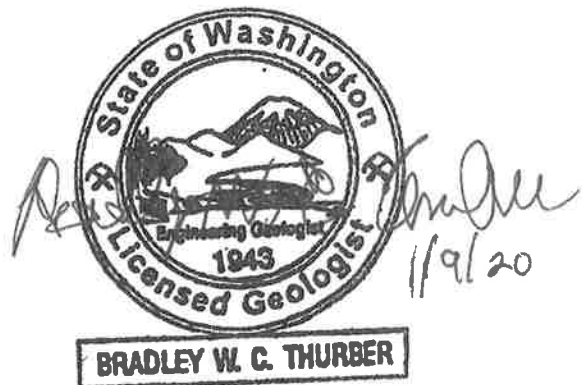
HWA does not practice or consult in the field of safety engineering. We do not direct the contractor's operations and cannot be responsible for the safety of personnel other than our own on the site. As such, the safety of others is the responsibility of the contractor. However, the contractor should notify the owner if he considers any of the recommended actions presented herein unsafe.

We are pleased to provide continuing geotechnical services for this project. If you have any questions, please feel free to call the undersigned at 425-774-0106.

Sincerely,



Michael S. Place, P.E.
Senior Geotechnical Engineer



Brad W. Thurber, L.E.G.
Senior Engineering Geologist

425.977.5063

REFERENCES

Applied Technology Council (ATC), *Seismic Design Maps*, Hazard Tool
<https://hazards.atcouncil.org/#/>.

ASCE 7-10, Minimum Design Load and Associated Criteria for Buildings and Other Structures.

International Code Council, 2018, *International Building Code*.

zander residence

mukilteo
washington

CITY OF MUKILTEO
POST PERMIT REVISION
10.22.19



Zander Addition
10432 Marine View Drive Mukilteo WA 98275

NW 1/4, NE 1/4, SECTION 20, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.

ZANDER RESIDENCE

10432 MARINE VIEW DR

MUKILTEO, WA 98275

OWNER

WILLIAM ZANDER
10432 MARINE VIEW DR.
MUKILTEO, WA 98275

CONSULTANTS

ARCHITECT
CITIZEN DESIGN COLLABORATIVE
46 ETRURIA ST., #201
SEATTLE, WA 98109
206.853.8055
CONTACT: CRAIG PONTIUS

STRUCTURAL ENGINEER
CHRIS FROSSARD ENGINEERING
4616 25TH AVE NE, #585
SEATTLE, WA 98105
206.683.5435
CONTACT: CHRIS FROSSARD

CIVIL ENGINEER
CG ENGINEERING
250 4TH AVE S, SUITE 200
EDMONDS, WA 98020
425.778.8500 FAX 778.5536
CONTACT: JARED UNDERBRINK, PE

SOIL/GEOTECH ENGINEER
HWA GEOSCIENCES, INC.
21312 30TH DR SE, SUITE 110
BOTHELL, WA 98021
425.774.0106
CONTACT: BRYAN HAWKINS

SURVEYOR
APS SURVEY & MAPPING
13221 SE 26TH ST, SUITE A
BELLEVUE, WA 98005
425.746.3200 FAX 425.746.3342
CONTACT: TYLER SWEET

LEGAL DESCRIPTION

LOT 23, BLOCK 8, OF CHENNAULT BEACH
SUBDIVISION NE, SEC 20, TWN 28 N, RGE 4 E, WM.

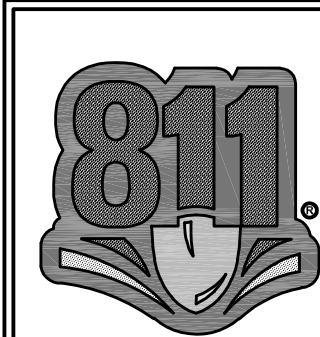
TAX PARCEL

00408600802300

BASIS OF BEARING

THE HORIZONTAL COORDINATES AND BEARINGS ARE BASED
ON WASHINGTON STATE PLANE COORDINATES, NORTH
ZONE, EXPRESSED IN US SURVEY FEET. THE BASIS OF THESE
COORDINATES IS "CORS" STATIONS "SEAT" AND "SEAI",
ALONG WITH PT 100 (SNOHOMISH COUNTY DESIGNATION
58/1031).

N 333128.544'
E 1274989.518'
ELEVATION 129.75 NAVD 88
BRASS DISK IN CONCRETE, IN MONUMENT CASE.



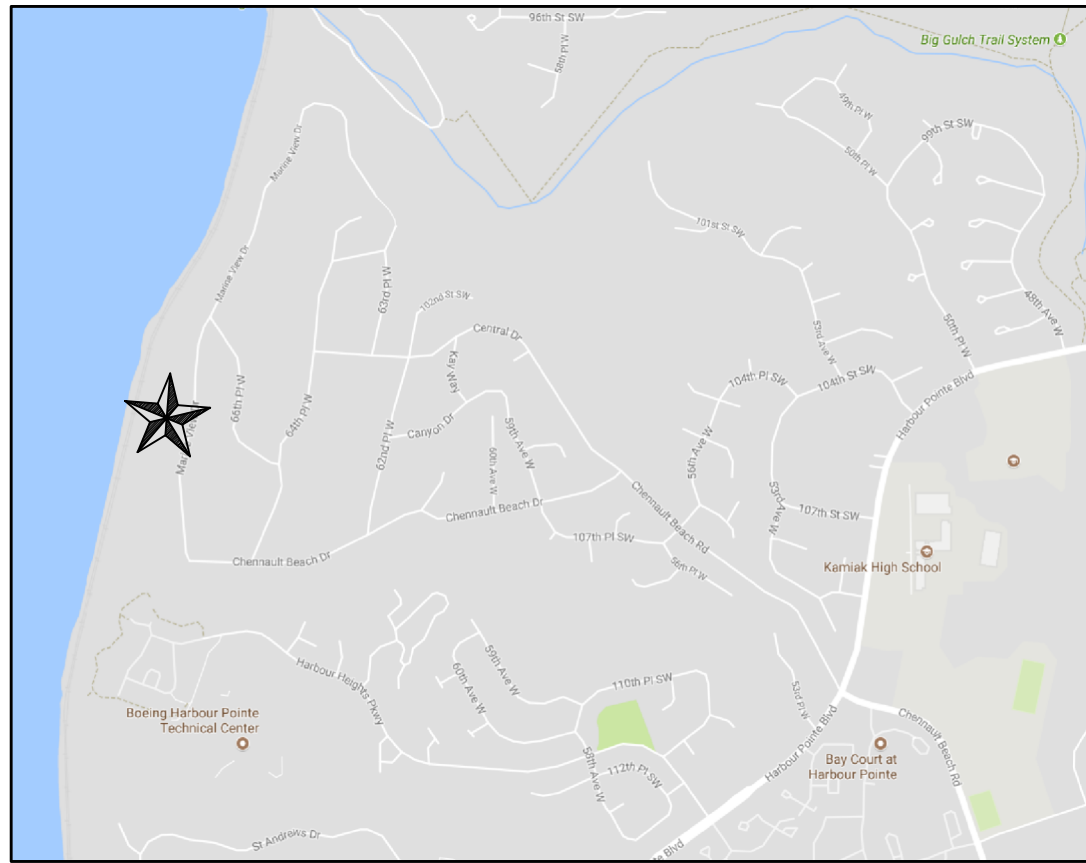
CAUTION!

CALL BEFORE YOU DIG!

BURIED UTILITIES EXIST IN THE AREA AND UTILITY
INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT
THE ONE- CALL UTILITY LOCATE SERVICE A MINIMUM OF 48
HOURS PRIOR TO CONSTRUCTION

1-800-424-5555

SHEET INDEX	
C1.1	COVER SHEET & GENERAL NOTES
C2.1	TEMPORARY EROSION CONTROL PLAN
C3.1	GRADING & DRAINAGE PLAN & DETAILS
C3.2	GRADING & DRAINAGE DETAILS



VICINITY MAP
NTS ★ = PROJECT SITE



ENGINEERING

250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536



12/11/19

GENERAL NOTES

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF MUKILTEO STANDARDS AND SPECIFICATIONS; THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION; AND THE ADOPTED EDITION OF THE WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
- ALL WORK WITHIN THE PLAT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE.
- PRIOR TO ANY SITE CONSTRUCTION INCLUDING CLEARING/LOGGING OR GRADING, THE SITE CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR (OR PROJECT ENGINEER) AS REQUIRED BY THESE PLANS.
- THE DEVELOPER, CONTRACTOR AND PROJECT ENGINEER IS RESPONSIBLE FOR WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM ESTABLISHED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER'S NAME AND PHONE NUMBER IS CG ENGINEERING, 425.778.8500
- PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF MUKILTEO COMMUNITY DEVELOPMENT AT 425-355-4141 X251 TO SCHEDULE A PRECONSTRUCTION CONFERENCE. ENGINEERED AS-BUILT DRAWINGS IN ACCORDANCE WITH THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE SHALL BE REQUIRED PRIOR TO FINAL SITE APPROVAL. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR UTILITY, ROAD, AND RIGHT-OF-WAY CONSTRUCTION. THE CONTRACTOR FOR THIS PROJECT IS TBD.
- THE CONSTRUCTION STORMWATER POLLUTION PREVENTION (SWPP) FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWPPP PLANS PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. SEDIMENT LADEN WATERS SHALL NOT ENTER THE NATURAL DRAINAGE SYSTEM.
- NONCOMPLIANCE WITH THE REQUIREMENTS FOR; EROSION CONTROLS, WATER QUALITY AND CLEARING LIMITS MAY RESULT IN REVOCATION OF; PROJECT PERMITS, PLAN APPROVAL AND BOND FORECLOSURES.
- TRENCH BACKFILL OF NEW UTILITIES AND STORM DRAINAGE FACILITIES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) UNDER ROADWAYS AND 90% MAXIMUM DENSITY (MODIFIED PROCTOR) OFF ROADWAYS. COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 7-08.3(3) AND 2-03.3(14)C - METHOD B AS DEFINED IN THE CURRENT EDITION OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
- THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON CONSTRUCTION PLANS ARE BASED ON BEST RECORDS AVAILABLE AND ARE SUBJECT TO VARIATION. FOR ASSISTANCE IN UTILITY LOCATION, CALL 1-800-424-5555.
- PRIOR TO CONSTRUCTION THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CITY ENGINEER WHEN CONFLICTS EXIST BETWEEN THE PLANS AND FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED (INCLUDING PLAN AND PROFILE REVISIONS) AND RESUBMITTED FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP TWO SETS OF PLANS ON SITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION; ONE SET SHALL BE SUBMITTED TO THE PROJECT ENGINEER, AND ONE SET SHALL BE SUBMITTED TO THE CITY ENGINEER AT COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF WORK. MUKILTEO DEVELOPMENT STANDARDS 55
- A GRADING PERMIT ISSUED PURSUANT TO THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE, AND APPROVAL OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ANY ON-SITE GRADING WORK NOT EXPRESSLY EXEMPT BY THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
- PRIOR TO COMMENCEMENT OF FRAMING, FINAL DRAINAGE INSPECTION AND APPROVAL OF THE ROOF LEADER AND POSITIVE FOOTING SYSTEMS SHALL BE COMPLETED BY THE BUILDING DEPARTMENT. CALL 360-363-8100 TO SCHEDULE THE INSPECTION.

SITE GRADING AND SWPPP NOTES


- NONCOMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND CLEARING LIMITS VIOLATIONS MAY RESULT IN REVOCATION OF PROJECT PERMITS AND PLAN APPROVAL AND BOND FORECLOSURES.
- PRIOR TO ANY SITE CONSTRUCTION, INCLUDING CLEARING, LOGGING OR GRADING, THE SITE CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR (OR PROJECT ENGINEER) AS REQUIRED BY THESE PLANS.
- THE DEVELOPER (OR PROJECT ENGINEER) IS RESPONSIBLE FOR WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM ESTABLISHED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER'S NAME AND PHONE NUMBER IS CG ENGINEERING, 425.778.8500.
- THE CONSTRUCTION STORMWATER POLLUTION PREVENTION FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWPPP PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING. AN INSPECTION BY THE CITY OF THESE FACILITIES SHALL BE ARRANGED FOR BY THE CONTRACTOR PRIOR TO ANY GRADING. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. MUKILTEO DEVELOPMENT STANDARDS 57
- ALL SITE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.
- ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS. A PRECONSTRUCTION SOILS INVESTIGATION MAY BE REQUIRED TO EVALUATE SOILS STABILITY.
- IF CUT AND FILL SLOPES EXCEED A MAXIMUM OF TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, A ROCK OR CONCRETE RETAINING WALL MAY BE REQUIRED. ALL ROCK RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT ARE TO BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER EXPERIENCED IN SOIL MECHANICS.
- STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. HYDROSEEDING IS PREFERRED.
- ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN THE UPPER 4 FEET & 90% MAXIMUM DENSITY BELOW 4 FEET AS DETERMINED BY MODIFIED PROCTOR.
- PRIOR TO ANY SITE WORK PERTAINING TO DRAINAGE, THE CONTRACTOR SHALL CONTACT COMMUNITY DEVELOPMENT AT 425-263-8000 TO SCHEDULE A PRECONSTRUCTION CONFERENCE.
- CONSTRUCTION STORMWATER POLLUTION PREVENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE WORK. (SEE ATTACHED DETAILED DRAINAGE PLAN).
- THE SURFACE OF ALL SLOPES SHALL BE COMPACTED. THIS MAY BE ACCOMPLISHED BY OVERBUILDING THE SLOPES, THEN CUTTING BACK TO FINAL GRADES; OR BY COMPACTING EACH LIFT AS THE SLOPE IS BEING CONSTRUCTED. ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORKING DAY. 13. UPON COMPLETION OF WORK, FINAL REPORTS MUST BE SUBMITTED TO THE CITY IN CONFORMANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.

LEGEND			
DESCRIPTION	EXISTING	PROPOSED	ABBREVIATIONS
PROPERTY LINE	---	---	ABN ABANDONED
ADJACENT PROPERTY LINE	---	---	BLDG BUILDING
CENTERLINE	---	---	BOW BOTTOM OF WALL
CLEARING LIMITS		~~~~~	CL CENTERLINE
SILT FENCE	--- X --- X ---	--- X --- X ---	CB CATCH BASIN
CONTOUR LINE	--- 100 ---	--- 100 ---	CMP CORRUGATED METAL PIPE
FENCE	--- □ --- □ ---	--- □ --- □ ---	CO CLEANOUT
SANITARY SEWER LINE	--- SS --- SS ---	--- SS --- SS ---	CONC CONCRETE
MANHOLE	--- (M) ---	--- (M) ---	CONST CONSTRUCTION
STORM DRAIN MAIN	--- SD --- SD ---	--- SD --- SD ---	CP CONCRETE PIPE
STORM DRAIN PIPE	--- SD --- SD ---	--- SD --- SD ---	CU YD CUBIC YARD
ROOF DRAIN	--- R --- R ---	--- R --- R ---	DDCVA DOUBLE DETECTOR CHECK VALVE ASSEMBLY
FOOTING DRAIN	--- F --- F ---	--- F --- F ---	DI DUCTILE IRON PIPE
PRESSURE LINE	--- P --- P ---	--- P --- P ---	DIA DIAMETER
CATCH BASIN (TYPE 1)	--- □ ---	--- ■ ---	DIP DUCTILE IRON PIPE
CATCH BASIN (TYPE 2)	--- (C) ---	--- (C) ---	EA EACH
CLEANOUT	--- ○ ---	--- ● ---	EJ EXPANSION JOINT
CLEANOUT AND WYE	--- (C) ---	--- (C) ---	ELEV ELEVATION
GRADE BREAK	--- (G) ---	--- (G) ---	EOP EDGE OF PAVEMENT
SURFACE SWALE	--- (S) ---	--- (S) ---	EX EXISTING
DRAINAGE ARROW	--- (A) ---	--- (A) ---	FDC FIRE DEPT. CONNECTION
WATER LINE	--- WA --- WA ---	--- WA --- WA ---	FFE FINISHED FLOOR ELEVATION
WATER METER	--- (W) ---	--- (W) ---	FH FIRE HYDRANT
FIRE HYDRANT	--- (H) ---	--- (H) ---	FL FLANGE
FDC	--- (F) ---	--- (F) ---	FT FEET/FOOT
PIV	--- ○ ---	--- ● ---	GV GATE VALVE
GATE VALVE	--- X ---	--- X ---	HP HIGH POINT
TEE	--- (T) ---	--- (T) ---	HT HEIGHT
90° BEND	--- (B) ---	--- (B) ---	ID INSIDE DIAMETER
THRUST BLOCKING	--- (T) ---	--- (T) ---	IE INVERT ELEVATION
CAP	--- (C) ---	--- (C) ---	L LENGTH/LINE
CONCRETE PAVEMENT	--- (C) ---	--- (C) ---	LCPE LINED CORRUGATED POLYETHYLENE PIPE
ASPHALT PAVEMENT	--- (A) ---	--- (A) ---	LF LINEAL FOOT
CRUSHED SURFACING	--- (S) ---	--- (S) ---	LP LOW POINT
ROCKERY	--- (R) ---	--- (R) ---	LT LEFT
SPOT ELEVATION	--- 20.0 ---	--- 20.0 ---	MAX MAXIMUM
TELEPHONE LINE	--- T --- T ---	--- T --- T ---	MECH MECHANICAL
POWER LINE	--- E --- E ---	--- E --- E ---	MH MANHOLE
GAS LINE	--- G --- G ---	--- G --- G ---	
SIGN	--- (S) ---	--- (S) ---	

ZANDER RESIDENCE
10432 MARINE VIEW DRIVE
MUKILTEO, WA 98275
COVER SHEET AND
GENERAL NOTES

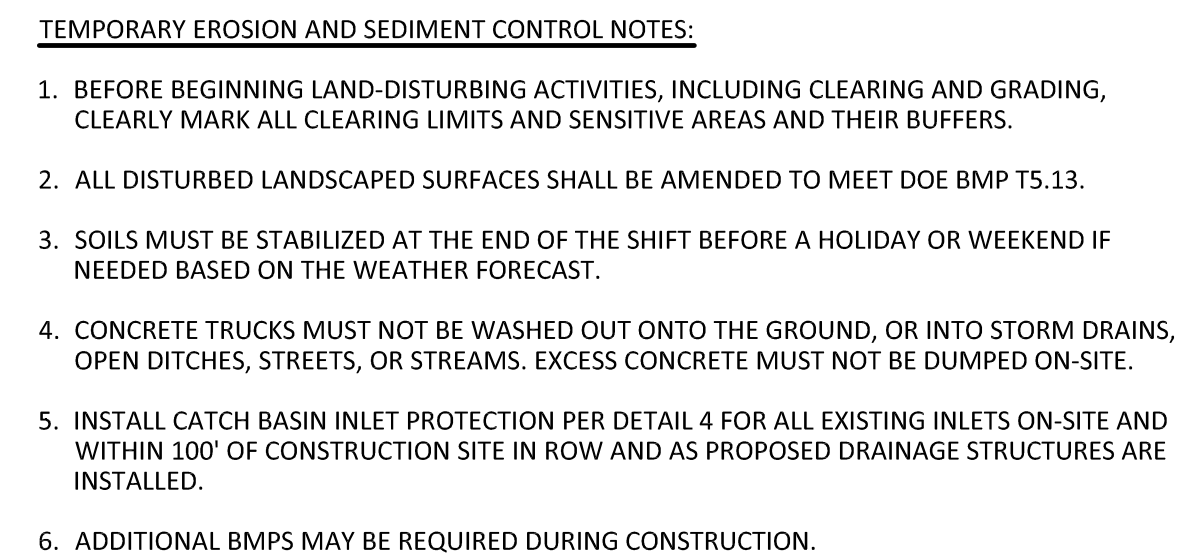
SHEET:

C1.1



EG
ENGINEERING

250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536



MARK	DATE	DESCRIPTION
	11/06/17	PERMIT SUBMITTAL
	03/05/18	PERMIT SUBMITTAL
	12/11/19	PERMIT SUBMITTAL

ESIGN:	TAF
RAWN:	ATD
HECK:	JPU
OB NO:	17324.20
ATE:	11/06/17

A horizontal number line is shown with tick marks at -10, -5, 0, 5, 10, and 20. The segment between -10 and 0 is shaded black. Above the number line, at the position of 0, there is a circle containing an upward-pointing arrow.



ZANDER RESIDENCE
10432 MARINE VIEW DRIVE
MUKILTEO, WA 98275

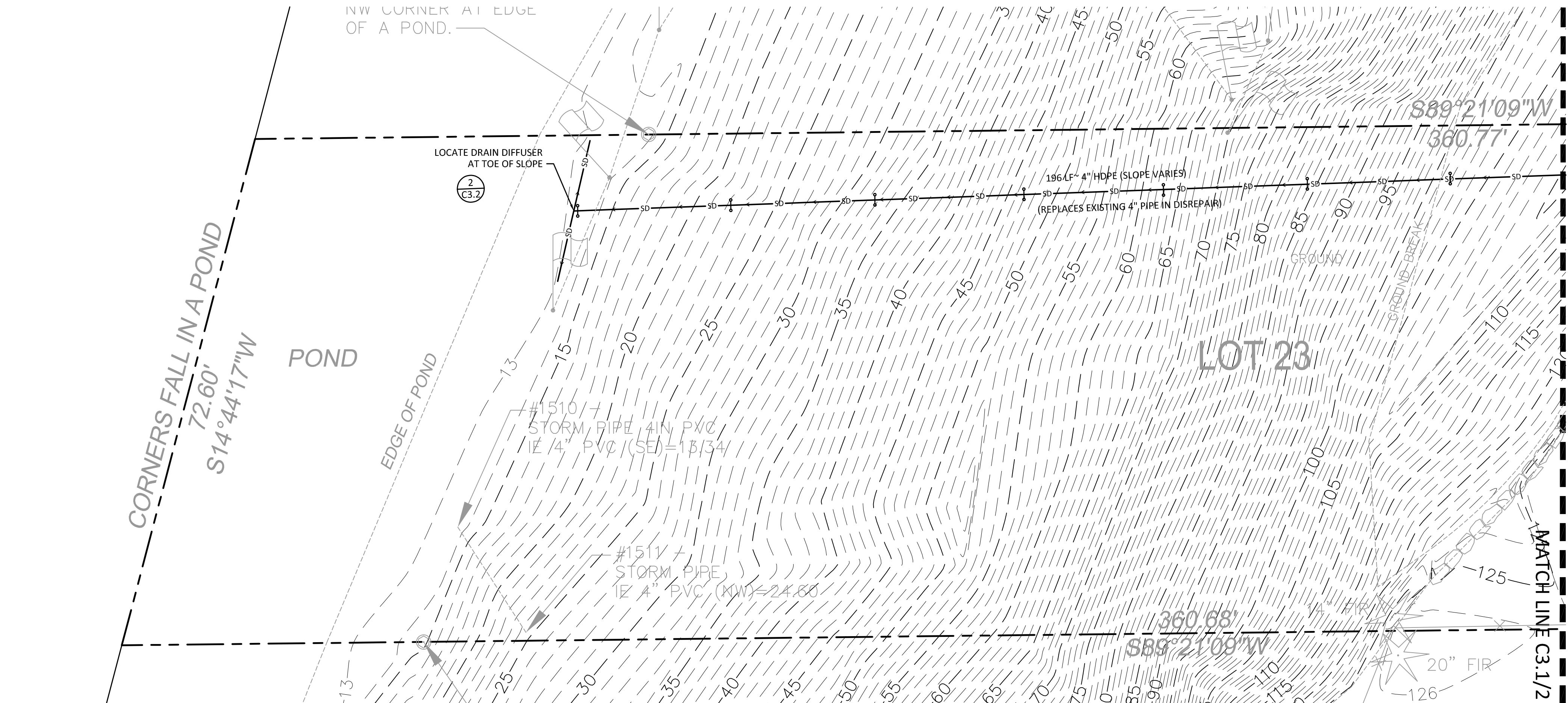
TEMPORARY EROSION
AND SEDIMENT CONTROL PLAN

DATE: 11/15/2011

HFFT:

C2.1

NW 1/4, NE 1/4, SECTION 20, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.

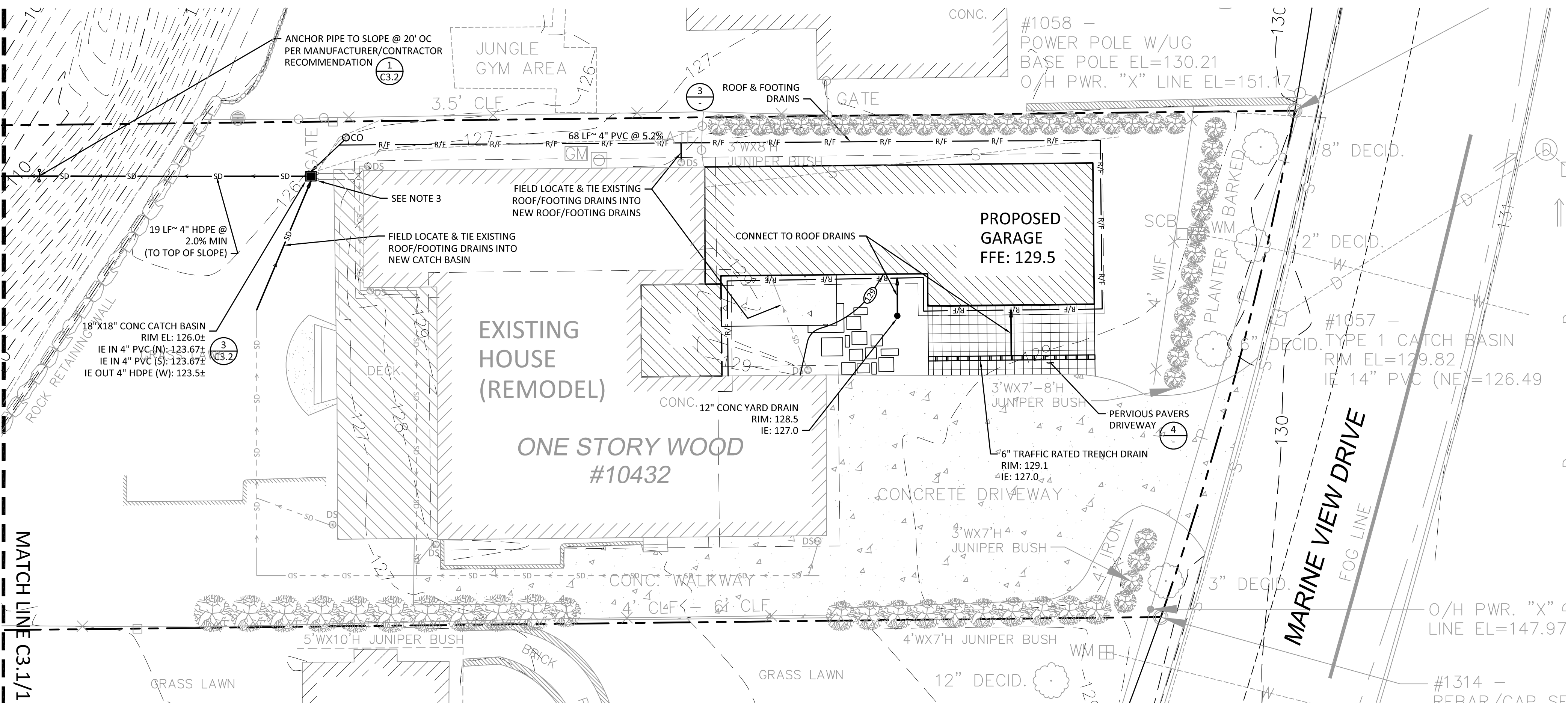


1 GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'-0"

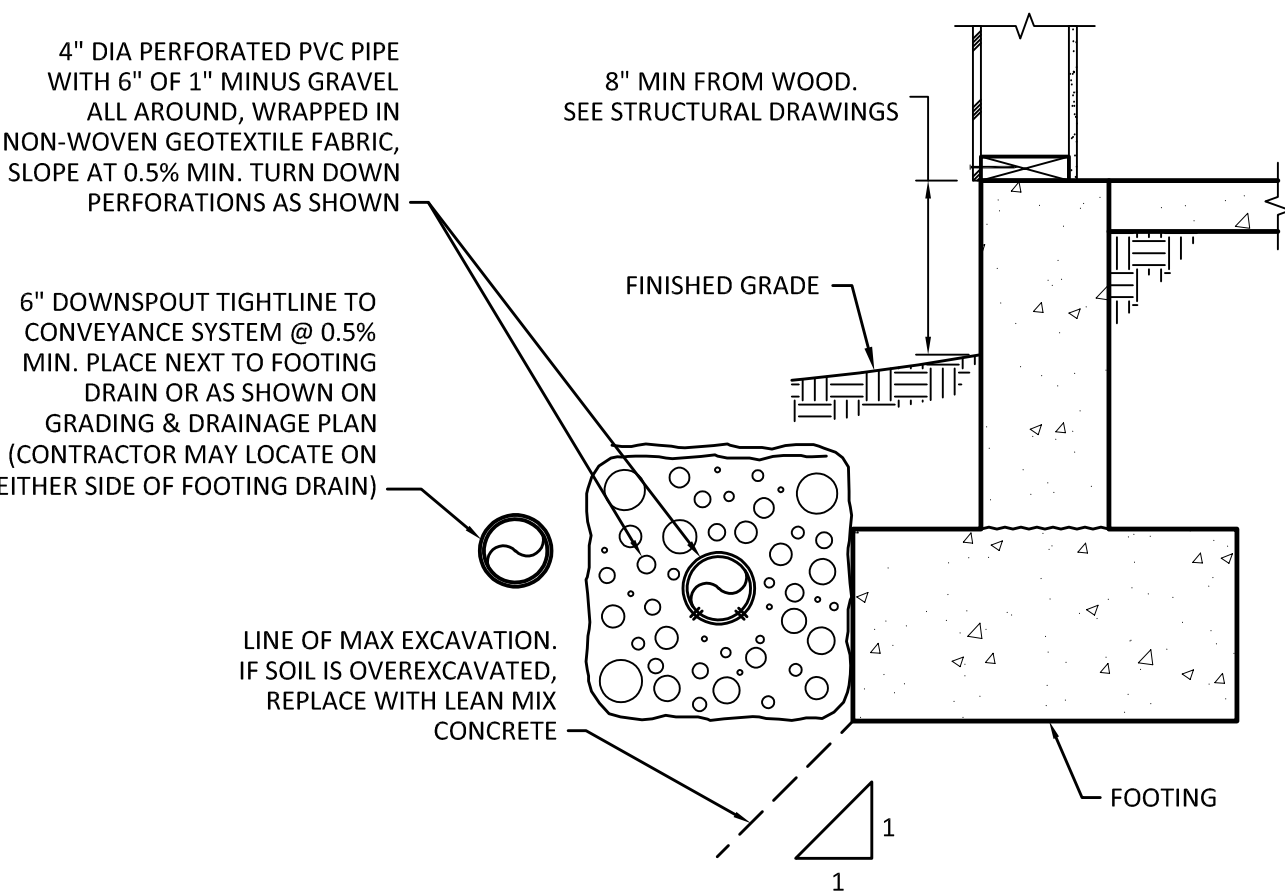
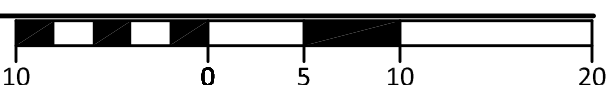


GRADING AND DRAINAGE PLAN NOTES:

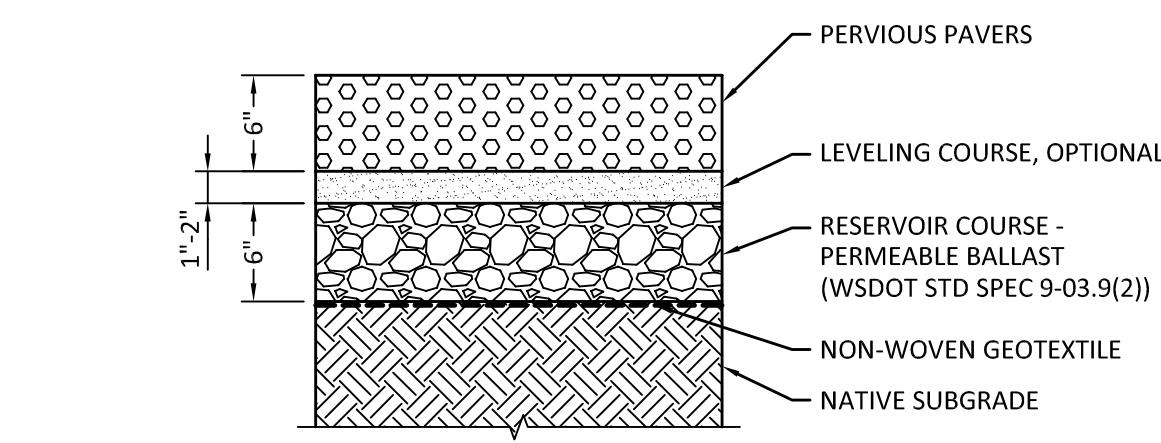
1. CONTRACTOR SHALL VERIFY LOCATION, SIZE AND TYPE OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. TIE EXISTING ROOF AND FOOTING DRAINS INTO NEW STORM SYSTEM, OR PROVIDE NEW ROOF & FOOTING DRAINS BASED UPON CONTRACTOR'S DRAINAGE ASSESSMENT OF EXISTING SYSTEMS.
3. ANCHOR PROPOSED CATCH BASIN TO FOUNDATION WITH (2) 1/2" DIAMETER GALVANIZED THREADED RODS EPOXIED INTO EXISTING FOUNDATION WALL WITH HILTI HY 150 WITH A 4" EMBEDMENT. ATTACH THE CONCRETE CATCH BASIN TO (2) 2" DIAMETER SCHEDULE 80 GALVANIZED PIN PILES FOR VERTICAL SUPPORT.



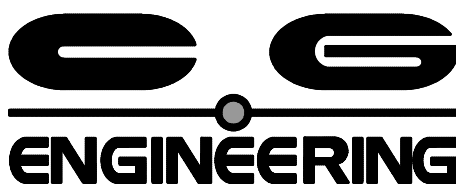
2 GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'-0"



3 FOOTING AND ROOF DRAIN SECTION
SCALE: NTS



4 PERVIOUS PAVERS SECTION
SCALE: 1" = 1'-0"



250 4TH AVE. S., SUITE 200
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MARK	DATE	DESCRIPTION
	11/06/17	PERMIT SUBMITTAL
	03/05/18	PERMIT SUBMITTAL
	12/11/19	PERMIT SUBMITTAL

DESIGN:	TAF
DRAWN:	ATD
CHECK:	JPU
JOB NO:	17324.20
DATE:	11/06/17


ZANDER RESIDENCE
10432 MARINE VIEW DRIVE
MUKILTEO, WA 98275

GRADING AND DRAINAGE
PLAN AND DETAILS

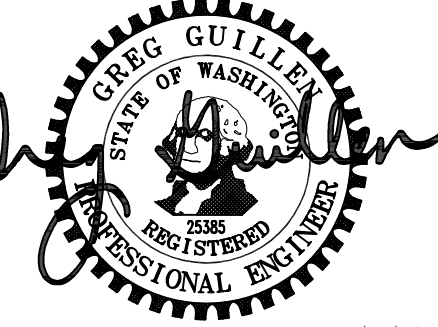
FILE NAME:

SHEET:

C3.1



E.G.
ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536



1'-0"

1 1/2"

1 5/8" x 3" SLOTTED HOLE

7"

PL 3/16 x 7 x 1'-0"

(3) 1/2" Ø THRU BOLTS EA SIDE

BENT PL 1/8" PROVIDE TO MATCH OUTSIDE DIAMETER OF HDPE PIPE

SECTION A-A

GALVANIZED SADDLE AS SPECIFIED OR PRE-MANUFACTURED EQUAL

4" Ø HDPE PIPE ON SLOPE

COLLAR (2" Ø PIPE)

1/4"

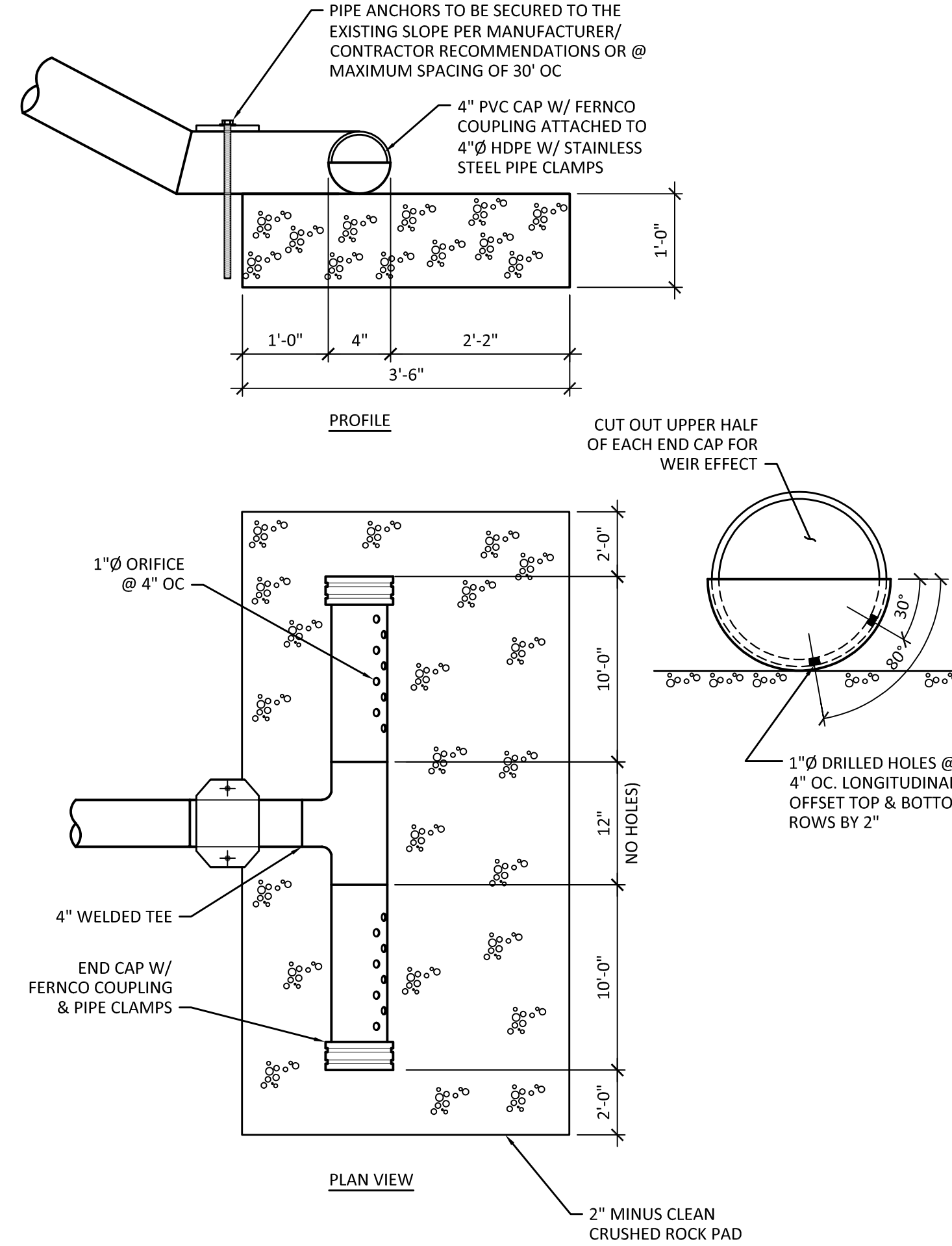
MATERIAL TO BE ASTM A36 GALVANIZED AFTER FABRICATION PER ASTM A153

1 1/2" x 6" PIPE STAKES EA SIDE OF PIPE

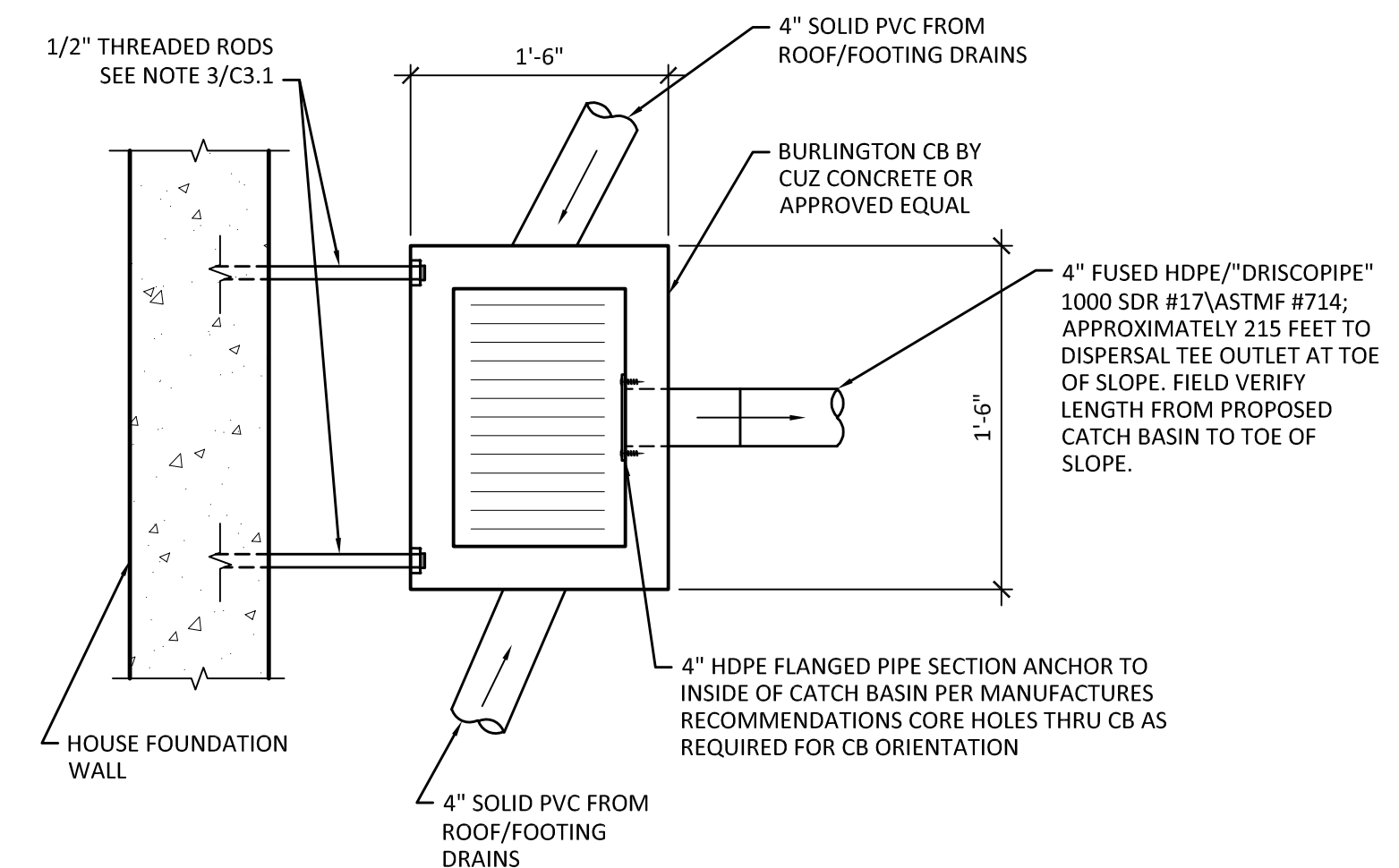
FLATTEN TO POINT

1 PIPE ANCHOR DETAIL

SCALE: NTS



2 DRAIN DIFFUSER TEE DETAIL



3 BURLINGTON CATCH BASIN DETAIL

SCALE: NTS

MARK	DATE	DESCRIPTION
	11/06/17	PERMIT SUBMITTAL
	03/05/18	PERMIT SUBMITTAL
	12/11/19	PERMIT SUBMITTAL

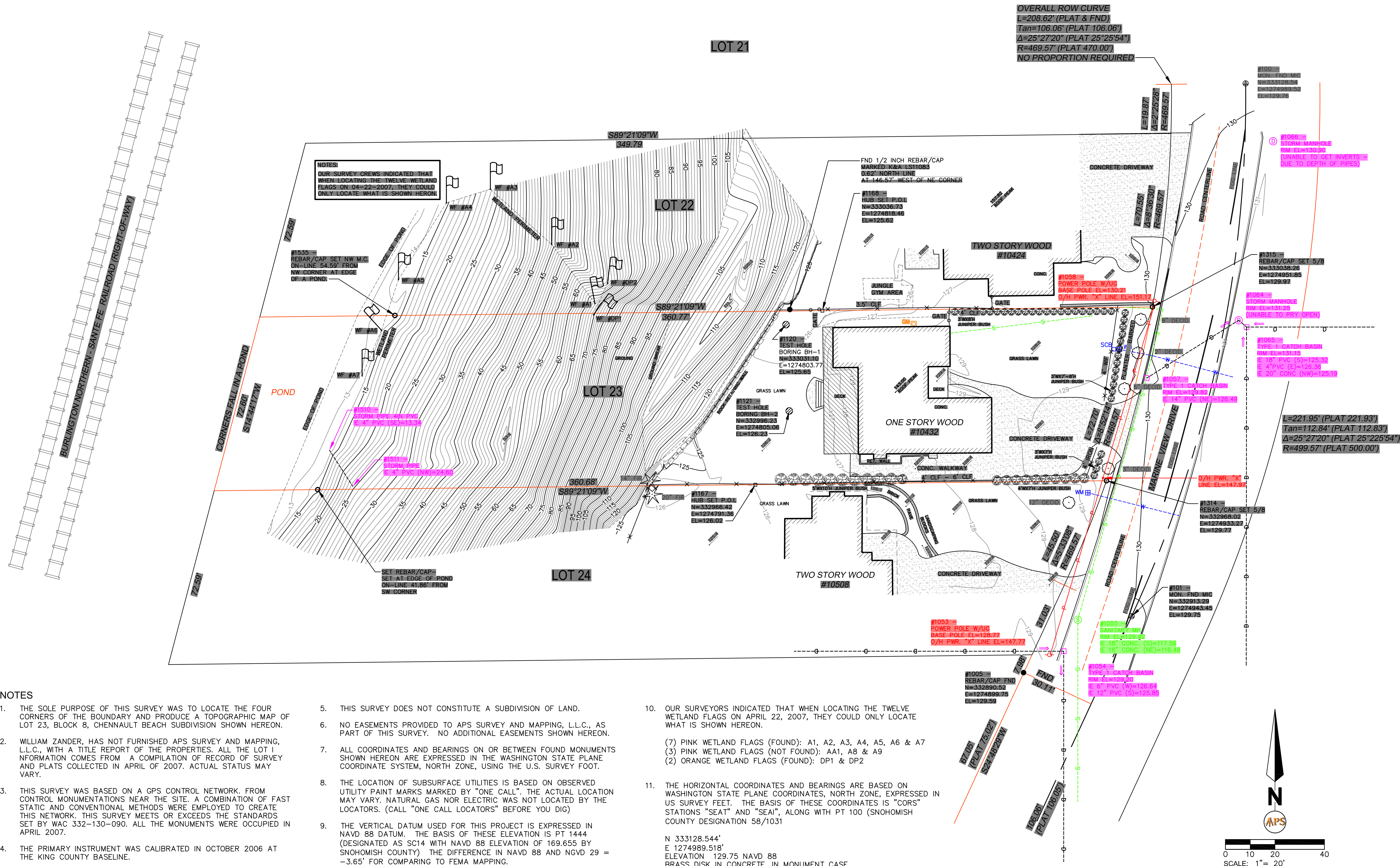
ESIGN:	TAF
RAWN:	ATDD
HECK:	JPU
OB NO:	17324.20
ATE:	11/06/17

ZANDER RESIDENCE
10432 MARINE VIEW DRIVE
MUKILTEO, WA 98275
GRADING AND DRAINAGE
DETAILS

HEET:

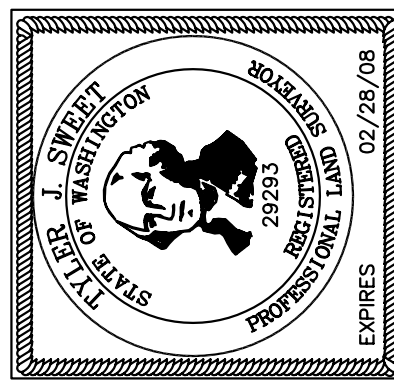
C3.2

WITHIN THE NW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 04 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON



- NOTES**
- THE SOLE PURPOSE OF THIS SURVEY WAS TO LOCATE THE FOUR CORNERS OF THE BOUNDARY AND PRODUCE A TOPOGRAPHIC MAP OF LOT 23, BLOCK 8, CHENNAULT BEACH SUBDIVISION SHOWN HEREON.
 - WILLIAM ZANDER, HAS NOT FURNISHED APS SURVEY AND MAPPING, L.L.C., WITH A TITLE REPORT OF THE PROPERTIES. ALL THE LOT INFORMATION COMES FROM A COMPILATION OF RECORD OF SURVEY AND PLATS COLLECTED IN APRIL OF 2007. ACTUAL STATUS MAY VARY.
 - THIS SURVEY WAS BASED ON A GPS CONTROL NETWORK. FROM CONTROL MONUMENTATIONS NEAR THE SITE. A COMBINATION OF FAST STATIC AND CONVENTIONAL METHODS WERE EMPLOYED TO CREATE THIS NETWORK. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090. ALL THE MONUMENTS WERE OCCUPIED IN APRIL 2007.
 - THE PRIMARY INSTRUMENT WAS CALIBRATED IN OCTOBER 2006 AT THE KING COUNTY BASELINE.
 - THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION OF LAND.
 - NO EASEMENTS PROVIDED TO APS SURVEY AND MAPPING, L.L.C., AS PART OF THIS SURVEY. NO ADDITIONAL EASEMENTS SHOWN HEREON.
 - ALL COORDINATES AND BEARINGS ON OR BETWEEN FOUND MONUMENTS SHOWN HEREON ARE EXPRESSED IN THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, USING THE U.S. SURVEY FOOT.
 - THE LOCATION OF SUBSURFACE UTILITIES IS BASED ON OBSERVED UTILITY PAINT MARKS MARKED BY "ONE CALL". THE ACTUAL LOCATION MAY VARY. NATURAL GAS NOR ELECTRIC WAS NOT LOCATED BY THE LOCATORS. (CALL "ONE CALL LOCATORS" BEFORE YOU DIG)
 - THE VERTICAL DATUM USED FOR THIS PROJECT IS EXPRESSED IN NAVD 88 DATUM. THE BASIS OF THESE ELEVATION IS PT 1444 (DESIGNATED AS SC14 WITH NAVD 88 ELEVATION OF 169.655 BY SNOHOMISH COUNTY) THE DIFFERENCE IN NAVD 88 AND NGVD 29 = -3.65' FOR COMPARING TO FEMA MAPPING.
 - OUR SURVEYORS INDICATED THAT WHEN LOCATING THE TWELVE WETLAND FLAGS ON APRIL 22, 2007, THEY COULD ONLY LOCATE WHAT IS SHOWN HEREON.
(7) PINK WETLAND FLAGS (FOUND): A1, A2, A3, A4, A5, A6 & A7
(3) PINK WETLAND FLAGS (NOT FOUND): AA1, A8 & A9
(2) ORANGE WETLAND FLAGS (FOUND): DP1 & DP2
 - THE HORIZONTAL COORDINATES AND BEARINGS ARE BASED ON WASHINGTON STATE PLANE COORDINATES, NORTH ZONE, EXPRESSED IN US SURVEY FEET. THE BASIS OF THESE COORDINATES IS "CORS" STATIONS "SEAT" AND "SEAI", ALONG WITH PT 100 (SNOHOMISH COUNTY DESIGNATION 58/1031

N 333128.544'
E 1274989.518'
ELEVATION 129.75 NAVD 88
BRASS DISK IN CONCRETE, IN MONUMENT CASE



TOPOGRAPHIC MAPPING OF
LOT 23, BLOCK 8, OF CHENNAULT BEACH (PN 4086008023)
FOR WILLIAM ZANDER

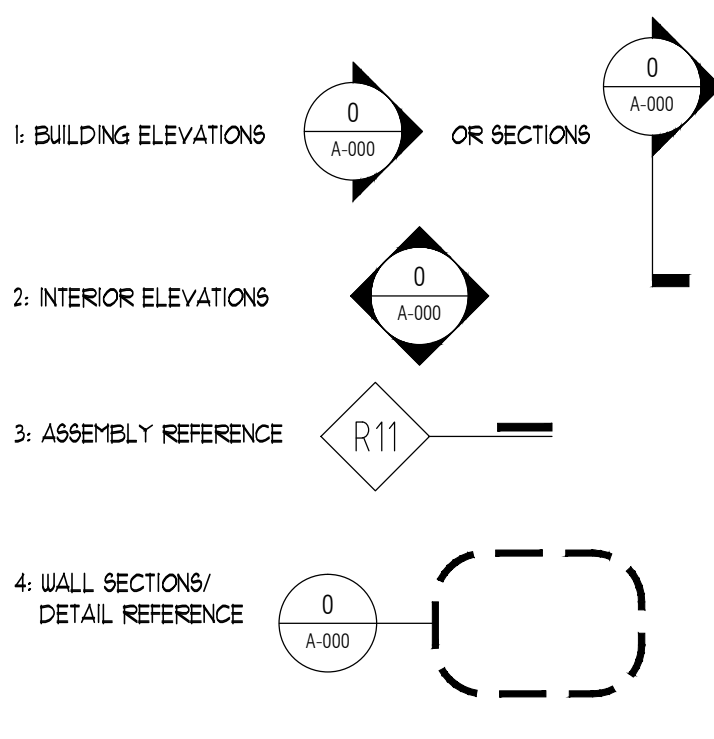
MULKILTEO
DATE: 4/27/07
APSSM PROJECT NO.:
AutoCAD DWG NAME: 11990021.dwg
WASHINGTON

SURVEYED BY: TJS	CHECKED BY:	APPROVED BY:	DATE	BY	REVISION	CK'D	APPR.
DRAWN BY: MAGG							

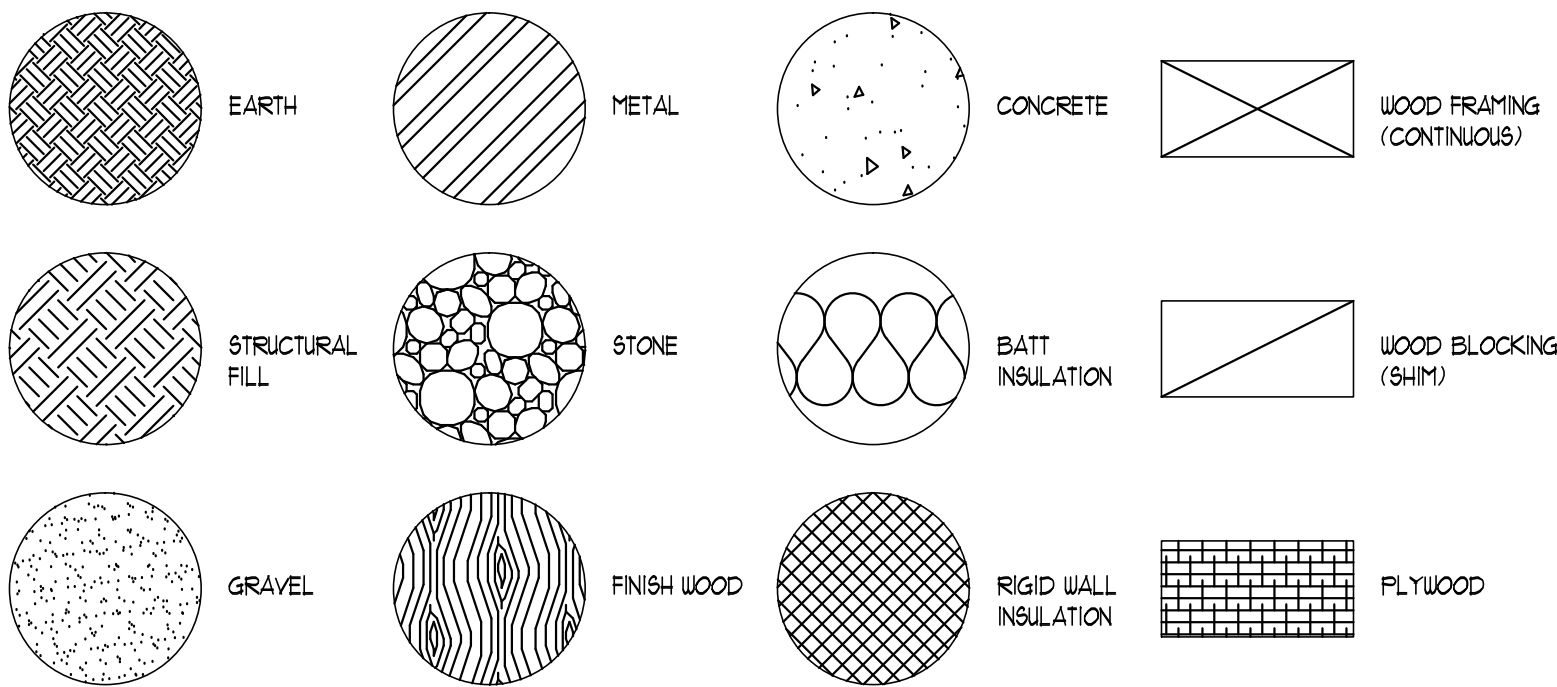
Abbreviations

C	AT	LAM	LAMINATE/LAMINATED
E	CENTERLINE	LAV	LAVATORY
Ø	PROPERTY LINE	LF	LINEAR FEET
•	DIAMETER	LOC	LOCATION
(#)	FOUND OR NUMBER	LP	LOW POINT
(X)	EXISTING	LT	LIGHT
(N)	NEW		
(X)	DEMOLISH	MAS	MASONRY
		MAX	MAXIMUM
ABV.	ABOVE	MB	MACHINE BOLT
ACC	ACCESS	MC	MEDICINE CABINET
ACOUS	ACOUSTICAL	MDO	MEDIUM DENSITY OVERLAY
AD	AREA DRAIN	MECH	MECHANICAL
ADJ	ADJUSTABLE	MEMB	MEMBRANE
AF	ABOVE FINISHED FLOOR	MTL	METAL
AIB	AIR INFILTRATION BARRIER	MFR	MANUFACTURER
ALT	ALTERNATE	MIN	MINIMUM
ALUM	ALUMINUM	MIR	MIRROR
APPROX	APPROXIMATE	MISC	MISCELLANEOUS
ARCH	ARCHITECTURAL	MTD	POINTED
		MTL	MATERIAL
		MUL	MULLION
BD	BOARD	N	NORTH
BLKG	BLOCKING	N/A	NOT APPLICABLE
BM	BEAM	NC	NOT IN CONTRACT
BOT	BOTTOM OF	NO	NUMBER
	BOTTOM	NO1	NOMINAL
		NR	NOISE REDUCTION
		NTS	NOT TO SCALE
CAB	CABINET	OA	OVERALL
CB	CATCH BASIN	OC	ON CENTER
CEM	CEMENT	OD	OUTSIDE DIAMETER
CER	CERAMIC	OFF	OFFICE
CIP	CAST-IN-PLACE	OH	OVERHANG
CJ	CONTROL JOINT	OPNG	OPENING
CLG	CEILING	OPP	OPPOSITE
CLKG	CAULKING		
CLO	CLOSET	PERF	PERFORATED
CLR	CLEAR	PERP	PERPENDICULAR
CNU	CONCRETE MASONRY UNIT	PL	PLATE
CNTR	COUNTER	FLAM	PLASTIC LAMINATE
COL	COLUMN	FLAS	FLASHER
CONC	CONCRETE	FLYUD	PLYWOOD
CONN	CONNECTION	FNL	PANEL
CONT	CONTINUOUS	FR	PAIR
CORR	CORRIDOR	PRE-CAST	PRE-CAST
CT	CERAMIC TILE	PT	POINT
CPT	CARPET/CARPETED	PTD	PAINTED
CTR	CENTER	PTN	PARTITION
DEB	DOUBLE	R	RISER
DEMO	DEMOLITION	RA	RETURN AIR
DET	DETAIL	RAD	RADIUS
D	DOUGLAS FIR	RB	RUBBER BASE
DIA	DIAMETER	RD	ROOF DRAIN
DM	DIMENSION	REF	REFERENCE
DN	DOWN	REFR	REFRIGERATOR
DO	DOOR OPENING	REIN	REINFORCED
DR	DOOR	REQ	REQUIRED
DW	DISHWASHER	RESEIL	RESILIENT
DWG	DRAWING	REV	REVISION/REVISED
		RGSTR	REGISTER
		RO	ROUGH OPENING
E	EAST	S	SOUTH
EA	EACH	SAP	SELF-ADHERED FLASHING
EL	ELEVATION	SAP	SELF-ADHERED MEMBRANE
EF	EXHAUST FAN	SC	SOLID CORE
ELEC	ELECTRICAL	SD	SMOKE DETECTOR
ELEV	ELEVATOR	SCHED	SCHEDULE
ENCL	ENCLOSURE	SECT	SECTION
EQ	EQUAL	SG	SAFETY GLASS
EQUIP	EQUIPMENT	SH	SHELF
EST	ESTIMATE	SHR	SHOWER
EXIST	EXISTING	SHT	SHEET
EXP	EXPANDED/EXPANSION	SHT MTL	SHEET METAL
EXPO	EXPOSED	SHS	FLASHING
EXT	EXTERIOR	SIM	SIMILAR
		SOG	SLAB ON GRADE
		SPEC	SPECIFICATION
		SQFT	SQUARE FEET
		SQ IN	SQUARE INCHES
		SS	STAINLESS STEEL
FD	FLOOR DRAIN	STA	STATION
FE	FIRE EXTINGUISHER	STD	STANDARD
FF	FINISH FLOOR	STL	STEEL
F-F	FINISH TO FINISH	STOR	STORAGE
FIN	FINISH	STR	STRUCTURAL
FLASH	FLASHING	SUSP	SUSPENDED
FLR	FLOOR/ FLOOR OPENING	SYM	SYMBOL
FLUOR	FLUORESCENT		
FOIC	FURNISHED BY OWNER -		
	INSTALLED BY CONTRACTOR	T	TREAD
FOC	FACE OF CONCRETE	TB	TOILET BAR
FO1	FACE OF MASONRY	TC	TOP OF CHORD
FOS	FACE OF STUD	TEL	TELEPHONE
FOF	FACE OF FINISH	TER	TERRAZZO
FR	FRAME	TG	TONGUE AND GROOVE
FRFF	FIREPROOF	TG	TEMPERED GLASS
FRPL	FIREPLACE	THK	THICK
FT	FOOT OR FEET	TO	TOP OF
FURK	FURRING	TOP	TOP OF PAVEMENT
FUT	FUTURE	TOS	TOP OF SLAB/ STEEL
FU	FULL WIDTH	TPH	TOILET PAPER HOLDER
		TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VB	VAPOR BARRIER
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GC	GENERAL CONTRACTOR	VEN	VENEER
GL	GLASS	VERT	VERTICAL
GLAM	GLUE-LAMINATED	VEST	VESTIBULE
GR	GRADE	VT	VINYL TILE
GUB	GYP/STU WALL BOARD		
		W	WEST
		WC	WATER CLOSET
HB	HOSE BIBB	UD	WOOD
HC	HOLLOW CORE	UF	WIDE FLANGE
HDO	HIGH DENSITY OVERLAY	UG	WIRED GLASS
HDR	HEADER	UL	WATER HEATER
HDD	HARDWOOD	ULO	WATER LINE
HDI	HARDWARE	UN	WITHOUT
HEM	HEMLOCK	UP	WINDUP
HM	HOLLOW METAL	UP	WATERPROOF
HORIZ	HORIZONTAL	UR	WATER RESISTANT
HP	HIGH POINT	USG	WIRE SAFETY GLASS
HR	HOUR	UT	WEIGHT
HT	HEIGHT		
HTF	HAMMER TO FIT		
HVAC	HEATING/VENTILATING/		
	AIR CONDITIONING		
	HOT WATER		
HU			
ID	INSIDE DIAMETER		
IN	INCH		
INSUL	INSULATION		
INT	INTERIOR		
JB	JUNCTION BOX		
JF	JOINT FILLER		
JT	JOINT		

Symbols Legend



Materials Legend



GENERAL CODE APPLICATION

SEPARATION REQUIREMENTS

- 1/2" REGULAR GYPSUM BOARD IS REQUIRED AT WALLS BETWEEN GARAGE AND DUELLING.
- GARAGE CEILINGS WHERE DUELLING ABOVE REQUIRES 5/8" TYPE 'X' GYPSUM BOARD (SUPPORTING STRUCTURE REQUIRES 1/2" GYPSUM BOARD).
- 1-3/8" THICK (MIN) SOLID CORE OR 20 MINUTE DOOR IS REQUIRED BETWEEN GARAGE AND DUELLING (020 U-VALUE DOOR REQUIRED).

LIFE SAFETY REQUIREMENTS

- STAIRS: 36" MIN WIDTH, 1-3/4" MAX RISE, 10" MIN RUN, 6'-8" MIN HEAD ROOM, 34"-38" HANDRAIL, ABOVE TREAD NOSING (GRASPING D/M + 1-1/4" MIN TO 2" MAX). WALLS AND BOPPTS OF ENCLOSED SPACES UNDER STAIRS WILL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION.
- GUARDRAIL: SHALL BE PROVIDED FOR WALKING SURFACES 30" ABOVE ADJACENT GRADE OR FLOOR BELOW, 36" REQUIRED MINIMUM HEIGHT, 4" MAX CLEAR SPACE BETWEEN INTERMEDIATE RAILS.
- SMOKE DETECTOR: A. SHALL BE PROVIDED WHEN ONE OR MORE BEDROOMS ARE ADDED. B. SHALL BE POWERED BY INTERCONNECTED BUILDING WIRING AND HAVE A BATTERY BACK-UP (NEW CONSTRUCTION AND ADDITIONS). C. MAY BE BATTERY-POWERED IN ALTERATIONS (EXCEPT WHEN WIRING CAN BE INSTALLED WITHOUT REMOVAL OF INTERIOR FINISHES). D. REQUIRED IN SLEEPING ROOMS, OUTSIDE SLEEPING AREAS, AND OTHER FLOORS (INCLUDING BASEMENTS). ANY ALARM MUST BE CLEARLY AUDIBLE IN ALL BEDROOMS. E. BATTERY-POWERED OKAY IN EXISTING PARTS OF BUILDING NOT BEING REMODELED.
- EMERGENCY ESCAPE AND RESCUE: ONE WINDOW (OR DOOR) IN BASEMENT AND EACH BEDROOM MUST MEET THESE REQUIREMENTS: A. 5.7 SQ FT MIN NET CLEAR OPEN AREA (WINDOWS MAX SILL HEIGHT 44" ABOVE OR BELOW GRADE MAY HAVE 5.0 SQ FT MIN NET CLEAR OPEN AREA). B. 20" MIN CLEAR OPEN WIDTH. C. 24" MIN CLEAR OPEN HEIGHT. D. 44" MAX SILL HEIGHT. E. WINDOW WELLS SHALL BE 36"x36" MIN AND PERMIT FULL OPENING OF WINDOW (LADDER ESCAPE OKAY).
- SECURITY REQUIREMENTS: A. 1/2" MIN THROW ON DEAD BOLD OR DEAD LATCH FOR DOORS. B. VISITOR OBSERVATION PORT FOR EXTERIOR DOORS. C. WINDOWS WITHIN 10' OF GRADE (OR ACCESSIBLE DECK) CAPABLE OF BEING LOCKED. D. ALL LOOKS MUST BE ABLE TO BE OPENED WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- SKYLIGHTS SHALL CONFORM WITH IRC.
- SAFETY GLAZING: A. SAFETY GLAZING SHALL BE PROVIDED FOR GLASS WINDOWS AND DOORS INCLUDING SHOWER ENCLOSURES SUBJECT TO HUMAN IMPACT. B. WINDOWS LOCATED WITHIN 36" OF THE INSIDE RIM OF TUB-SHOWER (FIXTURE) AND NOT HIGHER THAN 60" FROM TUB-SHOWER DRAIN AND ANY GLAZING MOUNTED DIRECTLY ON THE RIM OF THE FIXTURE.

NATURAL LIGHT REQUIREMENTS

- WINDOW AREA FOR NATURAL LIGHT SHALL BE 8% MIN OF FLOOR AREA (EXCEPTION FOR SUFFICIENTLY LIGHTED ROOMS).
- VENTILATION REQUIREMENTS (WAC 51-13): A. 1 SQ FT OF VENTING PER 50 SF OF AREA SHALL BE VENTED (REDUCED TO 1/2000 IF VENTILATORS ARE PROVIDED IN UPPER PORTION OF VENTED AREA). B. 1" MIN AIR SPACE SHALL BE PROVIDED ABOVE ROOF INSULATION. C. CROSSL-VENTILATION SHALL BE PROVIDED.

- MECHANICAL VENTILATION (OUTSIDE AIR SUPPLY): SHALL CONFORM TO WAC 51-13: A. HABITABLE ROOMS SHALL HAVE AN OUTSIDE AIR SUPPLY. B. KITCHENS, BATHROOMS AND LAUNDRY ROOMS SHALL BE VENTED MECHANICALLY (PER 5MC).
- ROOM DIMENSIONS REQUIREMENTS: A. HABITABLE SPACE CEILING HEIGHT SHALL BE 7'-0" MIN. B. BATHROOM, BASEMENT, CORRIDOR AND LAUNDRY ROOM CEILING HEIGHT SHALL BE 7'-0" MIN. C. SLOPED CEILING (5'-0" MIN) SHALL MEET MIN HEIGHT OVER 1/2 AREA OF SPACE. D. SLEEPING ROOM SHALL BE 10 SF MIN. E. A HABITABLE ROOM SHALL BE 7' WIDE MIN.

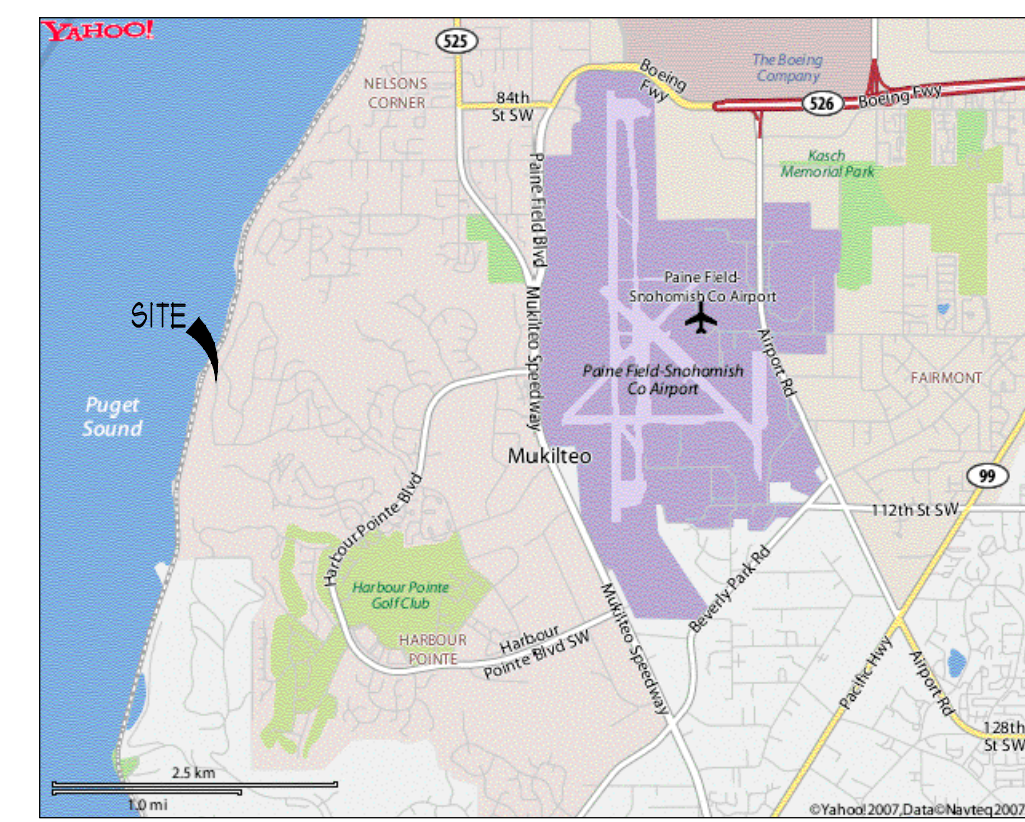
MISCELLANEOUS REQUIREMENTS

- ATTIC ACCESS: HEADROOM SHALL BE 30" MIN AT ACCESS. OPENING SHALL BE 22"x30" MIN.
- CRAWL SPACE ACCESS: OPENING SHALL BE 14"x18" MIN.
- FIRE AND DRAFTSTOPS: DRAFT STOPS SHALL BE INSTALLED IN FLOOR-CEILING ASSEMBLIES SO THAT CONCEALED SPACES DOES NOT EXCEED 1000 SF.
- WEATHER PROTECTION: FLASHINGS FOR EXTERIOR OPENINGS, ROOFS, DECKS AND PARAPET WALLS SHALL CONFORM WITH IRC.

VICINITY MAP



AREA MAP



Project Info.

SCOPE OF WORK
ALTERATION OF (E) MAIN FLOOR ADDITION OF PARTIAL SECOND STORY & (2) CAR ATTACHED GARAGE / STORAGE, & ATTACHED 2-LEVEL ADU. DEMOLITION OF (E) SUNROOM

JURISDICTION

MUKILTEO, SNOHOMISH COUNTY, WASHINGTON

PARCEL MAP NUMBER

00408600802300

LEGAL DESCRIPTION

LOT 23, BLOCK 8, CHENNAULT BEACH SUBDIVISION NE SEC 20, T1N 28 N, RGE 4 E, W1

LOT SIZE AND ZONING

25,300 SQ FT

ZONED R12.5 (S)

Code Information

MUKILTEO DESIGN STDS.

ZONED: R-12.5 (S)

SETBACKS: 20' FRONT, 5' SIDE YARD + 35' BLUFF

SEE SHEET A1.0 FOR
LOT COVERAGE/
IMPERVIOUS SUMMARY

SEE SHEET A0.1 FOR
ENERGY CODE
SUMMARY

General Notes

- ALL WORK SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL BUILDING CODE (LATEST EDITION) MUKILTEO MUNICIPAL CODE (WASHINGTON STATE REGULATIONS FOR BARRIER-FREE DESIGN, WASHINGTON STATE ENERGY CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES).
- ALL WOOD IN CONTACT WITH CONCRETE OR EARTH OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
- ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS TO BE LEFT IN CLEAN (BROOM) CONDITIONS AT ALL TIMES.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND DETAILS. ANY DISCREPANCIES BETWEEN VERIFICATION AND THESE DOCUMENTS SHALL BE RELATED TO THE ARCHITECT AND/OR DESIGNER AND OWNER.
- IN THE CASE OF ANY DISCREPANCY IN THE DESIGN DOCUMENTS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT AND/OR DESIGNER IMMEDIATELY.
- THERE SHALL BE NO DEVIATION WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S AND/OR DESIGNER'S WRITTEN APPROVAL THEREOF, CHANGE ORDER OR CHANGE DIRECTIVE.
- WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS OR WRITTEN SPECIFICATIONS.
- ALL OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED.
- ALL INFORMATION IS BASED UPON AS-BUILT AND OWNER PROVIDED INFORMATION.

Project Directory

SITE ADDRESS

10432 MARINE VIEW DRIVE
MUKILTEO, WA 98275

OWNER

BILL ZANDER
5633 198TH DR. SE
SNOHOMISH, WA 98290
CONTACT: BILL ZANDER
TEL: 206.679.2451

DESIGNER

COLLABORATIVE
46 ETRURIA ST. #201
SEATTLE, WA 98109
CONTACT: JACOB YOUNG
TEL: 206.253.8055
EMAIL: JACOB.COLLABORATIVE@GMAIL.COM

STRUCTURAL ENGINEER

CHRIS FROSSARD ENGINEERING
4616 25TH AVE NE, #505
SEATTLE, WA 98105
CONTACT: CHRIS FROSSARD
TEL: 206.683.5435

GEOTECHNICAL ENGINEER

CONTACT:
HUA GEOSCIENCES, INC.
19130 64TH AVENUE W, SUITE 200
LYNNWOOD, WA 98036
TEL: 425.114.0106

WETLAND BIOLOGIST

JIM GARSNER
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 110ND AVENUE SOUTH
KENT, WA 98032
TEL: 425.251.6222

SURVEYOR

TYLER SWEET
AFS SURVEY & MAPPING
15221 SE 26TH STREET, SUITE A
BELLEVUE, WA 98005
TEL: 425.146.3200

BUILDER

OWNER SHALL ACT AS
GENERAL CONTRACTOR

Sheet Index

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- C1.1 General Notes
- C2.1 Temporary Erosion Control Plan
- C3.1 Grading & Drainage Plan
- C3.2 Grading & Drainage Details

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- A0.0 General Info
- A0.1 Energy Code Info
- A1.0 Site Plan and Code Analysis
- A2.0 Existing Main Level Floor Plan
- A2.1 Main Level Floor Plan
- A2.2 Upper Level Floor Plan
- A2.3 Roof Plan
- A3.1 Exterior Elevations
- A3.2 Exterior Elevations
- A4.1 Building Sections
- A4.2 ADU Building Sections
- A5.1 Wall Sections
- A6.1 Assemblies
- A6.2 Schedules

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- S1.1 General Notes
- S1.2 General Notes
- S2.1 Foundation Plan
- S2.2 Upper Floor Framing Plan
- S2.3 Roof Framing Plan
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- S3.2 Details
- S3.3 Details
- S3.4 Details



Studio
DEC

Daniel Corcoran
1429 NW 51st Street
Suite #1
Seattle WA 98107

Zander Addition

10432 Marine View Drive Mukilteo WA 98275

General Info

Phase Drawn By
CD SK
PPR - 10.22.19

7/24/2013

Rev. Date By

A0.0

3 OF 25
THIS SHEET FULL
SIZE @ 24" x 36"

ACCESSORY DWELLING UNIT - Energy Code Summary:

Energy Credits

Per 2015 WSEC R406.2 : 1.5 credits needed (Dwelling area < 1500 sf)
Per WSEC Table R406.2

4	HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM: All heating and cooling system components installed inside the conditioned space. This includes all equipment and distribution system components such as forced air ducts, hydronic piping, hydronic floor heating loop, convectors and radiators. All combustion equipment shall be direct vent or sealed combustion. For forced air ducts: A maximum of 10 linear feet of return ducts and 5 linear feet of supply ducts may be located outside the conditioned space. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices. Flex duct connections must be made with nylon straps and installed using a plastic strapping tensioning tool. Ducts located outside the conditioned space must be insulated to a minimum of R-8.	1.0
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5a	EFFICIENT WATER HEATING 5a: All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less. ^c To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum flow rates for all showerheads, kitchen sink faucets, and other lavatory faucets.	0.5
----	---	-----

Table R406.2 Summary

Option	Description	Credit(s)
1a	Efficient Building Envelope 1a	0.5
1b	Efficient Building Envelope 1b	1.0
1c	Efficient Building Envelope 1c	2.0
1d	Efficient Building Envelope 1d	0.5
2a	Air Leakage Control and Efficient Ventilation 2a	0.5
2b	Air Leakage Control and Efficient Ventilation 2b	1.0
2c	Air Leakage Control and Efficient Ventilation 2c	1.5
3a	High Efficiency HVAC 3a	1.0
3b	High Efficiency HVAC 3b	1.0
3c	High Efficiency HVAC 3c	1.5
3d	High Efficiency HVAC 3d	1.0
4	High Efficiency HVAC Distribution System	1.0
5a	Efficient Water Heating 5a	0.5
5b	Efficient Water Heating 5b	1.0
5c	Efficient Water Heating 5c	1.5
5d	Efficient Water Heating 5d	0.5
6	Renewable Electric Energy	0.5

Total Credits

*Please refer to Table R406.2 for complete option descriptions

MAIN DWELLING UNIT - Energy Code Summary:

Energy Credits

Per 2015 WSEC R406.2 : 1.5 credits needed (Dwelling area < 1500 sf)
Per WSEC Table R406.2

4	HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM: All heating and cooling system components installed inside the conditioned space. This includes all equipment and distribution system components such as forced air ducts, hydronic piping, hydronic floor heating loop, convectors and radiators. All combustion equipment shall be direct vent or sealed combustion. For forced air ducts: A maximum of 10 linear feet of return ducts and 5 linear feet of supply ducts may be located outside the conditioned space. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices. Flex duct connections must be made with nylon straps and installed using a plastic strapping tensioning tool. Ducts located outside the conditioned space must be insulated to a minimum of R-8.	1.0
---	---	-----

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1c	Efficient Building Envelope 1c	2.0
1d	Efficient Building Envelope 1d	0.5
2a	Air Leakage Control and Efficient Ventilation 2a	0.5
2b	Air Leakage Control and Efficient Ventilation 2b	1.0
2c	Air Leakage Control and Efficient Ventilation 2c	1.5
3a	High Efficiency HVAC 3a	1.0
3b	High Efficiency HVAC 3b	1.0
3c	High Efficiency HVAC 3c	1.5
3d	High Efficiency HVAC 3d	1.0
4	High Efficiency HVAC Distribution System	1.0
5a	Efficient Water Heating 5a	0.5
5b	Efficient Water Heating 5b	1.0
5c	Efficient Water Heating 5c	1.5
5d	Efficient Water Heating 5d	0.5
6	Renewable Electric Energy	0.5

Total Credits

*Please refer to Table R406.2 for complete option descriptions

ACCESSORY DWELLING UNIT - Ventilation Code Summary:

Exhaust & Mechanical Ventilation 2015 IRC Section M1507
Clothes Dryer Exhaust

Exhaust ducts shall terminate outside the building, equipped with back-draft dampers (no screens).

Exhaust Duct Openings M1506.2

Air exhaust openings shall terminate not less than 3' from property lines; 3' from operable and nonoperable openings into the building and 10' from mech. Air intakes, except where opening is located 3' above air intake.

Whole House Ventilation M1507.3

Fans shall have a flow rating per table M1507.3.3(1). Outdoor air shall be supplied to each habitable space through outdoor air inlets or operable windows. Fan shall have a sone rating of 1.0 or less.

Fan Control & Operation, M1507.3.2.

Intermittent whole-house ventilation systems shall be controlled by a programmable timer and shall operate at least one hour out of every four, and shall have a manual control as well. Intermittent fans shall operate at the flow rate in table M1507.3.3 (1) multiplied by the factor in table M1507.3.3 (2). A label shall be affixed to the controls that reads "Whole House Ventilation (see operating instructions)."

TABLE M1507.3.3(1) Continuous Whole-House Mechanical Ventilation System Airflow Rate Requirements						
Dwelling Unit Floor Area (square feet)	NUMBER OF BEDROOMS					
	0 1	2 3	4 5	6 7	> 7	
	Airflow in CFM					
	≤ 1,500	30	45	60	75	90
1,501 3,000	45	60	75	90	105	
3,001 4,500	60	75	90	105	120	
4,501 6,000	75	90	105	120	135	
6,001 7,500	90	105	120	135	150	
> 7,500	105	120	135	150	165	

For SI: 1 square foot = 0.0929 m², 1 cubic foot per minute = 0.0004719 m³/s.

For SI: 1 square foot := 0.0929 m², 1 cubic foot per minute := 0.0004719 m³/s.

TABLE M1507.3.3(2) INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS ^{a, b}						
RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
Factor ^a	4	3	2	1.5	1.3	1.0

a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.
b. Extrapolation beyond the table is prohibited.

Ventilation Openings, M1507.3.4.4- provided via operable windows

Operable windows to have operable area 4 in sq. net area for each 10 cfm of outdoor air req'd by Table M1507.3.3(1)

CFM requirement=

operable area required= 30 cfm 12 in sq. each habitable space window
Where outdoor air supplies are separated from exhaust points by doors, provisions shall be made to ensure air flow by installation of distribution ducts, undercutting doors, installation of grilles, transoms, or similar means. Doors shall be undercut to a minimum of 1/2 inch above the surface of the finish floor covering.

Ventilation Openings, M1507.3.4.4

Ventilation openings shall be screened or otherwise protected, and located:
1. No closer than 10' from appliance vent, unless such vent is 3' above the outdoor air inlet.
2. No closer than 10' from a plumbing drainage vent unless such vent is 3' or more above the outdoor air inlet.

Local Exhaust M1507.4

The minimum source specific ventilation effective exhaust capacity shall not be less than specified in Table M1507.4. MIN. 50 CFM for bathrooms, and MIN. 100 CFM for kitchen hood. Exhaust fans shall be controlled by manual switches, dehumidistats, timers, or other approved means with controls readily accessible.

TABLE M1507.4 MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS	
AREA TO BE EXHAUSTED	EXHAUST RATES
Kitchens	100 cfm intermittent or 25 cfm continuous
Bathrooms-Toilet Rooms, laundry rooms, indoor swimming pools, spas	Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous

MAIN DWELLING UNIT - Ventilation Code Summary:

Exhaust & Mechanical Ventilation 2015 IRC Section M1507
Clothes Dryer Exhaust

Exhaust ducts shall terminate outside the building, equipped with back-draft dampers (no screens).

Exhaust Duct Openings M1506.2

Air exhaust openings shall terminate not less than 3' from property lines; 3' from operable and nonoperable openings into the building and 10' from mech. Air intakes, except where opening is located 3' above air intake.

Whole House Ventilation M1507.3

Fans shall have a flow rating per table M1507.3.3(1). Outdoor air shall be supplied to each habitable space through outdoor air inlets or operable windows. Fan shall have a sone rating of 1.0 or less.

Fan Control & Operation, M1507.3.2.

Intermittent whole-house ventilation systems shall be controlled by a programmable timer and shall operate at least one hour out of every four, and shall have a manual control as well. Intermittent fans shall operate at the flow rate in table M1507.3.3 (1) multiplied by the factor in table M1507.3.3 (2). A label shall be affixed to the controls that reads "Whole House Ventilation (see operating instructions)."

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	0 1	2 3	4 5	6 7	> 7	
	Airflow in CFM					
	≤ 1,500	30	45	60	75	90
	1,501 3,000	45	60	75	90	105
3,001 4,500	60	75	90	105	120	
4,501 6,000	75	90	105	120	135	
6,001 7,500	90	105	120	135	150	
> 7,500	105	120	135	150	165	

For Sft: 1 square foot = 0.0929 m², 1 cubic foot per minute = 0.0004719 m³/s.

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RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
Factor ^a	<u>4</u>	<u>3</u>	<u>2</u>	<u>1.5</u>	<u>1.3</u>	<u>1.0</u>

a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.
b. Extrapolation beyond the table is prohibited.

Ventilation Openings, M1507.3.4.4- provided via operable windows

Operable windows to have operable area 4 in sq. net area for each 10 cfm of outdoor air req'd by Table M1507.3.3(1)

CFM requirement=

operable area required= 90 cfm 36 in sq. each habitable space window
Where outdoor air supplies are separated from exhaust points by doors, provisions shall be made to ensure air flow by installation of distribution ducts, undercutting doors, installation of grilles, transoms, or similar means. Doors shall be undercut to a minimum of 1/2 inch above the surface of the finish floor covering.

Ventilation Openings, M1507.3.4.4

Ventilation openings shall be screened or otherwise protected, and located:
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AREA TO BE EXHAUSTED	EXHAUST RATES
Kitchens	100 cfm intermittent or 25 cfm continuous
Bathrooms-Toilet Rooms, laundry rooms, indoor swimming pools, spas	Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous

Project Info.

SCOPE OF WORK

ALTERATION OF (E) MAIN FLOOR ADDITION OF PARTIAL SECOND STORY & (2) CAR ATTACHED GARAGE / STORAGE, & ATTACHED 2-LEVEL ADU. DEMOLITION OF (E) SUNROOM

JURISDICTION

MUKILTEO, SNOHOMISH COUNTY, WASHINGTON

SITE ADDRESS

10432 MARINE VIEW DRIVE
MUKILTEO, WA 98275

PARCEL MAP NUMBER

00408600802300

LEGAL DESCRIPTION

LOT 23, BLOCK 8, CHENNAULT BEACH
SUBDIVISION NE SEC 20, TUN 28 N, RGE 4 E, WM

LOT SIZE AND ZONING

25,300 SQ FT

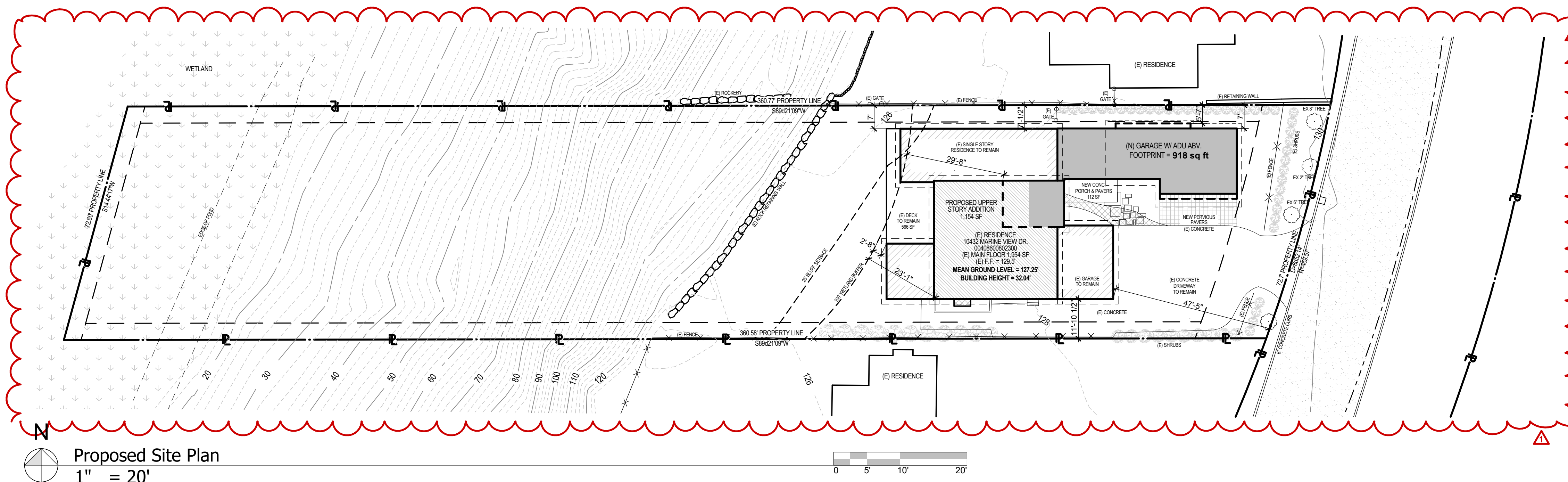
ZONED R12.5 (S)

OWNER

BILL ZANDER
5633 198TH DR. SE
SNOHOMISH, WA 98290
CONTACT: BILL ZANDER
TEL: 206.619.8451

SURVEYOR

TYLER SWEET
APR SURVEY & MAPPING
13221 SE 26TH STREET, SUITE A
BELLEVUE, WA 98005
TEL 425.746.3200



Main Dwelling Unit Building Square Footage

Area/floor	Existing	New Area	Removed Area	Total (prev 3 areas)
(E) Garage (Unconditioned)	565	0	31	534
Shop / Storage / Garage (Unconditioned)	0	737	0	737
1st Flr Level Dwelling	1739	116	0	1855
2nd Flr Level Dwelling	0	1098	0	1098
Totals	2304	1951	31	4224 sf

Total - Heated Space only, all levels 1739 1214 0 4224 sf

Accessory Dwelling Unit Building Square Footage

Area/floor	Existing	New Area	Removed Area	Total (prev 3 areas)
1st Flr Level Dwelling	0	39	0	39
2nd Flr Level Dwelling	0	1098	0	1098
Totals	0	1137	0	1137 sf

Total - Heated Space only, all levels 0 1137 0 1137 sf

PROPOSED LOT COVERAGE:

Lot Size 25,300 sf
Allowed Coverage = 35% 8,855

Items	Existing to Remain	New
(E) House (only eaves over 3' count for coverage)	2304	0
(N) Addition	0	1067
Totals	2304	1067

Total (E) Lot Coverage 2304 sf
Existing Coverage as % 9%

Proposed Coverage, (E) + (N)= 3,371 sf

Proposed Coverage as % 13%
Allowable Lot Coverage Remaining 5,484 sf

IMPERVIOUS AREA:

Items	Existing To Remain	NEW Impervious
(E) Paving	1847	
(E) House w/ overhangs	3080	
Addition w/ Overhangs		1214
New Paving / Entry porch		112
Totals	4927	1326

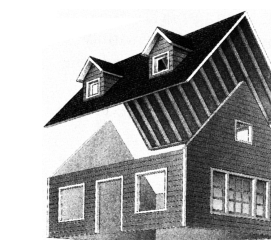
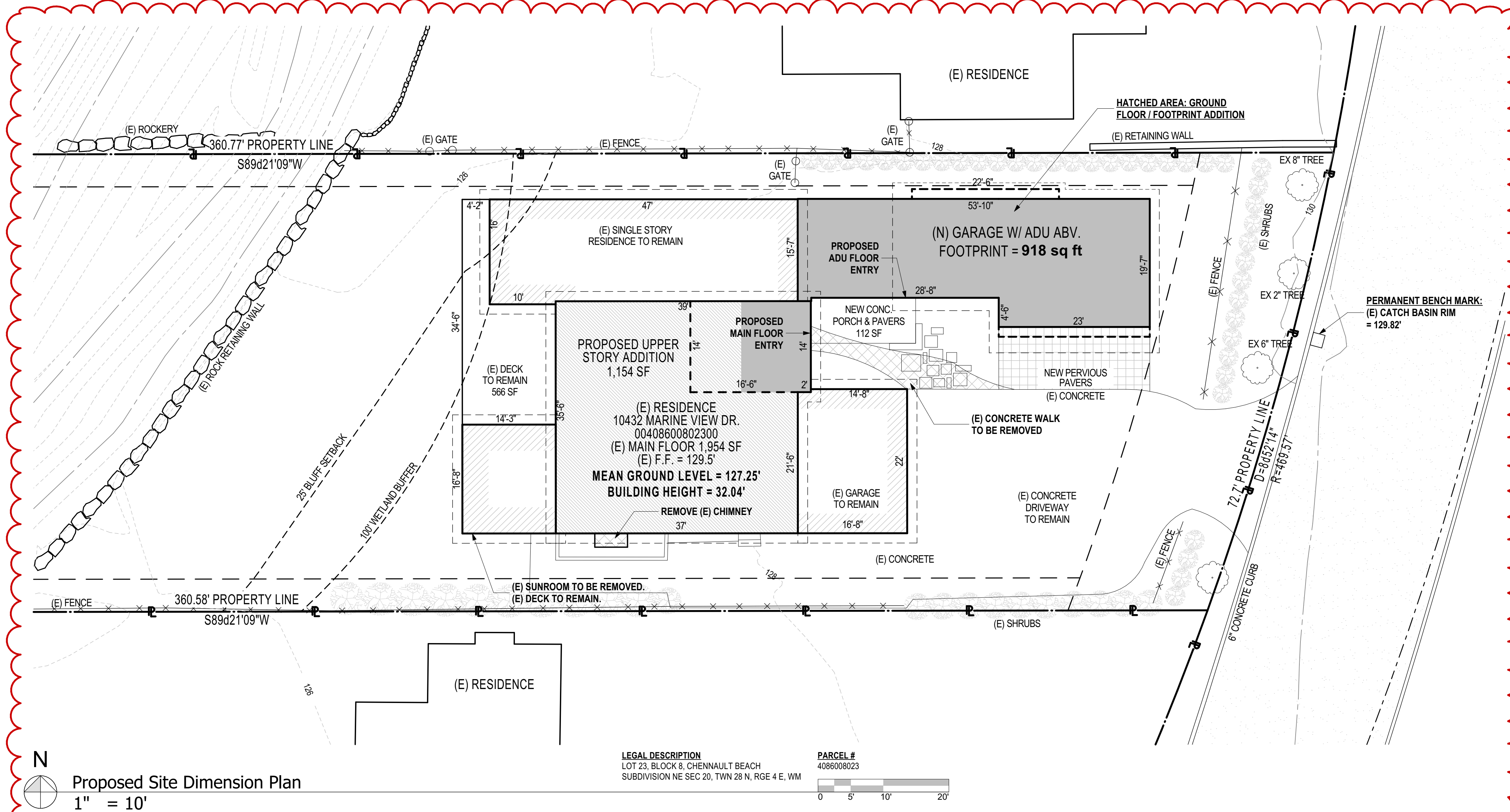
Total Replaced + New Impervious 1326

Total Impervious 6253

HEIGHT BONUS CALC:

MEAN GROUND LEVEL = $(128+128+127+126)/4 = 127.25'$

MEAN GROUND LEVEL = 127.25'
BUILDING HT ALLOWANCE = 35'
MAX BUILDING HT = 162.25'
PROPOSED PEAK = 159.29'



Studio
DEC

Daniel Corcoran
1429 NW 51st Street
Suite #1
Seattle WA 98107

Zander Addition

10432 Marine View Drive Mukilteo WA 98275

Site Plan and Code Analysis

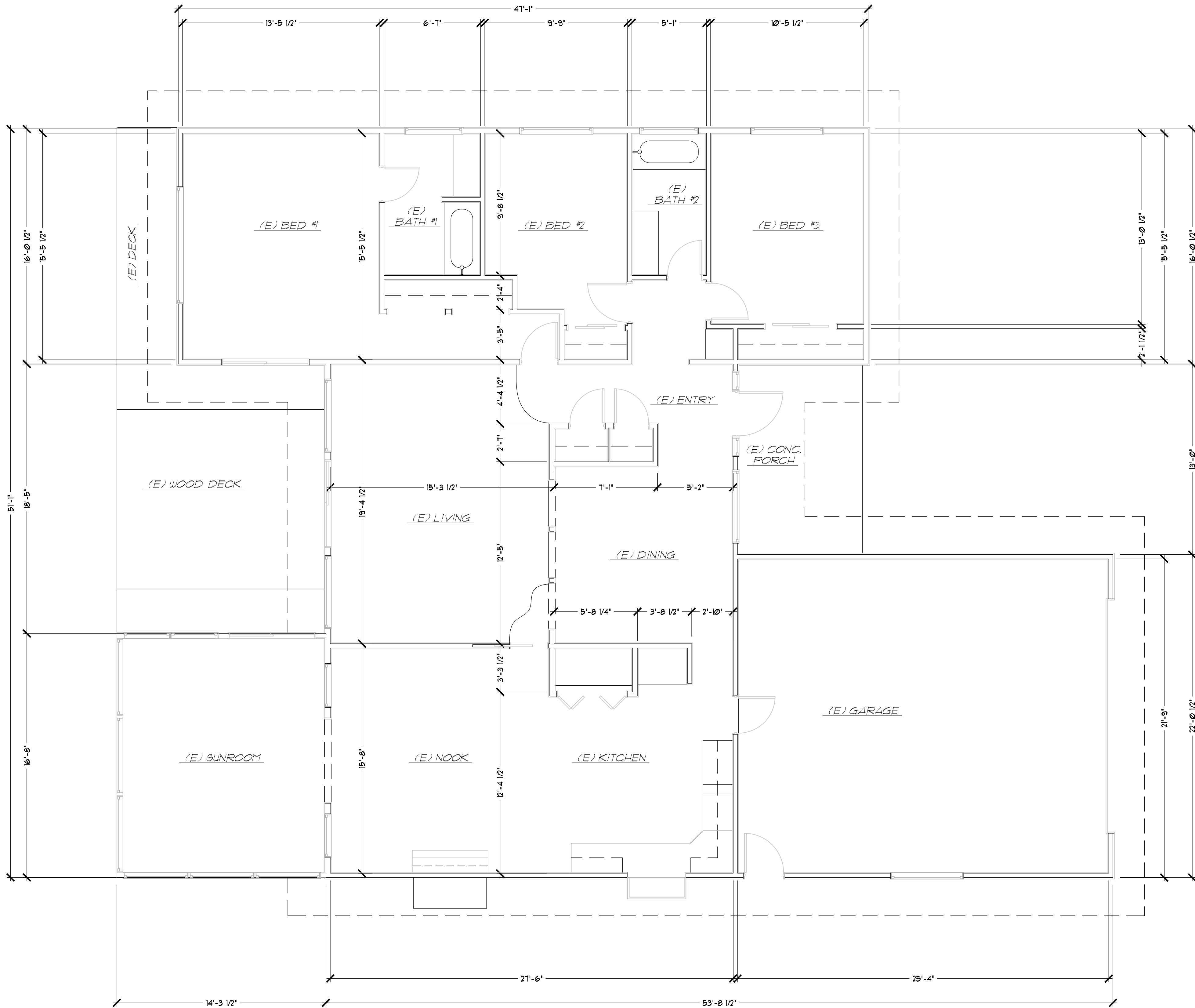
Phase Drawn By
CD SK
PPR - 10.22.19

7/24/2013

Rev. Date By

A1.0

5 OF 25
THIS SHEET FULL
SIZE @ 24" x 36"



EXISTING MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

LIVING SF = 1,738 SF
GARAGE SF = 565 SF
TOTAL SF = 2,304 SF



Studio
DEC

Daniel Corcoran
1429 NW 51st Street
Suite #1
Seattle WA 98107

Zander Addition

10432 Marine View Drive Mukilteo WA 98275

Existing Main Level Floor Plan

Phase CD Drawn By SK

7/24/2013

Rev. Date By

A2.0

6 OF 25
THIS SHEET FULL
SIZE @ 24" x 36"

Zander Addition

10432 Marine View Drive Mukilteo WA 98275

Main Level Floor Plan

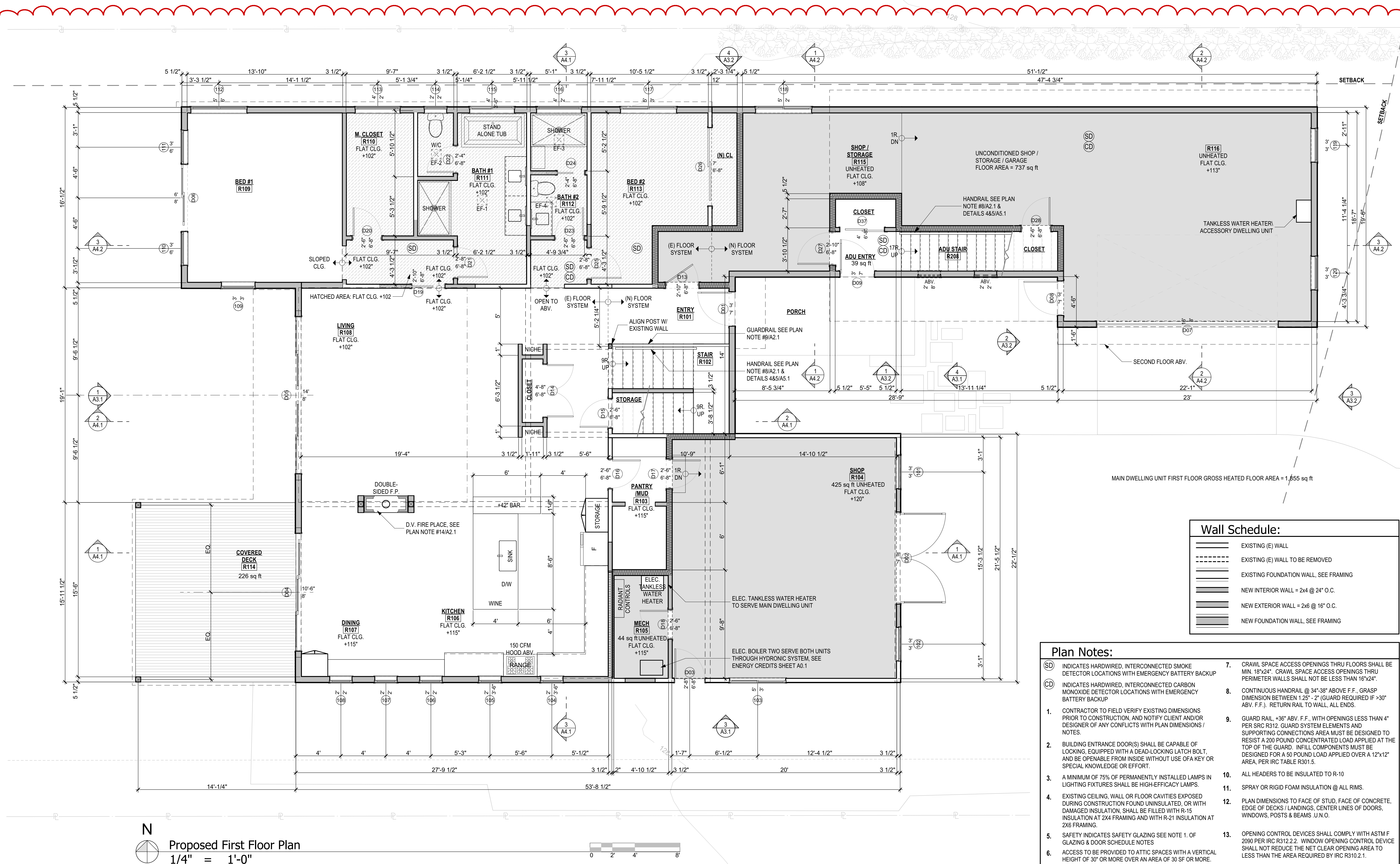
Phase CD Drawn By SK
PPR - 10.22.19

7/24/2013

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A2.1

7 OF 25
THIS SHEET FULL
SIZE @ 24" x 36"



Zander Addition

10432 Marine View Drive Mukiteo WA 98275

Upper Level Floor Plan

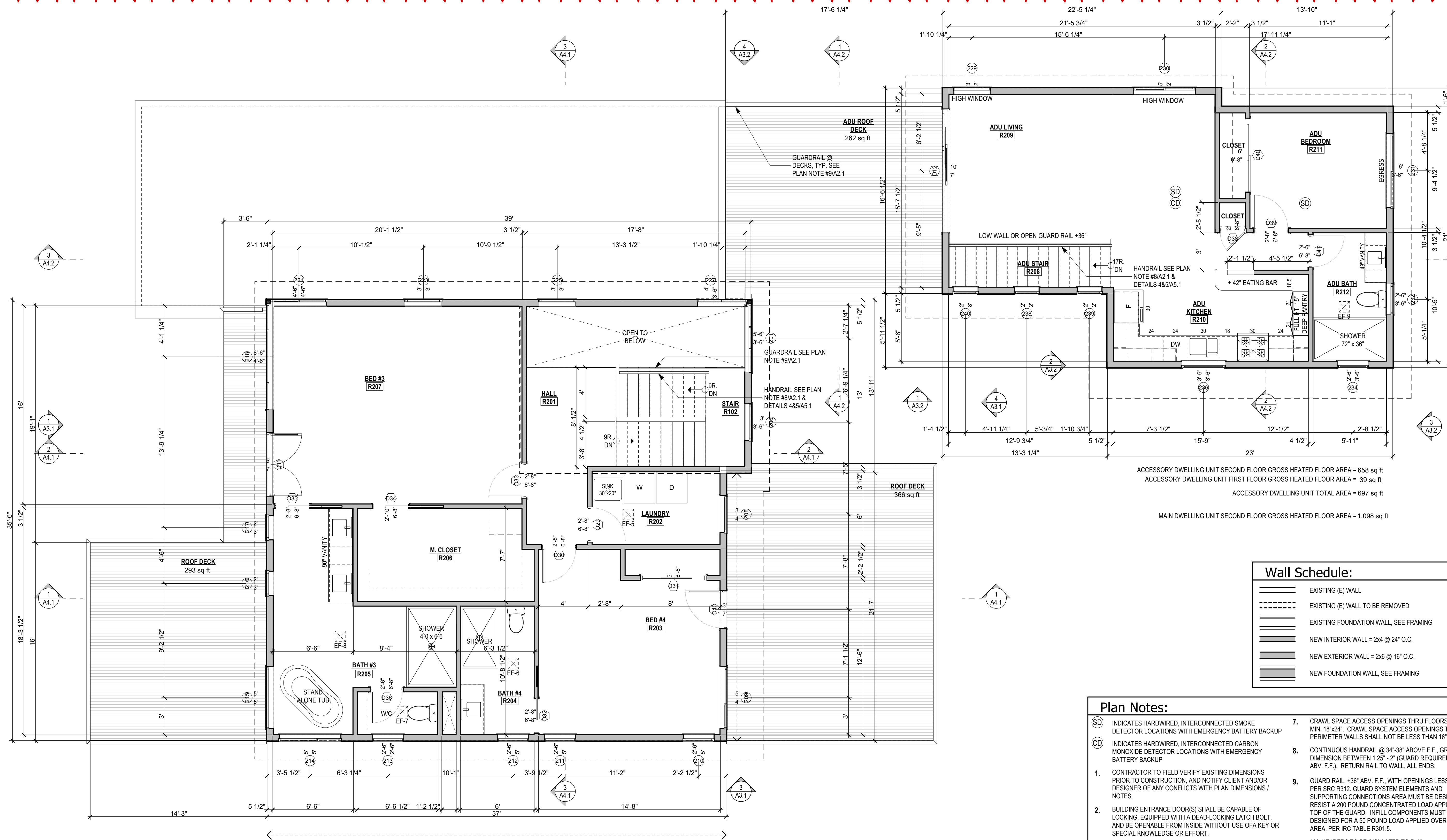
Phase CD Drawn By SK
PPR - 10.22.19

7/24/2013

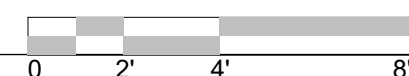
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8 OF 25
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SIZE @ 24" x 36"



N
Proposed Upper Level Floor Plan
1/4" = 1'-0"



Zander Addition

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Roof Plan

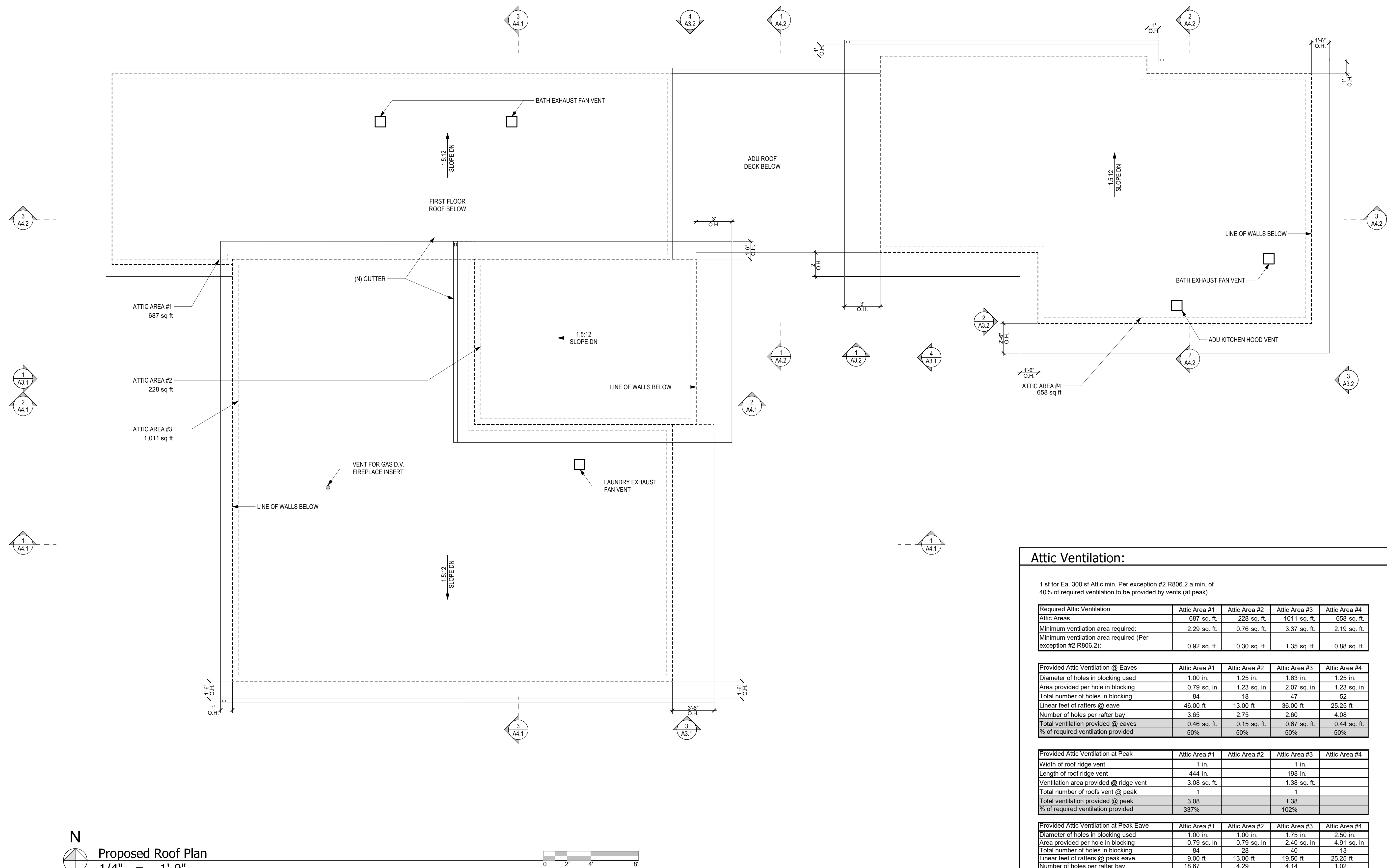
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Attic Ventilation:

1 sf for Ea. 300 sf Attic min. Per exception #2 R806.2 a min. of 40% of required ventilation to be provided by vents (at peak)

Required Attic Ventilation	Attic Area #1	Attic Area #2	Attic Area #3	Attic Area #4
Attic Areas	687 sq. ft.	228 sq. ft.	1011 sq. ft.	658 sq. ft.
Minimum ventilation area required:	2.29 sq. ft.	0.76 sq. ft.	3.37 sq. ft.	2.19 sq. ft.
Minimum ventilation area required (Per exception #2 R806.2):	0.92 sq. ft.	0.30 sq. ft.	1.35 sq. ft.	0.88 sq. ft.

Provided Attic Ventilation @ Eaves	Attic Area #1	Attic Area #2	Attic Area #3	Attic Area #4
Diameter of holes in blocking used	1.00 in.	1.25 in.	1.63 in.	1.25 in.
Area provided per hole in blocking	0.79 sq. in.	1.23 sq. in.	2.07 sq. in.	1.23 sq. in.
Total number of holes in blocking	84	18	47	52
Linear feet of rafters @ eave	46.00 ft	13.00 ft	36.00 ft	25.25 ft
Number of holes per rafter bay	3.65	2.75	2.60	4.08
Total ventilation provided @ eaves	0.46 sq. ft.	0.15 sq. ft.	0.67 sq. ft.	0.44 sq. ft.
% of required ventilation provided	50%	50%	50%	50%

Provided Attic Ventilation at Peak	Attic Area #1	Attic Area #2	Attic Area #3	Attic Area #4
Width of roof ridge vent	1 in.	1 in.	1 in.	1 in.
Length of roof ridge vent	444 in.		198 in.	
Ventilation area provided @ ridge vent	3.08 sq. ft.		1.38 sq. ft.	
Total number of roofs vent @ peak	1		1	
Total ventilation provided @ peak	3.08		1.38	
% of required ventilation provided	337%		102%	

Provided Attic Ventilation at Peak Eave	Attic Area #1	Attic Area #2	Attic Area #3	Attic Area #4
Diameter of holes in blocking used	1.00 in.	1.00 in.	1.75 in.	2.50 in.
Area provided per hole in blocking	0.79 sq. in.	0.79 sq. in.	2.40 sq. in.	4.91 sq. in.
Total number of holes in blocking	84	28	40	13
Linear feet of rafters @ peak eave	9.00 ft	13.00 ft	19.50 ft	25.25 ft
Number of holes per rafter bay	18.67	4.29	4.14	1.02
Total ventilation provided @ peak eaves	0.46 sq. ft.	0.15 sq. ft.	0.67 sq. ft.	0.44 sq. ft.
% of required ventilation provided	50%	50%	50%	50%



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Exterior Elevations

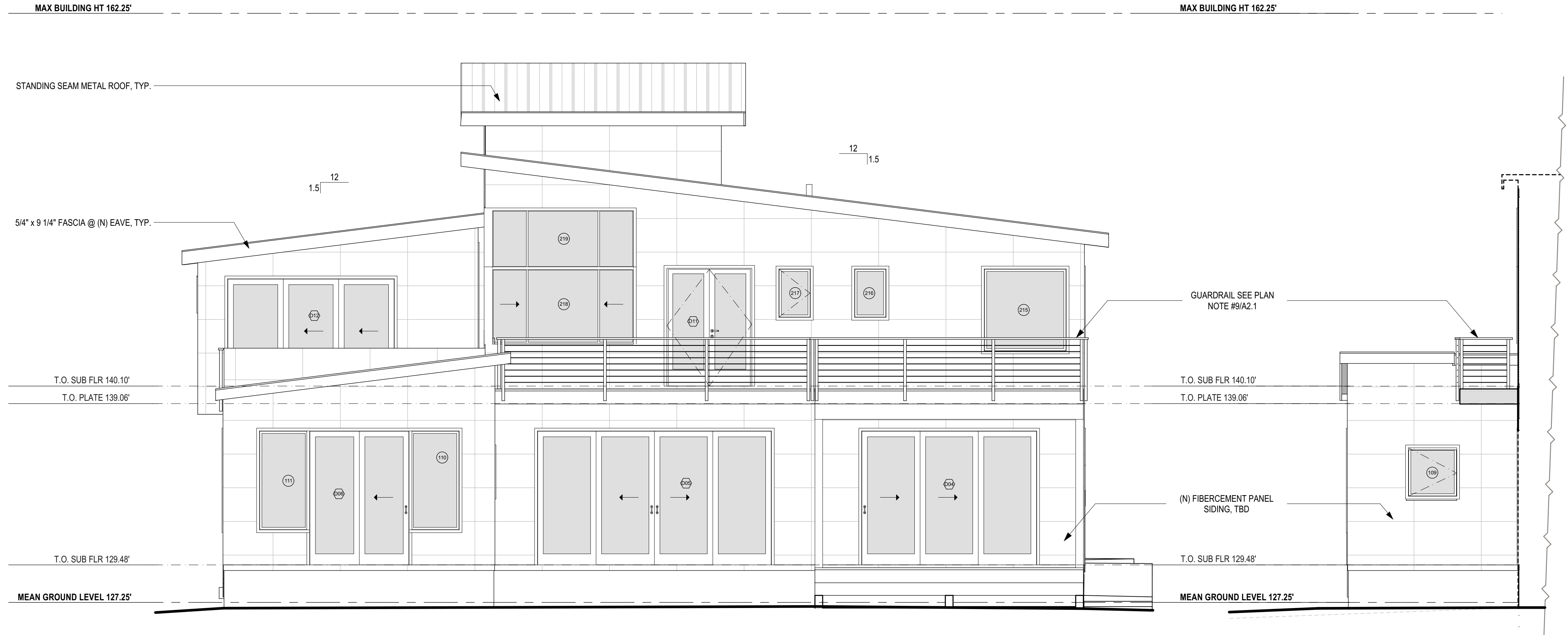
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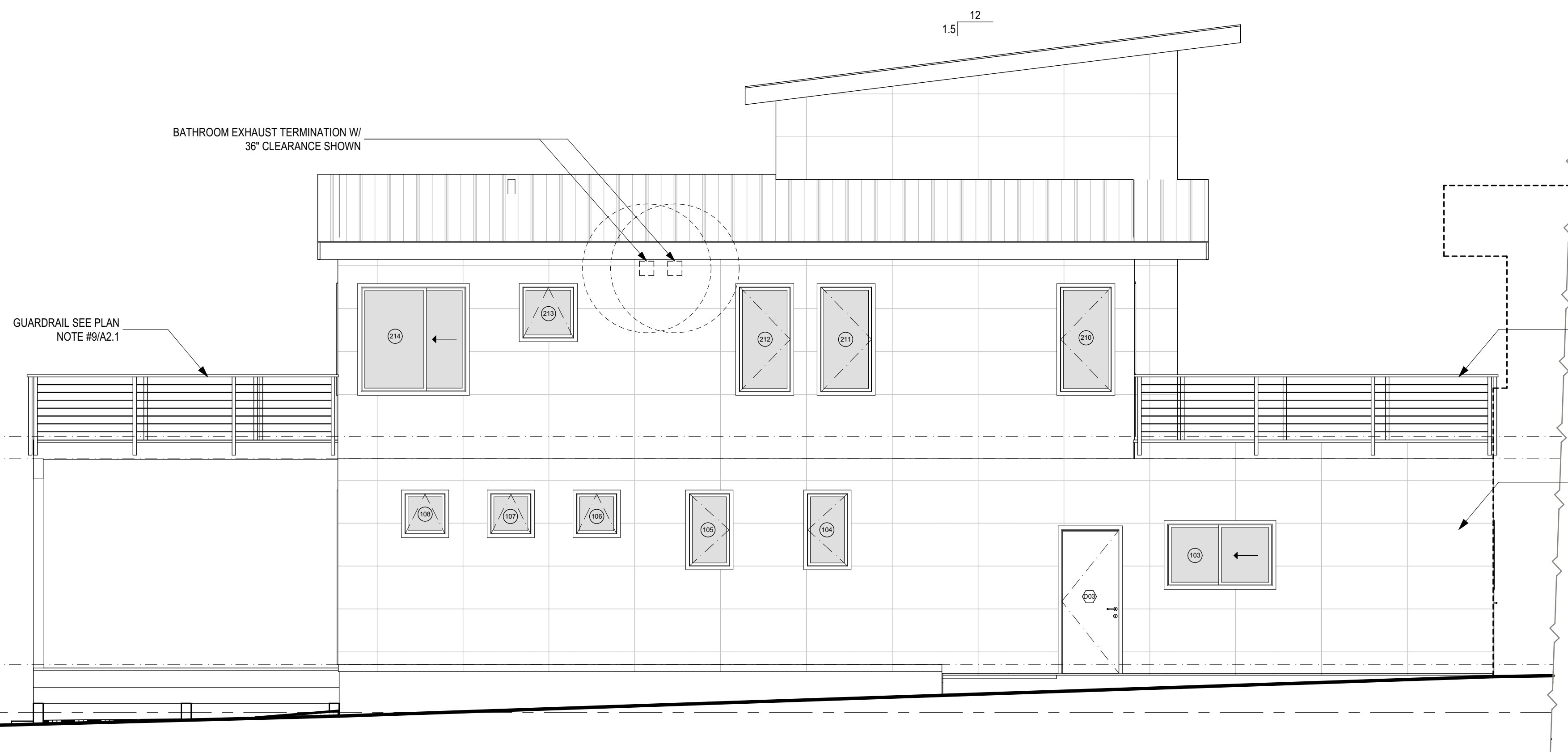
A3.1

10 OF 25
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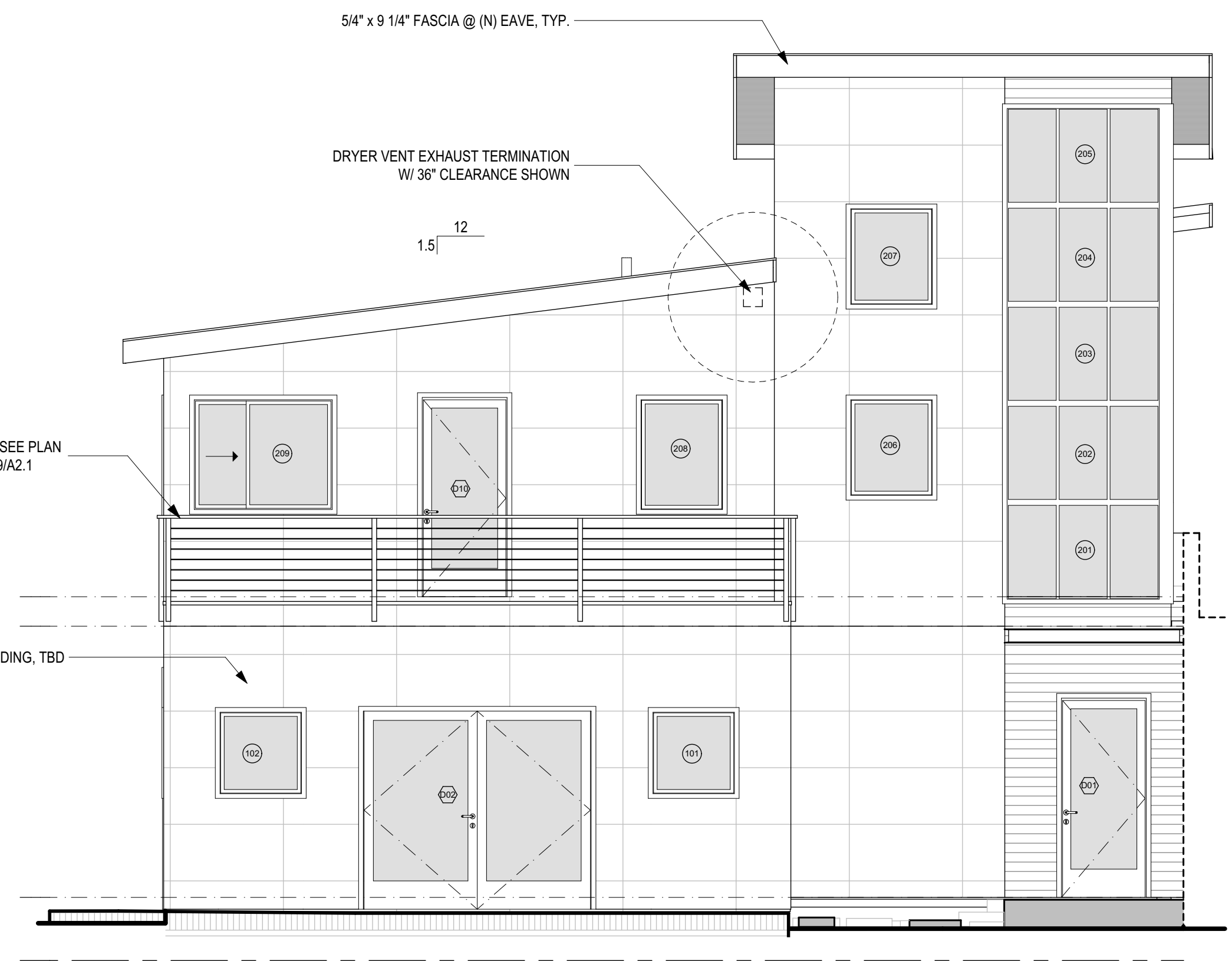


1 West Elevation
1/4" = 1'-0"

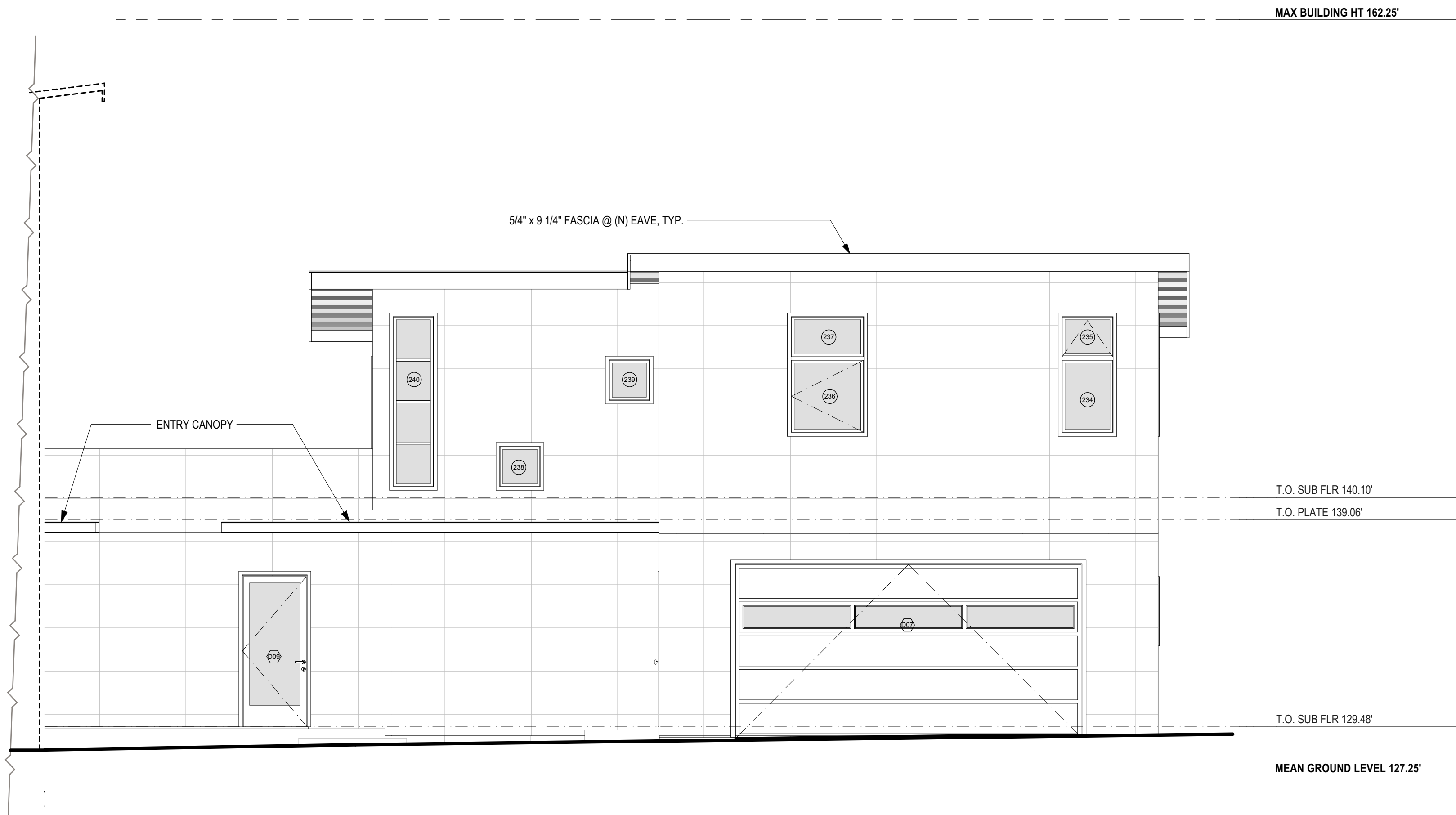
2 South Elevation @ ADU Entrance
1/4" = 1'-0"



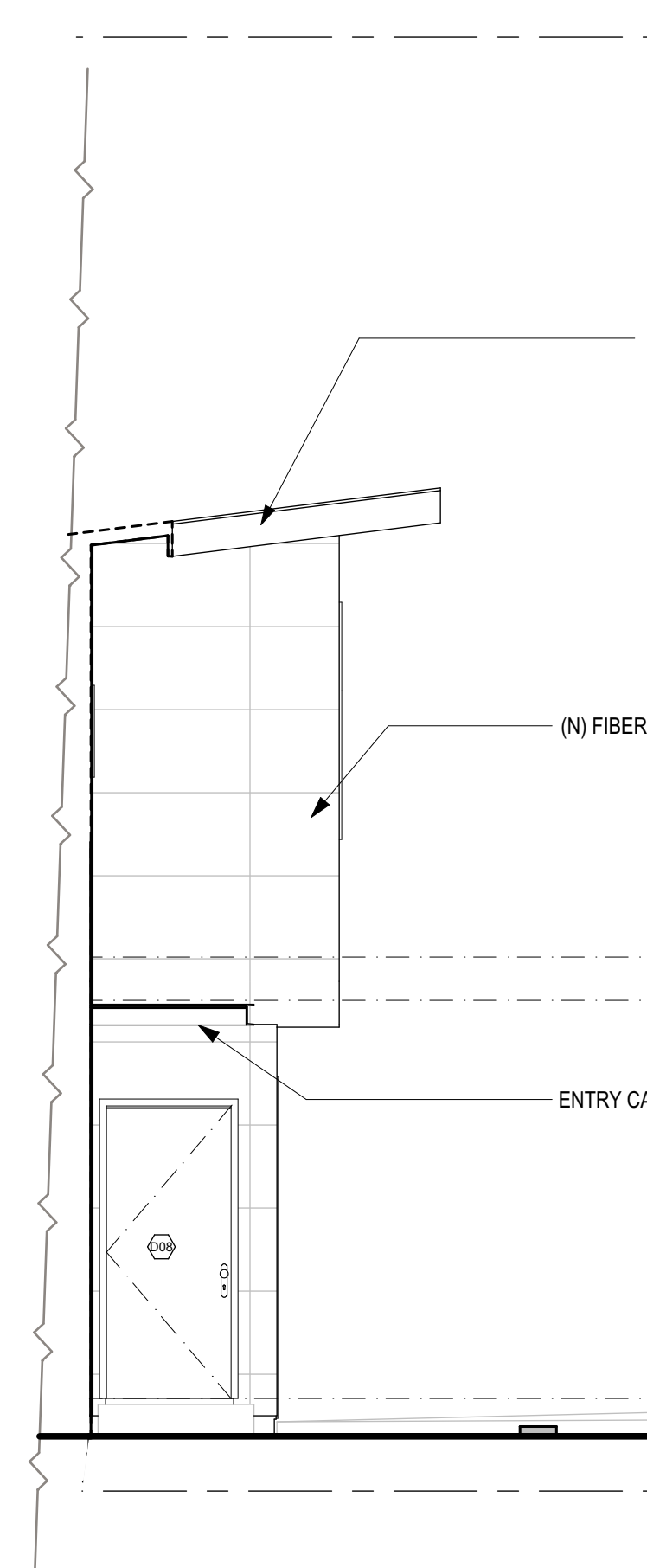
3 South Elevation
1/4" = 1'-0"



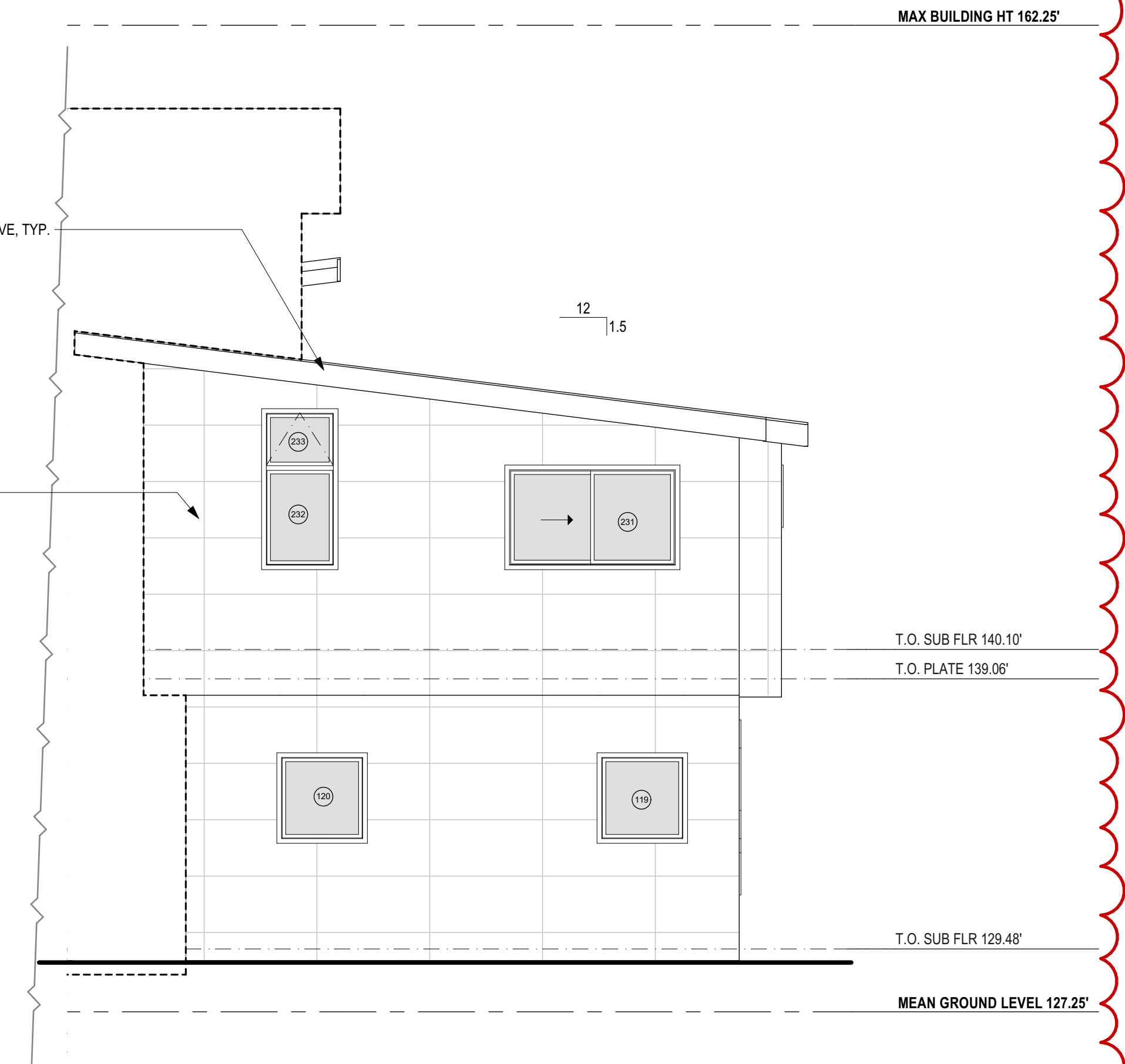
4 East Elevation @ House Entrance
1/4" = 1'-0"



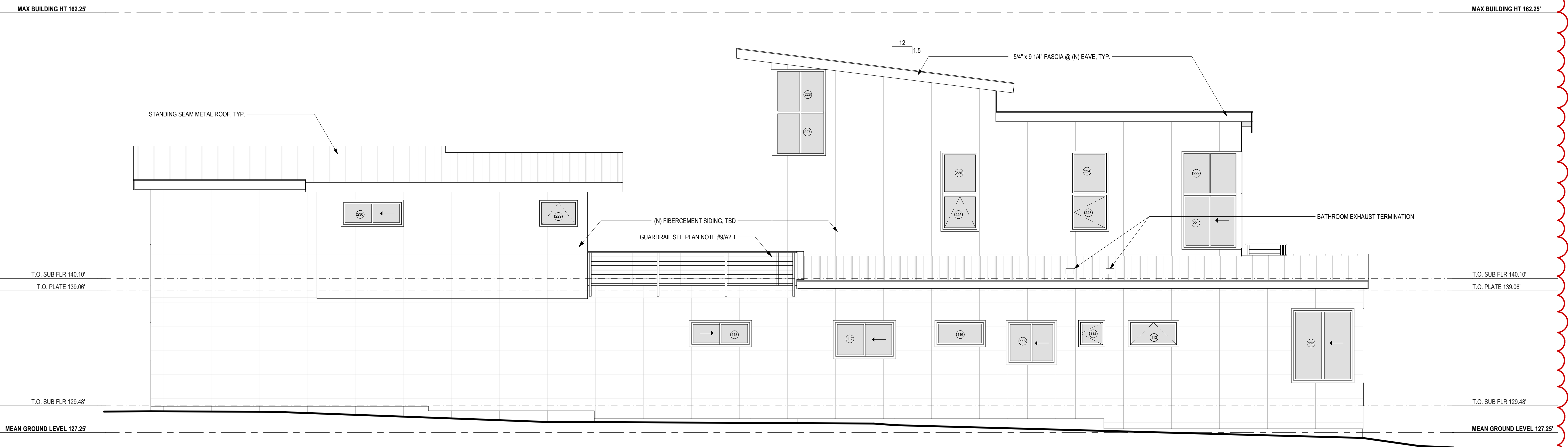
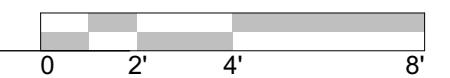
1 South Elevation @ ADU Entrance
1/4" = 1'-0"



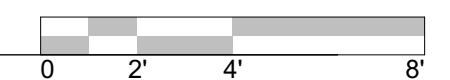
2 West Elevation @ ADU
1/4" = 1'-0"

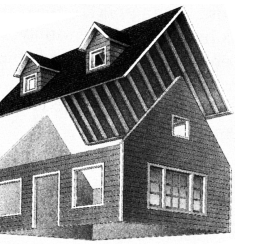


3 East Elevation A ADU
1/4" = 1'-0"



4 North Elevation
1/4" = 1'-0"





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Building Sections

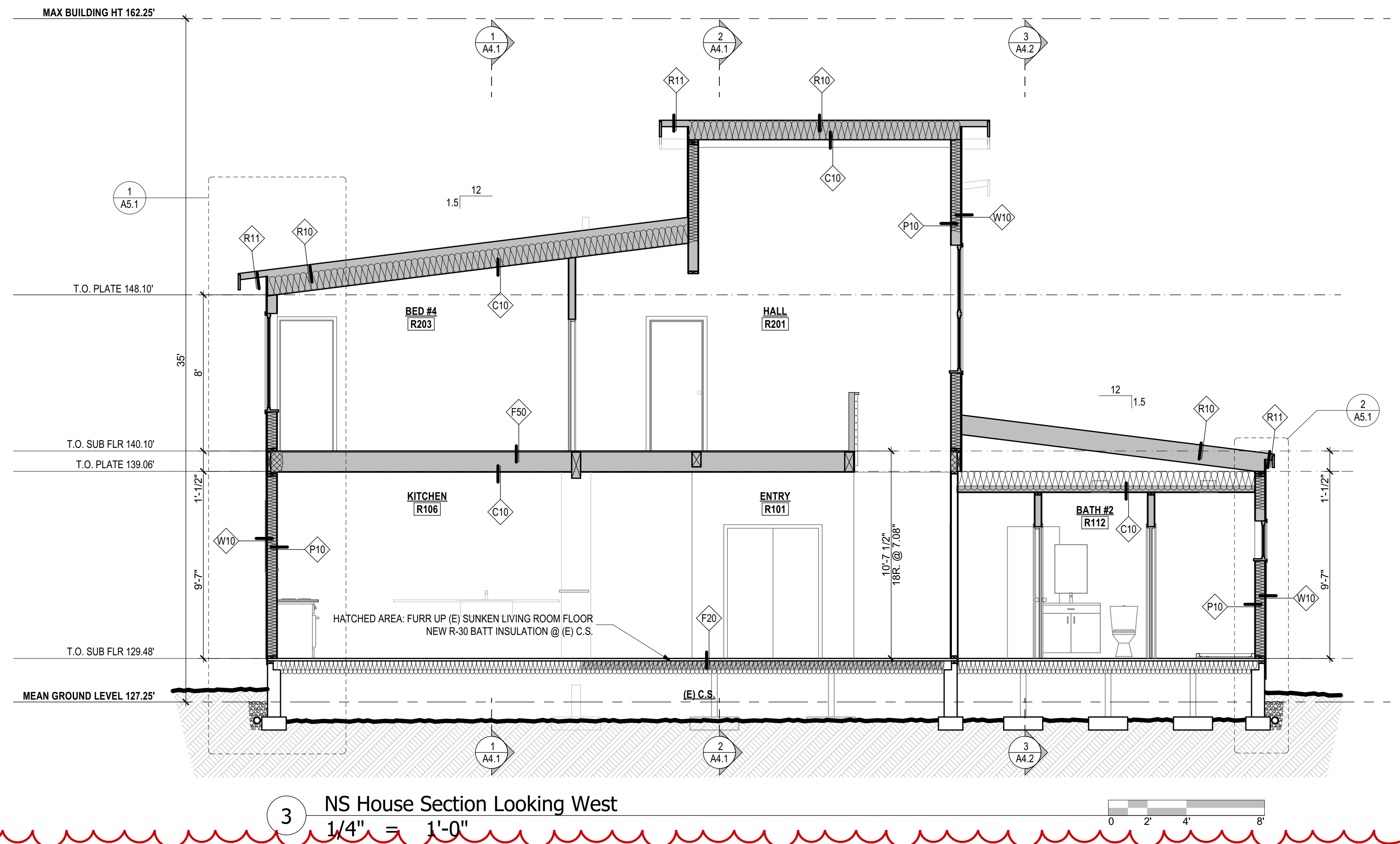
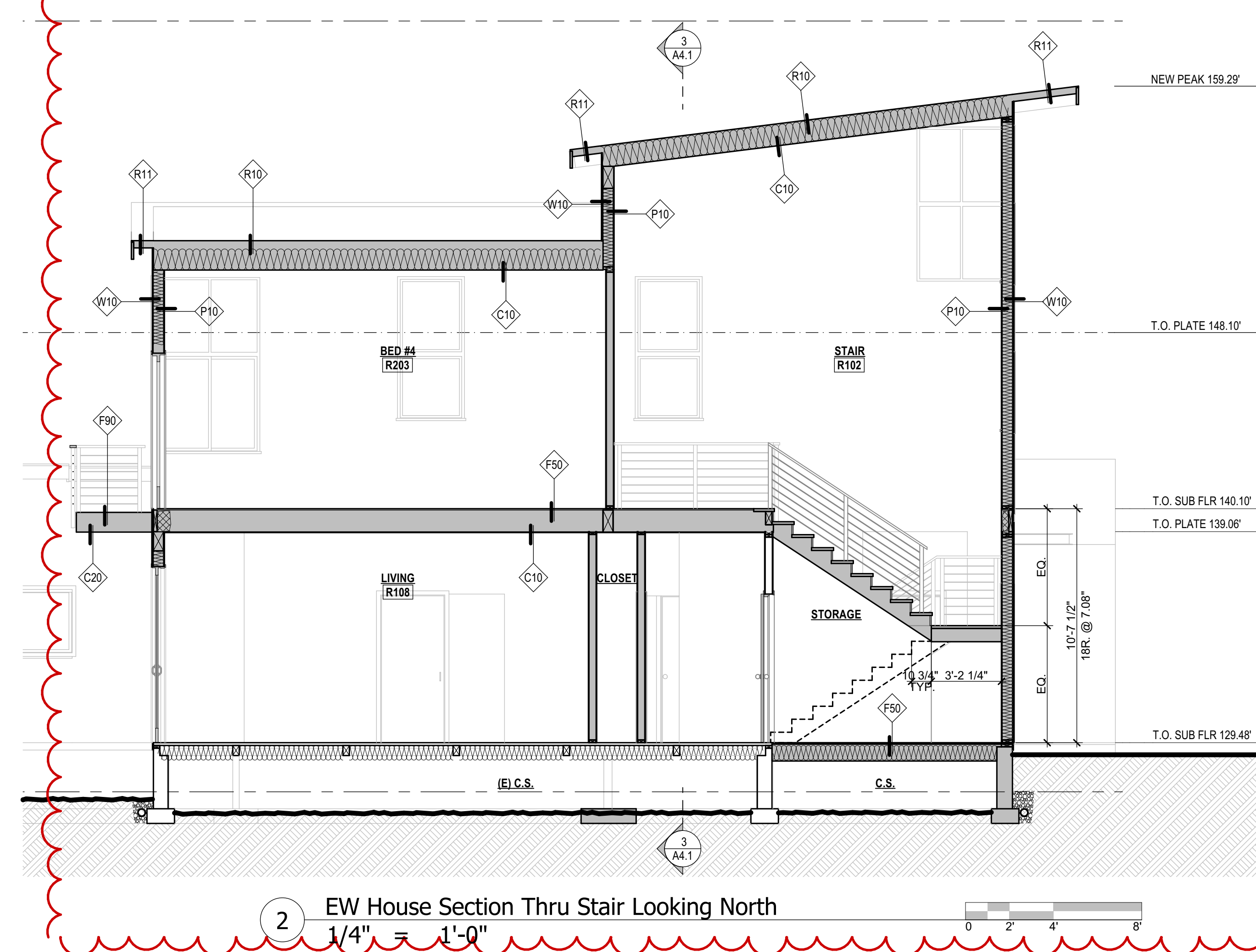
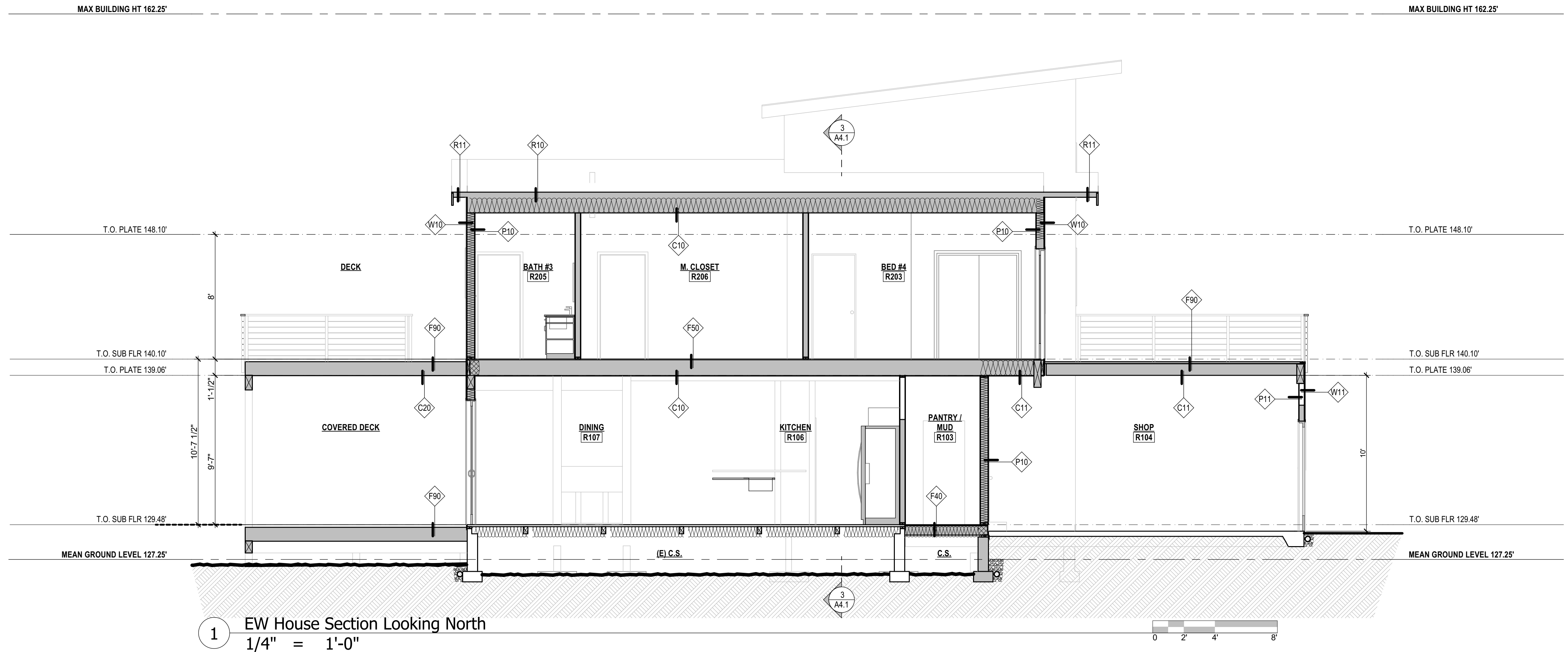
Phase CD Drawn By SK
17-19 Zander Addition Permit PPR1.pjn
PPR - 11.22.19

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ADU Building Sections

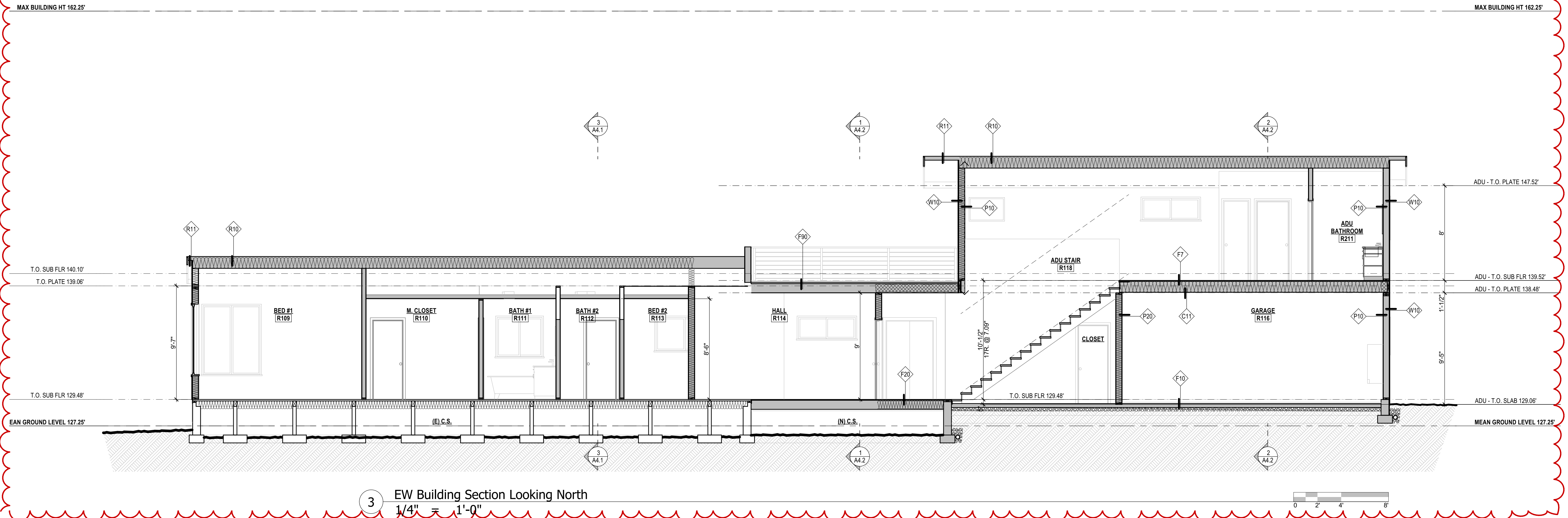
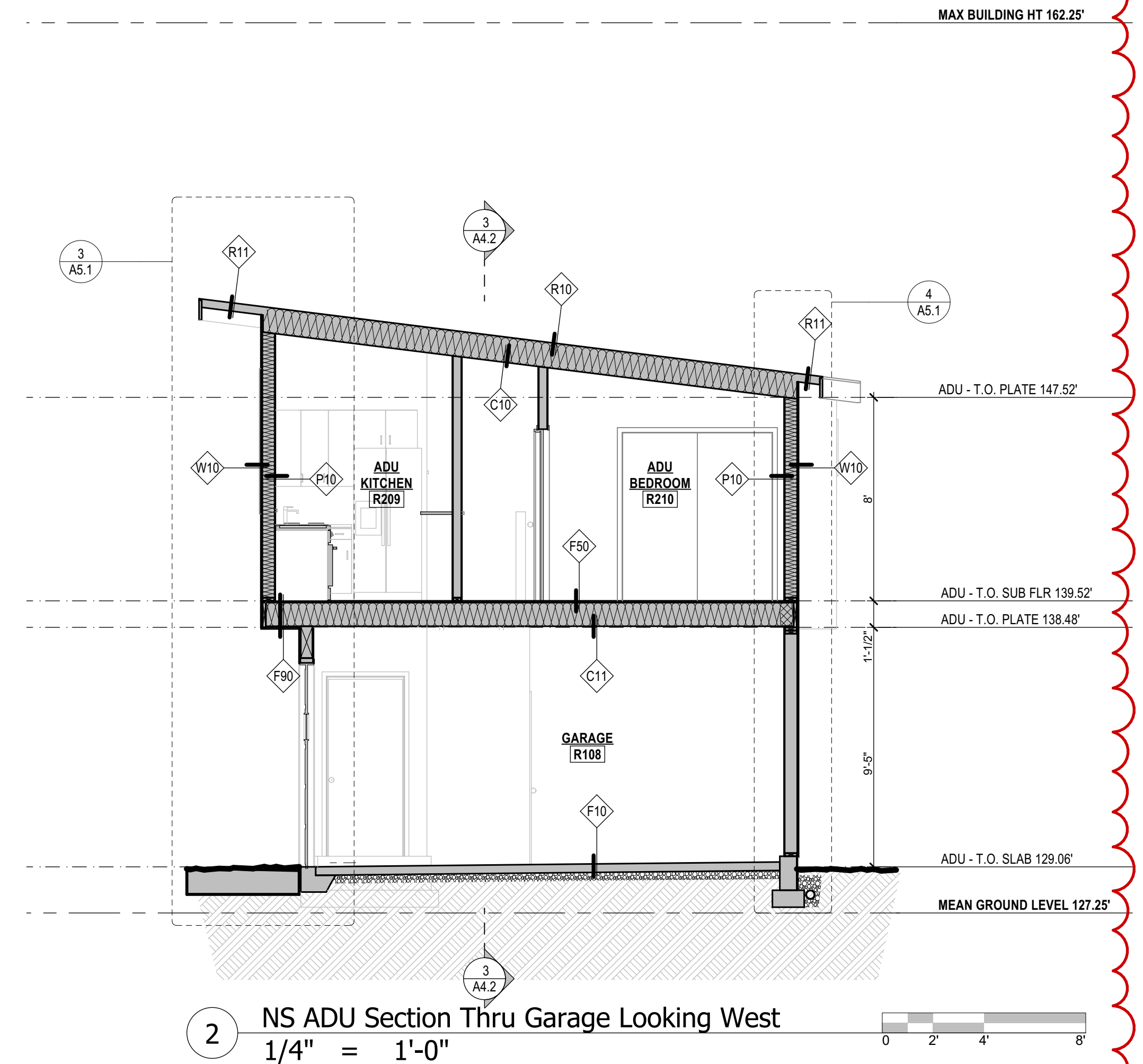
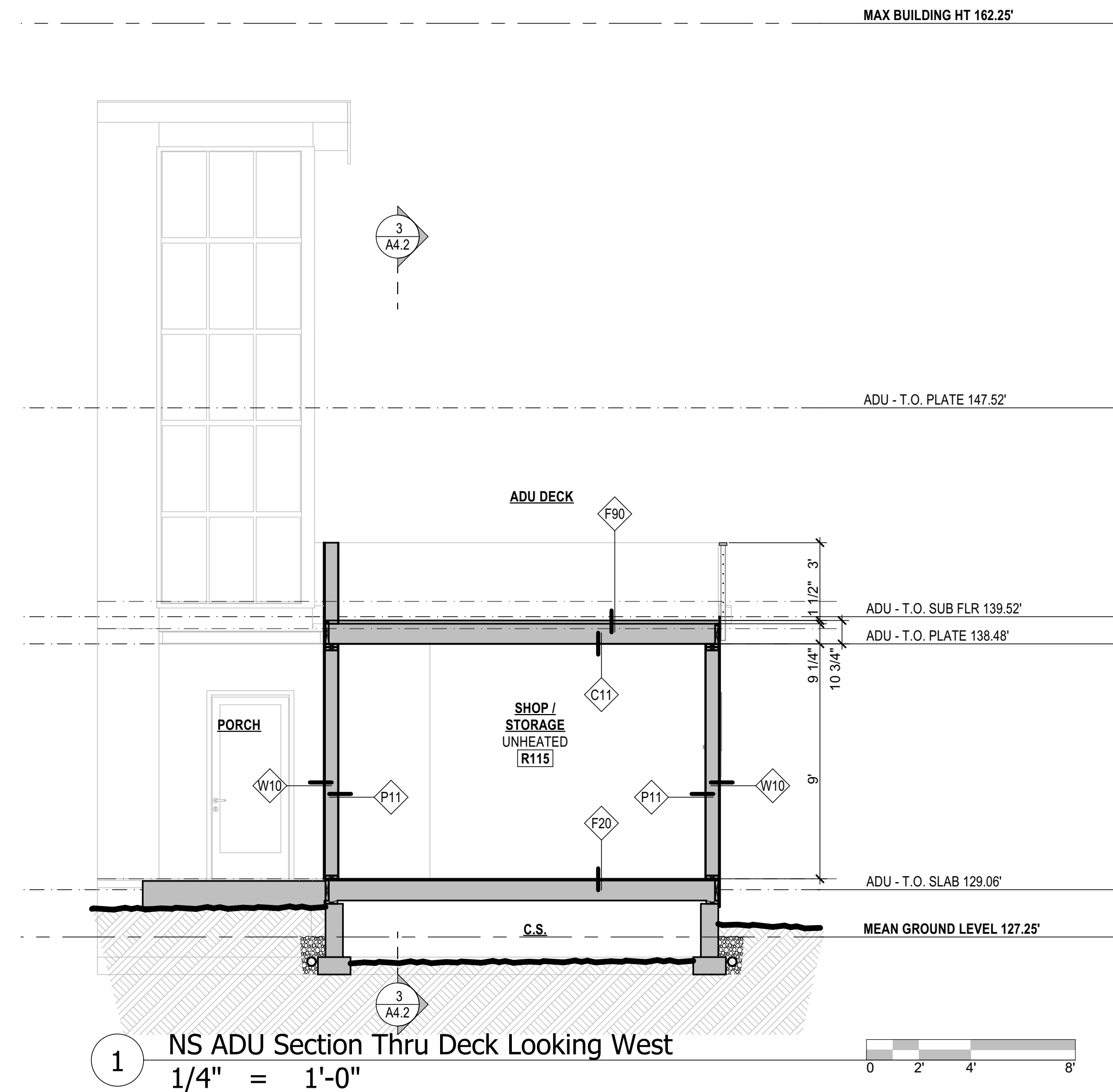
Phase CD
Drawn By SK
PPR - 11.22.19

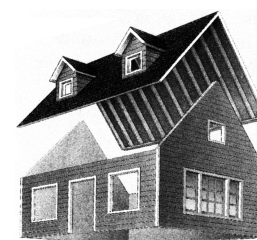
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Wall Sections

17-19 Zander Addition Permit PPR1.pn

Phase CD
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PPR - 11.22.19

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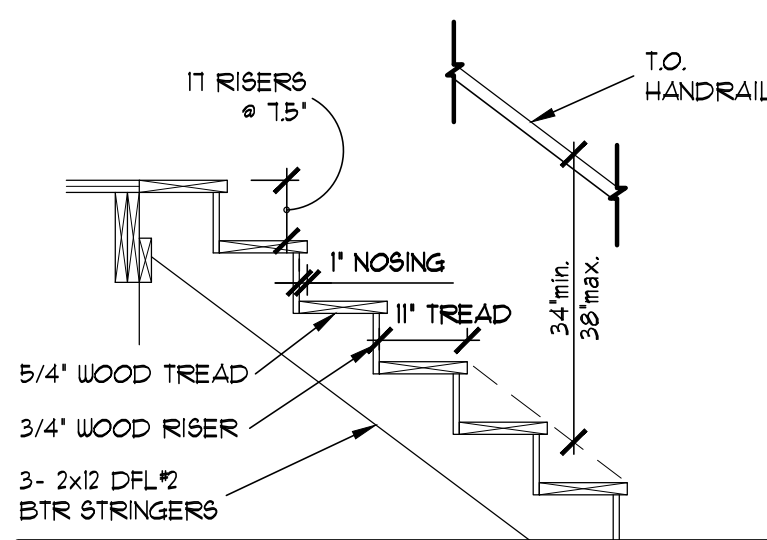
A5.1

14 OF 25
THIS SHEET FULL
SIZE @ 24" x 36"

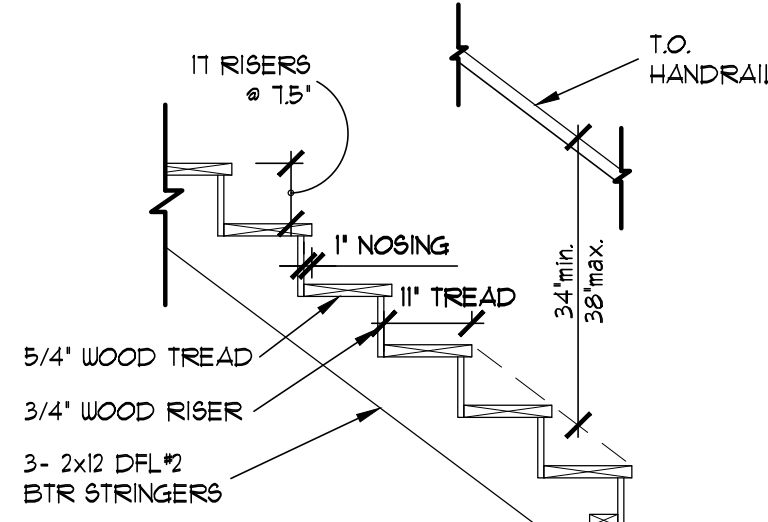
NOTE: CONTRACTOR SHALL FIELD VERIFY FLOOR TO FLOOR FINISHED HEIGHT AND ADJUST FLOOR ELEV TO MATCH EX FINISHED CONDITIONS

SEE STRUCTURAL PLANS FOR FLOOR AND ROOF FRAMING PLANS

SEE SHEET A6.1 FOR ASSEMBLIES



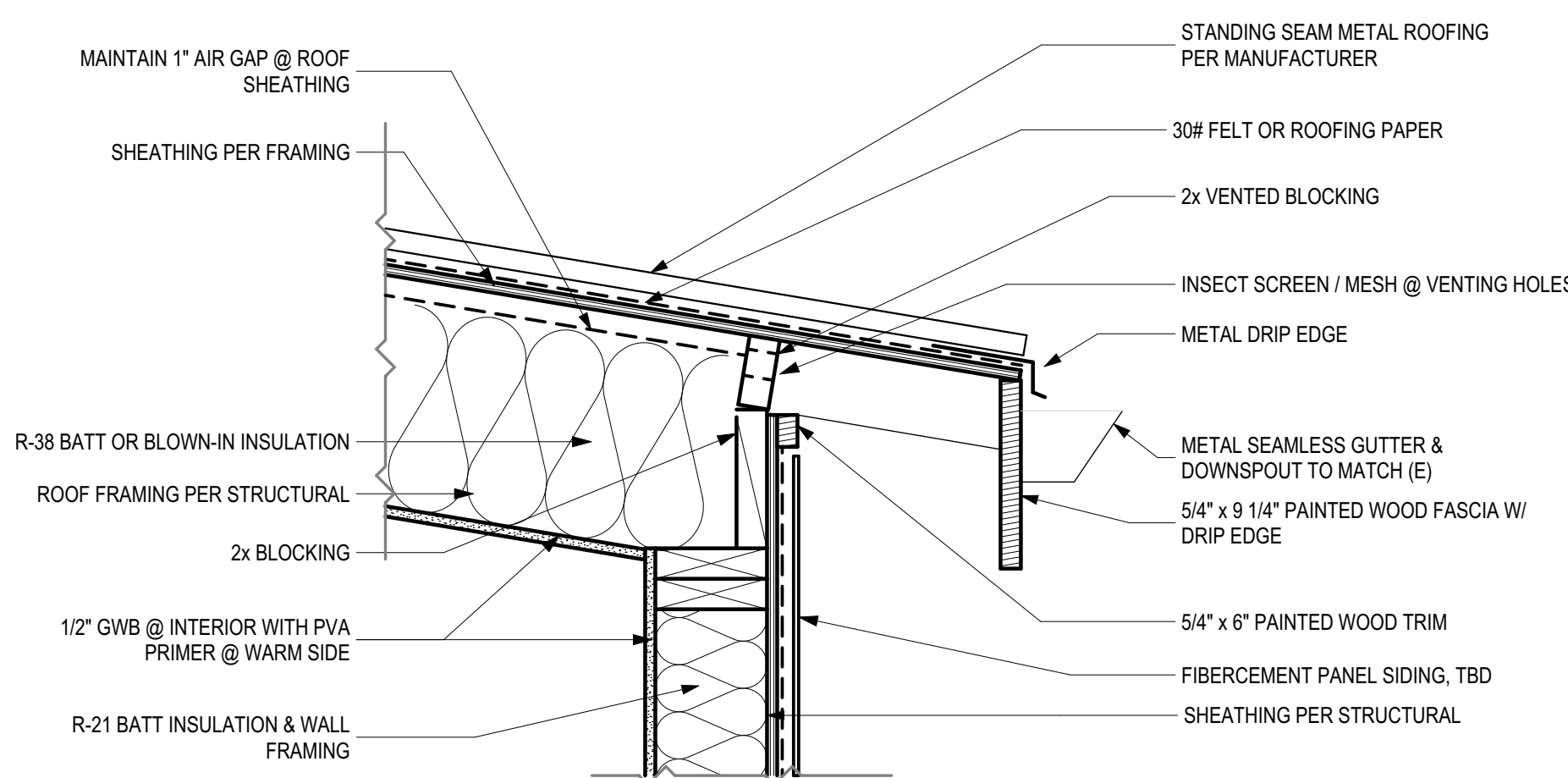
NOTE: STAIRS SHALL BE WALL SUPPORTED (INTERIOR 2x4 WALL @ 16" O.C.)



NOTE: STAIRS SHALL BE WALL SUPPORTED (INTERIOR 2x4 WALL @ 16" O.C.)

4 TYP TOP STAIR DETAIL
SCALE: 1/2" = 1'-0"

5 TYP BOTTOM STAIR DETAIL
SCALE: 1/2" = 1'-0"



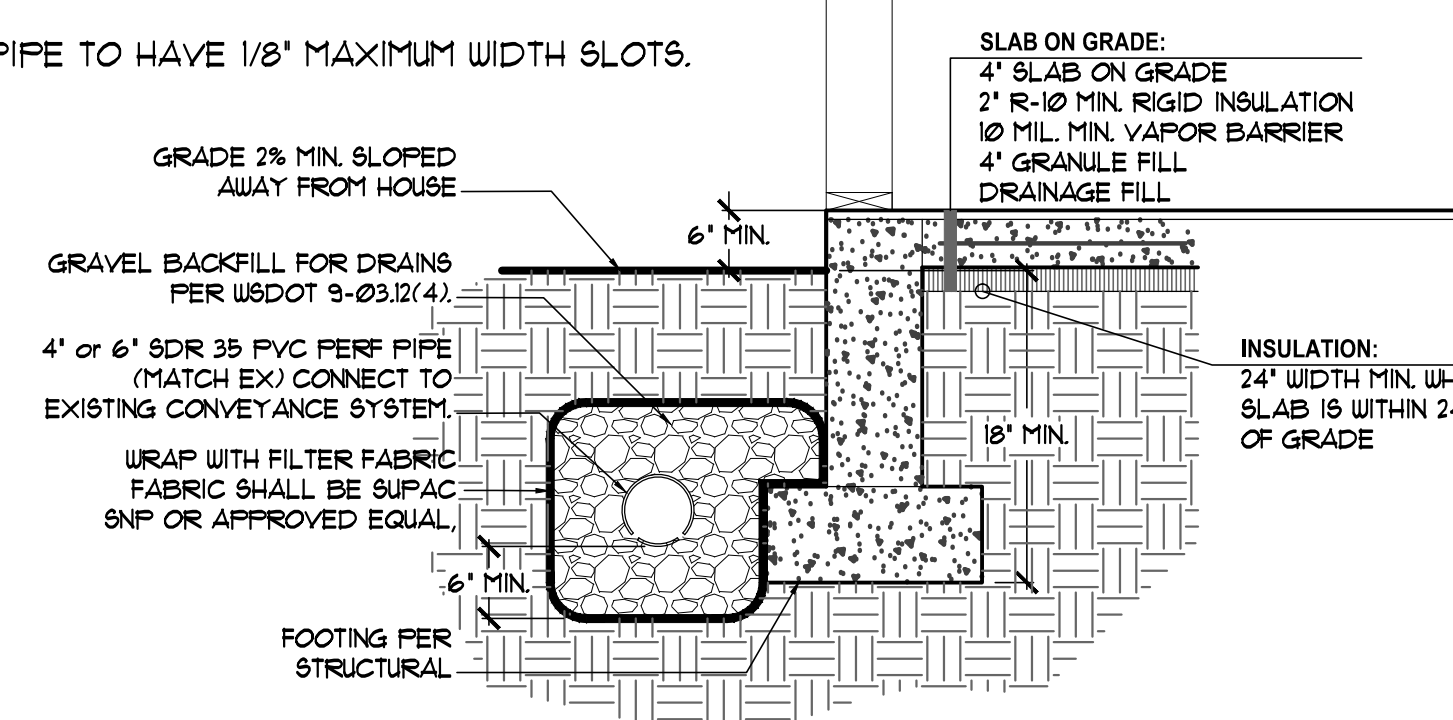
3 Typical Eave Detail
1 1/2" = 1'-0"

NOTES:

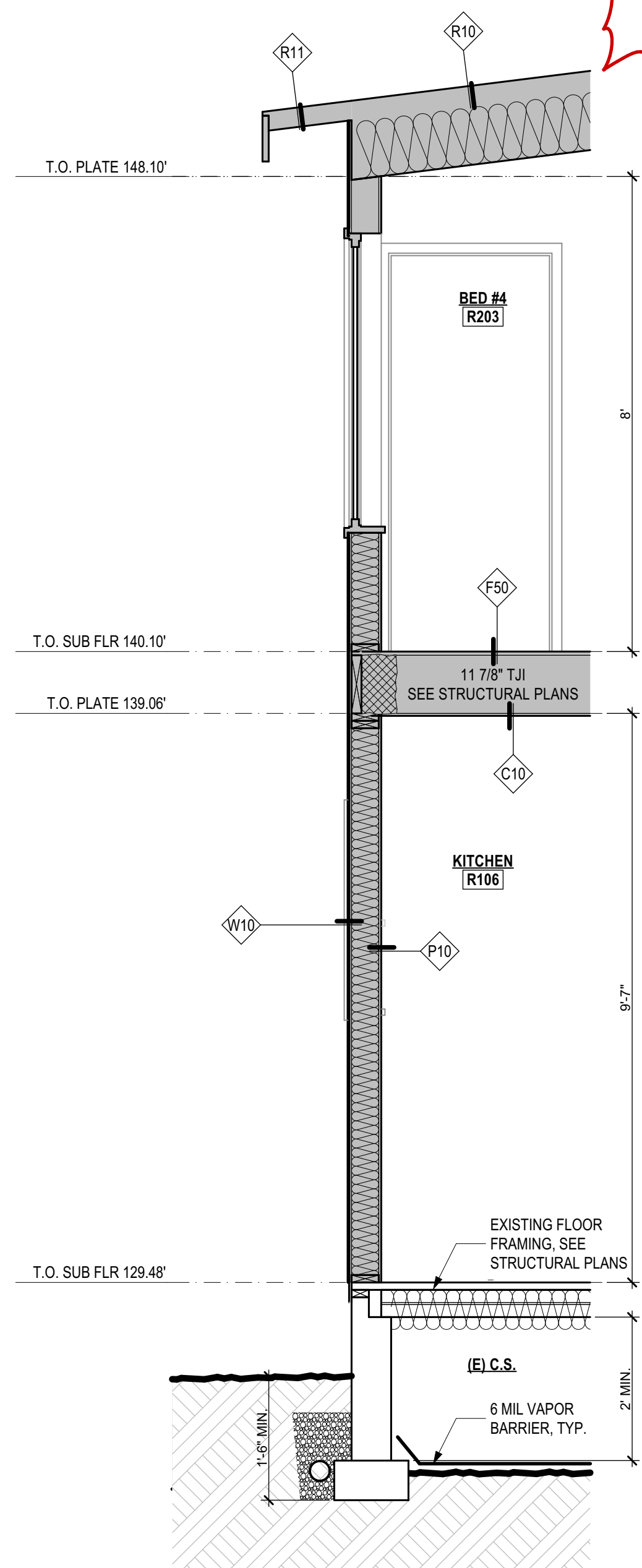
- BACKFILL WITHIN 18" OF WALL SHOULD BE HAND-OPERATED EQUIPMENT. HEAVY EQUIPMENT SHOULD NOT BE USED FOR COMPACTION OF BACKFILL, AS SUCH EQUIPMENT OPERATED NEAR THE WALL COULD INCREASE LATERAL EARTH PRESSURES AND POSSIBLY DAMAGE THE WALL.
- ALL BACKFILL SHOULD BE PLACED IN LAYERS NOT EXCEEDING 6" LOOSE THICKNESS AND DENSELY COMPACTED. BENEATH PAVED OR SIDEWALK AREAS, COMPACT TO AT LEAST 95% MODIFIED PROCTOR MAXIMUM DENSITY (ASTM: D1557). OTHERWISE COMPACT TO 90% MINIMUM.

SUBDRAIN PIPE:

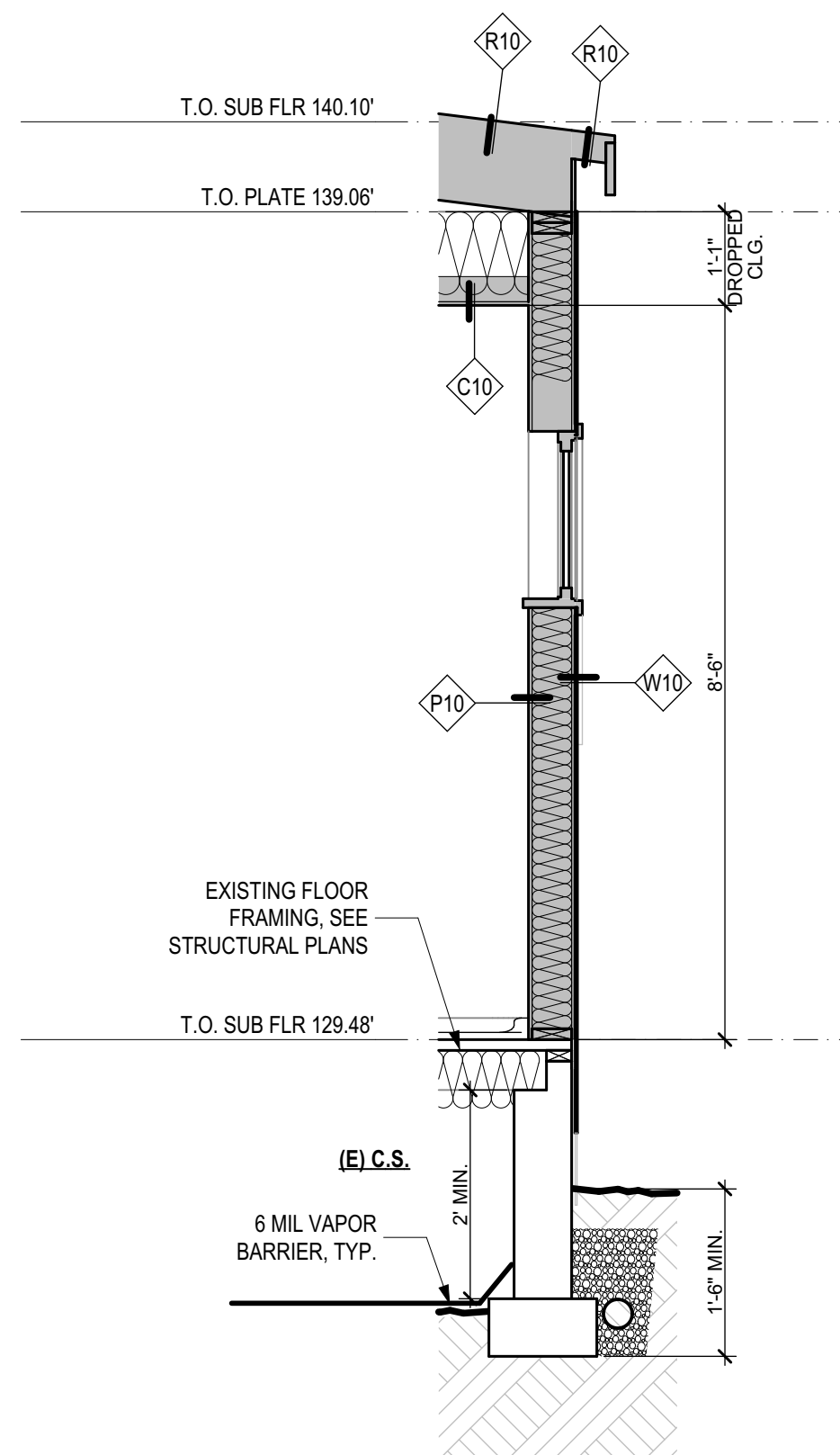
- 6" MINIMUM DIAMETER PERFORATED OR SLOTTED PIPE: TIGHT JOINTS: SLOPED TO DRAIN SLOTTED PIPE: TIGHT JOINTS: SLOPED TO DRAIN
- PERFORATED PIPE HOLES (3/16" TO 1/4" Ø) TO BE IN LOWER HALF OF THE PIPE WITH LOWER QUARTER SEGMENT UNPERFORATED FOR WATER FLOW.
- SLOTTED PIPE TO HAVE 1/8" MAXIMUM WIDTH SLOTS.



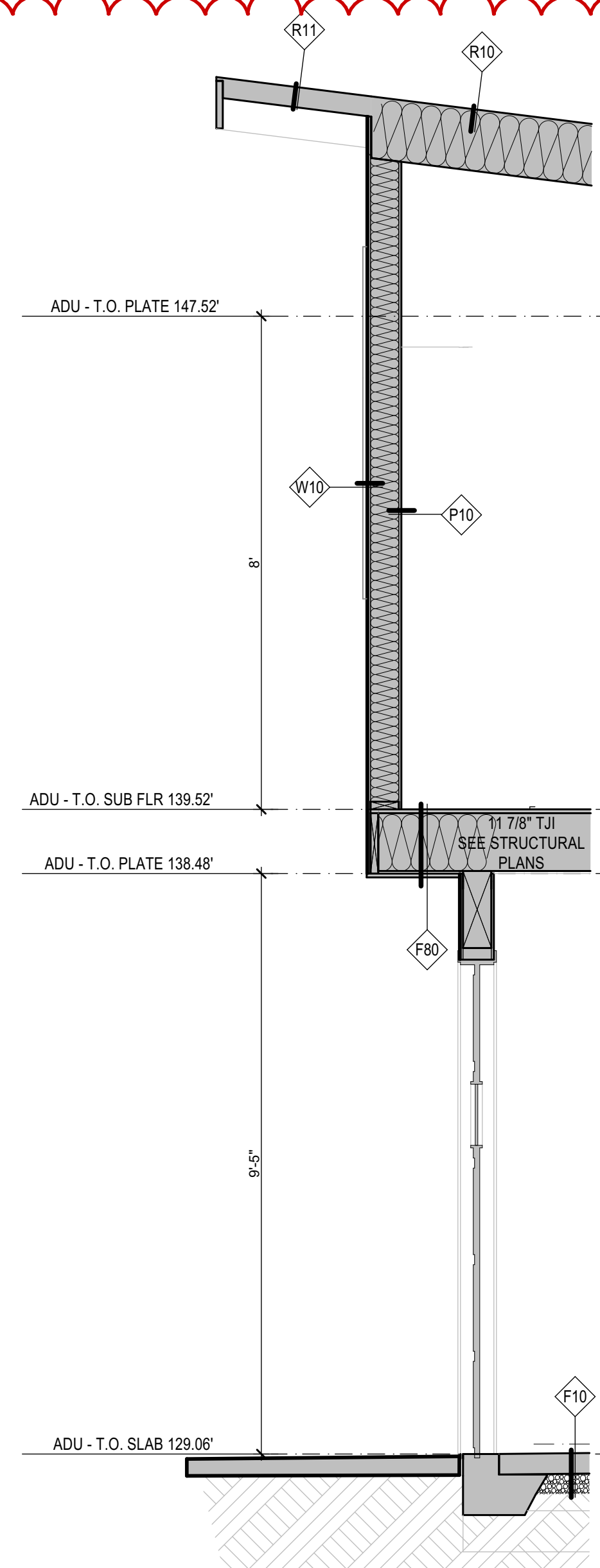
1 TYPICAL FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



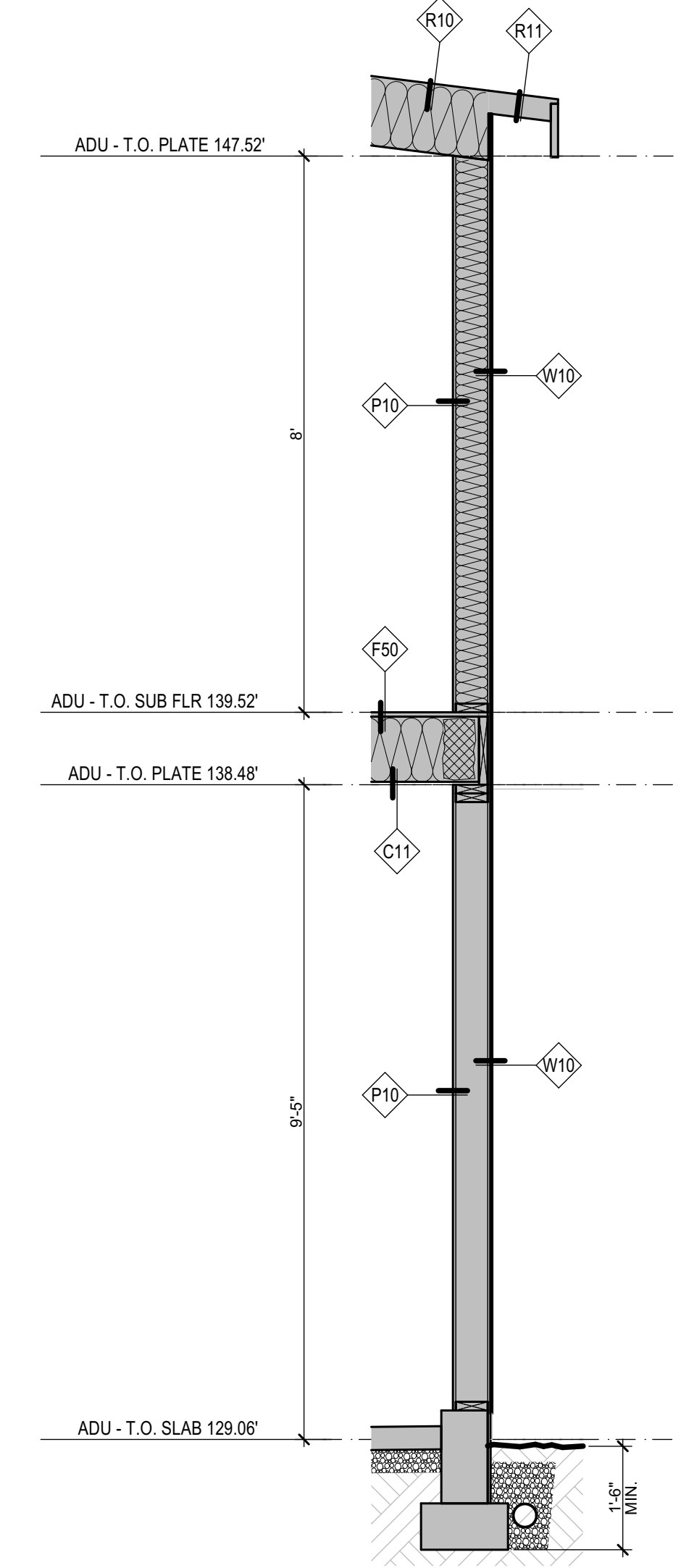
1 WALL SECTION
1/2" = 1'-0"



2 WALL SECTION
1/2" = 1'-0"



3 WALL SECTION
1/2" = 1'-0"



4 WALL SECTION
1/2" = 1'-0"



Zander Addition

10432 Marine View Drive Mukilteo WA 98275

Assemblies

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Schedules

Phase CD
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PPR - 10.22.19

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Door Schedule					
Location	ID	Description / Type	Notes	Height	Width
House	D01	Exterior - Solid Core insulated door @ Entry R101 w/ full lite. U-value = .2	3	7'	3'
House	D02	Exterior - Solid Core double doors @ Shop R104 w/ full lite.	3	7'	8'
House	D03	Exterior - Solid Core door @ Mech R105	3	6'-8"	2'-8"
House	D04	Exterior - (3) Panel by-pass doors @ Dining R107 w/ full lite. U-value = .2	3	8'	10'-6"
House	D05	Exterior - (4) Panel by-pass doors @ Living R108 w/ full lite. U-value = .2	3	8'	14'
House	D06	Exterior - Solid Core by-pass insulated doors @ Bed #1 R109 w/ full lite. U-value = .2, EGRESS	2,3	8'	6'
House-Gara...	D07	Exterior - Garage door @ Garage R116	3	8'	16'
House-Gara...	D08	Exterior - Solid Core door @ Garage R116	3	7'	3'
ADU	D09	Exterior - Solid core insulated door @ ADU Entry/Stair R208 w/ full lite. U-value = .2	3	7'	3'
House	D10	Exterior - Solid core door @ Bed #4 R203 w/ full lite. U-value = .2, EGRESS	2,3	7'	3'
House	D11	Exterior - Solid core double doors @ Bed#3, w/ full lite. U-value = .2, EGRESS	2,3	7'	5'
ADU	D12	Exterior - (3) Panel by-pass doors @ ADU Living R209, U-value = .2		7'	10'
House	D13	Exterior - Solid core insulated door @ Entry R101, U-value = .2		6'-8"	2'-10"
House	D14	Double Doors @ Entry R101 closet		6'-8"	4'-8"
House	D15	Wood door @ Entry R101 storage		6'-8"	2'-6"
House	D16	Wood door @ Pantry R103		6'-8"	2'-6"
House	D17	Exterior - Solid core insulated door @ Pantry/Mud R103, U-value = .2	3	6'-8"	2'-6"
House	D18	Wood door @ Mech R105		6'-8"	2'-6"
House	D19	Pocket door @ Living R108		6'-8"	2'-10"
House	D20	Wood door @ M. Closet R110		6'-8"	2'-6"
House	D21	Wood door @ Bath #1 R111		6'-8"	2'-8"
House	D22	Wood door @ Bath #1 R111 W/C		6'-8"	2'-4"
House	D23	Wood door @ Bath #2 R112		6'-8"	2'-6"
House	D24	Pocket door @ Bath #2 R112		6'-8"	2'-4"
House	D25	Wood door @ Bed #2 R113		6'-8"	2'-8"
House	D26	By-pass door @ Bed #2 R113 closet		6'-8"	7'
House-Gara...	D27	Exterior - Solid Core insulated door @ ADU Entry/Stair R208, U-Value = .2	3	6'-8"	2'-10"
House-Gara...	D28	Exterior - Solid Core insulated door @ Garage R116 closet, U-Value = .2	3	6'-8"	2'-6"
House	D29	Wood door @ Laundry R202		6'-8"	2'-8"
House	D30	Wood door @ Bed #4 R203		6'-8"	2'-8"
House	D31	By-pass door @ Bed #4 R203 closet		6'-8"	5'
House	D32	Pocket door @ Bath #4 R204		6'-8"	2'-8"
House	D33	Wood door @ Bed #3 R207		6'-8"	2'-8"
House	D34	Pocket door @ M. Closet R206		6'-8"	2'-10"
House	D35	Pocket door @ Bath #3 R205		6'-8"	2'-8"
House	D36	Wood door @ Bath #3 W/C		6'-8"	2'-6"
ADU	D37	By-pass door @ ADU Entry/Stair R208 closet		6'-8"	4'
ADU	D38	Wood door @ ADU Living R209 closet		6'-8"	2'
ADU	D39	Wood door @ ADU Bedroom R211		6'-8"	2'-8"
ADU	D40	By-pass door @ ADU Bedroom R211 closet		6'-8"	6'
ADU	D41	Wood door @ ADU Bath R212		6'-8"	2'-6"

Fan Schedule				
KEY	Location	Description	MFG.	Notes
EF-1	Bath #1 R111	90 CFM	Panasonic	By push button timer
EF-2	Bath #1 R111 W/C	60 CFM	Panasonic	By push button timer
EF-3	Bath #2 R112	90 CFM	Panasonic	By push button timer
EF-4	Bath #2 R112 shower	60 CFM	Panasonic	By push button timer
EF-5	Laundry R202	135 CFM Min. Whole House Fan see A0.1	Panasonic	Intermitten programmable timer s
EF-6	Bath #4 R204	90 CFM	Panasonic	By push button timer
EF-7	Bath #3 R205	60 CFM	Panasonic	By push button timer
EF-8	Bath #3 R205	120 CFM	Panasonic	By push button timer
EF-9	ADU Bath R212	45 CFM Min. Whole House Fan see A0.1	Panasonic	Intermitten programmable timer s

FAN SCHEDULE NOTES:

- All whole house fans to be maximum 1.0 sone as required by IRC M1507.3.4.2 Fan Noise Reduction.

Glazing Schedule								
Location	ID	Glazing Type / Description	Notes	Width	Height	Head (+F.F.)	Sill (+ F.F.)	U-Value
House-Garage	118	Slider @ Shop/Storage R115	4,5,6	5'	2'	7"	60.00"	.3
House-Garage	119	Fixed @ Garage R116	5,6	3'	3'	6'-10"	48.00"	.3
House-Garage	120	Fixed @ Garage R116	5,6	3'	3'	6'-10"	48.00"	.3
House	101	Fixed @ Shop R104	5,6	3'	3'	6'-7"	48.00"	.3
House	102	Fixed @ Shop R104	5,6	3'	3'	6'-7"	48.00"	.3
House	103	Slider @ Shop R104	4,5,6	5'	3'	6'-7"	48.00"	.3
House	104	Casement @ Kitchen R106	4,5,6,7	2'	3'-6"	8"	54.00"	.3
House	105	Casement @ Kitchen R106	4,5,6,7	2'	3'-6"	8"	54.00"	.3
House	106	Awning @ Dining R107	4,5,6,7	2'	2'	8"	72.00"	.3
House	107	Awning @ Dining R107	4,5,6,7	2'	2'	8"	72.00"	.3
House	108	Awning @ Dining R107	4,5,6,7	2'	2'	8"	72.00"	.3
House	109	Fixed @ Bedroom R109	5,6	3'	3'	7"	48.00"	.3
House	110	Fixed @ Bedroom R109, SAFETY	1,5,6	3'	6'	8"	24.00"	.3
House	111	Fixed @ Bedroom R109, SAFETY	1,5,6	3'	6'	8"	24.00"	.3
House	112	Slider @ Bedroom R109	4,5,6,7	5'	6'	8"	24.00"	.3
House	113	Awning @ M. Closet R110	4,5,6,7	4'	2'	7"	60.00"	.3
House	114	Casement @ Bath #1 R111 W/C	4,5,6,7	2'	2'	7"	60.00"	.3
House	115	Slider @ Bath #1 R111, SAFETY	1,4,5,6,7	4'	3'-6"	7"	42.00"	.3
House	116	Fixed @ Bath #1 R111 Shower, SAFETY	1,5,6,7	4'	2'	7"	60.00"	.3
House	117	Slider @ Bed #2 R113, EGRESS	2,4,5,6,7	5'	3'	7"	48.00"	.3
House	201	Fixed @ Stair R102	5,6	5'-6"	3'-6"	3'-4"	0.00"	.3
House	202	Transom of 201 - Fixed @ Stair R102	5,6	5'-6"	3'-6"	6'-10"	40.00"	.3
House	203	Transom of 201 - Fixed @ Stair R102	5,6	5'-6"	3'-6"	10'-4"	82.00"	.3
House	204	Transom of 201 - Fixed @ Stair R102	5,6	5'-6"	3'-6"	13'-10"	124.00"	.3
House	205	Transom of 201 - Fixed @ Stair R102	5,6	5'-6"	3'-6"	17'-4"	166.00"	.3
House	206	Fixed @ Stair R102	5,6	3'	3'-6"	7"	42.00"	.3
House	207	Fixed - Abv Window 206 @ Stair R102	5,6	3'	3'-6"	13'-9"	123.00"	.3
House	208	Fixed @ Laundry R202	5,6	3'	4'	7"	36.00"	.3
House	209	Slider / Fixed @ Bed R203	5,6,7	5'	4'	7"	36.00"	.3
House	210	Casement @ Bed R203	5,6,7,9	2'-6"	5'	7"	24.00"	.3
House	211	Casement @ Bed R203, SAFETY	2,5,6,7	2'-6"	5'	7"	24.00"	.3
House	212	Casement @ Bath #4 R204, SAFETY	2,5,6,7	2'-6"	5'	7"	24.00"	.3
House	213	Awning @ Bath #3 R205 W/C	5,6,7	2'-6"	2'-6"	7"	54.00"	.3
House	214	Slider / Fixed @ Bath #3 R205, SAFETY	2,5,6,7	5'	5'	7"	24.00"	.3
House	215	Fixed @ Bath #3 R205, SAFETY	2,5,6	5'	5'	7"	24.00"	.3
House	216	Fixed @ Bath #3 R205	5,6	2'	3'	7"	48.00"	.3
House	217	Casement @ Bath #3 R205, SAFETY	2,5,6,7	2'	3'	7"	48.00"	.3
House	218	Slider / Fixed / Slider @ Bed #3 R207, SAFETY	2,5,6,7	8'-6"	4'-6"	7"	30.00"	.3
House	219	Transom of 218 - Fixed @ Bed #3 R207	5,6	8'-6"	3'-6"	10'-6"	84.00"	.3
House	221	Slider @ Bed #3 R207	5,6,7	4'-6"	4'-6"	7"	30.00"	.3
House	222	Transom of 221 - Fixed @ Bed #3 R207	5,6	4'-6"	3'-6"	10'-6"	84.00"	.3
House	223	Casement @ Bed #3 R207	5,6,7	3'	3'	7"	48.00"	.3
House	224	Transom of 224 @ Bed #3 R207	5,6	3'	3'-6"	10'-6"	84.00"	.3
House	225	Awning @ Stair R102	5,6,7	3'	3'	7"	48.00"	.3
House	226	Transom of 225 - Fixed @ Stair R102	5,6	3'	3'-6"	10'-6"	84.00"	.3
House	227	Fixed @ Stair R102	5,6	4'	3'-6"	13'-10"	124.00"	.3
House	228	Transom of 227 - Fixed @ Stair R102	5,6	4'	3'-6"	17'-4"	166.00"	.3
ADU	229	Awning @ ADU Living R209	5,6,7	3'	2'	7"	60.00"	.3
ADU	230	Slider @ ADU Living R209	5,6,7	5'	2'	7"	60.00"	.3
ADU	231	Slider @ ADU Bedroom R211	5,6,7	6'	3'-6"	7"	42.00"	.3
ADU	232	Fixed @ ADU Bath R212	5,6	2'-6"	3'-6"	7"	42.00"	.3
ADU	233	Transom of 232 - Awning @ ADU Bath R212	5,6,7	2'-6"	2'	9"	84.00"	.3
ADU	234	Fixed @ ADU Bath R212, SAFETY	2,5,6,7	2'-6"	3'-6"	7"	42.00"	.3
ADU	235	Transom of 234 - Awning @ ADU Bath R212, SAFETY	5,6,7	2'-6"	1'-11 1/16"	9"	84.50"	.3
ADU	236	Casement @ ADU Kitchen R210	5,6,7	3'-6"	3'-6"	7"	42.00"	.3
ADU	237	Transom of 236 - Fixed @ ADU Kitchen R210	5,6	3'-6"	2'	9"	84.00"	.3
ADU	238	Fixed @ ADU Stair R208	5,6	2'	2'	3'	12.00"	.3
ADU	239	Fixed @ ADU Stair R208	5,6	2'	2'	7"	60.00"	.3
ADU	240	Fixed @ ADU Stair R208	5	2'	8"	9"	12.00"	.3

GLAZING & DOOR SCHEDULE NOTES:

- SAFETY:** this window meets safety glazing requirement per IRC R303.9
- EGRESS:** this window meets egress requirements per IRC 308.4. All egress windows meet IRC 2015 egress requirements for windows at or above grade: 24" net open height, 20" net width, 5.7 SF min. area., 44" maximum sill height.
- Building entrance door(s) shall be capable of locking, equipped with a dead-locking latch bolt, and be operable from inside without use of a key or special knowledge or effort
- All windows within 10' of grade to be lockable from inside.
- All new glazing to be NFRC certified and compliant with 2015 Washington State Energy Code
- All windows to be I.G., low E coating, argon filled U.N.O.
- This window to be operable or have trickle vent for fresh air intake.
- Window fall protection where the top of the sill of an operable window opening is located less than 24" above the finished floor, per IRC 312.2
- Opening control devices shall comply with ASTM F 2090 per IRC 312.2.2. Window opening control device shall not reduce the net clear opening area to less than the area required by IRC 310.2.1

Criteria

1. MATERIALS

- A. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2015 EDITION). THIS STRUCTURE DOES NOT CONFORM TO PRESENT EARTHQUAKE CODE REQUIREMENTS. IT HAS BEEN ANALYZED AND REINFORCED FOR MINIMUM MAINTENANCE IN ACCORDANCE WITH CHAPTER 34 OF THE INTERNATIONAL BUILDING CODE, AND IS WITHIN THE CURRENT PRACTICE FOR THE RENOVATION OF EXISTING BUILDINGS OF THIS AGE AND TYPE OF CONSTRUCTION.

2. DESIGN LOAD CRITERIA

ROOF LIVE LOAD	25 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL DECKS)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL BALCONIES)	60 PSF
GUARDRAILS/BALCONY RAILS	50 PLF
GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD	200 LBS
SNOW	Pf=25 PSF
WIND	RISK CATEGORY II, Gcpi=0.18, 110 MPH, EXPOSURE B
EARTHQUAKE ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM:	LIGHT FRAMED SHEAR WALLS, Vs = 12.1 KIPS SITE CLASS=0, Ss=141, Sds=94, S1=55, SD1=55, Cs=0.145, SDC D, Ie=1.0, R=6.5

SEE PLANS FOR ADDITIONAL LOADING CRITERIA.

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWNGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

Quality Assurance

10. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1704 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION:

CONCRETE CONSTRUCTION	PER TABLE 1705.2.2
EXPANSION BOLTS AND THREADED EXPANSION INSERTS	PER MANUFACTURER
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER

11. UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1707 OF THE INTERNATIONAL BUILDING CODE.

- A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM INCLUDING DRAG STRUTS, BRACES AND HOLDDOWNS.

Geotechnical

12. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE	2000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	55 PCF/35 PCF
COEFFICIENT OF FRICTION (FACTOR OF SAFETY OF 1.5 INCLUDED)	0.3

GEOTECHNICAL MEMO
HWA GEOSCIENCES INC
PROJECT #: 2007-051021 T300, DATED DECEMBER 12TH 2016

Renovation

13. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

14. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.

- A. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DOWELS EPOXY GROUTED INTO EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

15. CONTRACTOR SHALL CHECK FOR DRYROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

Concrete

16. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'_c = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS.

17. THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905.6. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

18. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH TABLE ACI 318 TABLE 4.2.1 MODERATE EXPOSURE

19. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, f_y = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, f_y = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, f_y = 60,000 PSI.

20. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-05. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-05, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

Anchorage

21. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "KWIK BOLT 3" AS MANUFACTURED BY THE HILT CORP. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-1385, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

22. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-1772. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.

Wood

23. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO.17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS:	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, F_b = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, F_b = 1000 PSI
BEAMS:	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, F_b = 1350 PSI
POSTS:	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, F_c = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, F_c = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

24. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND AITC STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, F_b = 2,400 PSI, F_v = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, F_b = 2,400 PSI, F_v = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

Wood

25. MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	F_b = 2900 PSI, E = 2000 KSI, F_v = 290 PSI
LVL (1.9E)	F_b = 2600 PSI, E = 1900 KSI, F_v = 285 PSI
LSL (1.55E)	F_b = 2325 PSI, E = 1550 KSI, F_v = 310 PSI

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

26. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.
FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.
WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.
REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

27. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

28. PRESSURE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO A RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO A RETENTION OF 0.60 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACQ-A, CBA-A, CA-B, OR SBX TREATED WOOD SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

29. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-2008. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITI" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

30. WOOD FASTENERS

- A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
16d BOX	3-1/2"	0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

- B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2005 EDITION) WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

... General Structural Notes continued on S1.2

PROJECT TITLE:

Zander Residence

10432 Marine View Dr,
Mukilteo, WA 98275

DESIGN:

CTF

DRAWN:

KLD

APPROVED:

CTF

ARCHITECT:



FROSSARD
STRUCTURAL ENGINEERING, LLC

4616 - 25th Ave. NE, #585
Seattle, WA 98105
206.683.5435

ISSUE:

Permit

DATE:

December 20, 2019

REVISIONS:



PPR - 10.22.19

SHEET TITLE:

General Notes

SCALE:

NTS

SHEET NO:

S1.1



Wood (Continued)

31. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.
- B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

- C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.

Steel

32. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

- A. EITHER AISC 360 AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE.
B. MARCH 18, 2005 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED AS FOLLOWS.

1. AS NOTED IN THE CONTRACT DOCUMENTS.
2. BY THE DELETION OF PARAGRAPH 4.4.1.
3. REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.

C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

32. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
A. WIDE FLANGE SHAPES	A992	50 KSI
B. OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
C. OTHER SHAPES AND PLATES (NOTED GRADE 50 ON PLANS)	A572 (GRADE 50)	50 KSI
D. PIPE COLUMNS	A53 (E OR S, GR.B)	35 KSI
E. STRUCTURAL TUBING (SQUARE OR RECTANGULAR) (ROUND)	A500 (GRADE B)	46 KSI
F. CONNECTION BOLTS (3/4" ROUND, UNLESS SHOWN OTHERWISE)	A325-N	42 KSI

34. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

35. ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.

36. ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

37. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT-LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

Reserved

PROJECT TITLE:

Zander Residence

10432 Marine View Dr,
Mukilteo, WA 98275

DESIGN: CTF

DRAWN: KLD

APPROVED: CTF

ARCHITECT:



FROSSARD
STRUCTURAL ENGINEERING, LLC

4616 - 25th Ave. NE, #585
Seattle, WA 98105
206.683.5435

ISSUE:

Permit

DATE: December 20, 2019

REVISIONS:

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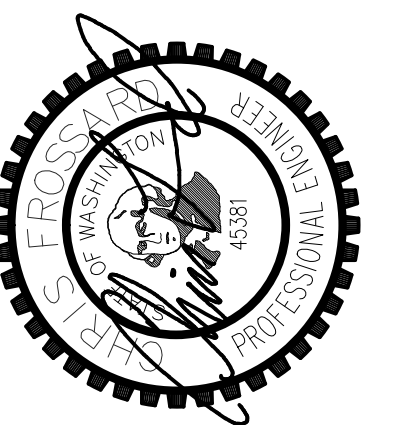
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General Notes

SCALE: NTS

SHEET NO:

S1.2

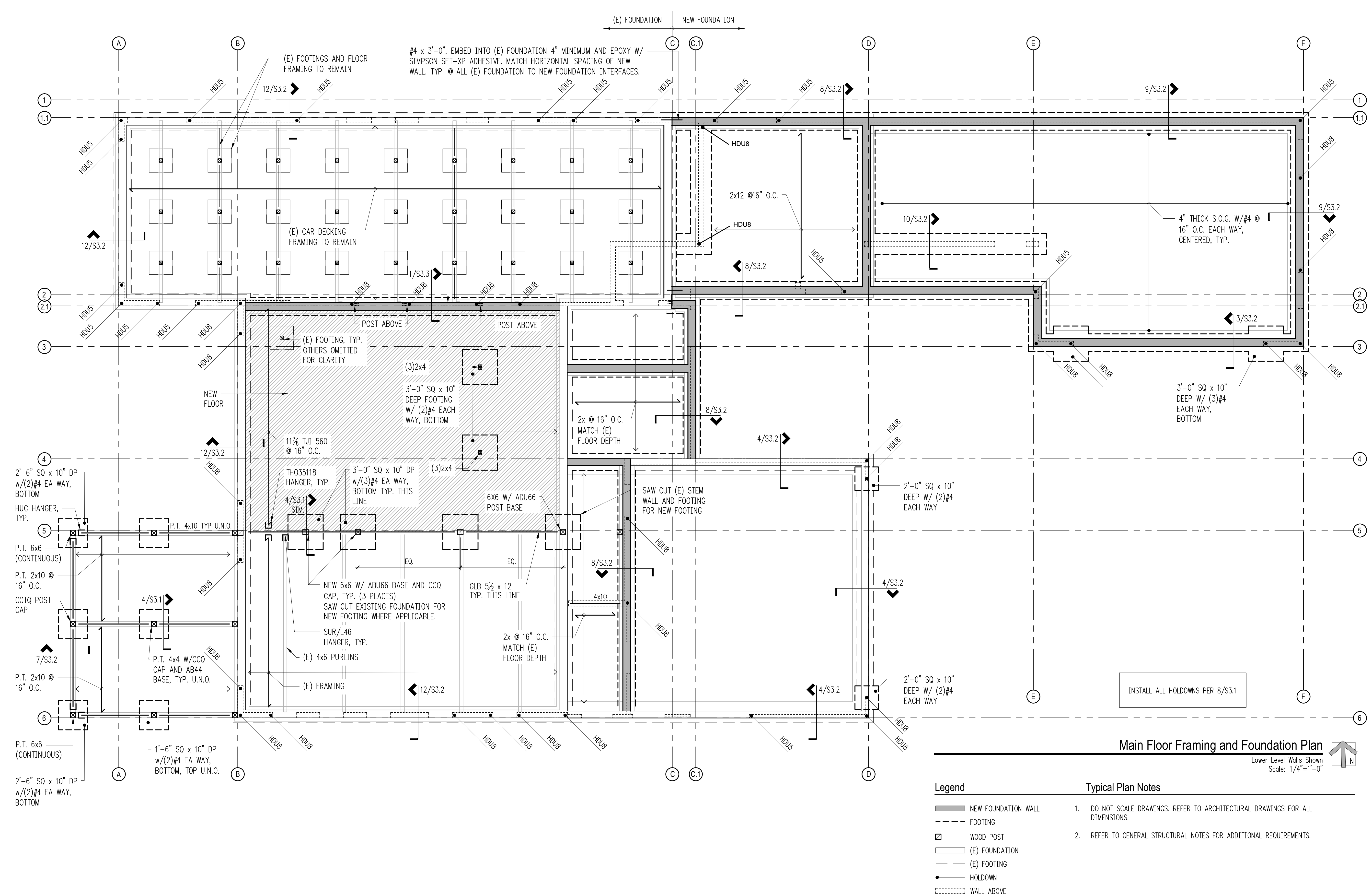


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4010 - 23rd Ave. NE, #303
Seattle, WA 98105
206.683.5435

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

S2.1



PROJECT TITLE:

Zander Residence

10432 Marine View Dr,
Mukilteo, WA 98275

DESIGN:

CTF

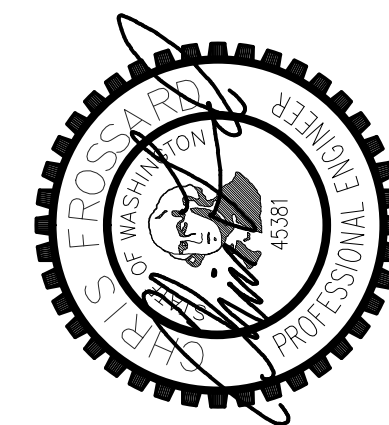
DRAWN:

KLD

APPROVED:

CTF

ARCHITECT:



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SHEET TITLE:

Upper Floor Framing Plan

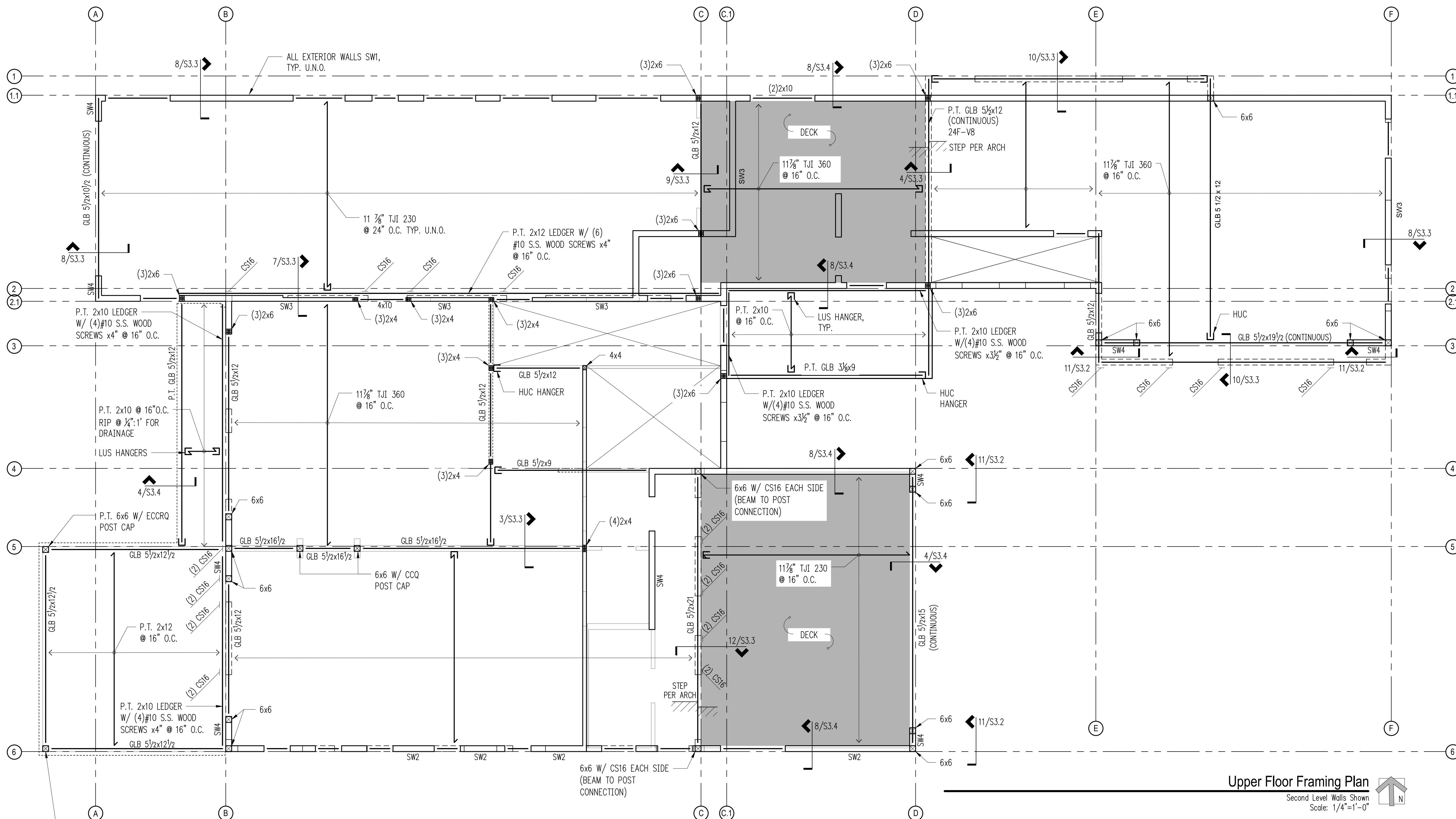
SCALE:

1/4" = 1'-0"

SHEET NO:

S2.2

20 OF 25



Upper Floor Framing Plan

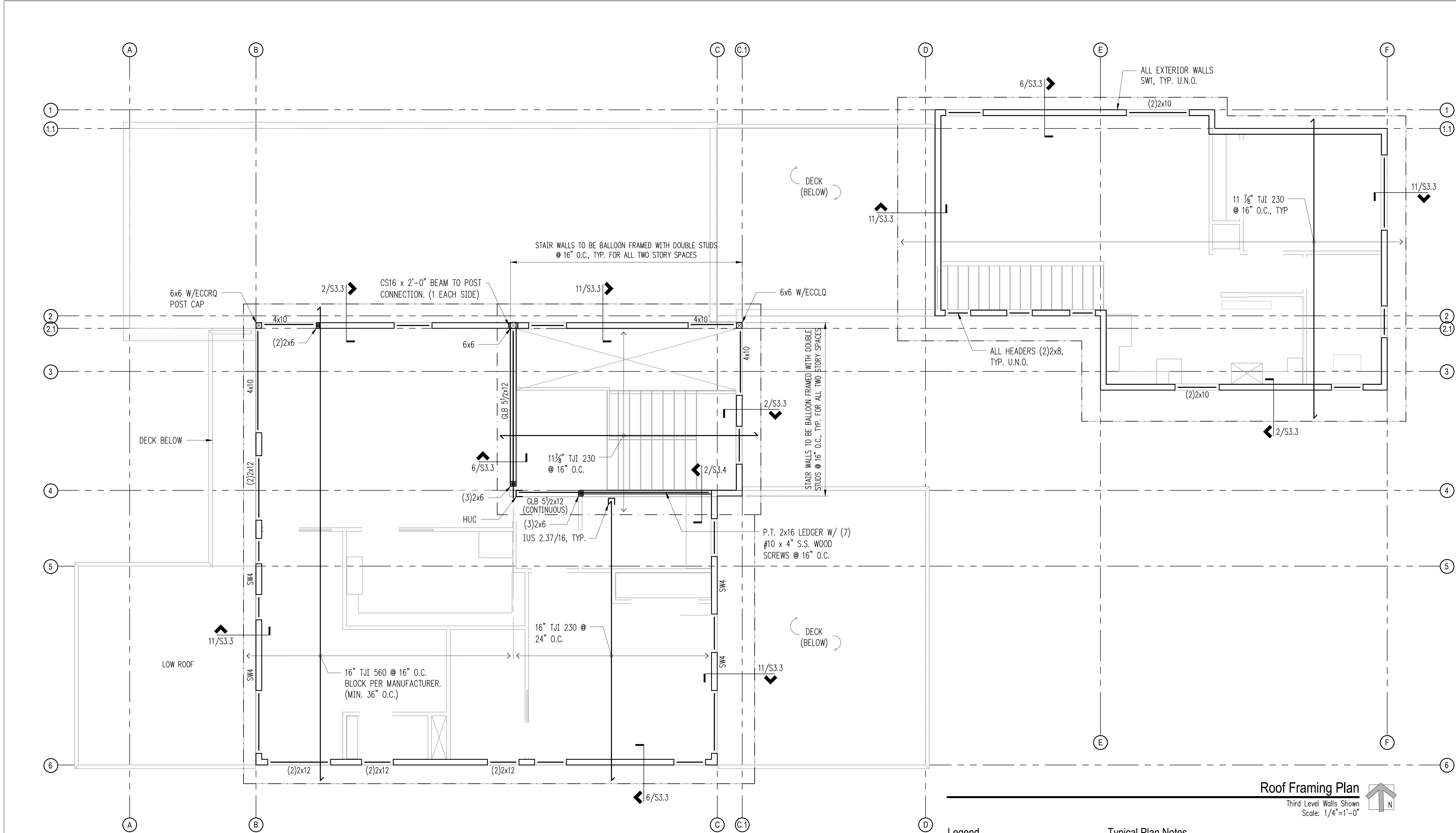
Second Level Walls Shown
Scale: 1/4"=1'-0"

Legend

- WOOD POST
- SPAN DIRECTION
- SPAN EXTENTS
- BEARING WALL
- HANGER
- SHEAR WALL
- OVERFRAMING
- DECK

Typical Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



Legend

- WOOD POST
- SPAN DIRECTION
- SPAN EXTENTS
- BEARING WALL
- HANGER
- SW_ SHEAR WALL
- OVERFRAMING
- STEP

Typical Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

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Zander Residence
10432 Marine View Dr,
Mukilteo, WA 98275

DESIGN: CTF
DRAWN: KLD
APPROVED: CTF
ARCHITECT:

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Seattle, WA 98105
206.683.5435

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SHEET TITLE:
Roof Framing Plan

SCALE: 1/4" = 1'-0"
SHEET NO:

S2.3

2x OR LSL

16d NAILING PER SCHEDULE

2x NAILER

16d NAILING PER SCHEDULE

Detail A

EDGE NAILING OVER EA. STUD

PLYWOOD EDGE

16d NAILING PER SCHEDULE

Detail B

PLAN VIEW AT ABUTTING PANEL EDGES OF SW3 & SW4

Shearwall Schedule ①②③④⑤⑥

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if 2x or LSL ①	at Wood	at Concrete
SW1	1/2" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc ⑩	16d @ 6"oc	5/8" @ A.B. @ 48"oc
SW2	1/2" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc ⑩	16d @ 4"oc	5/8" @ A.B. @ 32"oc
SW3 ④	1/2" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 6"oc	A35 @ 12"oc ⑩	16d @ 3"oc	5/8" @ A.B. @ 16"oc
SW4 ④	1/2" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4 1/2"oc	A35 @ 9"oc ⑩	(2)rows 16d @ 4 1/2"oc	5/8" @ A.B. @ 12"oc
SW5 ⑤	1/2" CDX PLYWD. EA. SIDE	8d @ 3"oc EA. SIDE	n/a	A35 @ 6"oc	(2)rows 16d @ 3"oc	5/8" @ A.B. @ 16"oc
SW6 ⑤	1/2" CDX PLYWD. EA. SIDE	8d @ 2"oc EA. SIDE	n/a	HGA10 @ 8"oc	(2)rows 16d @ 2"oc	5/8" @ A.B. @ 12"oc

① BLOCK PANEL EDGES WITH 2x LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.

② 8d NAILS SHALL BE 0.131"Ø x 2 1/2" (common) – 16d NAILS SHALL BE 0.135"Ø x 3 1/2" (box)

③ EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x .229" PLATE WASHERS. INSTALL PLATE WASHERS 1/2" OR LESS FROM INSIDE FACE OF STRUCTURAL SHEATHING.

④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF SW3 AND SW4. REFER TO DETAIL B. WHERE 3x STUDS ARE USED FOR SW4, STAGGER NAILS AT ADJOINING PANEL EDGES.

⑤ 3x FOUNDATION SILL PLATES AND 3x STUDS ARE REQUIRED FOR SW5 AND SW6. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES.

⑥ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.

⑦ ALL EXTERIOR WALLS SHALL BE SW1, UNLESS NOTED OTHERWISE.

⑧ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 1/2" CDX.

⑨ LTP4's MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

⑩ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

Shearwall Schedule - (Sheathed One & Two Sides) 2

BLOCKING BTWN. JOISTS

(2)16d EA. JOIST

PANEL EDGE NAILING OF SHEARWALL BELOW

TOP PLATE CONNECTION W/ 16d NAILS

TJI JOISTS PER PLAN

PANEL EDGE NAILING

2x BLOCKING BTWN. STUDS

SHEATHING PANEL JOINT W/ PANEL EDGE NAILING

BOTTOM PLATE CONNECTION

PANEL EDGE NAILING

Bearing Wall

(4)8d INTO EA. BLOCK

(2)16d EA. BLOCK

(1) JOIST BAY OF TJI BLKG. @ 48"oc

Non-Bearing Wall

NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

Typical Shearwall Construction (w/ TJI's) 6

①

③

①

②

SHEARWALL PER PLAN

②

①

②

IF SHEARWALL OR 16d @ 12"oc AT OTHER WALLS

INTERSECTING WALL (see left if shearwall)

① PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE

② BASE PLATE NAILING PER SHEARWALL SCHEDULE

③ 16d @ 8"oc

Typical Shearwall Intersections 10

TYP. DOUBLE TOP PLATE

A35 (at exterior walls only) OMIT @ HEADERS < 6'-0"

(6)16d

TYP. STUDS

TYP. HEADER PER PLAN

PROVIDE (2) BEARING STUDS U.O.N

Typical Header Support w/2 Bearing Studs

Typical Header Support w/2 Bearing Studs 3

(8)16d @ 4"oc STAGGERED AT EACH SIDE OF SPLICE

TOP CHORD SPLICE

16d @ 12"oc STAGGERED ELSEWHERE

BOTTOM CHORD SPLICE

6'-0" min. BETWEEN SPLICES

SPLICE TO OCCUR AT C OF VERT. STUD TYP.

Typical Top Plate Splice

Typical Top Plate Splice 7

NAIL END STRINGER TO FRAME WALL W/ (4) 16d EA. STUD

TREAD PER ARCH.

2x12 STRINGER @ 24"oc max.

7/16" MIN.

3/4" PLYWOOD KICK PLATE

PER ARCH.

3/4" PLYWOOD SHEATHING

4x10

2x10 @ 16"oc

Typical Rise

Typical Landing

ALL TREAD AND RISER DIMENSIONS PER ARCH.

Garage Stair and Landing Detail 11

8d @ 6"oc

(2)16d TOENAILS THRU EA. JOIST

PURLIN PER PLAN

BEAM PER PLAN

HANGER PER PLAN

POST PER PLAN W/ AC, BC, OR PC SERIES POST CAP AT TOP AND PB OR ABU SERIES POST BASE AT BOTTOM

FOOTING SIZE AND REINF. PER PLAN

1'-6" min.

8d

JOISTS AND SHEATHING PER PLAN, EXITING AT "SIM."

Post Footing at Crawl Space

Post Footing at Crawl Space 4

NAIL MULTIPLE HOLDOWN STUDS W/ (2) 10d @ 6" O.C.

HOLDOWN STUDS/POST PER SCHEDULE

HDU HOLDOWN W/ SDS

SHEARWALL PER PLAN

CONT. #4 x 6"Ø EA. SIDE OF A.B. (WRAP AROUND CORNER AS REQ'D) AT HDU8-HDU14

'SB' PER SCHEDULE

PROVIDE PANEL EDGE NAILING OVER ALL HOLDOWN STUDS OR (2) ROWS AT POST

HOLDOWN CAN BE ATTACHED TO BEARING (TRIMMER) STUDS

FRAMING CONT. WHERE OCCURS

'SSTB' PER SCHEDULE

PLATE WASHER PER SCHEDULE

'ALL-THREAD' PER SCHEDULE

Holdown Schedule

Plan Mark	Stemwall		Footing Anchor Bolt		HD Post	
	A.B.	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL 6x WALL
HDU5	5/8"Ø-SB5/8 x 24	18"	5/8"Ø	1/2 x 1 3/4" SQ.	9"	4x6 6x6
HDU8	5/8"Ø-SB1 1/2 x 24	18"	1/2"Ø	1/2 x 2 1/2" SQ.	12"	4x6 6x6
HDU11	1"Ø-SB1 x 30 ③	24"	1"Ø	1 5/8 x 2 3/4" SQ.	12"	4x8 6x6
HDU14	1"Ø-SB1 x 30 ③	24"	1"Ø	5/8 x 2 3/4" SQ.	12"	4x12 6x8

① A307 ALL-THREAD W/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOTTOM OR EQUIVALENT SIMPSON PAB.

② MINIMUM SIZE OF POST, UNLESS NOTED OTHERWISE ON FRAMING PLANS.

③ REQUIRES MINIMUM 8" THICK CONCRETE WALLS.

④ AT (E) FOUNDATION EMBED 14" MIN. AND EPOXY WITH SIMPSON SET-XP ADHESIVE

Typical HDU Holdown 8

SHEARWALL PER PLAN

CS HOLDOWN PER PLAN W/ (16)8d EA. END OF STRAP

PLYWOOD SHEATHING PER PLAN

1'-4" min.

1'-4" min.

ORIENTATION PER PLAN

FULL WIDTH VERTICAL GRAIN 2x BLOCKING TO MATCH HOLDOWN STUDS

REFER TO PLAN FOR LOCATIONS WHERE WALL CONTINUES

Typical CS Holdown

Typical CS Holdown 12

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Zander Residence
10432 Marine View Dr,
Mukilteo, WA 98275

DESIGN: CTF
DRAWN: KLD
APPROVED: CTF
ARCHITECT:

PROFESSIONAL ENGINEER
WASHINGTON
43501

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STRUCTURAL ENGINEERING, LLC

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ISSUE:
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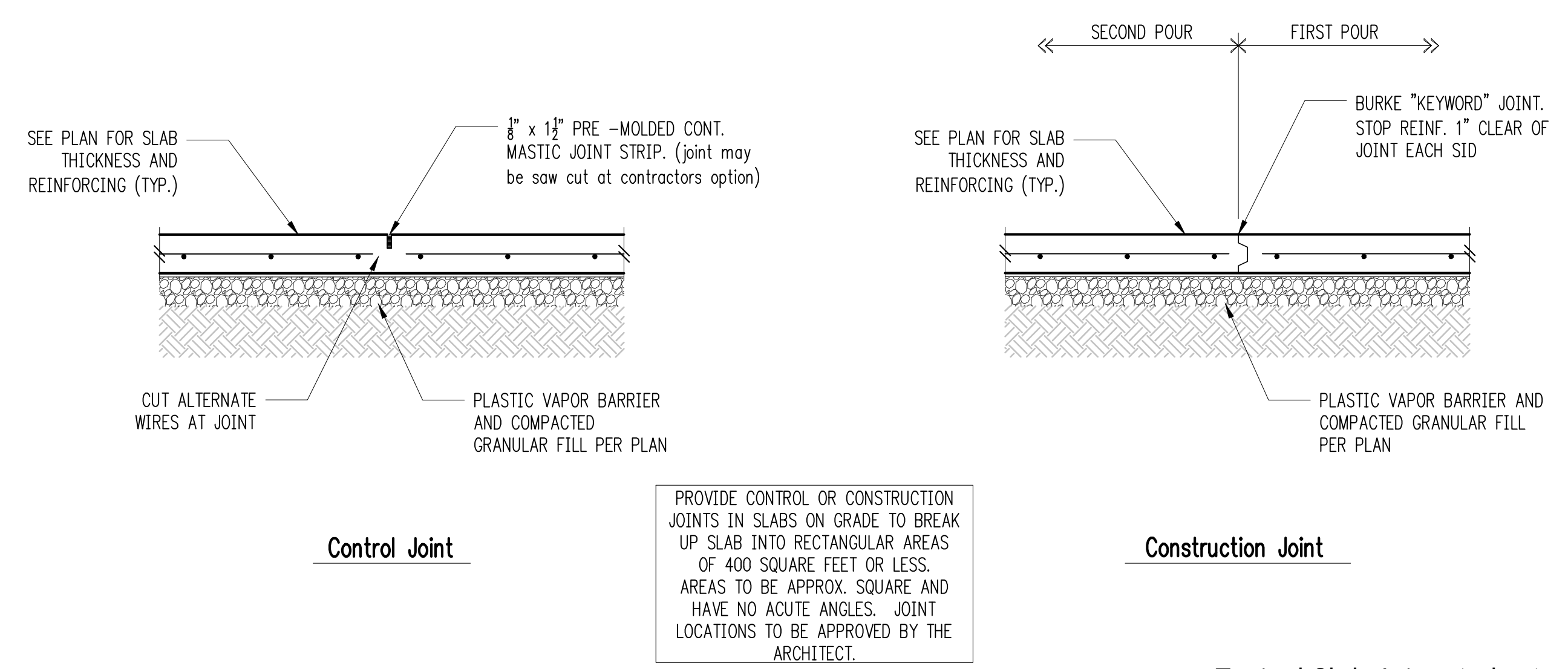
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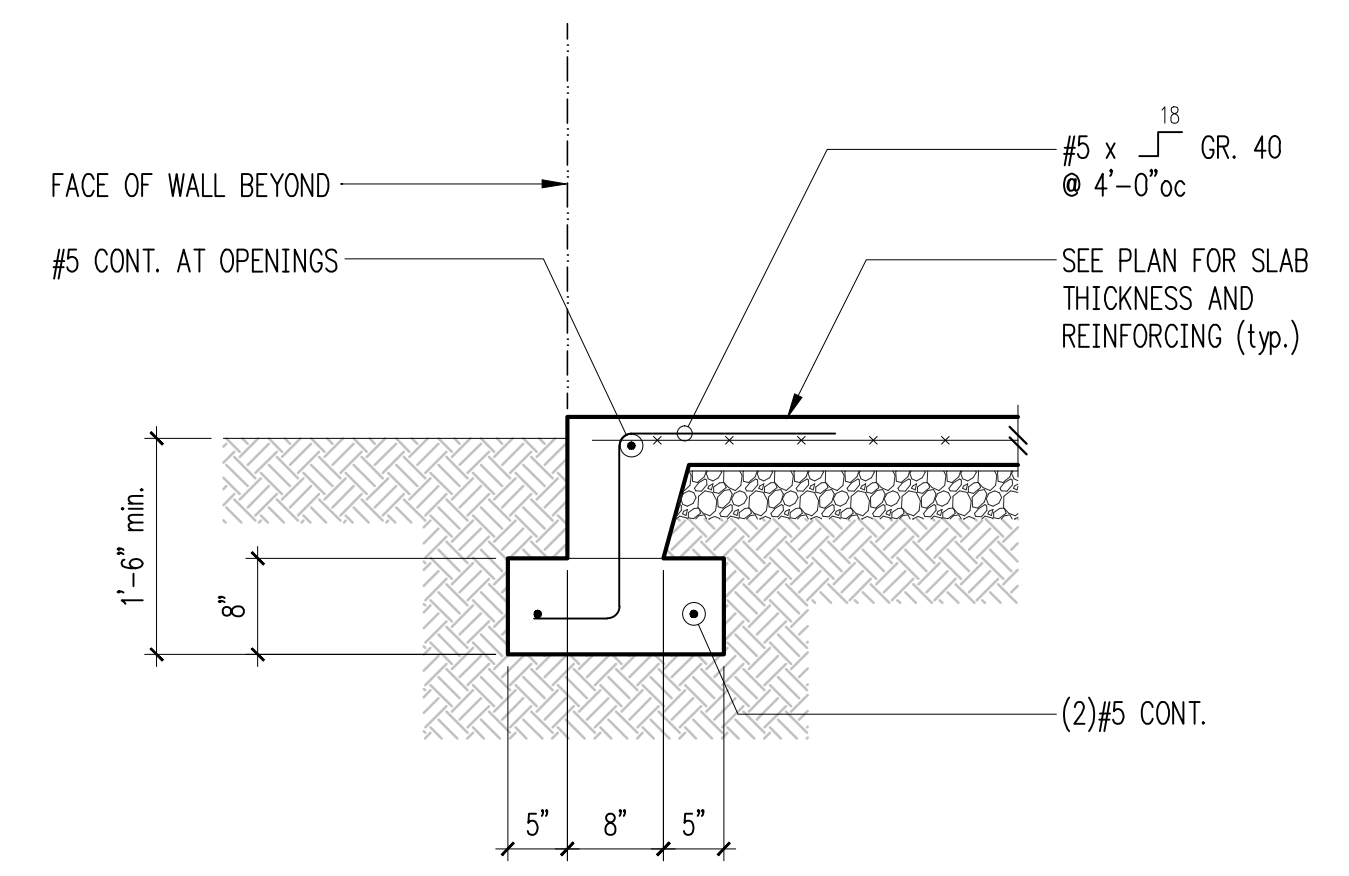
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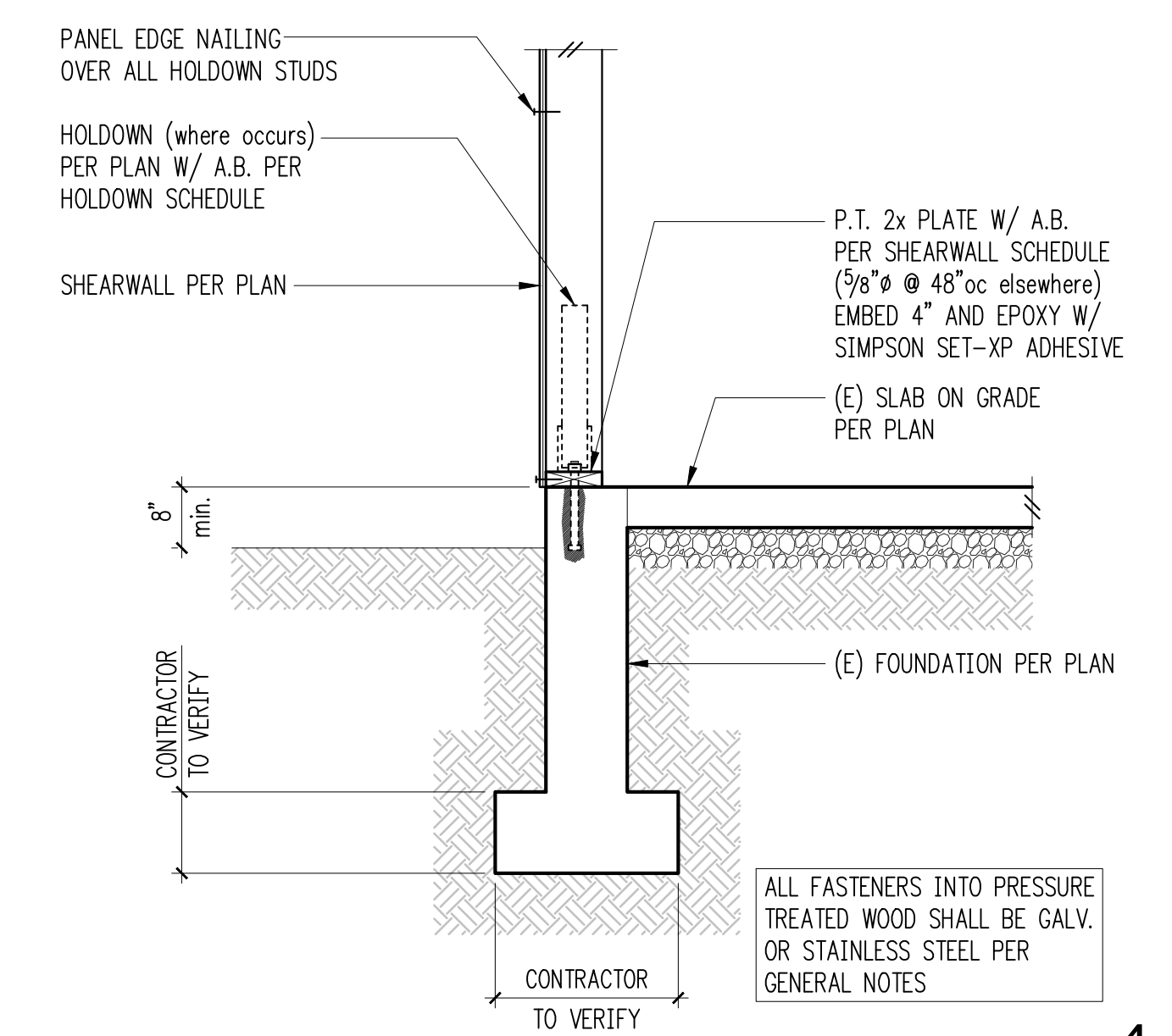
22 OF 25



Typical Slab Joints (rebar) 2



Typical Turned-Down Slab Edge 3



Exterior Wall w/ Slab on Grade 4

PROJECT TITLE:

Zander Residence

10432 Marine View Dr,
Mukilteo, WA 98275

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APPROVED: CTF

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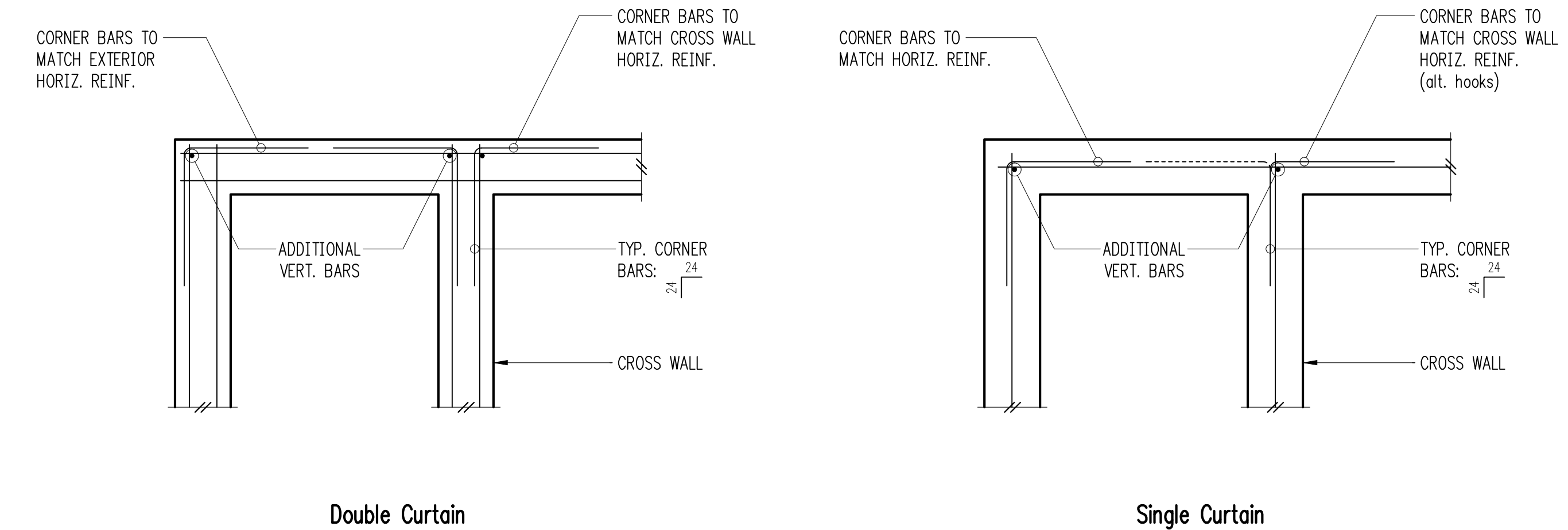
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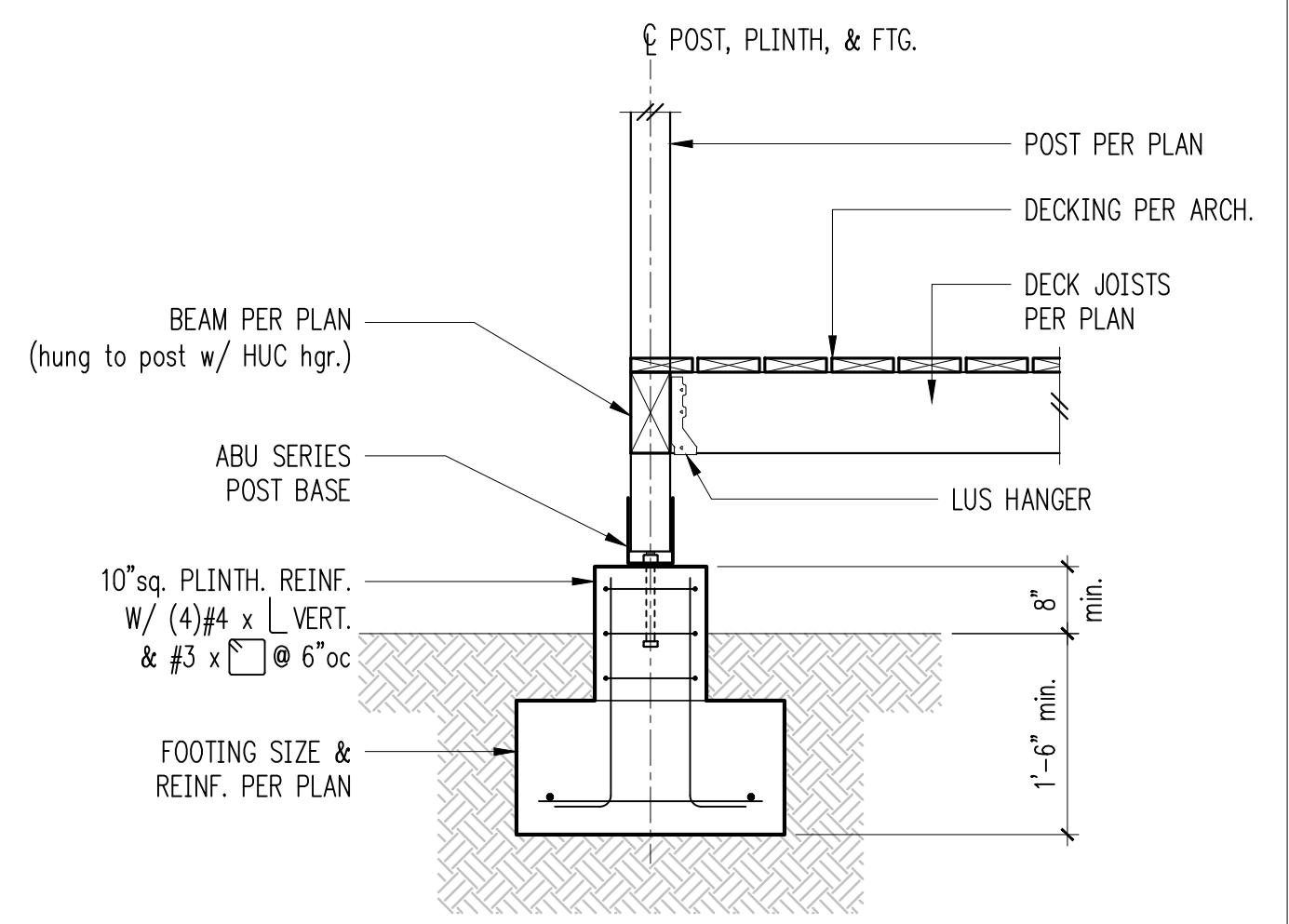
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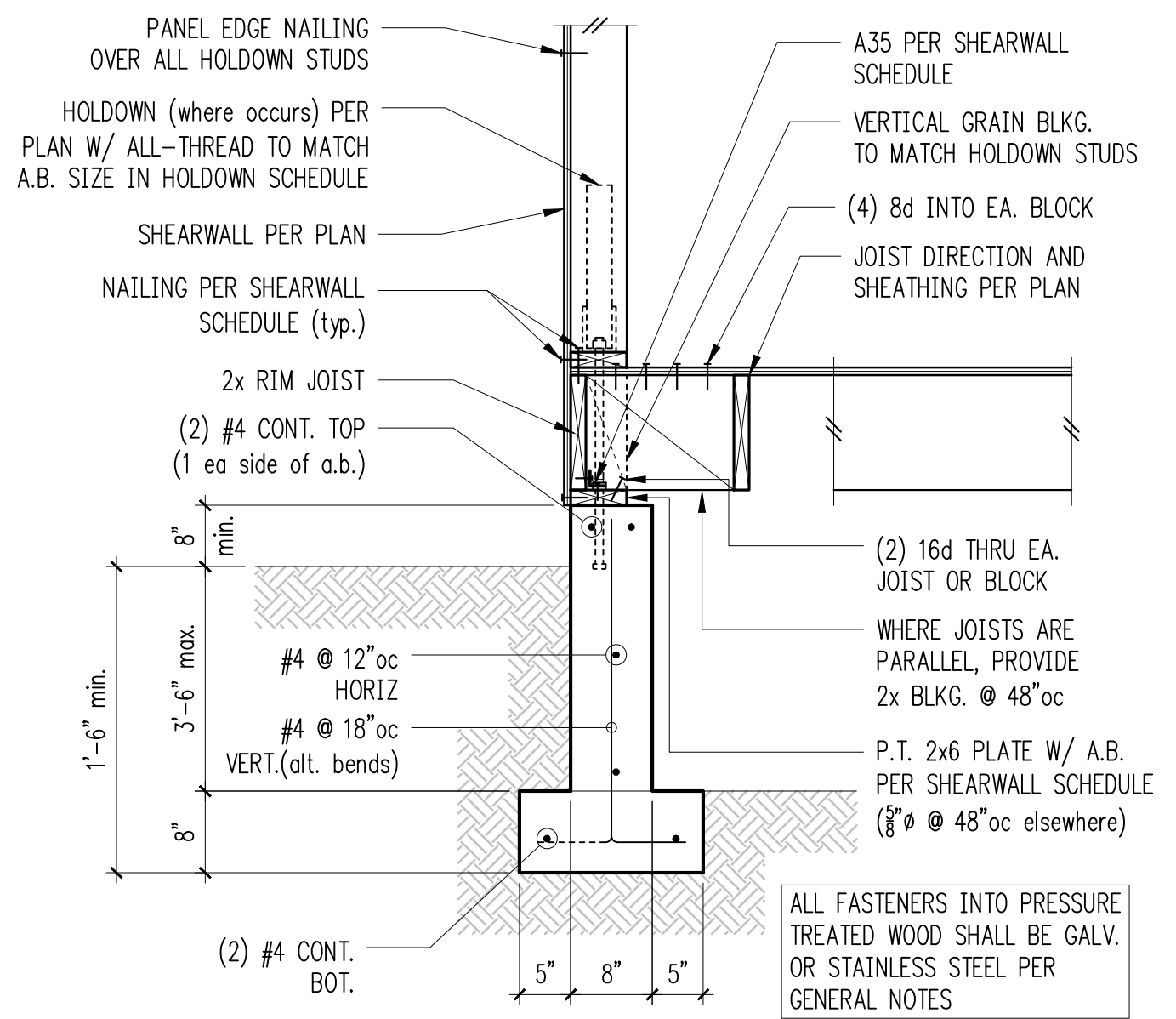
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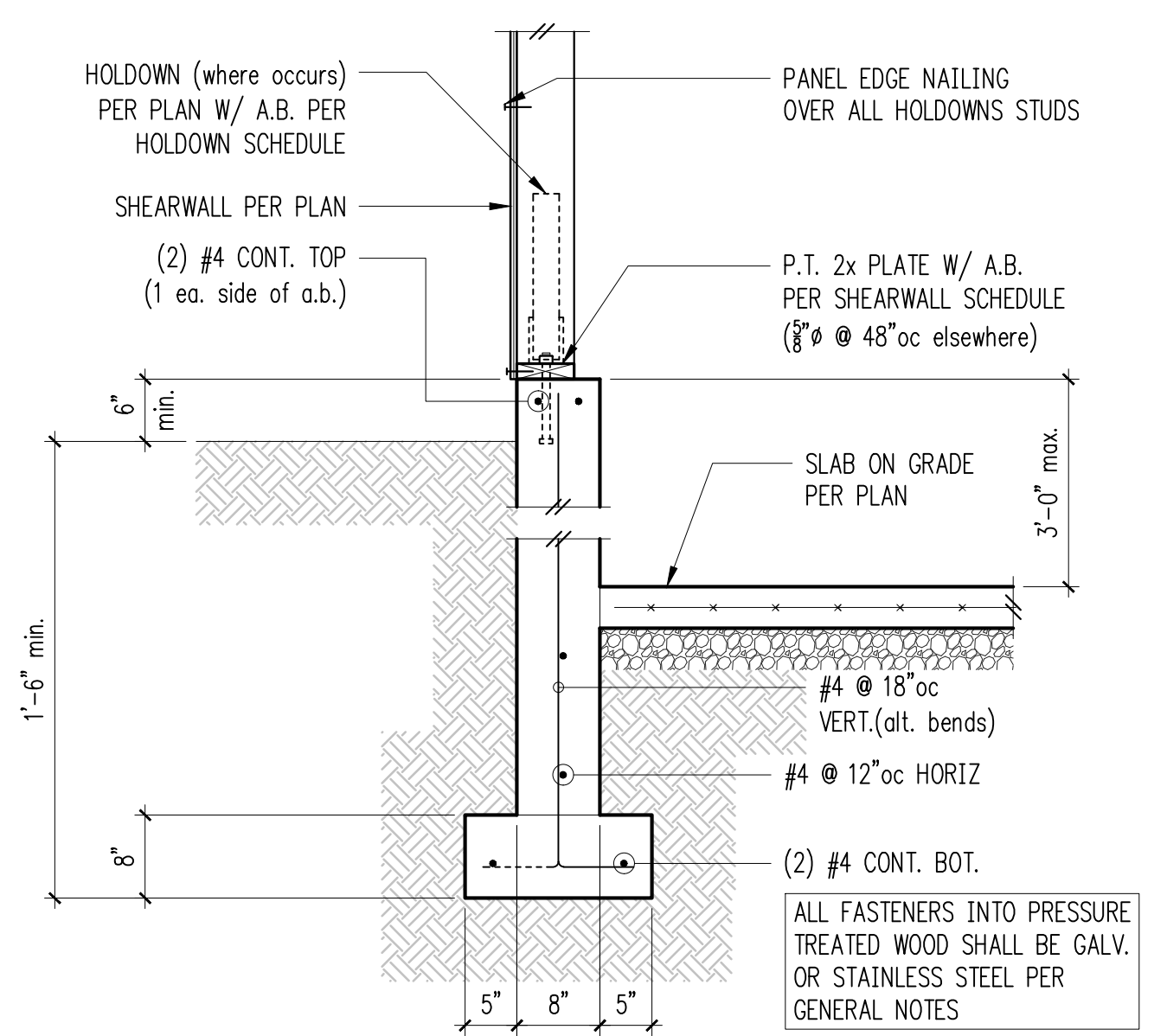
Typical Corner Bars at Concrete Walls and Footings 6



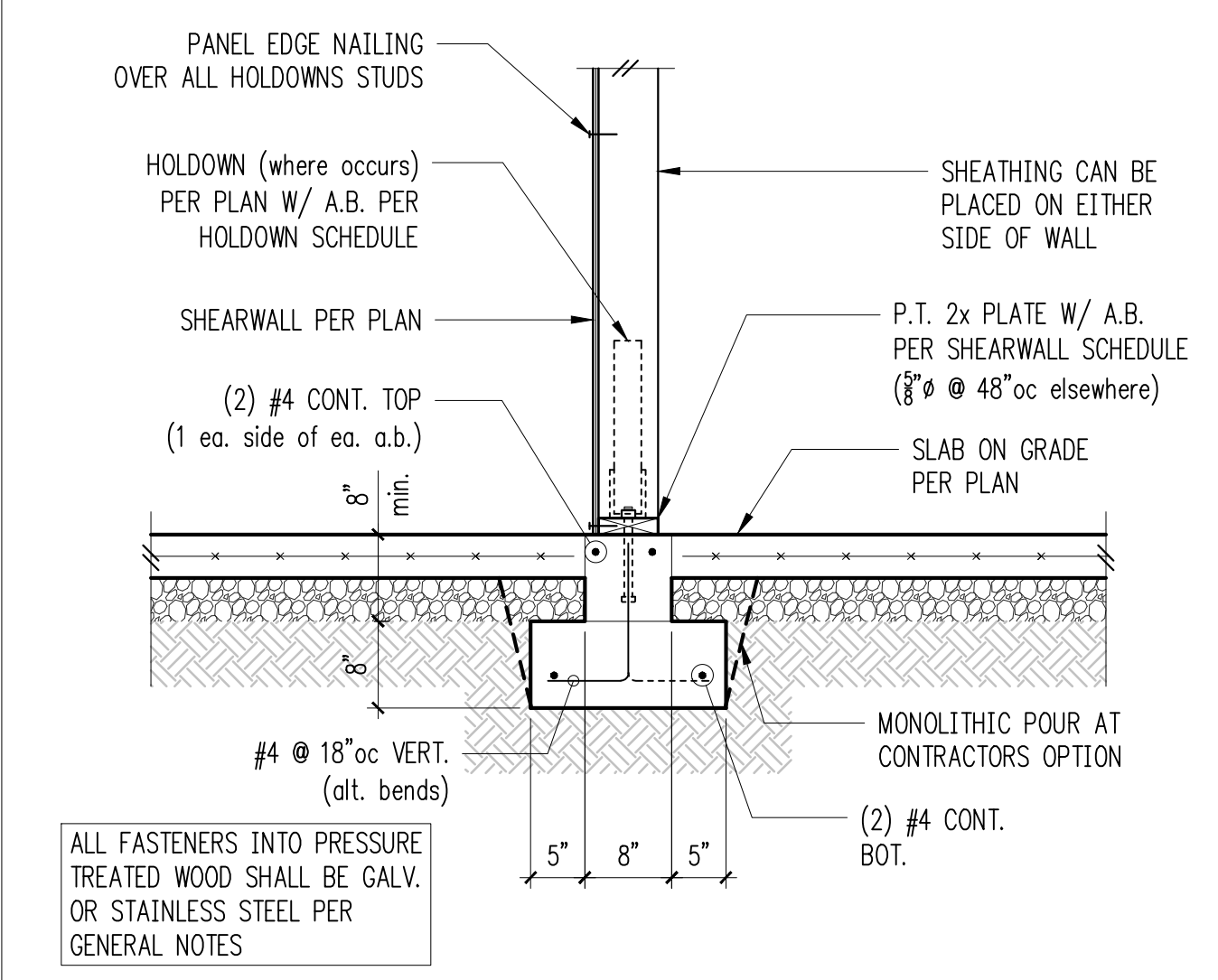
Typical Deck Detail 7



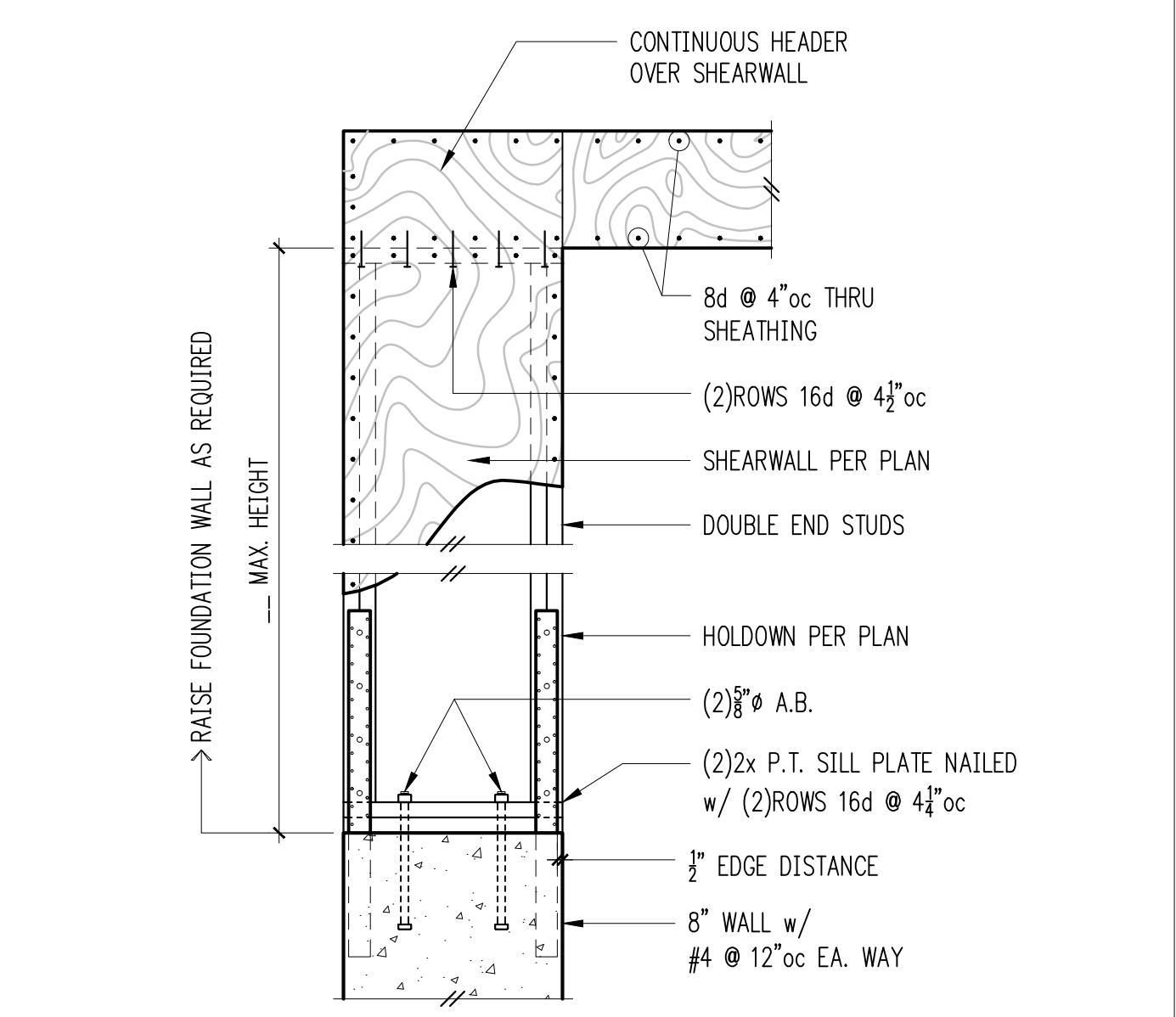
Exterior Framing at Crawl Space 8



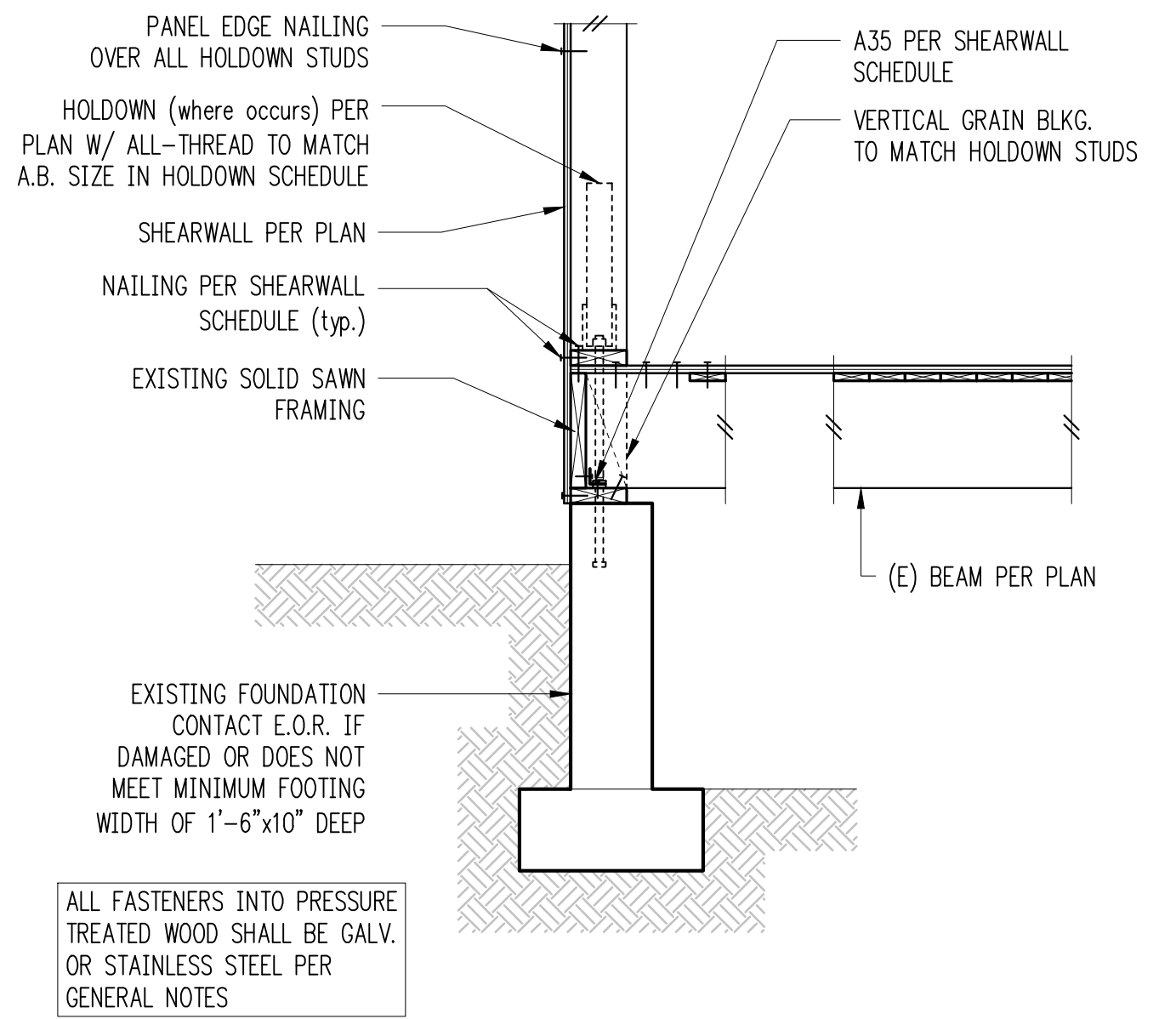
Exterior Wall w/ Slab on Grade & High Grade 9



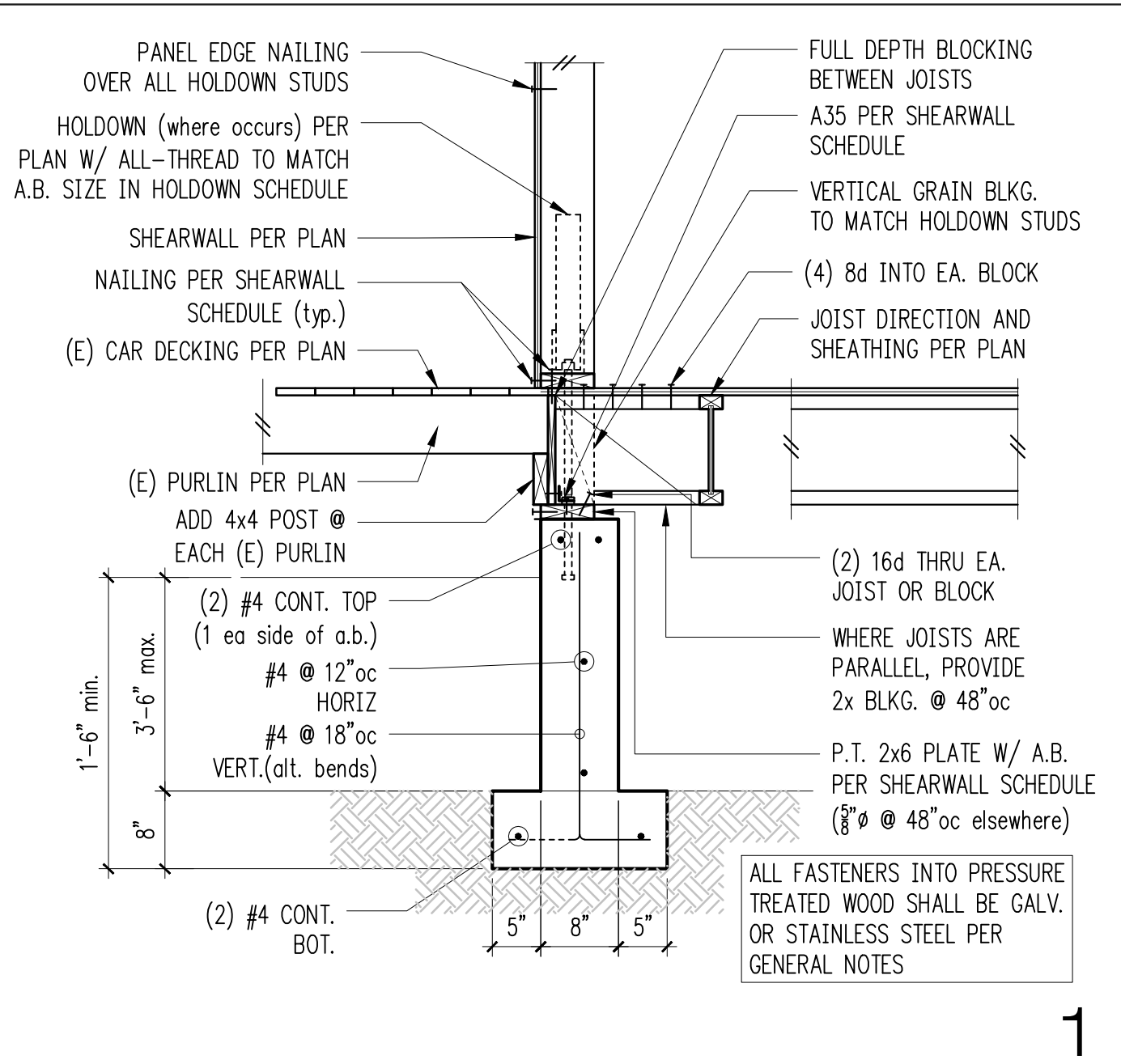
Interior Wall w/ Stem Wall & Footing 10



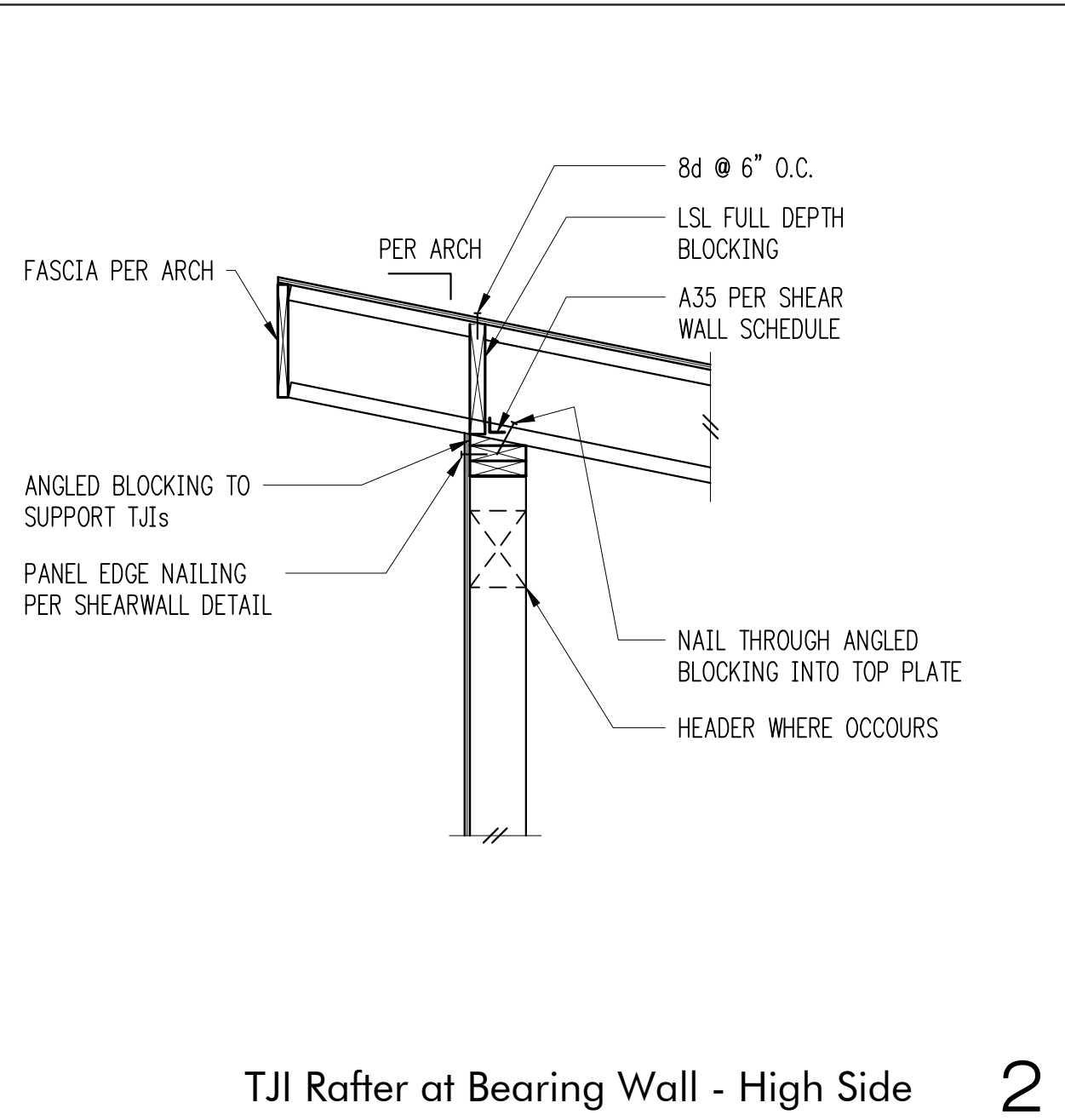
Garage Shearwall 11



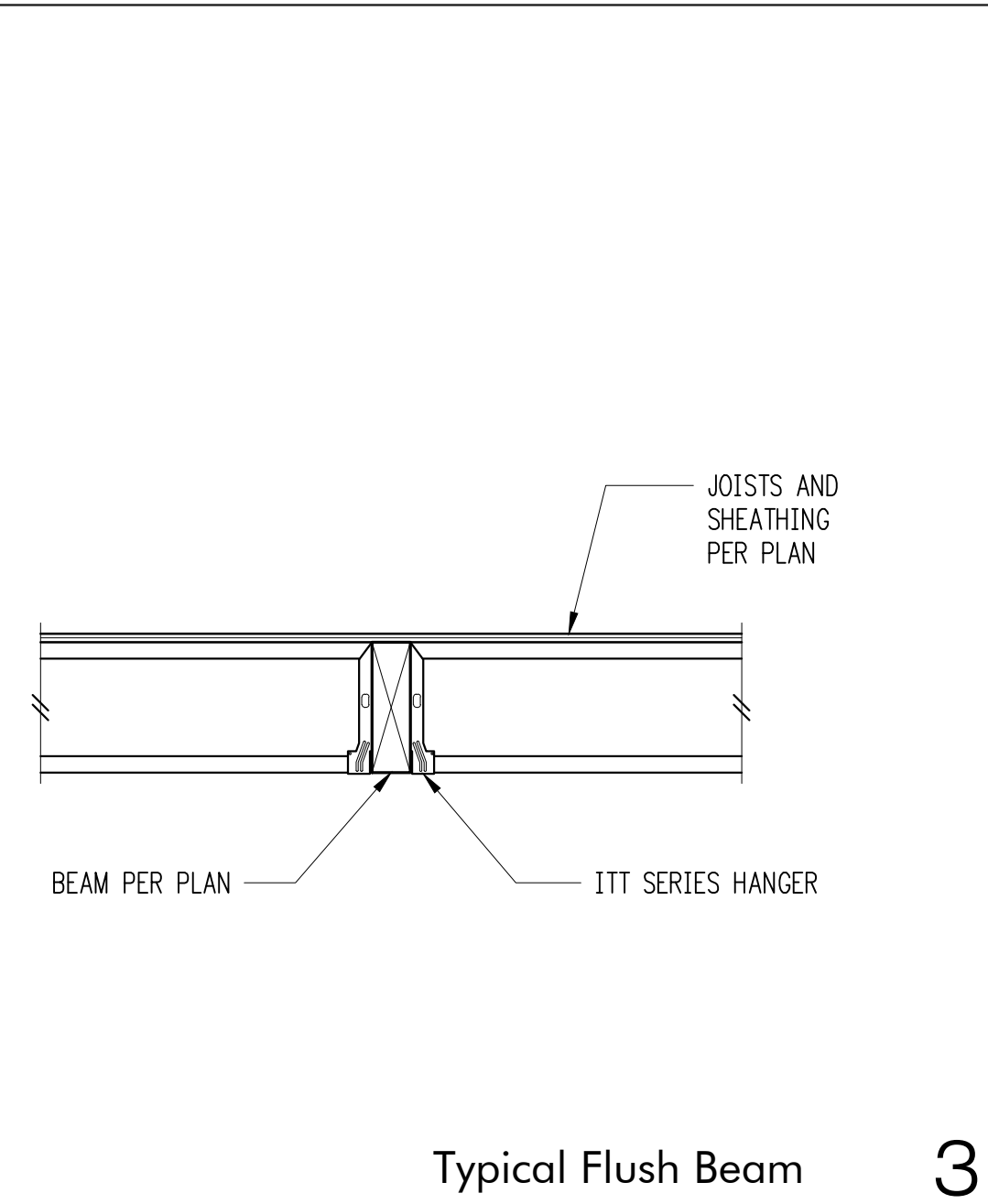
Exterior Framing at Existing Crawl Space 12



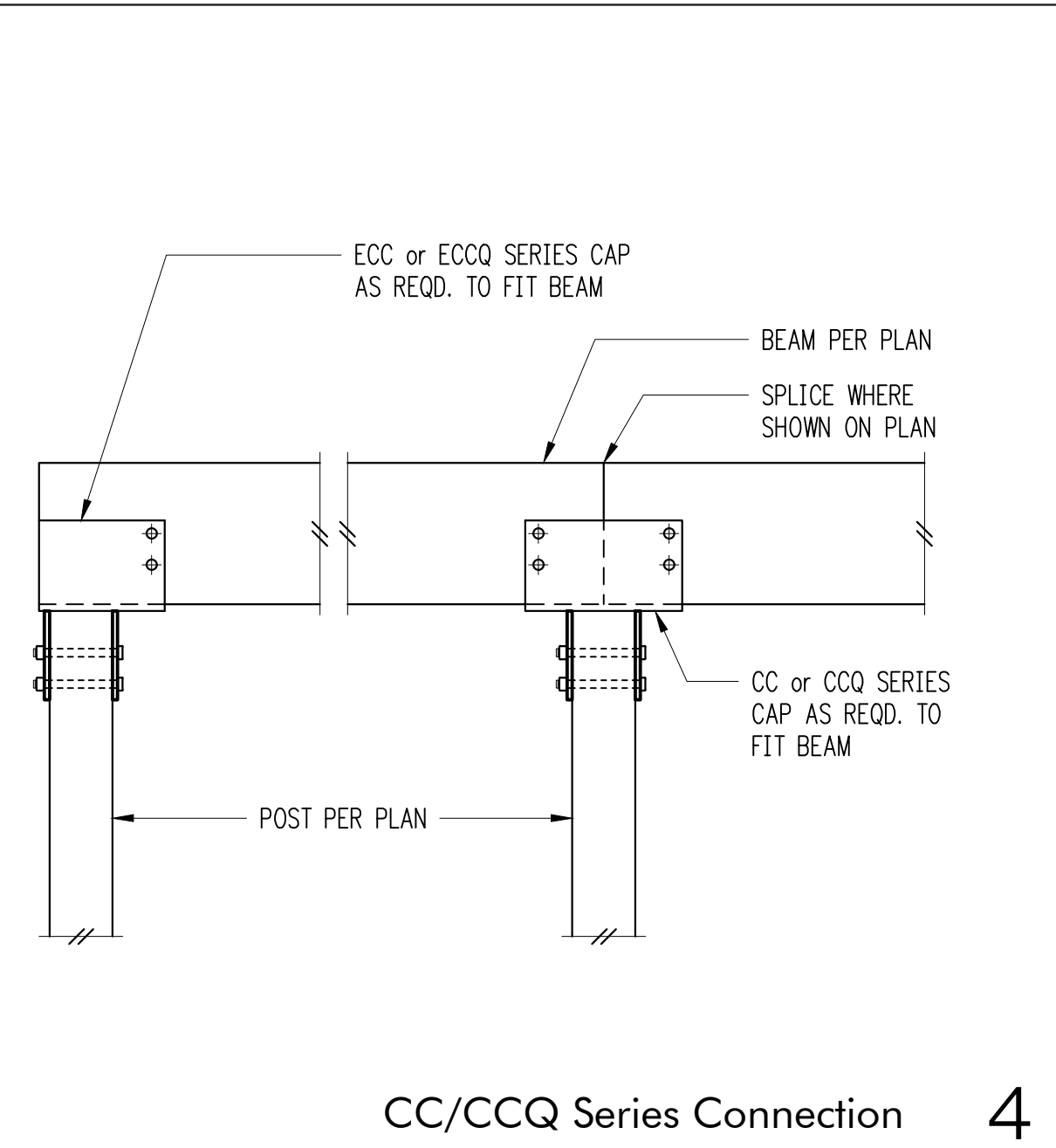
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TJI Rafter at Bearing Wall - High Side 2



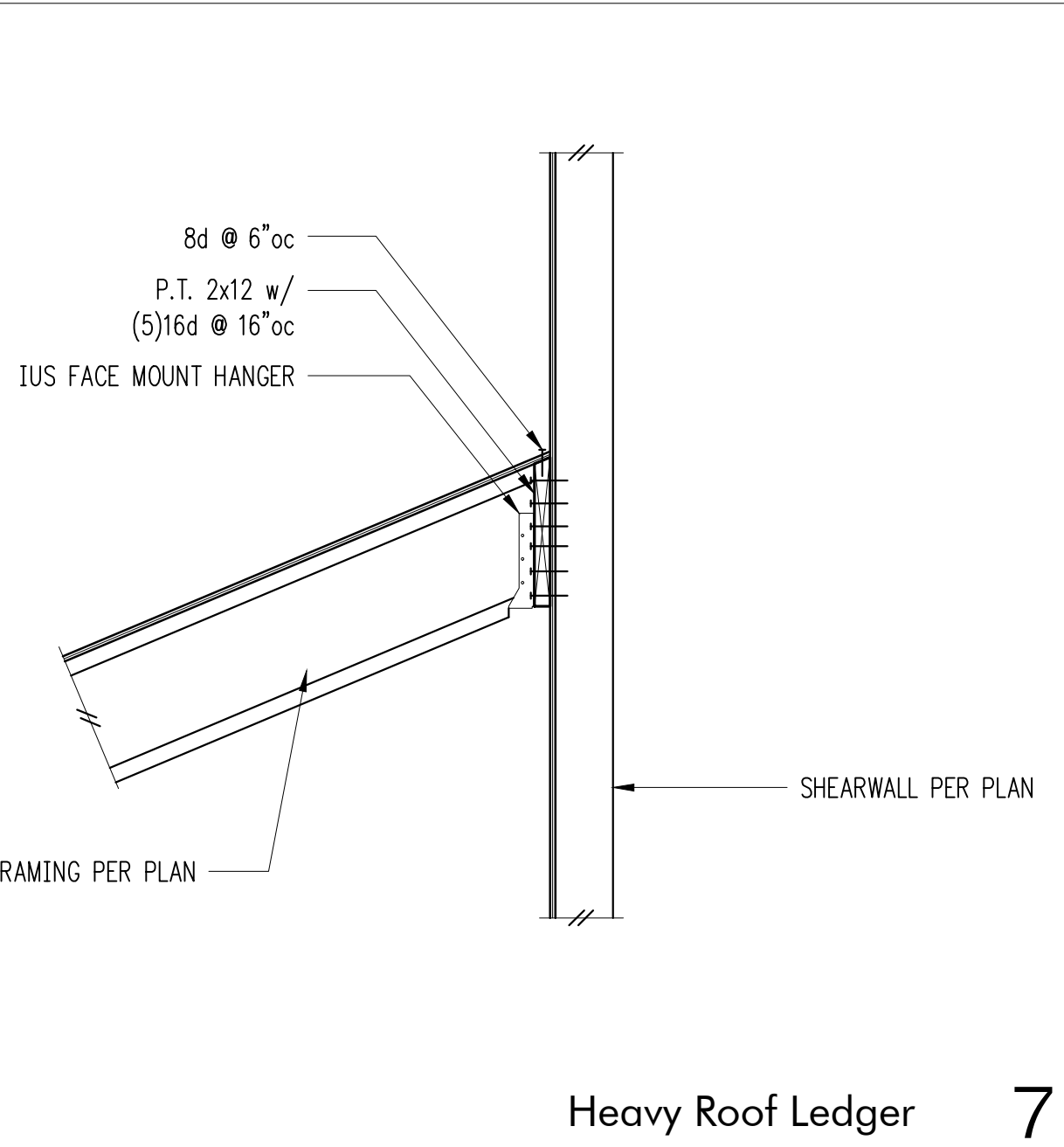
Typical Flush Beam 3



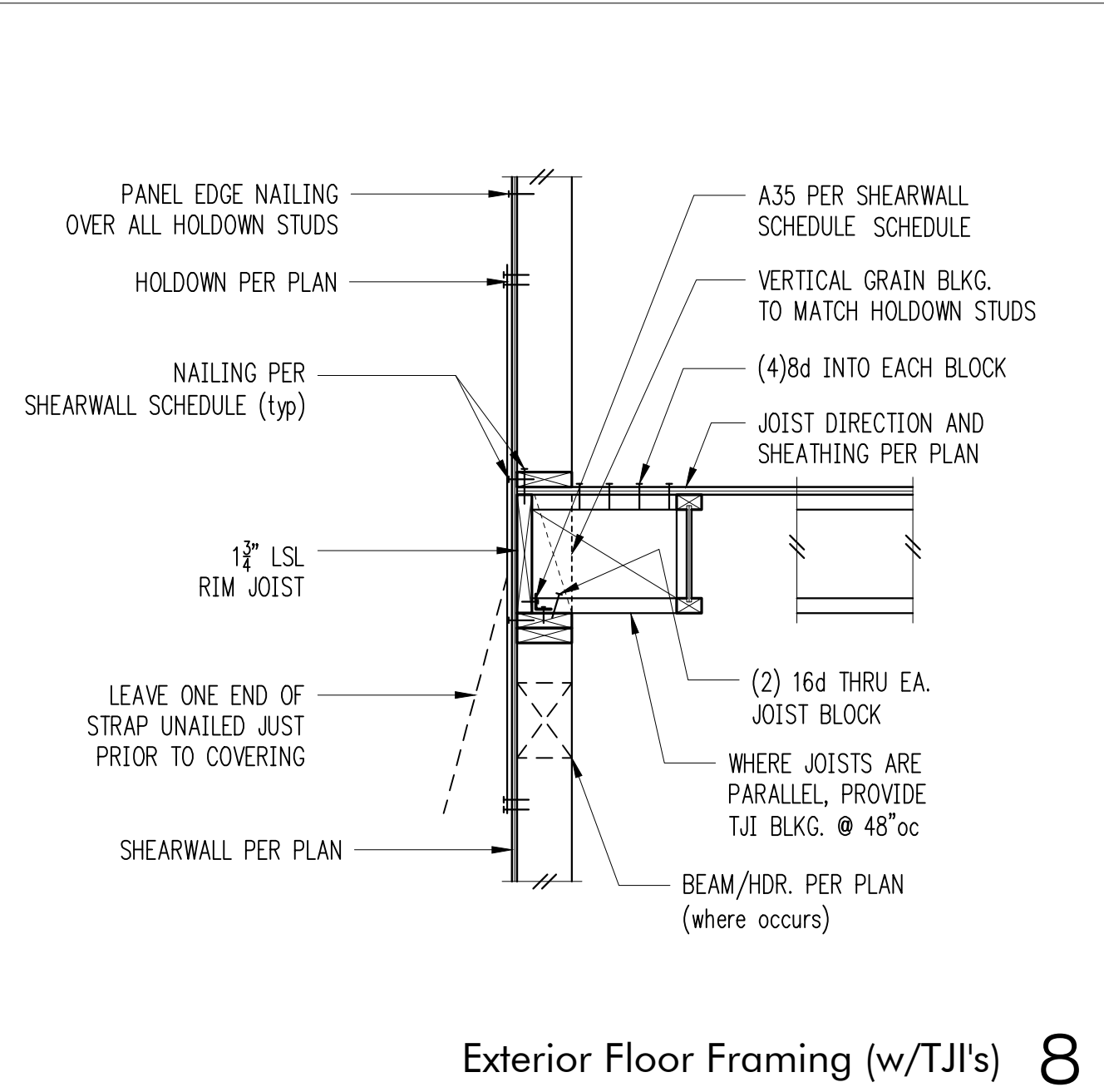
CC/CCQ Series Connection 4



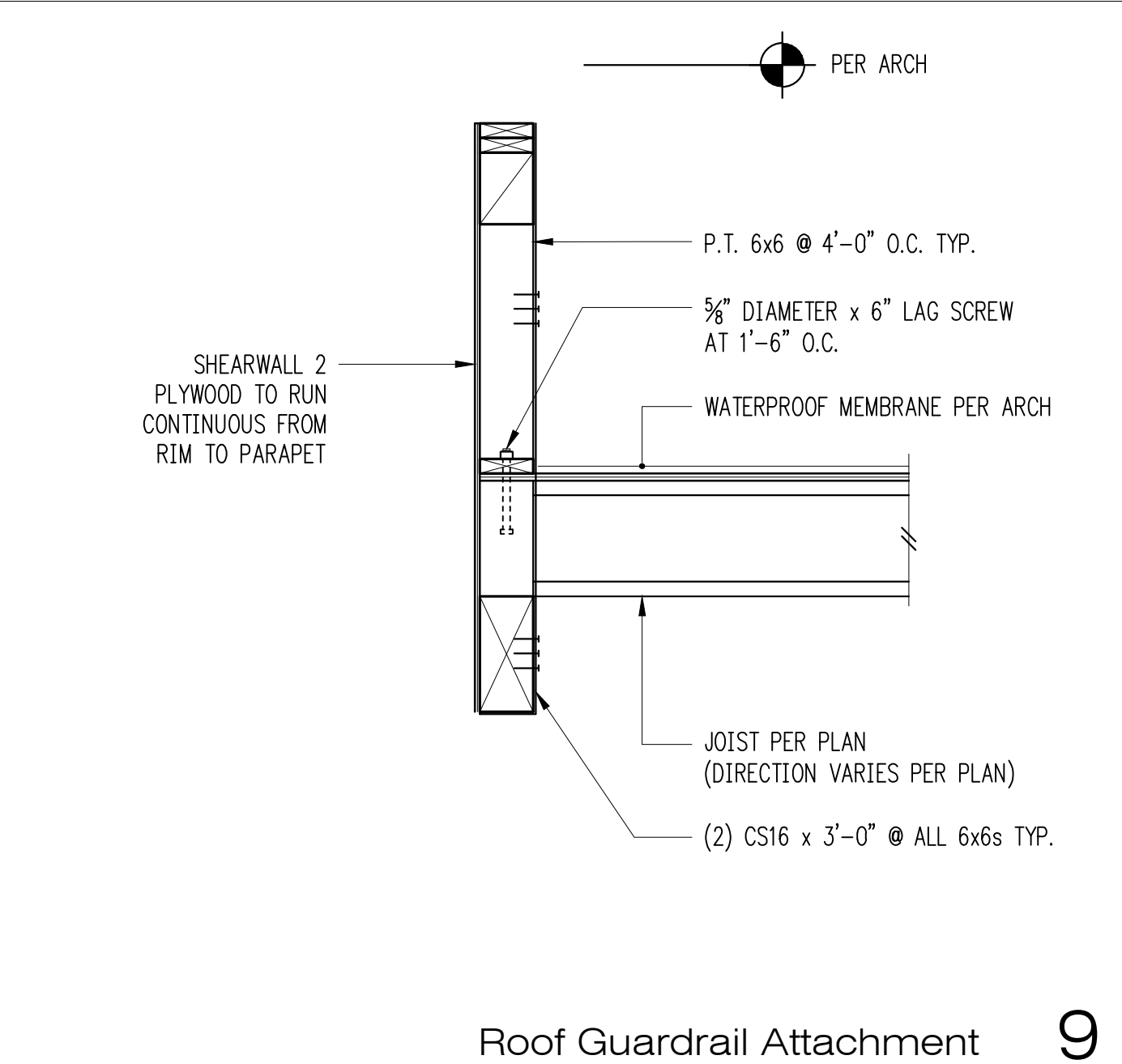
TJI Rafter at Bearing Wall - Low Side 6



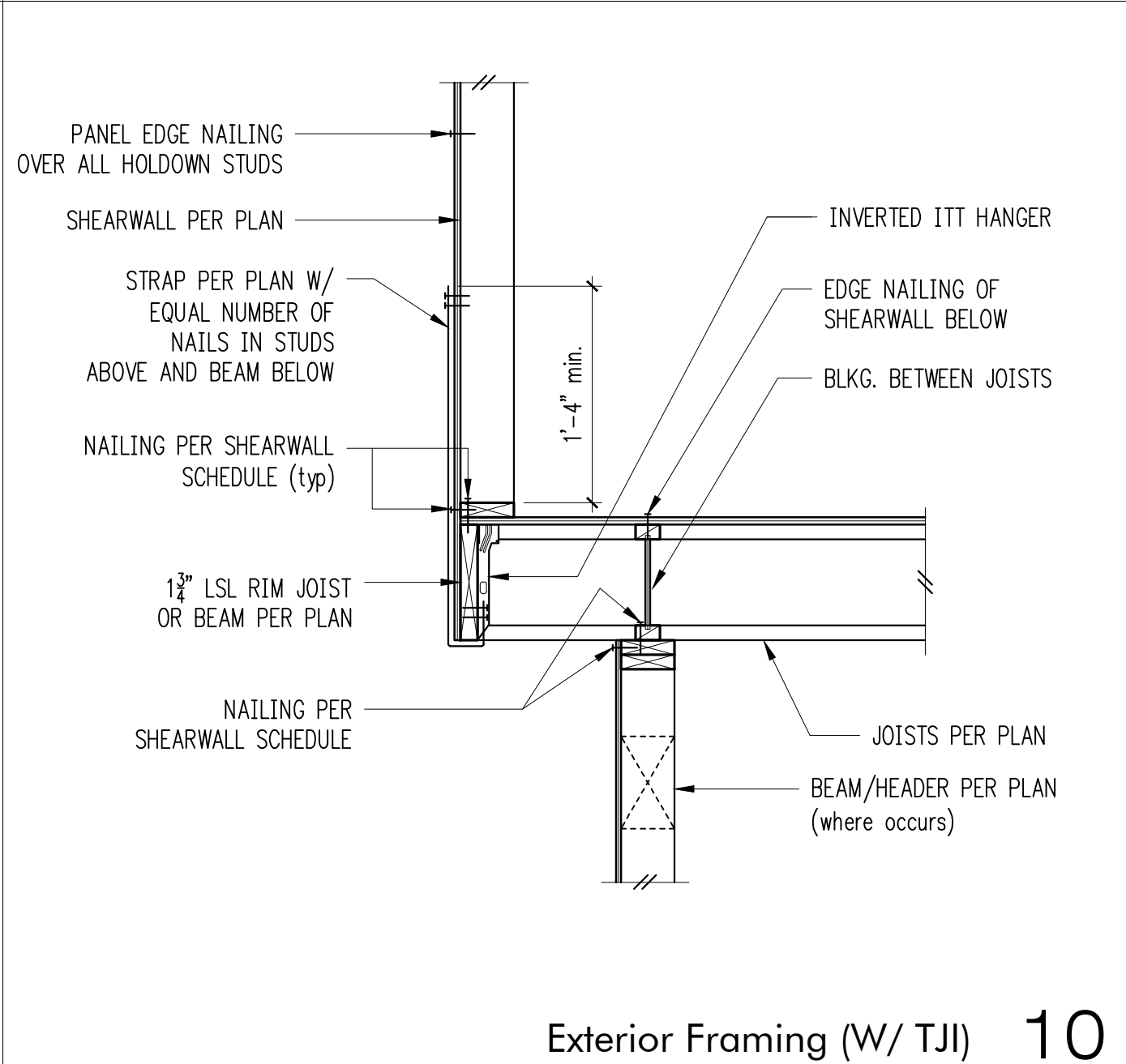
Heavy Roof Ledger 7



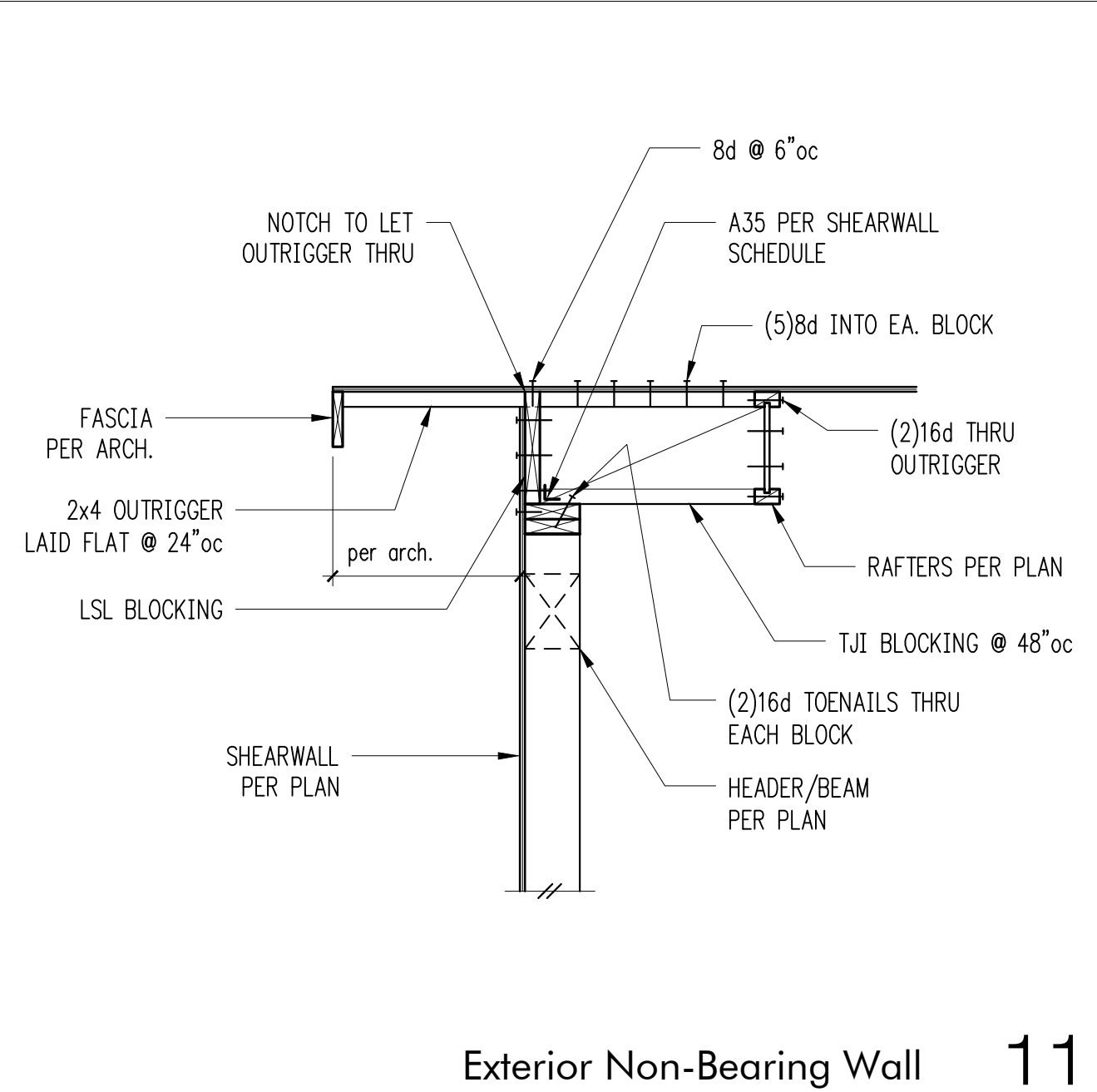
Exterior Floor Framing (w/TJI's) 8



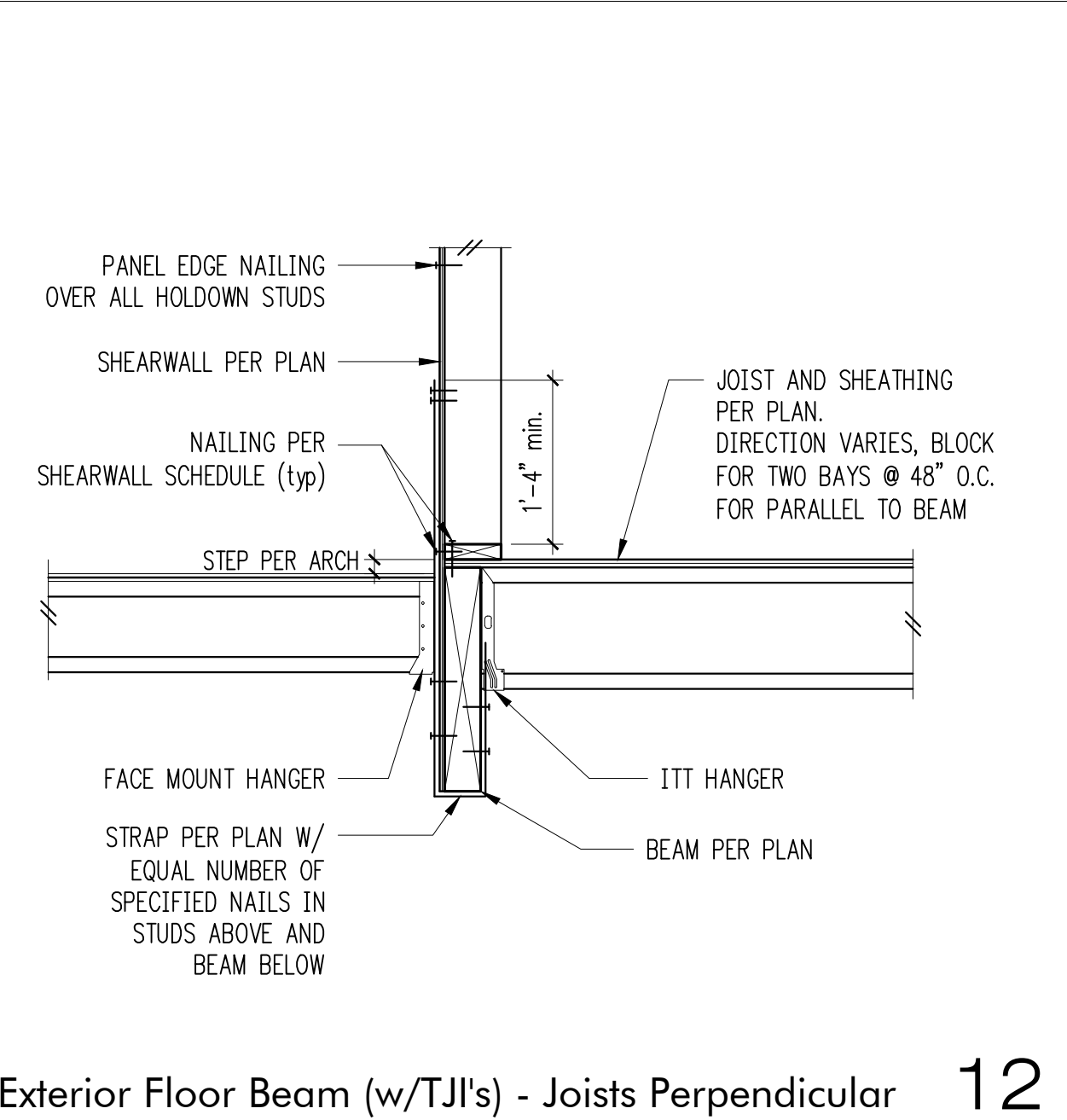
Roof Guardrail Attachment 9



Exterior Framing (W/ TJI) 10



Exterior Non-Bearing Wall 11



Exterior Floor Beam (w/TJI's) - Joists Perpendicular 12

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Zander Residence
10432 Marine View Dr,
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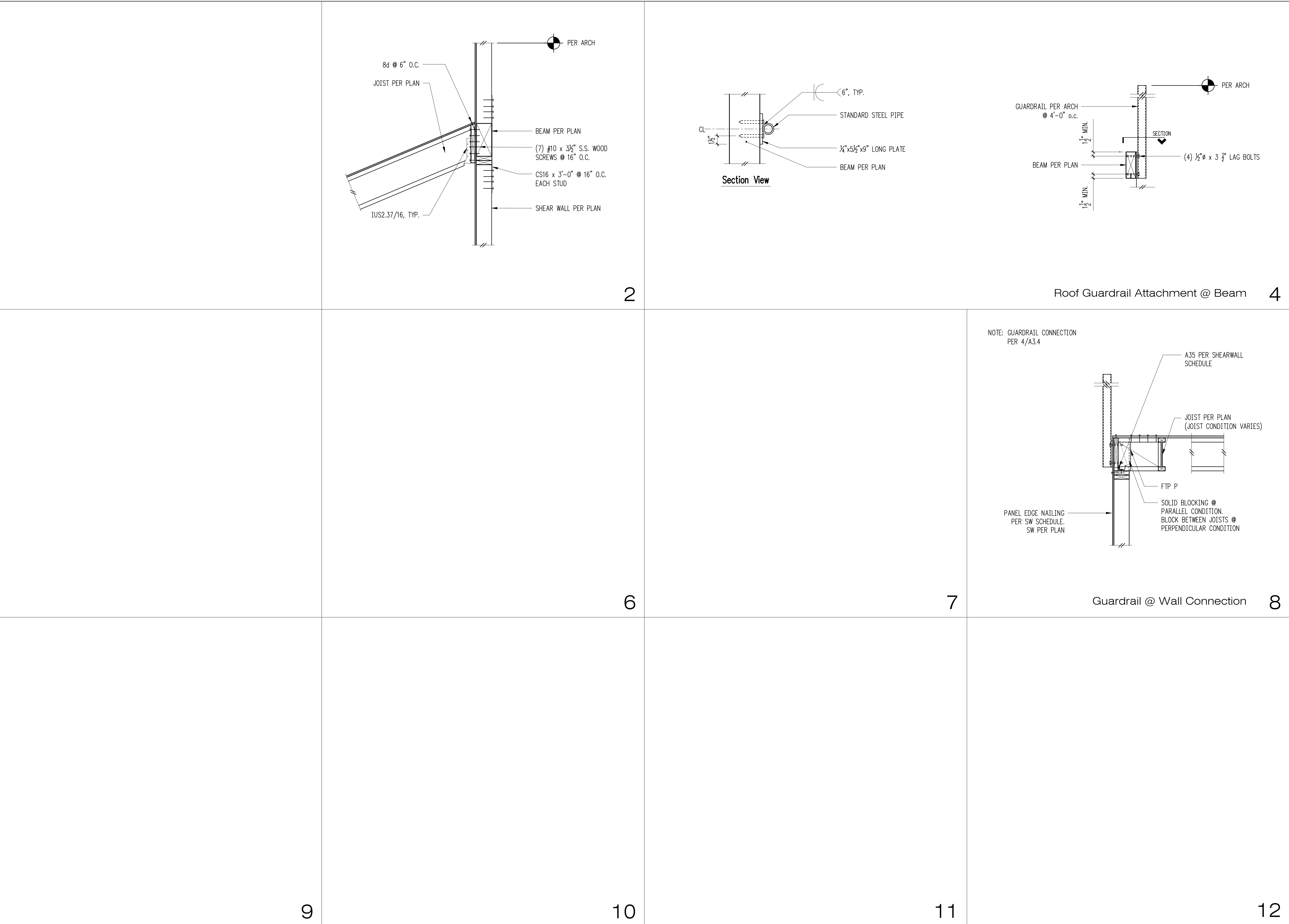
DESIGN: CTF
DRAWN: KLD
APPROVED: CTF
ARCHITECT:



ISSUE:
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DATE: December 20, 2019
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SHEET TITLE:

Details
SCALE: 3/4"=1'-0" u.n.o.
SHEET NO:

S3.3



PROJECT TITLE:

Zander Residence

10432 Marine View Dr,
Mukilteo, WA 98275

DESIGN: CTF

DRAWN: KLD

APPROVED: CTF

ARCHITECT:



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SHEET TITLE:

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SCALE: 3/4" = 1'-0" u.n.o.

SHEET NO:

S3.4



CITY OF
MUKILTEO

11930 Cyrus Way - Mukilteo, WA 98275

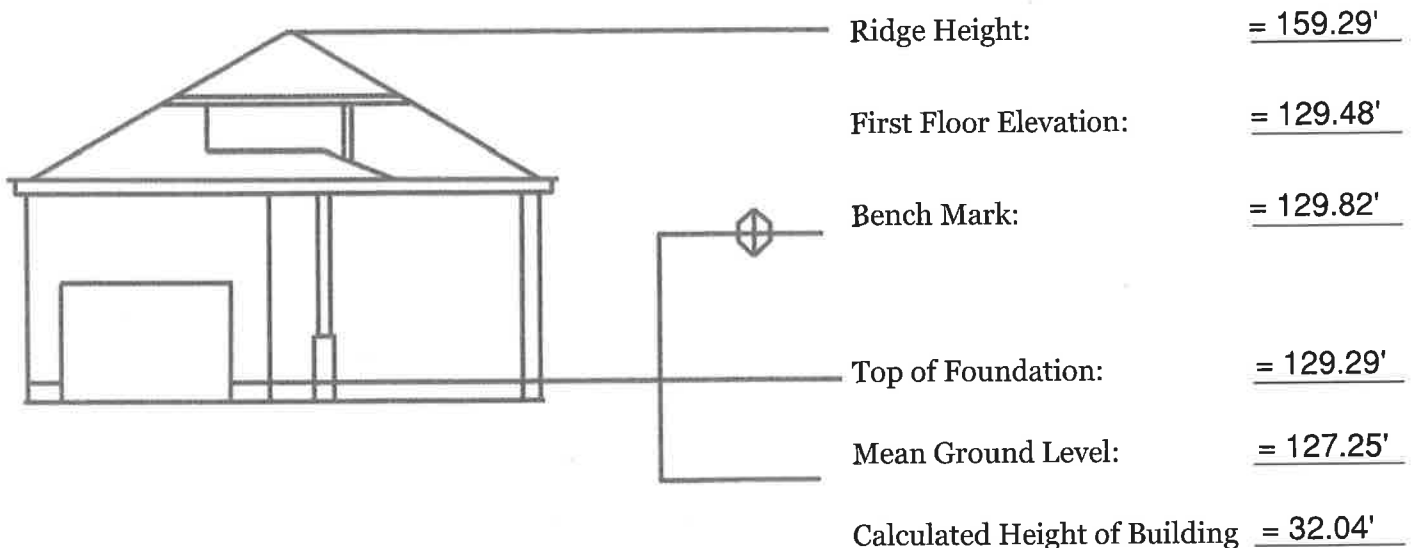
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Building Height Worksheet

Building Location: 10432 Marine View Drive

Legal: LOT 23, BLOCK 8, CHENNAULT
BEACH SUBDIVISION NE SEC 20,
TWN 28 N, RGE 4 E, WM

Description of permanent bench mark: CATCH BASIN RIM



Mean Ground Level = 127.25'

A = 126'

B = 128'

C = 128'

D = 127'

Prepared By:

STUDIO DEC - DANIEL CORCORAN

Note: Attach map showing bench mark and elevations of all points used to determine mean ground level or show the work on the site plan submitted. Draw the smallest rectangle that encloses all of the current or proposed building walls.

NOTICE

If the height of the building is at or within three (3) feet of the maximum height allowed of the zoning district, a certificate of mean ground level is required to be prepared by a surveyor licensed in the State of Washington prior to permit issuance and recertified prior to the framing inspection.

**SOIL MANAGEMENT PLAN WORKSHEET**

Site Address: 10432 Marine View Drive Mukilteo, WA 9827

Permit Number: _____

REQUIRED ATTACHMENTS

- X 3 original scaled site plans, as a separate sheet in Civil set, showing soil management option(s) for:
 Lawn / Turf Areas (with square footage shown)
 Planting Bed Areas (with square footage shown)
 Show on SWPPP where soil will be left undisturbed and protected during construction and/or
 where stockpile locations will be
 _____ Soil test results (if proposing custom amendment rates).

LAWN / TURF AREAS

TOTAL LAWN / TURF AREAS Sq. Ft. <u>800.0</u>			
SELECT TREATMENT*	<u>X</u> Pre-approved compost amendment 1.75" minimum required	_____ Custom compost amendment** _____ inches (attach soils tests and calculations)	_____ Topsoil import 8" minimum required
DETERMINE COMPOST/ TOPSOIL QUANTITY	<u>1.75</u> inches compost / topsoil to be applied (as selected above) <u>X 3.1</u> <u>5.5</u> = cubic yards / 1,000 sq. ft. X <u>.8</u> ,000s sq. ft. (Total Lawn / Turf Areas above) <u>4.5</u> = TOTAL CUBIC YARDS		

PLANTING BED AREAS

TOTAL PLANTING BED AREAS Sq. Ft. <u>0.00</u>			
SELECT TREATMENT*	_____ Pre-approved compost amendment 1.75" minimum required	_____ Custom compost amendment** _____ inches (attach soils tests and calculations)	_____ Topsoil import _____ 8" minimum required
DETERMINE COMPOST/ TOPSOIL QUANTITY	_____ inches compost / topsoil to be applied (as selected above) <u>X 3.1</u> _____ = cubic yards / 1,000 sq. ft. X _____,000s sq. ft. (Total Lawn/Turf Areas above) _____ = TOTAL CUBIC YARDS		
MULCH QUANTITY	_____ inches mulch to be applied (minimum 2") <u>X 3.1</u> _____ = cubic yards / 1,000 sq. ft. X _____,000s sq. ft. _____ = TOTAL CUBIC YARDS		

SOIL MANAGEMENT PLAN WORKSHEET

Site Address: 10432 Marine View Drive Mukilteo, WA 9827

Permit Number: _____

*For previously graded sites, soils shall require custom amendment or topsoil import.

TOTAL SOIL CALCULATIONS FOR ENTIRE SITE

Pre-Approved Compost Amendment	Quantity: <u>4.5 cu. yds.</u>
Specific product and supplier: Compost Amendment soil from Pacific Top Soils.	
Custom Compost Amendment**	Quantity: _____ cu. yds.
Test Results Required to be Attached	
Specific product and supplier _____	
Mulch	Quantity: _____ cu. yds.
Specific product and supplier _____	

1. Pre-Approved Compost Amendment must:
 - a. Meet the definition for “composted materials” in WAC 173-350, section 220;
 - b. Have organic matter content of 35%-65%, and a carbon to nitrogen ratio below 25:1;
 - c. The carbon to nitrogen ratio may be as high as 35:1, if plantings are entirely native to Puget Sound lowland regions.
2. Custom compost amendment calculations must be provided by a qualified professional to meet organic content requirements. Qualified professionals include licensed Landscape Architects, Civil Engineers or Geologists; certified Agronomists, Soil Scientists, or Crop Advisors.

RETAIN YOUR RECEIPTS

Keep your receipts for all imported soils and mulch. You will be required to verify material type and quantity prior to Permit Final.

HOW TO DEVELOP A SOIL MANAGEMENT PLAN

HOW TO DETERMINE SOIL AMENDMENT, TOPSOIL AND MULCH NEEDS

These specifications are designed to achieve the required 8 inch depth of soil with 10% “Soil Organic Matter” (SOM) content in planting beds, and 5% organic content in lawn/turf areas.

STEP 1. Review site conditions, landscape and grading plans.

Determine if subsoil can be easily amended or if compaction will require subsoil plowing or topsoil import. Identify areas that can be left undisturbed, and where soil can be stockpiled, amended and reapplied after grading. Compacted subsoils must be scarified before applying amendments or topsoil.

STEP 2. Select a soil management option for each planting area.

Choose soil management options from the chart below for each landscape area within your proposed area of disturbance. You can use more than one option on a site!

STEP 3. Calculate compost and/or topsoil volumes for each area.

Use the formulas on the Soil Management Plan Worksheet to calculate the cubic yards of compost, topsoil and mulch needed.

STEP 4. Identify compost and/or topsoil to be applied and retain records.

Compost used as amendment or in topsoil mixes must be weed-free and supplied by a permitted composting facility (see list of [compost facilities at https://ecology.wa.gov/Waste-Toxics/Reducing-recycling-waste/Organic-materials/Managing-organics-compost](https://ecology.wa.gov/Waste-Toxics/Reducing-recycling-waste/Organic-materials/Managing-organics-compost)). Include name of product and supplier in “**Total Soil Calculations For Entire Site**” on the Soil Management Plan Worksheet.

STEP 5. Turn in completed Soil Management Plan Worksheet with Site Plan for review and approval.

HOW TO DEVELOP A SOIL MANAGEMENT PLAN

Soil Management Options	Soil Management Specifications		
	Using pre-approved amendment rates		Using Custom Amendment Rates*
	Lawn/Turf	Planting Beds	Lawn/Turf or Planting Beds
Option 1 Leave native soil undisturbed, protect from compaction.	Not applicable – Undisturbed native soils do not require soil amendment	Not applicable – Undisturbed native soils do not require soil amendment	Not applicable – Undisturbed native soils do not require soil amendment
Soils that have been cleared and graded, and not covered by hard surfaces or developed as storm water structures, must be restored to 8 inches settled depth, using one of the following 3 options:			
Option 2 Scarify to depth yielding 12” uncompacted soils. Amend soil in place.	Rototill 1.75 inches of compost into 6.25 inches soil (9.5” unsettled; 8” settled depth)	Rototill 3 inches of compost into 5 inches of soil (9.5” unsettled; 8” settled depth)	Test soils for organic content. Applicant shall provide soil calculations Rototill calculated amount of compost to achieve 8 inches of settled soil depth, at 5% organic for lawn/turf and 10% organic for planting beds.
Option 3 Stockpile site soil and cover with weed barrier. Scarify to depth yielding 12” uncompacted soils. Reapply, and amend in place.	Reapply stockpiled soil. Rototill 1.75 inches of compost into 6.25 inches soil (9.5” unsettled; 8” settled depth)	Reapply stockpiled soil. Rototill 3 inches of compost into 6.25 inches soil (9.5” unsettled; 8” settled depth)	Reapply stockpiled soil. Rototill calculated amount of compost to achieve 8 inches of settled soil depth, at 5% organic for lawn/turf and 10% organic for planting beds. Applicant shall provide soil calculations
Option 4 Scarify to 6” depth. Import topsoil containing adequate organic amendment.	Topsoil must be 5% organic matter (~25% compost). Soil portion is sand or sandy loam as defined by USDA. Place 3” topsoil on surface and till into 2” soil. Place second lift of 3” topsoil and mix on surface.	Topsoil must be 10% organic matter (~40% compost). Soil portion is sand or sandy loam as defined by USDA. Place 3” topsoil on surface and till into 2” soil. Place 3” topsoil on surface and till into 2” soil. Place second lift of 3” topsoil, mix on surface.	Not applicable