CONSTRUCTION NOTES

1. COMPLY WITH ALL LOCAL, STATE AND FEDERAL APPLICABLE CODES, RULES AND REGULATIONS. OBTAIN & PAY FOR ALL PERMITS AND LICENSES AS REQUIRED. WHEN REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY THE PROPER LOCAL AUTHORITIES.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND BECOME THOROUGHLY FAMILIAR WITH THE SITE BEFORE COMMENCEMENT OF WORK. THE G.C. SHALL REPORT ALL DISCREPANCIES TO THE OWNER AND DESIGNER. THE DRAWINGS REFLECT CONDITIONS AS CAN REASONABLY BE INFERRED FROM VISIBLE CONDITIONS, OR FROM DRAWINGS & INFORMATION FURNISHED BY OWNER, BUT CANNOT BE GUARANTEED.

3. ALL DIMENSIONS SHOULD BE CALCULATED, NEVER SCALED, AND SHALL BE VERIFIED BY THE CONTRACTOR, ON SITE, PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ON PLANS ARE FROM FINISHED FACE OF THE FINISHED SURFACE. THE G.C. IS TO WORK WITH OTHER TRADES AS REQUIRED TO MAKE ADJUSTMENTS IN PLAN SET FOR ALLOWANCES TO ENSURE PROPER FITMENT OF PLUMBING, ELECTRICAL, MECHANICAL AND STRUCTURAL COMPONENTS.

4. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND IS RESPONSIBLE FOR INCORPORATING ALL REASONABLY INFERABLE CONDITIONS INTO THE WORK. NO CLAIM FOR ADDITIONAL COMPENSATION OR TIME BASED ON UNFAMILIARITY OF VISIBLE OR REASONABLY INFERABLE CONDITIONS WILL BE CONSIDERED. CONTRACTOR WARRANTS TO THE OWNER THAT THE SITE AND EXISTING CONDITIONS HAVE BEEN SURVEYED PRIOR TO SUBMITTING A FINAL CONTRACT PRICE. DISCREPANCIES ARE TO BE REPORTED TO THE OWNER.

5. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN, FREE AND CLEAR OF DEBRIS AND SHALL MINIMIZE AND CLEARLY MARK ALL PHYSICAL HAZARDS. EMERGENCY EGRESS PATHS MUST BE MAINTAINED AT ALL TIMES.

6. CONTRACTOR SHALL KEEP THE SITE SECURE AND FREE OF UNAUTHORIZED PERSONS AND KEEP ALL EXPOSED, EXISTING CONDITIONS SECURE FROM VANDALISM OR THEFT.

7. ALL MATERIALS STORED ON THE SITE SHALL BE STORED PER MANUFACTURERS RECOMMENDATIONS AND SAFE FROM THEFT OR VANDALISM.

8. DIMENSIONS PULLED FROM EXTERIOR ARE FROM FACE OF EXTERIOR WALL. INTERIOR DIMENSIONS ARE SHOWN FROM WALL FACE TO WALL FACE.

9. CONTRACTOR SHALL FIELD VERIFY MEASUREMENTS, LOCATIONS, MATERIALS & FINISHES BEFORE CONSTRUCTION BEGINS.

10. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.

11. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.

12. THE G.C. IS RESPONSIBLE FOR OBTAINING PERMITS FOR CONSTRUCTION, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF EACH.

13. THE G.C. WILL KEEP ONE SET OF PERMITTED PLANS ON SITE AT ALL TIMES TO DOCUMENT ANY AND ALL CHANGES MADE DURING CONSTRUCTION. THE RECORD OF DRAWINGS SHALL BE MADE AVAILABLE TO THE OWNER AND ISSUED TO THEM AT THE CONCLUSION OF THE PROJECT.

14. ALL WORK SHALL COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL MECHANICAL CODE (IMC), 2021 UNIFIED PLUMBING CODE (UPC), AND INTERNATIONAL RESIDENTIAL CODE (IRC), AS ADOPTED AND AMENDED BY THE LOCAL JURISDICTION.

GENERAL NOTES

1. INTERIOR BASEMENT WALLS MUST BE FRAMED WITH 2X4 WOOD STUDS AT A MINIMUM SPACING OF 16 INCHES ON CENTER AND FINISHED WITH 1/2-INCH GYPSUM BOARD ON ONE SIDE UNLESS OTHERWISE NOTED.

2. EXTERIOR WALLS SHALL BE FRAMED WITH 2X6 WOOD STUDS AT A MINIMUM SPACING OF 16 INCHES ON CENTER, WITH LAP SIDING AND SHEATHING ON THE EXTERIOR AND 1/2-INCH GYPSUM BOARD ON THE INTERIOR UNLESS OTHERWISE NOTED. EXTERIOR WALLS LOCATED LESS THAN 5 FEET FROM THE PROPERTY LINE MUST HAVE A 1-HOUR FIRE RATING ON BOTH SIDES, TESTED PER ASTM E119 OR UL 263. OVERHANGS LESS THAN 5 FEET FROM PROPERTY LINES MUST ALSO HAVE A 1-HOUR FIRE-RATED UNDERSIDE AS REQUIRED BY THE 2021 IRC.

3. FLOOR ASSEMBLIES THAT ARE NOT PROTECTED BY A FINISHED CEILING MUST HAVE FIRE PROTECTION AS REQUIRED BY SECTION R302.13 OF THE BUILDING CODE.

4. FRAMING DIMENSIONS ARE MEASURED TO THE FACE OF THE STUD OR CONCRETE WALL, WHILE BUILT-IN DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FINISHED CABINETRY UNLESS OTHERWISE NOTED.

5. EACH SLEEPING ROOM MUST HAVE AT LEAST ONE OPERABLE EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. A MINIMUM NET CLEAR HEIGHT OF 24 INCHES, A MINIMUM NET CLEAR WIDTH OF 20 INCHES, AND A MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR.

6. STAIRWAYS MUST PROVIDE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES, MEASURED FROM A LINE CONNECTING NOSING EDGES, EXCEPT FOR SPIRAL STAIRWAYS, WHICH ARE PERMITTED TO HAVE A MINIMUM HEADROOM OF 6 FEET 6 INCHES. RISER HEIGHTS MUST BE BETWEEN 4 INCHES AND 7-3/4 INCHES, WITH A MINIMUM TREAD DEPTH OF 10 INCHES. THE MAXIMUM VERTICAL RISE BETWEEN LANDINGS MUST NOT EXCEED 12 FEET. LANDINGS MUST BE PROVIDED AT THE TOP AND BOTTOM OF ALL STAIRWAYS, WITH A MINIMUM DEPTH EQUAL TO THE WIDTH OF THE STAIRWAY BUT NOT EXCEEDING 48 INCHES.

7. HANDRAILS ARE REQUIRED ON ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS, AS PER SECTION R311.7.8 OF THE BUILDING CODE. THEY MUST BE INSTALLED AT A HEIGHT OF 34 TO 38 INCHES ABOVE THE NOSING AND MUST EXTEND CONTINUOUSLY FROM THE TOP TO THE BOTTOM OF THE STAIR, TERMINATING AT A NEWEL POST OR RETURNING INTO THE WALL. HANDRAILS MUST HAVE A GRASPABLE CROSS-SECTION WITH A DIAMETER BETWEEN 1-1/4 INCHES AND 2 INCHES OR AN EQUIVALENT SHAPE WITH A PERIMETER BETWEEN 4 INCHES AND 6.25 INCHES. A MINIMUM CLEARANCE OF 1-1/2 INCHES FROM THE WALL MUST BE MAINTAINED, AND HANDRAILS MUST NOT PROJECT MORE THAN 4-1/2 INCHES INTO THE REQUIRED STAIR WIDTH.

8. GUARDRAILS MUST BE INSTALLED AT OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS, AND LANDINGS THAT ARE MORE THAN 30 INCHES ABOVE THE ADJACENT FLOOR OR GRADE. THE MINIMUM HEIGHT FOR GUARDRAILS ON WALKING SURFACES IS 42 INCHES, WHILE GUARDRAILS ALONG STAIRWAYS MUST BE BETWEEN 34 AND 38 INCHES HIGH. OPENINGS IN GUARDRAILS MUST NOT ALLOW THE PASSAGE OF A 4-INCH DIAMETER SPHERE, EXCEPT FOR STAIR BALUSTERS, WHICH MAY ALLOW A MAXIMUM OPENING OF 4-3/8 INCHES, AND TRIANGULAR OPENINGS BETWEEN STAIR TREADS, RISERS, AND THE BOTTOM OF THE GUARDRAIL, WHICH MAY ALLOW A MAXIMUM OPENING OF 6 INCHES.

9. SHOWER AND TUB WALLS MUST HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE-RESISTANT UNDERLAYMENT EXTENDING AT LEAST 70 INCHES ABOVE THE DRAIN INLET, AS REQUIRED BY SECTION R307.2 OF THE BUILDING CODE. WATER-RESISTANT GYPSUM BOARD IS NOT PERMITTED IN SHOWER AND TUB COMPARTMENTS, IN ACCORDANCE WITH IRC SECTION R702.4.2.

10. SMOKE DETECTORS MUST BE INSTALLED IN EVERY BEDROOM AND IN HALLWAYS ADJACENT TO SLEEPING AREAS. CARBON MONOXIDE DETECTORS MUST BE INSTALLED OUTSIDE EACH SLEEPING AREA AND IN ALL DWELLINGS WITH FUEL-FIRED APPLIANCES OR ATTACHED GARAGES, AS PER SECTION R315 OF THE BUILDING CODE.

11. ALL INSULATION FOR THE PROJECT MUST ADHERE TO THE2021 WASHINGTON STATE ENERGY CODE. THIS INCLUDES SPECIFIC MINIMUM R-VALUES: R-38 FOR CEILINGS/ROOFS (PRESCRIPTIVE) , R-20 OR R-13+5 FOR WOOD FRAME EXTERIOR WALLS , R-8/13 FOR MASS WALLS , R-19 FOR FLOORS OVER UNCONDITIONED SPACES , R-10/13 FOR BASEMENT WALLS , R-10 WITH A 2-FOOT DEPTH FOR UNDER SLABS , AND R-10/13 FOR CRAWL SPACE WALLS. FURTHERMORE, ALL PLUMBING PIPES AND SYSTEMS, INCLUDING BATHTUBS, REQUIRE THERMAL INSULATION. THE INSTALLATION OF AIR BARRIERS AND INSULATION MUST STRICTLY FOLLOW MANUFACTURER'S INSTRUCTIONS AND COMPLY WITH BOTH ENERGY CODE TABLE R402.4.1.1 AND SECTION R402.4

12. WATERPROOF MEMBRANES, VAPOR BARRIERS, AND MINIMUM REQUIRED INSULATION MUST BE INSTALLED AT ALL NEW EXTERIOR WALLS AND EXTERIOR WALL INFILLS.

13. ADDRESS NUMBERS MUST BE CLEARLY VISIBLE FROM THE STREET AND MUST BE AT LEAST 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, AS REQUIRED BY IRC SECTION R319 OR IBC SECTION 501.2, AS APPLICABLE.

14. BATHROOMS MUST HAVE MECHANICAL VENTILATION VENTED DIRECTLY OUTDOORS, AND VENTS MAY NOT TERMINATE IN ATTICS OR CRAWL SPACES, AS REQUIRED BY SECTION M1506.2 OF THE MECHANICAL CODE.

15. STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS. ENLARGED DRAWINGS TAKE PRECEDENCE OVER OVERALL PLANS AND SECTIONS.

16. ALL CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY EXTENSIONS OR INFILLS TO EXISTING WALLS MUST MATCH THE THICKNESS OF THE EXISTING CONSTRUCTION TO ENSURE A SEAMLESS TRANSITION. UNLESS OTHERWISE NOTED, ANNOTATIONS INDICATE NEW CONSTRUCTION, WITH (E) USED TO DENOTE EXISTING ELEMENTS AND (N) FOR NEW ELEMENTS.

17. ALL WORK SHALL COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL MECHANICAL CODE (IMC), 2021 UNIFIED PLUMBING CODE (UPC), AND INTERNATIONAL RESIDENTIAL CODE (IRC), AS ADOPTED AND AMENDED BY THE LOCAL JURISDICTION.



N

LOCATION MAP

ABBREVIATIONS

ACT - ACOUSTIC CEILING TILE
AD - AREA DRAIN
AFF - ABOVE FINISHED FLOOR
ALUM - ALUMINUM
ANOD - ANODIZED
BSMT - BASEMENT
BYND - BEYOND
BOT - BOTTOM
CIP - CAST IN PLACE
CHNL - CHANNEL
CJ - CONTROL JOINT
CLG - CEILING
CLR - CLEAR
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
COMPR - COMPRESSIBLE
CONC - CONCRETE
CONT - CONTINUOUS
CPT - CARPET
CT - CERAMIC TILE
CTYD - COURTYARD
DBL - DOUBLE
DEMO - DEMOLISH OR DEMOLITION
DIA - DIAMETER
DIM - DIMENSION
DIMS- DIMENSIONS
DN - DOWN
DR - DOOR
DWG - DRAWING
EA - EACH
EJ - EXPANSION JOINT
EL - ELEVATION
ELEC - ELECTRICAL
ELEV - ELEVATOR OR ELEVATION
EP - ELECTRIC PANEL
EPDM - ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ - EQUAL
EXIST - EXISTING
EXP JT - EXPANSION JOINT
EXT - EXTERIOR
FD - FLOOR DRAIN OR FIRE DEPT.
FEC - FIRE EXTINGUISHER CABINET
FIXT - FIXTURE
FLR - FLOOR
FM - FILLED METAL
FO - FACE OF
FND - FOUNDATION
GA - GAUGE
GALV - GALVANIZED
GWB - GYPSUM WALL BOARD
HC - HOLLOW CORE
HI - HIGH
HM - HOLLOW METAL
HP - HIGH POINT
HR - HOUR
HVAC - HEATING, VENTILATING, AND AIR CONDITIONING
ILO - IN LIEU OF
INSUL - INSULATED OR INSULATION
INT - INTERIOR
LO - LOW
MAX - MAXIMUM
MO - MASONRY OPENING
MECH - MECHANICAL
MEMBR - MEMBRANE
MIN - MINIMUM
MRGWB - MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL - METAL
NIC - NOT IN CONTACT
NO - NUMBER
NOM - NOMINAL
OC - ON CENTER
OH - OVERHANG OR OPPOSITE HAND
OPP - OPPOSITE OR OPPOSITE HAND
OZ - OUNCE
PCC - PRE CAST CONCRETE
PLUMB - PLUMBING
PLYD - PLYWOOD
PT - PRESSURE TREATED
PNT - PAINT OR PAINTED
PVC - POLYVINYL CHLORIDE
RBR - RUBBER
RCP - REFLECTED CEILING PLAN
RD - ROOF DRAIN
REQD - REQUIRED
RM - ROOM
SIM - SIMILAR
SPEC - SPECIFIED OR SPECIFICATION
SPK - SPRINKLER OR SPEAKER
SSTL - STAINLESS STEEL
STC - SOUND TRANSMISSION COEFFICIENT
STL - STEEL
STRUCT - STRUCTURE OR STRUCTURAL
T&G - TONGUE AND GROOVE
TELE - TELEPHONE
TME - TO MATCH EXISTING
TO - TOP OF
TOC - TOP OF CONCRETE
TOS - TOP OF STEEL
T/D - TELEPHONE/DATA
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
U/S - UNDERSIDE
VIF - VERIFY IN FIELD
VP - VISION PANEL
W/ - WITH
WD - WOOD

SYMBOLS

PROPERTY LINE
SETBACK LINE
ROOF LINE
6" INT. WALL
4" INT. WALL
CONCRETE
CMU WALL
BRICK
DEMO AREA
ELEVATION MARKER

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

DETACHED ADU PLAN

SHORELINE, WA 98155

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

DATE: 10/3/2025

DRAWING NO.: **A0.0**

CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA

ELEVATION FT.: 473

RISK CATEGORY	SNOW DESIGN		WIND DESIGN			SUBJECT TO DAMAGE FROM			ICE BARRIER UNDER- LAYMENT REQUIRED	WINTER DESIGN TEMP	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP, F	SEISMIC DESIGN CATEGORY
	GROUND SNOW LOAD PSF.	ROOF SNOW LOAD PSF.	SPEED NOMINAL	SP. WIND REGION	TOPOGRAPHIC EFFECT	WEATHERING	FROST LINE	TERMITE						
II	25 PSF	-	85 mph	NO	NO	MODERATE	12 IN.	S-M	NO	27 degrees	o, n	113	53 degrees	D2

SHEET SCHEDULE

SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET & BUILDING NOTES
A0.1	EXISTING SITE PLAN
A0.2	PROPOSED SITE PLAN
A1.0	MAIN FLOOR PLAN
A1.1	MAIN FLOOR PLAN -DIMENSIONED
A2.0	ROOF PLAN
A3.0	FOUNDATION PLAN
A4.0	PROPOSED ELEVATIONS
A4.1	PROPOSED SECTIONS
A4.2	PROPOSED SECTIONS
A4.3	WALL ELEVATIONS
A5.0	WALL SECTION DETAILS
A6.0	WINDOW AND DOOR SCHEDULES
A6.1	CABINET SCHEDULE
A7.0	THERMAL ENVELOPE & IECC INFORMATION
S1.0	WALL BRACING PLAN

DESIGN CRITERIA & CONDITIONS

PROJECT CITY: SHORELINE
PROJECT COUNTY: KING COUNTY
PROJECT ELEVATION: 473 FT. ABOVE SEA LEVEL
ZONING DISTRICT: NEIGHBORHOOD RESIDENTIAL 2

APPLICABLE CODES:
- IRC-2021 INTERNATIONAL RESIDENTIAL CODE
- IBC-2021 INTERNATIONAL BUILDING CODE
- IECC-2021 INTERNATIONAL ENERGY CONSERVATION CODE
- IMC-2021 INTERNATIONAL MECHANICAL CODE
- 2021 UNIFORM PLUMBING CODE
- 2021 WASHINGTON STATE ENERGY CODE
- NEC 2023

PROJECT SCOPE

PROJECT DIRECTORY

OWNER 1:
FIRST/LAST NAME:
MENGJIE + JIN SHENGJIAO

MAILING ADDRESS:

SHORELINE, WA 98155

PROJECT DATA

EXISTING BUILDING HEIGHT:
EXISTING 27'5" HIGHEST RIDGE (+/-) FROM TERRAIN

CONSTRUCTION TYPE:
V-B

OCCUPANCY TYPE:
RESIDENTIAL R3

FIRE PROTECTION:
-

NUMBER OF STORIES:
2

EXISTING STORIES (ABOVE GROUND)
2

ATTACHED GARAGE
YES - 340 SF

GAS: YES

SEWER: PUBLIC SEWER

WATER: PUBLIC WATER

COOLING: CENTRAL AIR

HEATING: FORCED AIR

EXISTING SQ. FT.
1ST FLOOR: 1040 S.F
2ND FLOOR: 520 S.F
TOTAL FINISHED: 1560 S.F

PROPOSED SQ. FT. (NEW ADU):
837 S.F

ZONING ANALYSIS

EX. LOT AREA:
0.30 ACRES/ 13,050 SQ.FT

FRONT YARD SETBACK:
MINIMUM 10 FEET

GARAGE/CARPORT ENTRY SETBACK:
MINIMUM 20 FEET (OR 10 FEET IF ABUTTING AN ALLEY)

REAR YARD SETBACK:
MINIMUM 10 FEET

SIDE YARD SETBACK:
MINIMUM 5 FEET

BUILDING COVERAGE & HARDSCAPE
MAXIMUM HARDSCAPE COVERAGE:
- ONE UNIT PER LOT: 50%
- TWO OR MORE UNITS PER LOT: 60%

HEIGHT LIMITS:
BASE BUILDING HEIGHT: 30 FEET
MAXIMUM HEIGHT WITH PITCHED ROOF: 35 FEET

REFERENCES

SITE ADDRESS:

SHORELINE, WA 98155

RESIDENTIAL AREA:
003-007 (NW APPRAISAL DISTRICT)

ZONING DISTRICT:
NEIGHBORHOOD RESIDENTIAL 2

JURISDICTION:
SHORELINE

PARCEL:
402410-1171

LEGAL DESCRIPTION:
LAKE FOREST PARK 3RD ADD N 1/2 & W 12 FT OF S 1/2
PLAT BLOCK: 29
PLAT LOT: 25

LEVY CODE:
2266

PROPERTY CLASS:
SINGLE FAM.

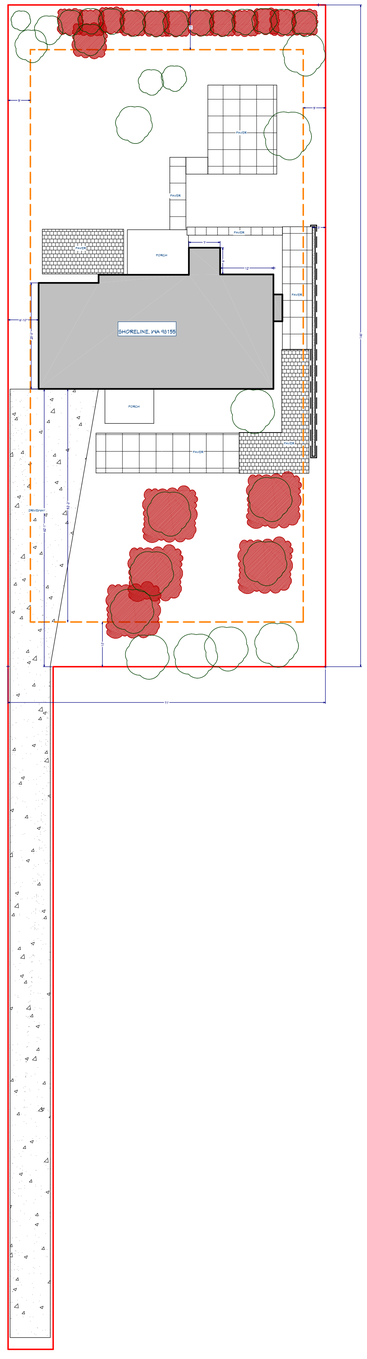
* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

EX. LOT AREA:
0.30 ACRES/ 13,050 SQ.FT

EXISTING LOT COVERAGE CALCULATION:

A. BUILDING FOOTPRINT: ----------1040 SQ.FT
B. DRIVEWAY: _---------- -----2300 SQ.FT
C. PORCH FRONT: ---------- 86 SQ.FT
D. PORCH BACK: ---------- 137 SQ.FT
E. PAVERWAY: ---------- 1000 SQ.FT
TOTAL COVERAGE : ---------- 4563 SQ.FT

LOT COVERAGE : **35%** (4563/13050)



LEGEND	
LINE	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SUBJECT PROPERTY
	DEMO TREE

1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0" FT.

DETACHED ADU PLAN

SHORELINE, WA 98155

DRAWN BY:
CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:
DATE: 10/3/2025

DRAWING NO.: **A0.1**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

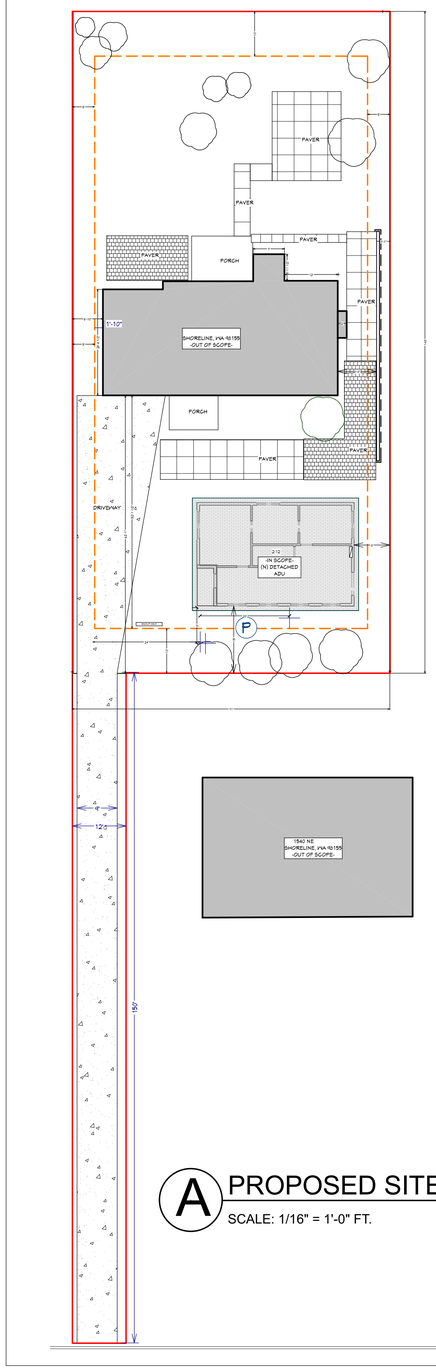
EX. LOT AREA:
0.30 ACRES/ 13,050 SQ.FT

PROPOSED LOT COVERAGE CALCULATION:

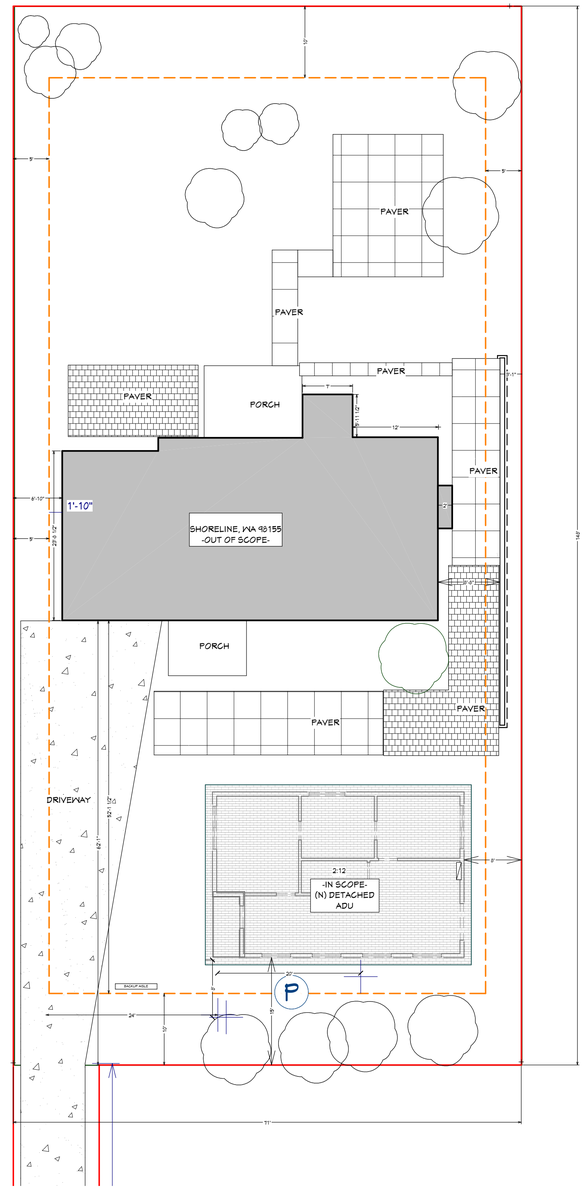
A. BUILDING FOOTPRINT: ---------- 1040 SQ.FT
B. DRIVEWAY: _---------- 2300 SQ.FT
C. PORCH FRONT: ---------- 86 SQ.FT
D. PORCH BACK: ----------137 SQ.FT
E. PAVERWAY: ---------- 1000 SQ.FT
F. (N) DETACHED ADU ---------- 805 SQ.FT
G. (N) PARKING (20'X8') ----------160 SQ.FT
TOTAL COVERAGE : ---------- 5537 SQ.FT

NEW LOT COVERAGE : 42.42% (5537/13050)

LEGEND	
LINE	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SUBJECT PROPERTY



A PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0" FT.



B PROPOSED SITE PLAN - DETAILED
SCALE: 1" = 10 FT.

1 PROPOSED SITE PLAN

DETACHED ADU PLAN

SHORELINE, WA 98155

DRAWN BY:
CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:
DATE: 10/3/2025

DRAWING NO.:
A0.2

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

RANGE HOOD NOTES:

IMC CH. 5. SEC. 505.4; MAKEUP AIR:
- 505.4: MAKEUP AIR REQUIRED:
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

IMC CH. 5. SEC.505.3 EXHAUST DUCTS:
- DOMESTIC COOKING
EXHAUST EQUIPMENT SHALL DISCHARGE TO THE OUTDOORS THROUGH SHEET METAL DUCTS CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER. SUCH DUCTS SHALL HAVE SMOOTH INNER WALLS, SHALL BE AIRTIGHT AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER.

IMC CH. 4, SEC. 403.1 VENTILATION SYSTEM:
- MECHANICAL VENTILATION SHALL BE PROVIDED BY A METHOD OF SUPPLY AIR AND RETURN OR EXHAUST AIR EXCEPT THAT MECHANICAL VENTILATION AIR REQUIREMENTS FOR GROUP R-2, R-3 AND R-4 OCCUPANCIES THREE STORIES AND LESS IN HEIGHT ABOVE GRADE PLANE SHALL BE PROVIDED BY AN EXHAUST SYSTEM, SUPPLY SYSTEM OR COMBINATION THEREOF. THE AMOUNT OF SUPPLY AIR SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF RETURN AND EXHAUST AIR. THE SYSTEM SHALL NOT BE PROHIBITED FROM PRODUCING NEGATIVE OR POSITIVE PRESSURE. THE SYSTEM TO CONVEY VENTILATION AIR SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CHAPTER 6.

ALL MECHANICAL VENTILATION SYSTEMS, INCLUDING RANGE HOOD MAKEUP AIR SYSTEMS, SHALL BE EQUIPPED WITH AUTOMATIC CONTROLS PER 2021 IECC SECTION R403.6.

ALL EXHAUST AND MAKEUP AIR DUCTS SHALL BE SEALED AND INSULATED PER 2021 IECC SECTION R403.3.1 AND R403.3.2.

CONSTRUCTION NOTES	
1	EXT. WALLS: MIN. R-20+5 INSULATION W/LAP HORIZONTAL SIDING MATCH COLOR WITH EXISTING HOUSE ON THE LOT - ARCTIC WHITE
2	NEW WINDOWS TO BE INSTALLED
3	FLOORING TO BE VINYL WIDE PLANK OR HARDWOOD - F.V. FINAL COLOR, BRAND AND STYLE W/OWNER
4	TILE FLOORING
5	CONCRETE SLAB FLOOR
6	LANDING PER CODE 36" DEPTH, WIDTH - DOOR"

MATERIAL/FINISH LEGEND

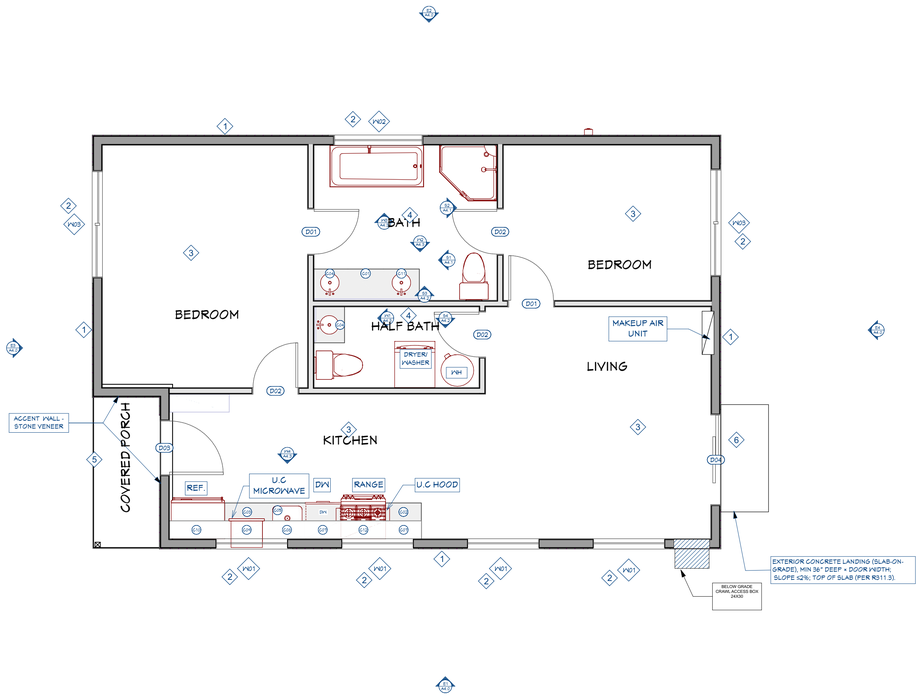
1. NEW ROOFING: MIN. R-38
- MATCH EXISTING HOUSE OR - ASPHALT SHINGLES (50 YR.)
- 12" OVERHANGS (F.V)

2. NEW EXTERIOR WALL: MIN. R-20+5
HORIZONTAL LAP SIDING (RE. ARCH.) 6" EXTERIOR WALLS
VAPOR BARRIER
2"X6" STUD WALL
1/2" GYPSUM BD.
- COLOR TO MATCH EXISTING HOUSE ON THE LOT OR COLOR TBD BY OWNER

3. NEW INTERIOR WALLS (4"):
1/2" GYPSUM BD.
2"X4" STUD WALL @ 16" O.C.
1/2" GYPSUM BD.
- PAINT BY BEHR OR SIMILAR. COLOR TBD BY OWNER

IECC 2021 ZONE 4C MARINE INSULATION REQUIREMENTS:

CEILING R-VALUE: R-38 (PRESCRIPTIVE)
WOOD FRAME WALL R-VALUE: R-20 + R-5 CONTINUOUS OR R-13 + R-10 CONTINUOUS
FLOOR R-VALUE: R-30
BASEMENT WALL R-VALUE: R-10 / R-15 / R-21 INTERIOR + R-5 THERMAL BREAK
SLAB R-VALUE AND DEPTH: R-10, 4 FT DEPTH



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" FT.

DETACHED ADU PLAN

SHORELINE, WA 98155

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

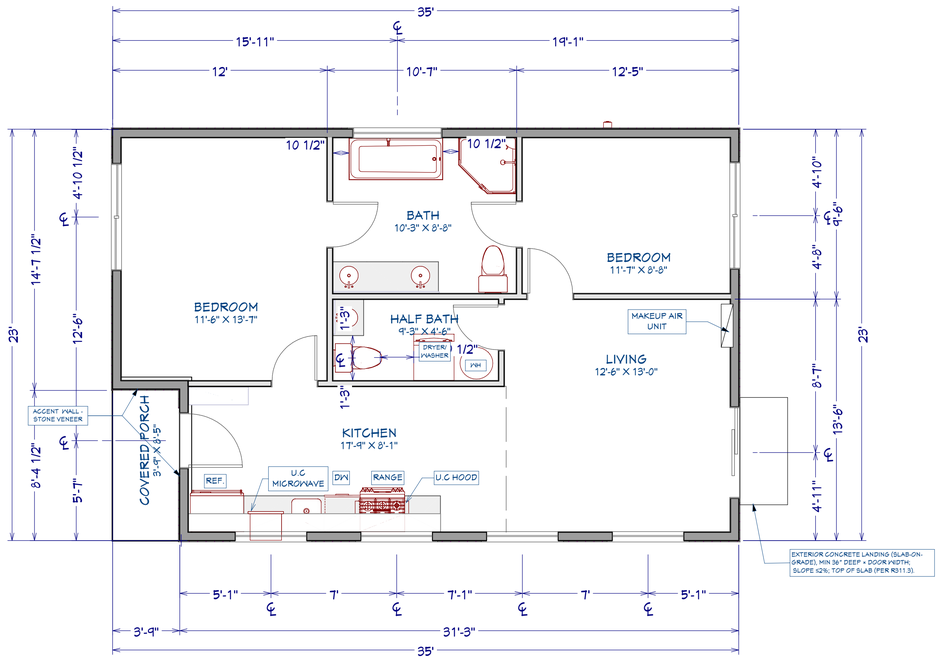
DATE: 10/3/2025

DRAWING NO.:

A1.0

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



2 MAIN FLOOR PLAN -DIMENSIONED

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

DETACHED ADU PLAN

SHORELINE, WA 98155

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

DATE: 10/3/2025

DRAWING NO.: **A1.1**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

VENTILATION:

1. ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

- R806.2 MINIMUM VENT AREA:
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:

1 IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

2 NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FT. BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FT. BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

*G.C. TO DETERMINE PROPER DETERMINING CALCULATION FOR USE

1/150:
ATTIC SQ. FT. = 805 SQ. FT. +/-
REQ. EXHAUST NFVA (RIDGE/ROOF) = 386 SQ. IN. (MIN.)
REQ. INTAKE NFVA (SOFFIT) = 386 SQ. IN. (MIN.)

1/300:
ATTIC SQ. FT. = 805 SQ. FT. +/-
REQ. EXHAUST NFVA (RIDGE/ROOF)= 193 SQ. IN. (MIN.)
REQ. INTAKE NFVA (SOFFIT) = 193 SQ. IN. (MIN.)

IECC 2021 ZONE 4C MARINE INSULATION REQUIREMENTS:

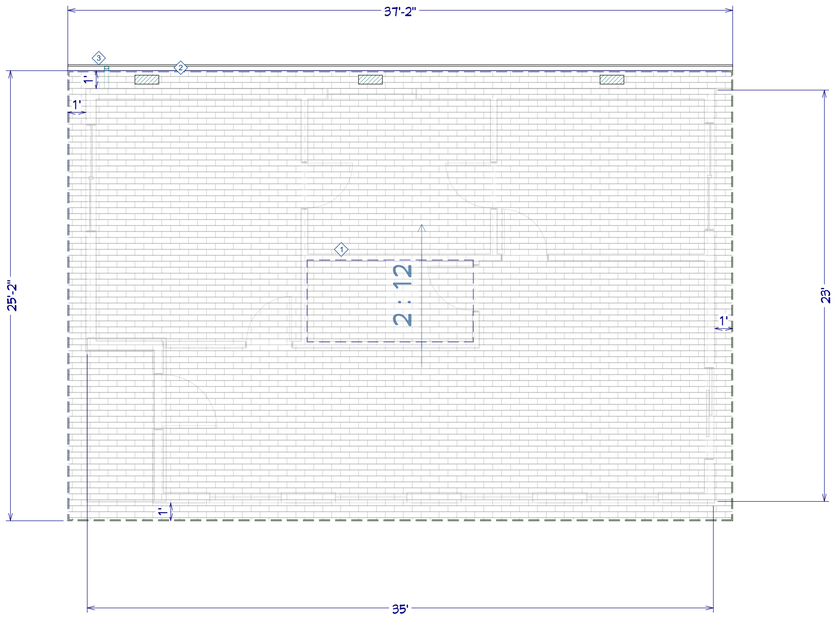
CEILING R-VALUE: R-38 (PRESCRIPTIVE)
WOOD FRAME WALL R-VALUE: R-20 + R-5 CONTINUOUS OR R-13 + R-10 CONTINUOUS
FLOOR R-VALUE: R-30
BASEMENT WALL R-VALUE: R-10 / R-15 / R-21 INTERIOR + R-5 THERMAL BREAK
SLAB R-VALUE AND DEPTH: R-10, 4 FT DEPTH

ROOF NOTE:

2:12 SHED ROOF. TWO-LAYER UNDERLAYMENT FOR SHINGLES <4:12

ROOF SLOPE IS 2:12. ASPHALT SHINGLES PERMITTED WITH DOUBLE UNDERLAYMENT PER IRC R905.2.7.1. PROVIDE TWO LAYERS OF ASTM D226 TYPE II (NO. 30) ASPHALT-SATURATED FELT OR EQUIVALENT SYNTHETIC UNDERLAYMENT, INSTALLED IN SHINGLE FASHION WITH 19" HEADLAP. UNDERLAYMENT SHALL BE, INSTALLED PER MANUFACTURER'S LOW-SLOPE SPECIFICATIONS.

ATTIC VENTILATION / NO-VENT ZONES
PROVIDE VENTED SOFFIT AT ALLOWABLE EAVES WITH INSULATION BAFFLES OVER TOP PLATE. NO VENTING AT EAVE WITHIN 5 FT OF PROPERTY LINE



Based on your 805 sq. ft. and the 1:150 guideline, you'll need a minimum of:

386 sq. in.
Exhaust NFVA
(Near ridge of the roof)

386 sq. in.
Intake NFVA
(On soffits / undereave)

Choose Exhaust System Product
Choose **ONE** of the following products to meet the recommended exhaust NFVA of **386 square inches:**

VentSure®
Rigid Roll Ridge Vent
Amount Required: **31 lineal feet**
Order Qty: **2 rolls**
Product Details

VentSure®
4-Foot Strip Heat & Moisture Ridge Vent with Weather PROtector® Moisture Barrier
Amount Required: **22 lineal feet**
Order Qty: **6 pieces**
Product Details

VentSure®
RidgeCat®
Amount Required: **26 lineal feet**
Order Qty: **2 rolls**
Product Details

VentSure®
4-Foot Strip Heat & Moisture Ridge Vent
Amount Required: **20 lineal feet**
Order Qty: **5 pieces**
Product Details

Based on your 805 sq. ft. and the 1:300 guideline, you'll need a minimum of:

193 sq. in.
Exhaust NFVA
(Near ridge of the roof)

193 sq. in.
Intake NFVA
(On soffits / undereave)

Choose Exhaust System Product
Choose **ONE** of the following products to meet the recommended exhaust NFVA of **193 square inches:**

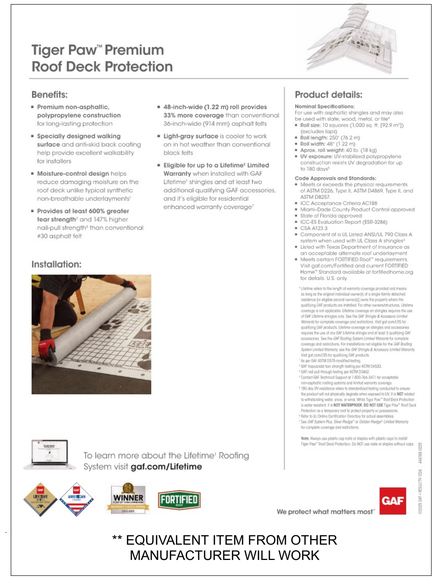
VentSure®
Rigid Roll Ridge Vent
Amount Required: **16 lineal feet**
Order Qty: **1 roll**
Product Details

VentSure®
4-Foot Strip Heat & Moisture Ridge Vent with Weather PROtector® Moisture Barrier
Amount Required: **11 lineal feet**
Order Qty: **3 pieces**
Product Details

VentSure®
RidgeCat®
Amount Required: **13 lineal feet**
Order Qty: **1 roll**
Product Details

VentSure®
4-Foot Strip Heat & Moisture Ridge Vent
Amount Required: **10 lineal feet**
Order Qty: **3 pieces**
Product Details

	ROOF LEGENDS
1	ASPHALT SHINGLE ROOF
2	ROOF GUTTER TO BE INSTALLED
3	GUTTER DOWNSPOUT TO BE INSTALLED, ENSURE WATER DISPERSED AWAY FROM BUILDING AND FOUNDATION
4	PROVIDE 1' OVERHANG AT ALL SIDES


Tiger Paw™ Premium Roof Deck Protection

Benefits:
- **Premium non-asphaltic, polypropylene construction** for long-lasting protection
- **Specially designed walking surface** and anti-skid back coating help provide excellent walkability for installers
- **Moisture-control design** helps reduce damaging moisture on the roof deck unlike typical synthetic non-breathable underlayments[1]
- **Provides at least 400% greater tear strength**[2] and 147% higher nail-pull strength[3] than conventional #30 asphalt felt
- **48-inch-wide (1.22 m) roll provides 33% more coverage** than conventional 36-inch-wide (914 mm) asphalt felts
- **Light-gray surface** is cooler to work on in hot weather than conventional black felts
- **Eligible for up to a Lifetime[1] Limited Warranty** when installed with GAF Lifetime[1] shingles and at least two additional qualifying GAF accessories, and it's eligible for residential enhanced warranty coverage[4]

Product details:
Nominal Specifications:
For use with asphaltic shingles and may also be used with slate, wood, metal, or tile
- **Roll size:** 10 squares (1,000 sq. ft. [92.9 m²]) (excludes laps)
- **Roll length:** 250' (76.2 m)
- **Roll width:** 48" (1.22 m)
- **Aprox. roll weight:** 40 lb. (18 kg)
- **UV exposure:** UV-stabilized polypropylene underlayment resists UV degradation for up to 180 days[5]

Code Approvals and Standards:
- Meets or exceeds the physical requirements of ASTM D226, Type II, ASTM D4869 Type II, and ASTM D8257
- ICC Acceptance Criteria AC188
- Miami-Dade County Product Control approved
- State of Florida approved
- ICC-ES Evaluation Report (ESR-3286)
- CSA A123.3
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles
- FM 4473 Class 1 Approved as an underlayment on an acceptable alternate roof understructure
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

[1]Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of certain qualifying GAF products. See the GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LDS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of one GAF Lifetime shingle and at least 2 qualifying GAF accessories. See the GAF Roofing System Limited Warranty for complete coverage and restrictions. For Lifetime coverage on shingles and the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty. Visit gaf.com/LDS for qualifying GAF products.
As per ASTM D228 (5/8 modified) testing.
[2]GAF Associate tear strength testing per ASTM D4533.
[3]GAF Associate nail pull testing per ASTM D4542.
[4]Contact GAF Technical Support at 1-800-GAF-INFO for acceptable non-asphaltic roofing systems and limited warranty coverage.
[5]We stand behind our products, but proper installation is critical to ensure performance and value. Applies when exposed for no MORE THAN 180 days prior to shingle installation. Contact GAF Technical Support at 1-800-ROOF-411 for additional detail about UV and other "Gap Free" Roof Deck Protection.
[6]Refer to GAF Roofing System Limited Warranty for complete coverage and restrictions.

Installation:

To learn more about the Lifetime[1] Roofing System visit **gaf.com/Lifetime**

We protect what matters most®

** EQUIVALENT ITEM FROM OTHER MANUFACTURER WILL WORK

1 ROOF PLAN
SCALE: 1/4" = 1'-0" FT.

DETACHED ADU PLAN

SHORELINE, WA 98155

DRAWN BY:
CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

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No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:
DATE: 10/3/2025

DRAWING NO.: **A2.0**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

IECC 2021 ZONE 4C MARINE INSULATION REQUIREMENTS:

CEILING R-VALUE: R-38 (PRESCRIPTIVE)
WOOD FRAME WALL R-VALUE: R-20 + R-5 CONTINUOUS OR R-13 + R-10 CONTINUOUS
FLOOR R-VALUE: R-30
BASEMENT WALL R-VALUE: R-10 / R-15 / R-21 INTERIOR + R-5 THERMAL BREAK
SLAB R-VALUE AND DEPTH: R-10, 4 FT DEPTH

SECTION 406 VENTILATION OF UNINHABITED SPACES

406.1 GENERAL:
- UNINHABITED SPACES, SUCH AS CRAWL SPACES AND ATTICS, SHALL BE PROVIDED WITH NATURAL VENTILATION OPENINGS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR SHALL BE PROVIDED WITH A MECHANICAL EXHAUST AND SUPPLY AIR SYSTEM. THE MECHANICAL EXHAUST RATE SHALL BE NOT LESS THAN 0.02 CFM PER SQUARE FOOT (0.00001 M3/S • M2) OF HORIZONTAL AREA AND SHALL BE AUTOMATICALLY CONTROLLED TO OPERATE WHEN THE RELATIVE HUMIDITY IN THE SPACE SERVED EXCEEDS 60 PERCENT.

GRADING NOTES:
1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.RE. IBC 1804.4
3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

VENTED CRAWL SPACE VENTILATION: RE IRC CH. 4, SEC. 408

R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION:

1. VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER-FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA.

2. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE.

3. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH, AND OPERATIONAL LOUVERS ARE PERMITTED:

3A. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK.
3B. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK.
3C. CAST-IRON GRILL OR GRATING.
3D. EXTRUDED LOAD-BEARING BRICK VENTS.
3E. HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER.
3F. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH THICK.

EXCEPTIONS:
1 THE TOTAL AREA OF VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1,500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL.
2 WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL, VENTILATION OPENINGS ARE NOT REQUIRED TO BE WITHIN 3 FEET OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE PROVIDED THAT THE OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE.

R408.3 UNVENTED CRAWL SPACE:

FOR UNVENTED UNDER-FLOOR SPACES, THE FOLLOWING ITEMS SHALL BE PROVIDED:

1 EXPOSED EARTH SHALL BE COVERED WITH A CONTINUOUS CLASS I VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES (152 MM) AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THAN 6 INCHES (152 MM) UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL OR INSULATION.

2 ONE OF THE FOLLOWING SHALL BE PROVIDED FOR THE UNDER-FLOOR SPACE:

2A. CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/S) FOR EACH 50 SQUARE FEET (4.7 M2) OF CRAWL SPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE), AND PERIMETER WALLS INSULATED IN ACCORDANCE WITH SECTION N1102.2.10.1 OF THIS CODE.
2B. CONDITIONED AIR SUPPLY SIZED TO DELIVER AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/S) FOR EACH 50 SQUARE FEET (4.7 M2) OF UNDER-FLOOR AREA, INCLUDING A RETURN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE), AND PERIMETER WALLS INSULATED IN ACCORDANCE WITH SECTION N1102.2.10.1 OF THIS CODE.
2C. PLENUM IN EXISTING STRUCTURES COMPLYING WITH SECTION M1601.5, IF UNDER-FLOOR SPACE IS USED AS A PLENUM.
2D. DEHUMIDIFICATION SIZED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

R408.4 ACCESS

1. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES.

2. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE NOT SMALLER THAN 18 INCHES BY 24 INCHES

3. OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16 INCHES BY 24 INCHES

4. WHERE ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16 INCHES BY 24 INCHES SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE.

**SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.*

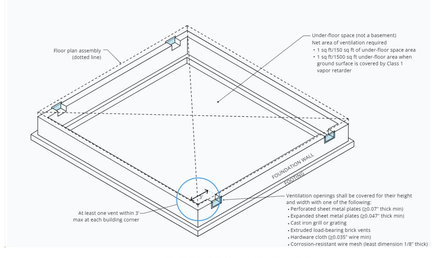
*G.C. TO DETERMINE PROPER DETERMINING CALCULATION FOR USE

VENTED CRAWL:
1/150:
CRAWL SPACE SQ. FT. = 719 SQ. FT. +/-
REQ. VENTILATION = 690 SQ. INCH. +/- (MIN.)

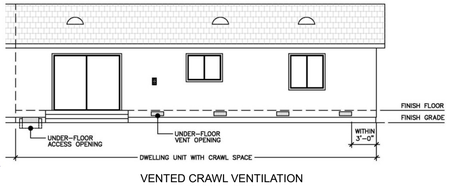
UNVENTED CRAWL W/ VAPOR BARRIER:
1/1500:
CRAWL SPACE SQ. FT. = 719 SQ. FT. +/-
REQ. VENTILATION = 69 SQ. INCH. +/- (MIN.)

**ESTIMATION ONLY, G.C. TO MEASURE AND CALCULATE FINAL CRAWL SPACE SQ. FT. ON SITE DURING CONSTRUCTION AND PROVIDE ADEQUATE VENTILATION BASED OFF OF FOUND SQ. FT. AND DETERMINATION OF USING A VENTED OR NON VENTED CRAWL SPACE DESIGN*

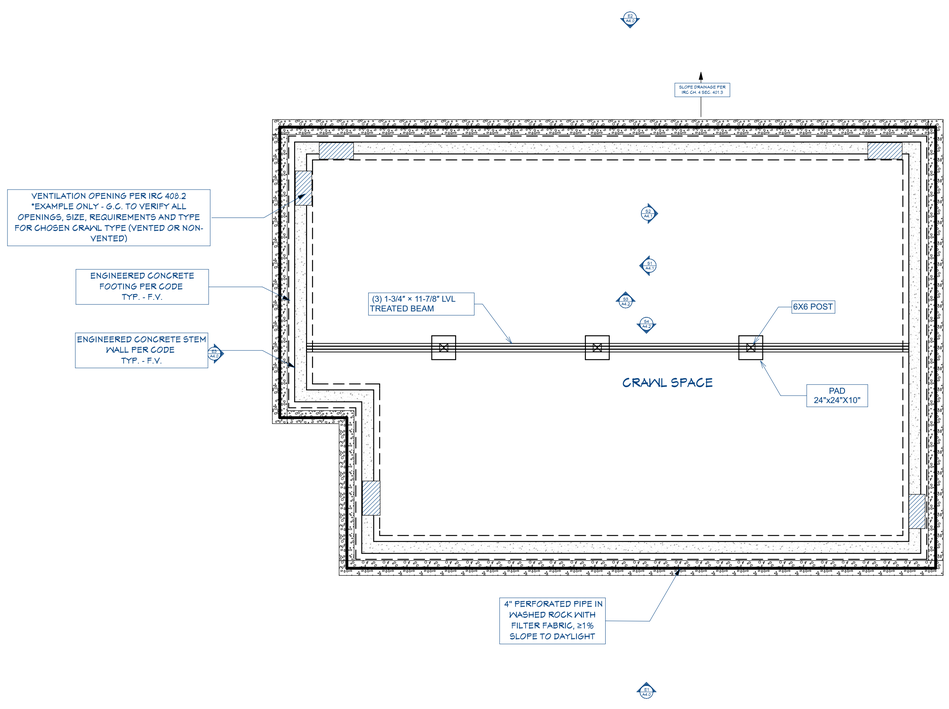
Under-Floor Ventilation



VENTED CRAWL VENTILATION DETAIL - TYP.



VENTED CRAWL VENTILATION DETAIL - TYP.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0" FT.

DETACHED ADU PLAN

SHORELINE, WA 98155

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

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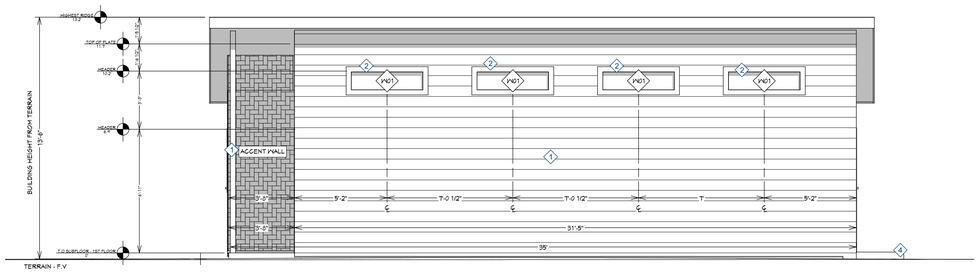
PROJECT NO.:

DATE: 10/3/2025

DRAWING NO.: **A3.0**

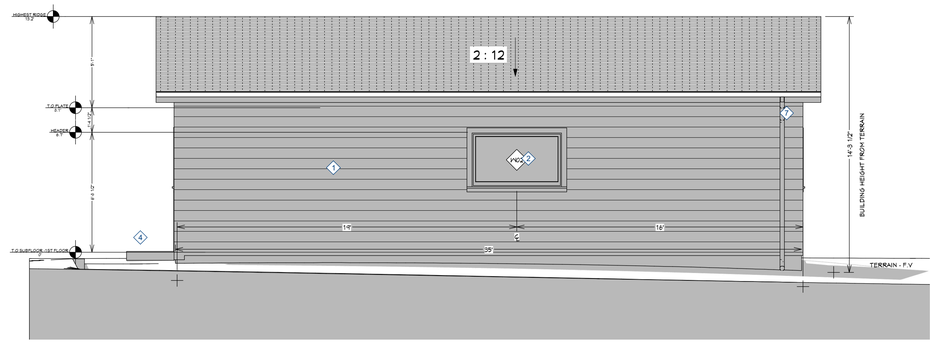
* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1



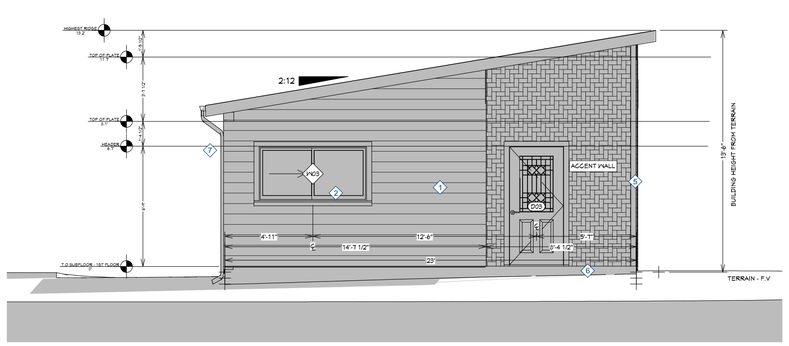
E1 PROPOSED ELEVATIONS

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



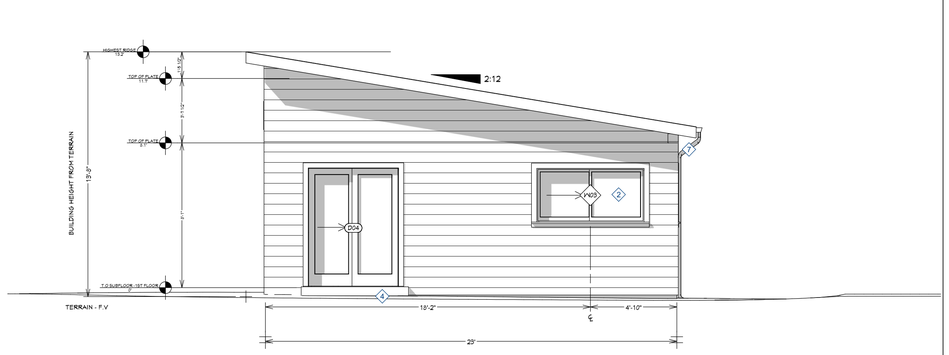
E2 PROPOSED ELEVATIONS

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



E3 PROPOSED ELEVATIONS

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



E4 PROPOSED ELEVATIONS

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

	CONSTRUCTION NOTES
1	EXT. WALLS: MIN. R-20+5 INSULATION W/LAP HORIZONTAL SIDING MATCH COLOR WITH EXISTING HOUSE ON THE LOT - ARCTIC WHITE
2	(N) WINDOWS
3	SHINGLED ROOFING
4	LANDING PER CODE
5	NATURAL WOODEN POST
6	CONCRETE PAD
7	GUTTER DOWNSPOUT

MATERIAL/FINISH LEGEND

1. NEW ROOFING: MIN. R-38
- MATCH EXISTING HOUSE OR - ASPHALT SHINGLES (50 YR.)
- 12" OVERHANGS (F.V)

2. NEW EXTERIOR WALL: MIN. R-20+5
HORIZONTAL LAP SIDING (RE. ARCH.) 6" EXTERIOR WALLS
VAPOR BARRIER
2"X6" STUD WALL
1/2" GYPSUM BD.
- COLOR TO MATCH EXISTING HOUSE ON THE LOT OR COLOR TBD BY OWNER

3. NEW INTERIOR WALLS (4"):
1/2" GYPSUM BD.
2"X4" STUD WALL @ 16" O.C.
1/2" GYPSUM BD.
- PAINT BY BEHR OR SIMILAR. COLOR TBD BY OWNER

2 PROPOSED ELEVATIONS

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

DETACHED ADU PLAN

SHORELINE, WA 98155

DRAWN BY:

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REVISIONS:

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No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

DATE: 10/3/2025

DRAWING NO.:

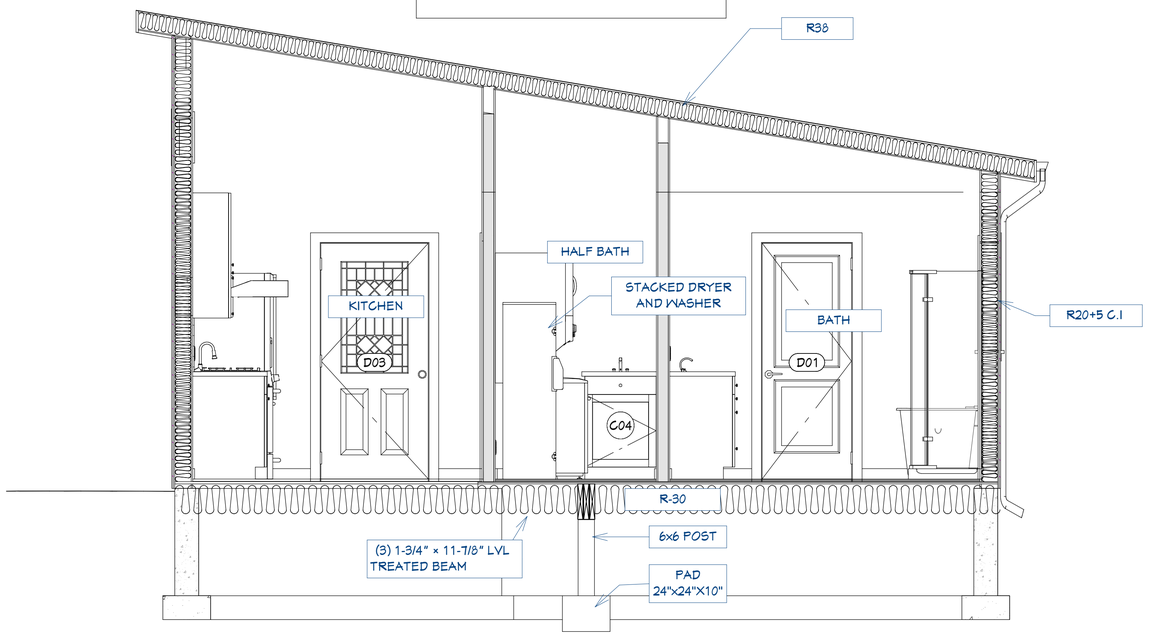
A4.0

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

IECC 2021 ZONE 4C MARINE INSULATION REQUIREMENTS:

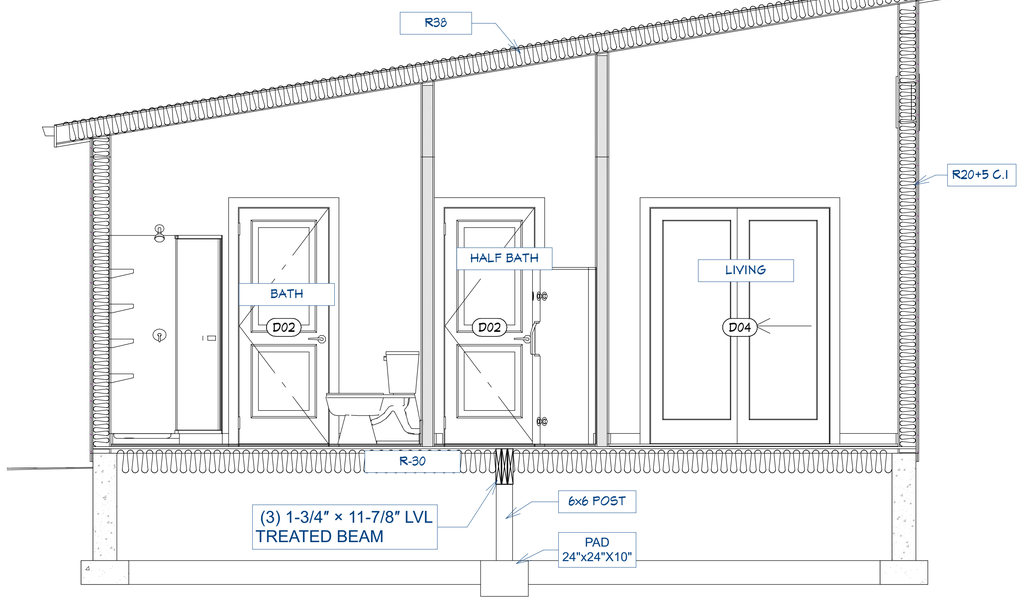
CEILING R-VALUE: R-38 (PRESCRIPTIVE)
WOOD FRAME WALL R-VALUE: R-20 + R-5 CONTINUOUS OR R-13 + R-10 CONTINUOUS
FLOOR R-VALUE: R-30
BASEMENT WALL R-VALUE: R-10 / R-15 / R-21 INTERIOR + R-5 THERMAL BREAK
SLAB R-VALUE AND DEPTH: R-10, 4 FT DEPTH

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



S1 PROPOSED SECTION

SCALE: 1/2" = 1'-0" FT.



S2 PROPOSED SECTION

SCALE: 1/2" = 1'-0" FT.

1 PROPOSED SECTIONS

SCALE:1/2"= 1 FT.

DETACHED ADU PLAN

SHORELINE, WA 98155

DRAWN BY:

CHECKED BY:

REVISIONS:

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No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

DATE: 10/3/2025

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* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

IECC 2021 ZONE 4C MARINE INSULATION REQUIREMENTS:

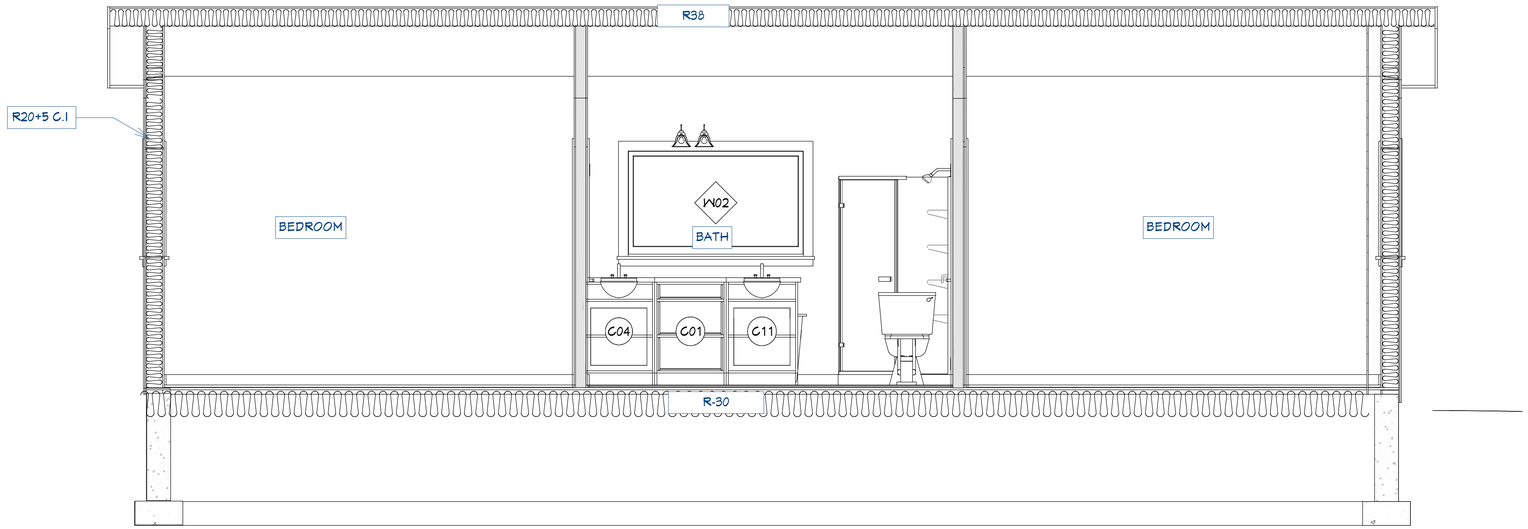
CEILING R-VALUE: R-38 (PRESCRIPTIVE)
WOOD FRAME WALL R-VALUE: R-20 + R-5 CONTINUOUS OR R-13 + R-10 CONTINUOUS
FLOOR R-VALUE: R-30
BASEMENT WALL R-VALUE: R-10 / R-15 / R-21 INTERIOR + R-5 THERMAL BREAK
SLAB R-VALUE AND DEPTH: R-10, 4 FT DEPTH

MATERIAL/FINISH LEGEND

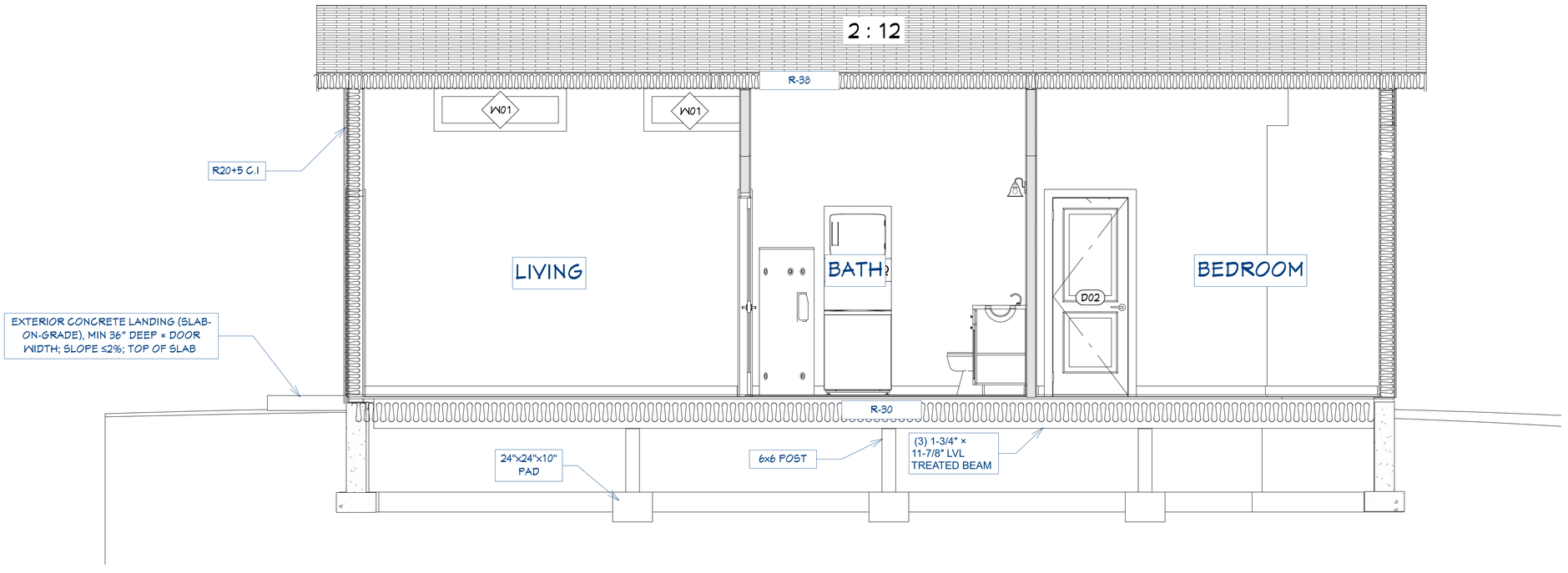
1. NEW ROOFING: MIN. R-38
- MATCH EXISTING HOUSE OR - ASPHALT SHINGLES (50 YR.)
- 12" OVERHANGS (F.V)

2. NEW EXTERIOR WALL: MIN. R-20+5
HORIZONTAL LAP SIDING (RE. ARCH.) 6" EXTERIOR WALLS
VAPOR BARRIER
2"X6" STUD WALL
1/2" GYPSUM BD.
- COLOR TO MATCH EXISTING HOUSE ON THE LOT OR COLOR TBD BY OWNER

3. NEW INTERIOR WALLS (4"):
1/2" GYPSUM BD.
2"X4" STUD WALL @ 16" O.C.
1/2" GYPSUM BD.
- PAINT BY BEHR OR SIMILAR. COLOR TBD BY OWNER



S3 PROPOSED SECTION
SCALE: 1/2" = 1'-0" FT.



S4 PROPOSED SECTION
SCALE: 1/2" = 1'-0" FT.

1 PROPOSED SECTIONS
SCALE:1/2"= 1 FT.

DETACHED ADU PLAN

SHORELINE, WA 98155

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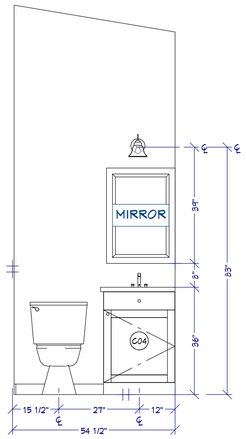
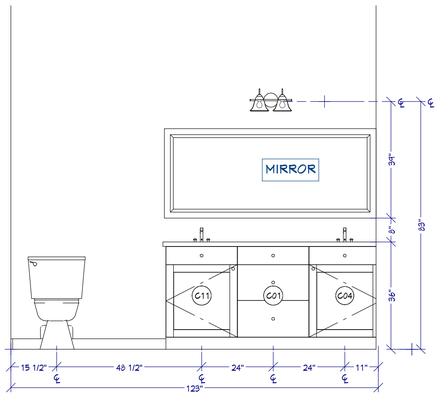


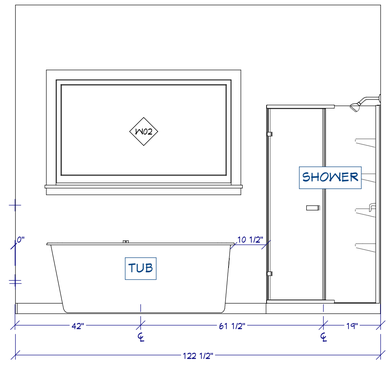
W1 HALF BATH

SCALE: 1/2" = 1'-0" FT.



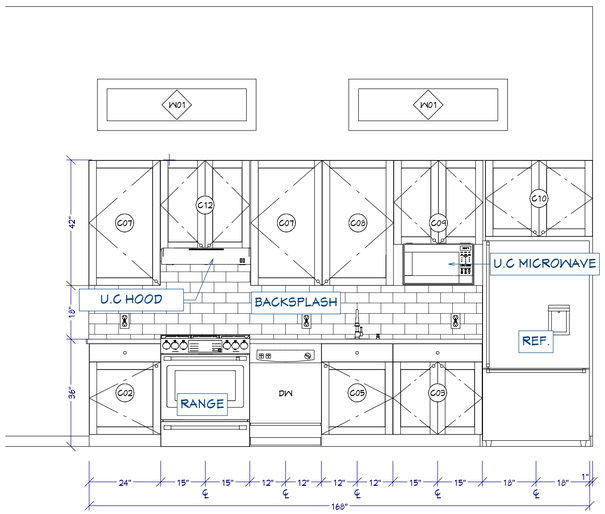
W2 BATH

SCALE: 1/2" = 1'-0" FT.



W3 BATH

SCALE: 1/2" = 1'-0" FT.



W4 KITCHEN

SCALE: 1/2" = 1'-0" FT.

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

1 WALL ELEVATIONS

SCALE: 1/2" = 1 FT.

DETACHED ADU PLAN

SHORELINE, WA 98155

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DATE: 10/3/2025

DRAWING NO.: **A4.3**

IECC NOTES (UPDATED FOR ZONE 4C – IECC 2021)

CLIMATE ZONE: 4C

MAXIMUM FENESTRATION U-FACTOR FOR ALL GLAZING SHALL BE 0.30 (PER IECC 2021 TABLE R402.1.2 FOR ZONE 4C).
A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE AND EXTERNAL THERMAL ENVELOPE. ALL BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.

R402.2.1 CEILINGS WITH ATTIC SPACES: WHERE SECTION R402.1.2 REQUIRES R-60 CEILING INSULATION, INSTALLING R-38 OVER 100% OF THE CEILING AREA SHALL SATISFY THIS REQUIREMENT, PROVIDED THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION DOES NOT APPLY TO THE U-FACTOR ALTERNATIVE (R402.1.4) OR TOTAL UA ALTERNATIVE (R402.1.5).

R402.2.4 ACCESS HATCHES AND DOORS: ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWL SPACES) SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. A RETAINER OR BAFFLE SHALL BE INSTALLED TO CONTAIN LOOSE-FILL INSULATION AND PREVENT DISPLACEMENT WHEN ATTIC ACCESS IS OPENED.

R402.2.3 EAVE BAFFLE: IN VENTED ATTICS USING AIR-PERMEABLE INSULATION, A SOLID BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. IT MUST MAINTAIN AN OPENING SIZE EQUAL TO OR GREATER THAN THE VENT AND EXTEND OVER THE TOP OF THE ATTIC INSULATION.

R402.2.8 FLOORS: FLOOR FRAMING-CAVITY INSULATION SHALL MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING. ALTERNATIVELY, INSULATION MAY BE IN CONTACT WITH THE TOPSIDE OF SHEATHING OR INSTALLED ON THE UNDERSIDE OF THE FRAMING COMBINED WITH INSULATION THAT MEETS OR EXCEEDS THE WALL R-VALUE AND EXTENDS FROM BOTTOM TO TOP OF ALL PERIMETER FLOOR FRAMING.

R402.2.9 BASEMENT WALLS: CONDITIONED BASEMENTS SHALL HAVE INSULATION FROM THE TOP OF THE BASEMENT WALL DOWN TO 10 FEET BELOW GRADE OR TO THE BASEMENT FLOOR, WHICHEVER IS LESS. UNCONDITIONED BASEMENTS SHALL ALSO COMPLY UNLESS THE FLOOR OVERHEAD IS INSULATED PER SECTIONS R402.1.2 AND R402.2.8.

R402.2.10 SLAB-ON-GRADE FLOORS: SLABS WITH A SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED AS PER TABLE R402.1.2. MINIMUM INSULATION SHALL BE R-10, EXTENDING DOWNWARD FROM THE SLAB TOP ON THE INSIDE OR OUTSIDE OF THE FOUNDATION WALL. INSULATION MAY INCLUDE VERTICAL AND HORIZONTAL COMPONENTS. HORIZONTAL INSULATION MUST BE PROTECTED BY PAVEMENT OR AT LEAST 10 INCHES OF SOIL. SLAB-EDGE INSULATION IS NOT REQUIRED IN AREAS DESIGNATED AS HAVING A VERY HEAVY TERMITE INFESTATION.

TABLE R402.1.3
INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENTS*

CLIMATE ZONE 5 AND MARINE 4	
Fenestration U-Factor[b, j]	0.30
Skylight[b] U-Factor	0.50
Ceiling R-Value[g]	R-38 (PRESCRIPTIVE)
Wood Frame Wall[g,i] R-Value	20+5 or 13+10
Floor R-Value	30
Below-Grade[c,h] Wall R-value	10/15/21 int + 5TB
Slab[d,f] R-Value & Depth	10, 4 ft

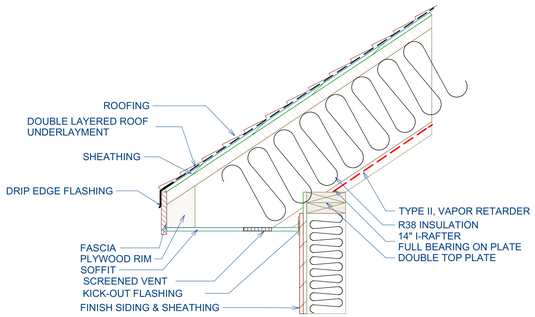
GENERAL CONSTRUCTION NOTES

1 ATTIC VENTILATION / NO-VENT ZONES
ATTIC NET FREE VENT AREA (NFVA) REQUIRED = 386 SQ.IN
PROVIDE CONTINUOUS VENTED SOFFIT AT ALLOWABLE EAVES WITH INSULATION BAFFLES OVER TOP PLATE.

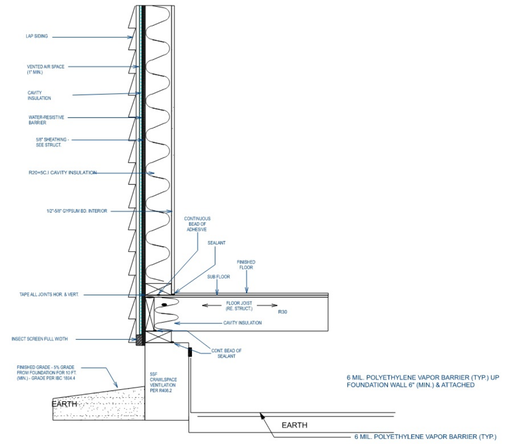
2 LOW-SLOPE ROOF UNDERLAYMENT
ROOF PITCH 2:12 TO 4:12: PROVIDE TWO LAYERS ASTM D226 TYPE II UNDERLAYMENT, LAPPED 19" OR EQUIVALENT PER MANUFACTURER.
DRIP EDGE FLASHING REQUIRED AT EAVES AND RAKES.
PROVIDE KICK-OUT FLASHING AT ALL ROOF-WALL INTERSECTIONS.

3 CLADDING (FIBER-CEMENT LAP SIDING)
PROVIDE CONTINUOUS WRB INSTALLED OVER THE EXTERIOR WALLS. FLASH WITH PAN AND END DAMS, SELF-ADHERED JAMB/HEAD FLASHING, SHINGLE-LAPPED TO WRB.

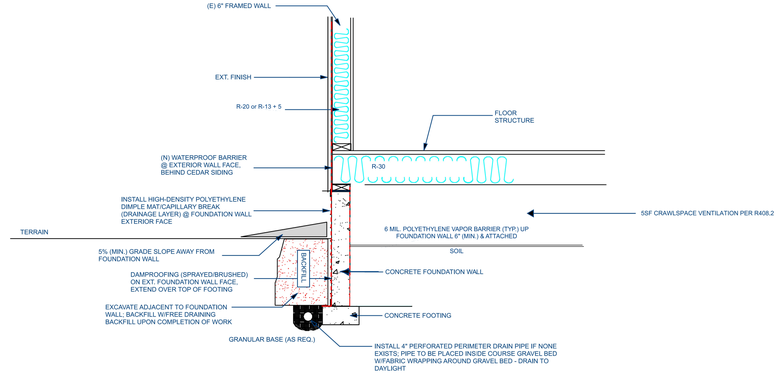
GRADING NOTES:
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.RE. IBC 1804.4
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.



I-RAFTER: TYP. DETAIL VENTED SOFFIT



1 EXT. WALL DETAIL - LAP SIDING (TYP.)
SCALE: NS



2 FOUNDATION INSULATION DETAIL (TYP.)
SCALE: NS

1 WALL SECTION DETAILS
SCALE: NS

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

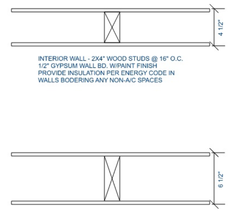
NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

SECTION 406 VENTILATION OF UNINHABITED SPACES

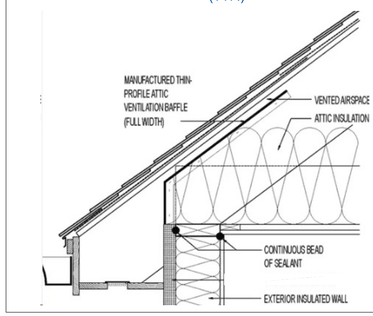
406.1 GENERAL:
- UNINHABITED SPACES, SUCH AS CRAWL SPACES AND ATTICS, SHALL BE PROVIDED WITH NATURAL VENTILATION OPENINGS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR SHALL BE PROVIDED WITH A MECHANICAL EXHAUST AND SUPPLY AIR SYSTEM. THE MECHANICAL EXHAUST RATE SHALL BE NOT LESS THAN 0.02 CFM PER SQUARE FOOT (0.00001 M3/S • M2) OF HORIZONTAL AREA AND SHALL BE AUTOMATICALLY CONTROLLED TO OPERATE WHEN THE RELATIVE HUMIDITY IN THE SPACE SERVED EXCEEDS 60 PERCENT.

GRADING NOTES:
1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.RE. IBC 1804.4
3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

INTERIOR WALL DETAIL
(TYP.)



EAVE BAFFLE DETAIL
(TYP.)



NOTE:

1. WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF DRC SEC. R702.7 OR DBC SEC. 1404.3. ***AS APPLICABLE.***
2. AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1
3. EAVE BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS - G.C. TO VERIFY FINAL INSULATION LAYOUT AND EAVE BAFFLE PLACEMENT ON SITE. RE. R402.2.3

DETACHED ADU PLAN

SHORELINE, WA 98155

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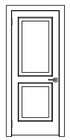
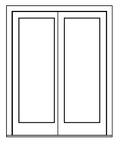
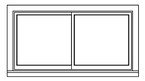
* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
	D01	2668	2	1	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)		TBD BY GC/OWNER	
	D02	2668	3	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)		TBD BY GC/OWNER	
	D03	3068	1	1	3068 R EX	38"X83"	EXT. HINGED-DOOR L05	2X6X41" (2)		TBD BY GC/OWNER	
	D04	5068	1	1	5068 L EX	62"X83"	EXT. SLIDER-GLASS PANEL	2X8X65" (2)		TBD BY GC/OWNER	

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	AREA, ACTUAL (SQ FT)	EGRESS	DESCRIPTION	HEADER	U-FACTOR	MANUFACTURER	COMMENTS
	W01	4010FX	4	1	4.0		FIXED GLASS	2X8X52" (2)	0.3	TBD BY GC/OWNER	
	W02	5030FX	1	1	15.0		FIXED GLASS	2X8X64" (2)	0.3	TBD BY GC/OWNER	
	W03	6030LS	2	1	18.0	YES	LEFT SLIDING	2X10X76" (2)	0.3	TBD BY GC/OWNER	44" A.F.F SILL HEIGHT
TOTALS:					67.0						

DOOR AND WINDOW NOTES:

1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

2 ALL WALK-THRU DOORS SHALL BE SOLID CORE

3 INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR/REAR EXIT DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

4 EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

5. ALTERNATIVE SELECTIONS OF DOORS AND WINDOWS WILL BE CONSIDERED. ALL ALTERNATIVES MUST BE EQUAL OR BETTER IN PERFORMANCE TO MEET OR EXCEED IECC CODE REQS.

6. ROUGH OPENINGS ARE ESTIMATES ONLY, FIELD VERIFY ON SITE AND AFTER FINAL SELECTION OF BRAND, STYLE AND SIZE OF DOORS TO BE INSTALLED.

7. FINISHES, COLORS AND HARDWARE TO BE DISCUSSED AND DECIDED UPON BY THE CUSTOMER/ OWNER(S) BEFORE PURCHASE OR INSTALLATION.

8. IF GLASS IS POSITIONED WITHIN 18" OF THE FINISHED FLOOR, SAFETY/ TEMPERED GLASS IS REQUIRED. VERIFY TEMPERED GLASS REQUIREMENTS WITH YOUR LOCAL BUILDING CODES

WINDOW & DOOR FLASHING

- PROVIDE PAN FLASHING WITH END DAMS AT SILL.
- SELF-ADHERED FLASHING AT JAMBS AND HEAD, SHINGLE-LAPPED TO WRB.
- PROVIDE KICK-OUT FLASHING AT ROOF-WALL INTERSECTIONS.
- INSTALL ALL FLANGED WINDOWS PER ASTM E2112.

1 WINDOW AND DOOR SCHEDULES

SCALE: NO SC ALE

DETACHED ADU PLAN

SHORELINE, WA 98155

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DRAWING NO.: **A6.0**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

CABINET SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
C01	3DB2421	1	1	24 "	21 "	36 "	BASE CABINET			
C02	B24L	1	1	24 "	24 "	36 "	BASE CABINET			
C03	B30	1	1	30 "	24 "	36 "	BASE CABINET			
C04	SB2421R	2	1	24 "	21 "	36 "	BASE CABINET			
C05	SB24R	1	1	24 "	24 "	36 "	BASE CABINET			
C07	W2442L	2	1	24 "	12 "	42 "	WALL CABINET			
C08	W2442R	1	1	24 "	12 "	42 "	WALL CABINET			
C09	W3042	1	1	30 "	12 "	42 "	WALL CABINET			
C10	W3626	1	1	36 "	12 "	25 9/16 "	WALL CABINET			
C11	SB2421L	1	1	24 "	21 "	36 "	BASE CABINET			
C12	W3030	1	1	30 "	12 "	30 "	WALL CABINET			

* CABINET SCHEDULE FOR REFERENCE ONLY. COORDINATE WITH SPECIFIC CABINET INSTALLER AN/OR REPRESENTATIVE FOR FINAL SIZE/DIMENSIONS & BUILD SCHEMATICS.

**ALL FINISHES TO BE DECIDED ON AND CHOSEN BY THE OWNER(S). MATERIALS, FINISHES, HARDWARE, COUNTERTOPS, COLORS, BRANDS AND STYLES REPRESENTED IN THESE PLANS ARE FOR CONCEPTUAL VISUALIZATION ONLY.

*** ALL CABINET SIZES TO BE FIELD VERIFIED BY THE GC AND TO BE MEASURED AND INSTALLED BY AN APPROPRIATE CABINET INSTALLER/COMPANY. DETAILS SHOWN IN PLAN AND IN CABINET SCHEDULE ON THESE PLANS ARE *REFERENCE ONLY.*

KITCHEN AND CABINET NOTES:

*ALTERNATIVE SELECTIONS AND SIZES OF CABINETS MAY BE SELECTED BY OWNER AND OR G.C.

* ALL DIMENSIONS SHOWN ARE ESTIMATES ONLY, FIELD VERIFY ON SITE AND AFTER FINAL SELECTION OF BRAND, STYLE AND SIZE OF CABINETS TO BE INSTALLED; G.C., OWNER, OWNER REPRESENTATIVE OR CABINET INSTALLER/MAKER TO FIELD VERIFY AFTER CONSTRUCTION IS COMPLETE FOR MORE EXACTING FINAL MEASUREMENTS TO BE TAKEN.

1. ALL CABINETS TO BE PAINTED - COLOR TBD WITH HOME OWNER PRIOR TO ORDERING OR INSTALLATION.
2. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING OR INSTALLATION.
3. INSTALL ALL HARDWARE ON SITE. - FINISH AND STYLE TBD BY HOMEOWNER BEFORE ORDERING OR INSTALLATION.
4. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR TO UPPER CABINETS IN AREA TO BE INSTALLED; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
5. CUT OVEN OPENING ON SITE, SEE APPLIANCE MANUFACTURER SPECIFICATIONS FOR SPECIFIC APPLIANCE CHOSEN.
6. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS AND PER CODE.
7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
8. USE MIN 6" DUCT FOR HOOD.
9. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING OR INSTALLATION.

*DESIGNER TAKES NO RESPONSIBILITY FOR ILL FITTING, NON FITTING CABINETS AS CABINETS SHOWN ON PLAN ARE FOR REFERENCE ONLY. DIMENSIONS FOR REFERENCE ONLY. F.V. ALL FINAL MEASUREMENTS BEFORE CABINETS ORDERED.

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

1 CABINET SCHEDULE

SCALE: NO SC ALE

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1. PLUMBING PENETRATIONS TROUGH RIM JOISTS SHOULD BE SEALED WITH EXPANDING FOAM OR CAULK. VENT STACKS PENETRATING INTO ATTIC SHOULD BE SEALED WITH FLEXIBLE SEAL FOR ACCOMMODATION OF PIPE EXPANSION.

2. OUTLET BOXES SHOULD BE INSTALLED WITH AIRTIGHT BOXES ON EXTERIOR WALLS AND INSULATED CEILINGS OR SEALANTS MAY BE USED ON PENETRATIONS IN STANDARD OUTLET BOXES.

3. RECESSED LIGHT FIXTURES IN CEILING SHOULD BE INSULATION COVER (IC) RATED. THESE ARE AIRTIGHT AND CAN BE COVERED WITH INSULATION. RECESSED LIGHT FIXTURES INSTALLED IN DROPPED CEILINGS OR SOFFITS NEED TO BE DRAFT STOPPED. REF: R402.4.5

4. SEAL ALL ELECTRICAL PANELS INSTALLED ON EXTERIOR WALLS SO THAT THEY ARE SEALED FROM AIR PENETRATION.

IECC NOTES (UPDATED FOR ZONE 4C – IECC 2021)

CLIMATE ZONE: 4C

MAXIMUM FENESTRATION U-FACTOR FOR ALL GLAZING SHALL BE 0.30 (PER IECC 2021 TABLE R402.1.2 FOR ZONE 4C).
A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE AND EXTERNAL THERMAL ENVELOPE. ALL BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.

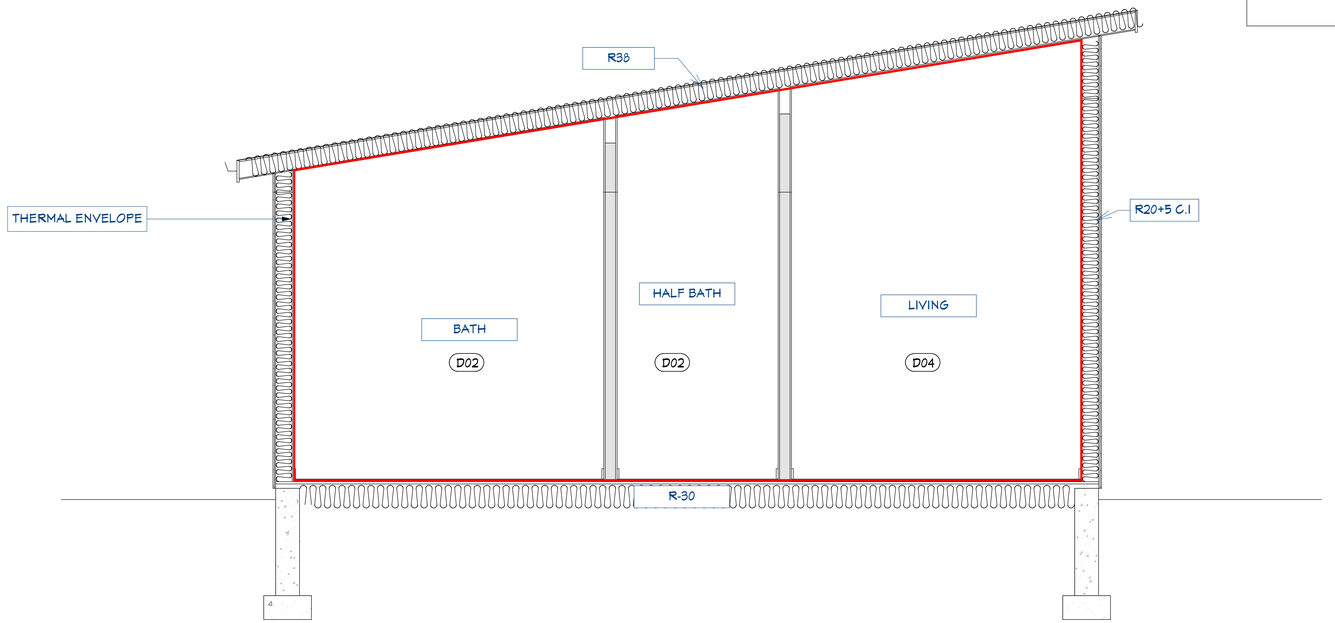
R402.2.1 CEILINGS WITH ATTIC SPACES: WHERE SECTION R402.1.2 REQUIRES R-60 CEILING INSULATION, INSTALLING R-38 OVER 100% OF THE CEILING AREA SHALL SATISFY THIS REQUIREMENT, PROVIDED THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION DOES NOT APPLY TO THE U-FACTOR ALTERNATIVE (R402.1.4) OR TOTAL UA ALTERNATIVE (R402.1.5).

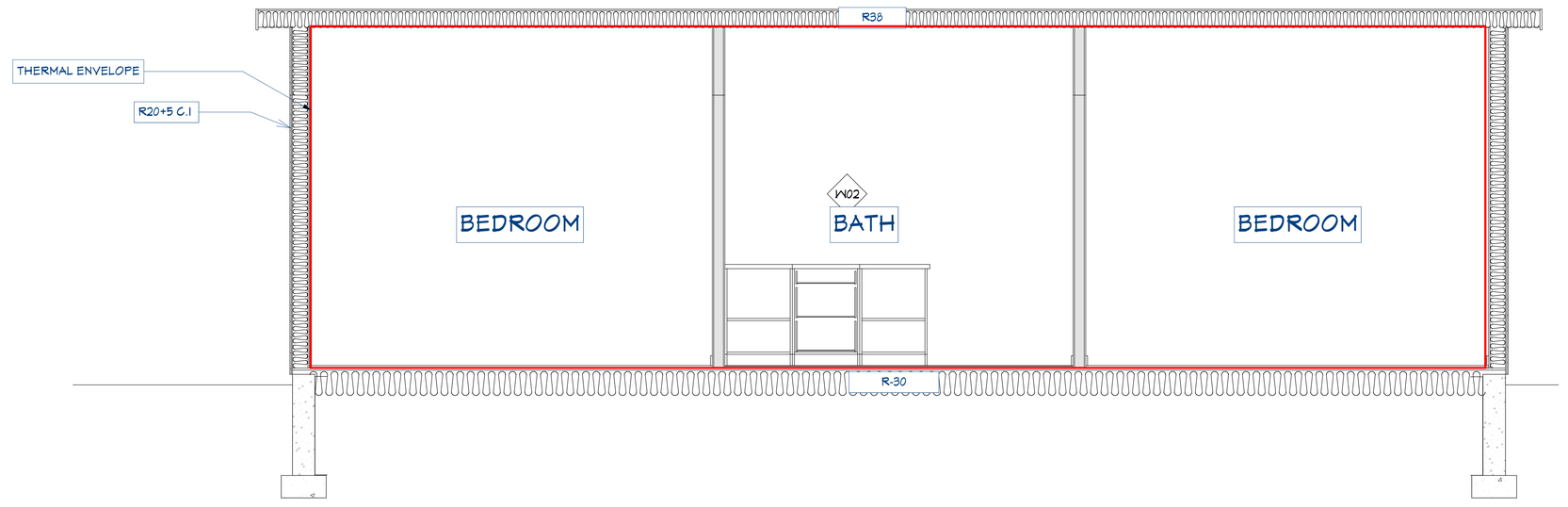
R402.2.4 ACCESS HATCHES AND DOORS: ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWL SPACES) SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. A RETAINER OR BAFFLE SHALL BE INSTALLED TO CONTAIN LOOSE-FILL INSULATION AND PREVENT DISPLACEMENT WHEN ATTIC ACCESS IS OPENED.

R402.2.3 EAVE BAFFLE: IN VENTED ATTICS USING AIR-PERMEABLE INSULATION, A SOLID BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. IT MUST MAINTAIN AN OPENING SIZE EQUAL TO OR GREATER THAN THE VENT AND EXTEND OVER THE TOP OF THE ATTIC INSULATION.

R402.2.8 FLOORS: FLOOR FRAMING-CAVITY INSULATION SHALL MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING. ALTERNATIVELY, INSULATION MAY BE IN CONTACT WITH THE TOPSIDE OF SHEATHING OR INSTALLED ON THE UNDERSIDE OF THE FRAMING COMBINED WITH INSULATION THAT MEETS OR EXCEEDS THE WALL R-VALUE AND EXTENDS FROM BOTTOM TO TOP OF ALL PERIMETER FLOOR FRAMING.

R402.2.10 SLAB-ON-GRADE FLOORS: SLABS WITH A SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED AS PER TABLE R402.1.2. MINIMUM INSULATION SHALL BE R-10, EXTENDING DOWNWARD FROM THE SLAB TOP ON THE INSIDE OR OUTSIDE OF THE FOUNDATION WALL. INSULATION MAY INCLUDE VERTICAL AND HORIZONTAL COMPONENTS. HORIZONTAL INSULATION MUST BE PROTECTED BY PAVEMENT OR AT LEAST 10 INCHES OF SOIL. SLAB-EDGE INSULATION IS NOT REQUIRED IN AREAS DESIGNATED AS HAVING A VERY HEAVY TERMITE INFESTATION.





1 THERMAL ENVELOPE & IECC INFORMATION

SCALE: 1/2" = 1 FT.

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

DETACHED ADU PLAN

SHORELINE, WA 98155

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

DATE: 10/3/2025

DRAWING NO.: **A7.0**