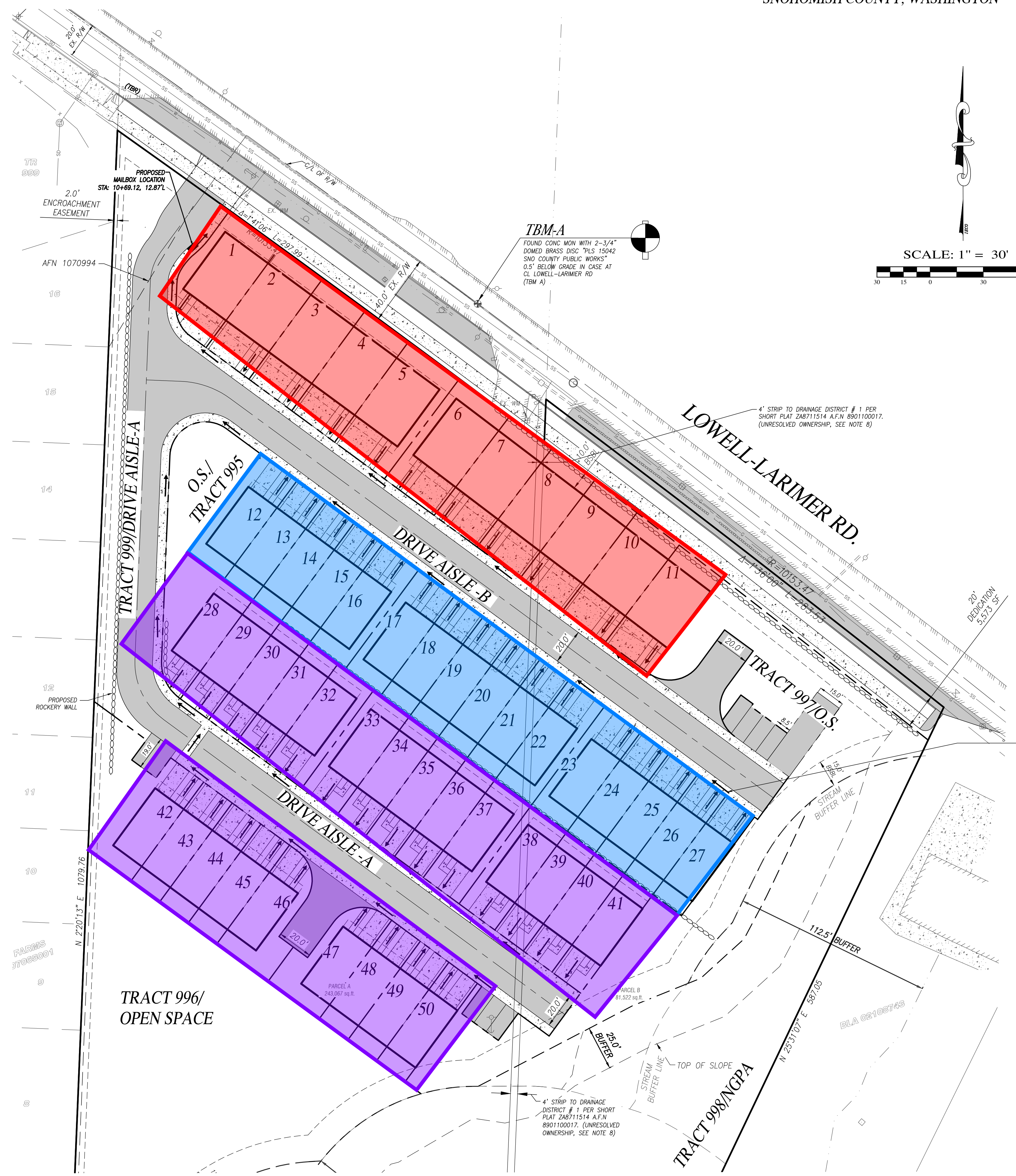
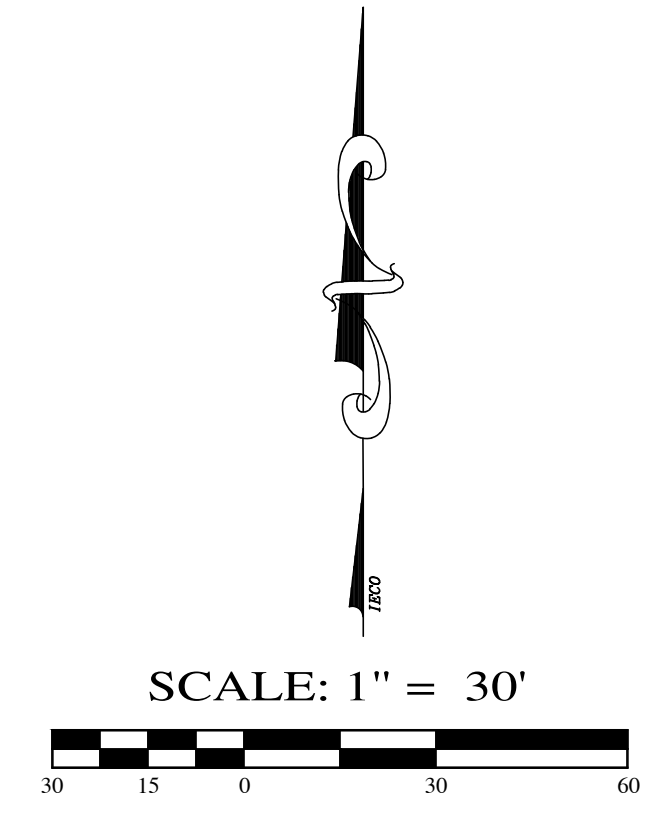


SE1/4, SW1/4, SEC. 22, T. 28 N., R. 5 E., W.M.
 SW 1/4, SE 1/4, SEC. 22, T. 28 N., R. 5 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON

Layout A

Layout B

Layout C



TBM-A
 FOUND CONC MON WITH 2-3/4" DOMED BRASS DISC "PLS 15042 SNO COUNTY PUBLIC WORKS" 0.5' BELOW GRADE IN CASE AT CL LOWELL-LARIMER RD (TBM A)

4' STRIP TO DRAINAGE DISTRICT # 1 PER SHORT PLAT 248711514 A.F.N 8901100017. (UNRESOLVED OWNERSHIP, SEE NOTE 8)

PEDESTRIAN CIRCULATION PATTERN (TYP.)

NOTE:
 RESIDENTS WILL WALK FROM HOUSE WALKWAY, AND FROM WALKWAY TO THE SIDEWALK, FROM SIDEWALK ON LOWELL-LARIMER RD.



Know what's below.
 Call before you dig.

UTILITY CONFLICT NOTE:

CAUTION:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-2555 POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH INSIGHT ENGINEERING COMPANY TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

REV. NO.	DESCRIPTION	INITIALS	DATE

02/03/2022

IECO
 INSIGHT ENGINEERING CO.
 P.O. BOX - 1478
 EVERETT, WA 98206
 (425) 303-9363 (425) 303-9362 FAX
 INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 5822, 5828, AND 5908 LOWELL-LARIMER RD EVERETT, WA 98208
 TAX ACCOUNT NO.'S: 28052200300400, 28052200303600, 28052200401500, 28052200400200

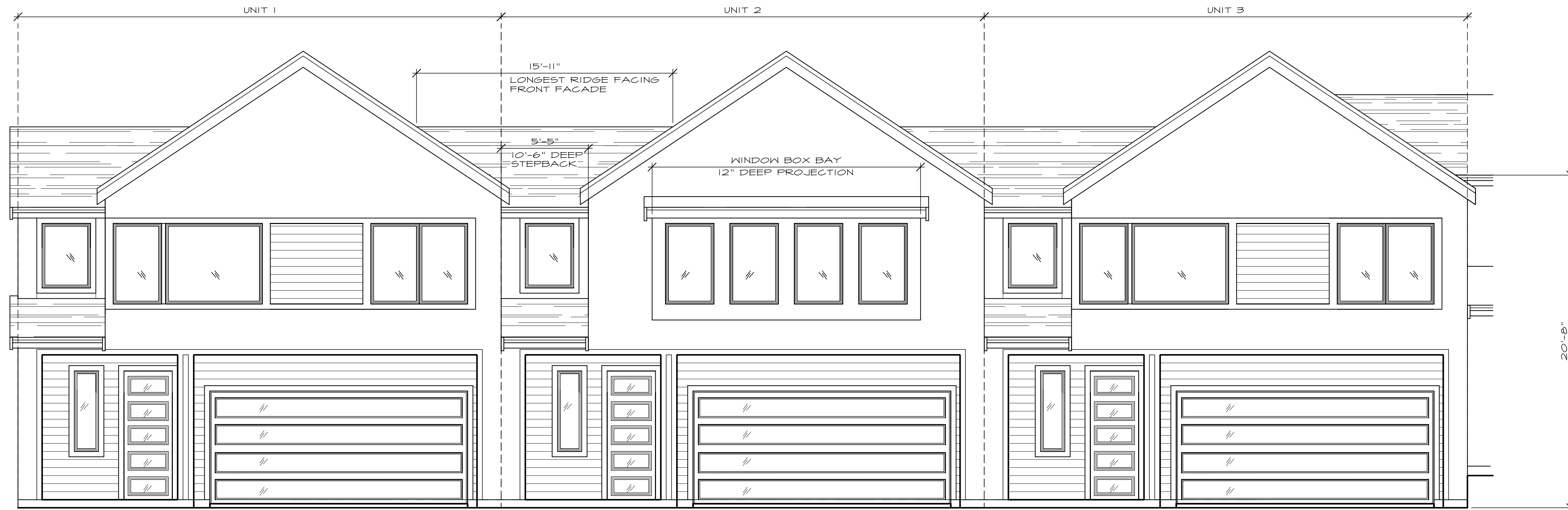
SE1/4, SW1/4, SEC. 22, T. 28 N., R. 5 E., W.M.
 SW 1/4, SE 1/4, SEC. 22, T. 28 N., R. 5 E., W.M.
LOWELL HEIGHTS

DWG FILENAME: 211122-FINAL.DWG DESIGNED BY: DNK DATE: 06/25/2021 SCALE: 1"=30' JOB NO.: 21-1122 SHEET

TDM PLAN **C7.0**

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

Layout A



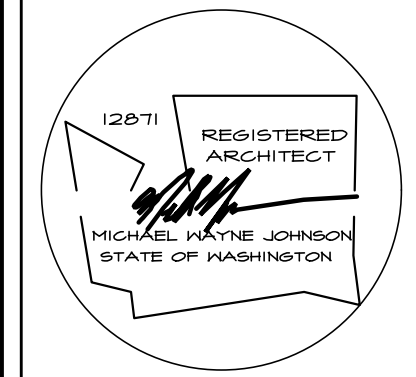
FRONT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



NOTE: PROJECT HAS A 6 UNIT BUILDING OF THE SAME TYPE OF UNIT. URDS STANDARDS USED FOR THE 5 UNIT BUILDING WILL BE THE SAME AS WELL AS THE TRANSPARENCY PERCENTAGE WILL BE THE SAME AS THIS BUILDING.

FRONT FACADE CALCULATIONS
PER COUNTY DESIGN CODE, 20% OF FRONT FACING FACADE MUST BE TRANSPARENCY
FACADE AREA= 3270 SQFT
TRANSPARENCY AREA= 852.5 SQFT (26.0%)
(FACADE SQFT VERIFIED USING AUTOCAD AREA COMMAND TO GET EXACT SQFT)

URDS NOTE:
PER SNOHOMISH COUNTY CODE 30.23A.050(3), 3 DESIGN FEATURES ARE REQUIRED:
A. CHANGES IN ROOF LINE AT INTERVALS NOT GREATER THAN 40' IN CONTINUOUS LENGTH (RIDGE LINES BROKEN UP)
D. STEPBACKS ON THE FACADE AT LEAST TWO FEET IN DEPTH AND FOUR FEET IN WIDTH AT INTERVALS OF NOT MORE THAN 30 FEET
F. BALCONIES, BAYS OR CHANGES IN THE FRONT FACADE OF THE BUILDING (BAYS AND PROJECTIONS)



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ARCHITECTS

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TYL
TOM #1

LOWELL HEIGHTS
SNOHOMISH, WA
PLAN 2576
30X40 DAYLIGHT

Project:

date: 11-16-21
permit:
revisions:

drawn by: MWJ
checked by:

SHEET

—

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the contractor shall accept full responsibility for the cost to rectify same.

Layout A



REAR ELEVATION

SEE GENERAL NOTES SCALE: 1/8" = 1'-0"

REAR FACADE CALCULATIONS
 PER COUNTY DESIGN CODE, 10% OF REAR FACING
 FACADE MUST BE TRANSPARENCY
 FACADE AREA= 4135 SQFT
 TRANSPARENCY AREA= 1524 SQFT (36.8%)
 (FACADE SQFT VERIFIED USING AUTOCAD AREA
 COMMAND TO GET EXACT SQFT)

NOTE: PROJECT HAS A 6 UNIT BUILDING OF
 THE SAME TYPE OF UNIT. URDS STANDARDS USED
 FOR THE 5 UNIT BUILDING WILL BE THE SAME
 AS WELL AS THE TRANSPARENCY PERCENTAGE
 WILL BE THE SAME AS THIS BUILDING.



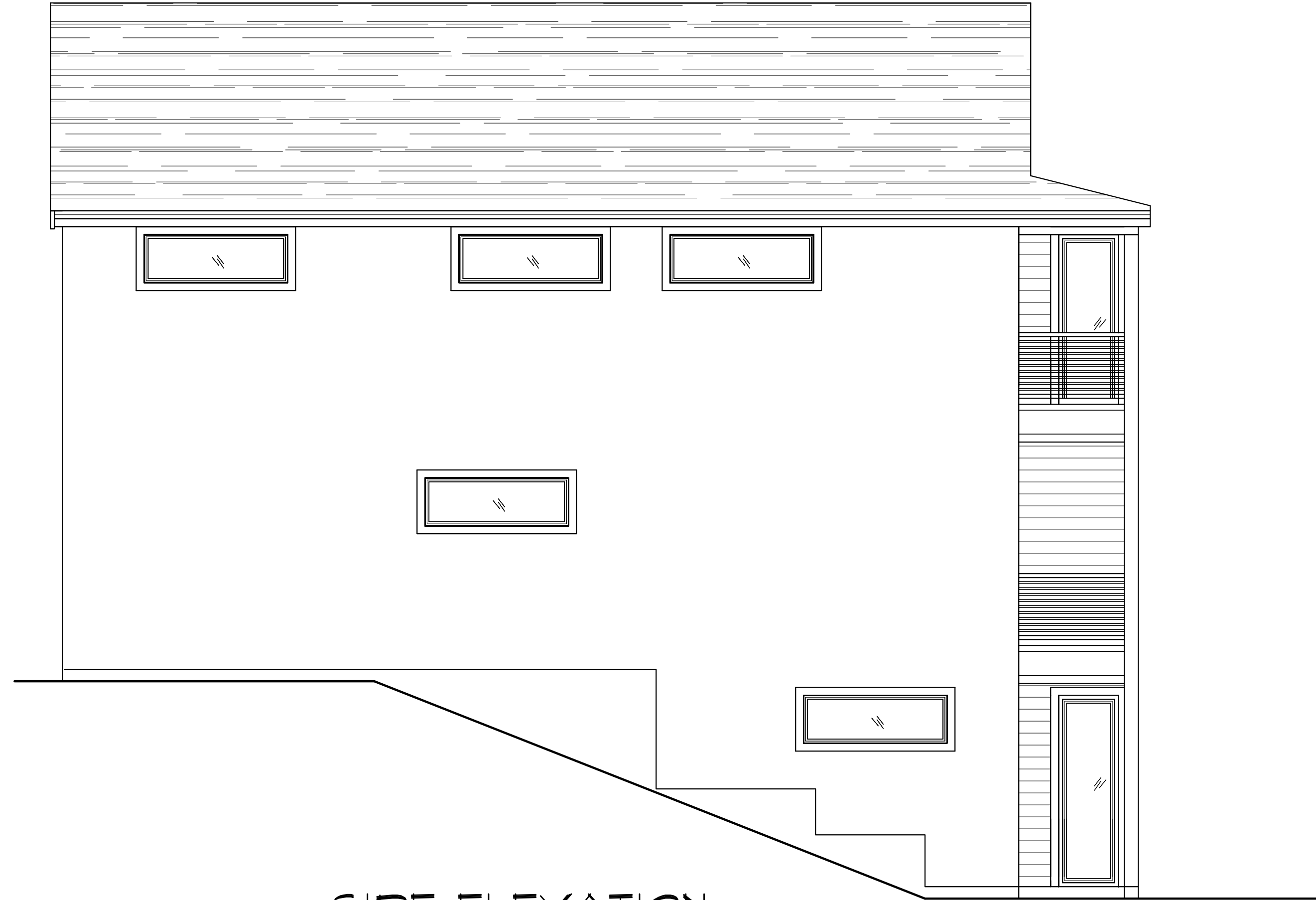
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 ARCHITECTS
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 425-828-4117
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LOWELL HEIGHTS
 SNOMISH, WA
 PLAN 2576
 BOX40 DAYLIGHT

Project:
 date: 11-16-21
 permit:
 revisions:
 drawn by: MWJ
 checked by:
 SHEET
 N

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

Layout A



SIDE ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

SIDE FACADE CALCULATIONS

PER COUNTY DESIGN CODE, 10% OF SIDE FACING
FACADE MUST BE TRANSPARENCY
FACADE AREA= 970 SQFT
TRANSPARENCY AREA= 97.5 SQFT (10.0%)

(FACADE SQFT VERIFIED USING AUTOCAD AREA
COMMAND TO GET EXACT SQFT)



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TYPICAL
#1

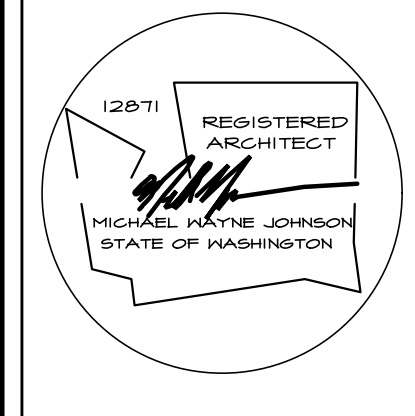
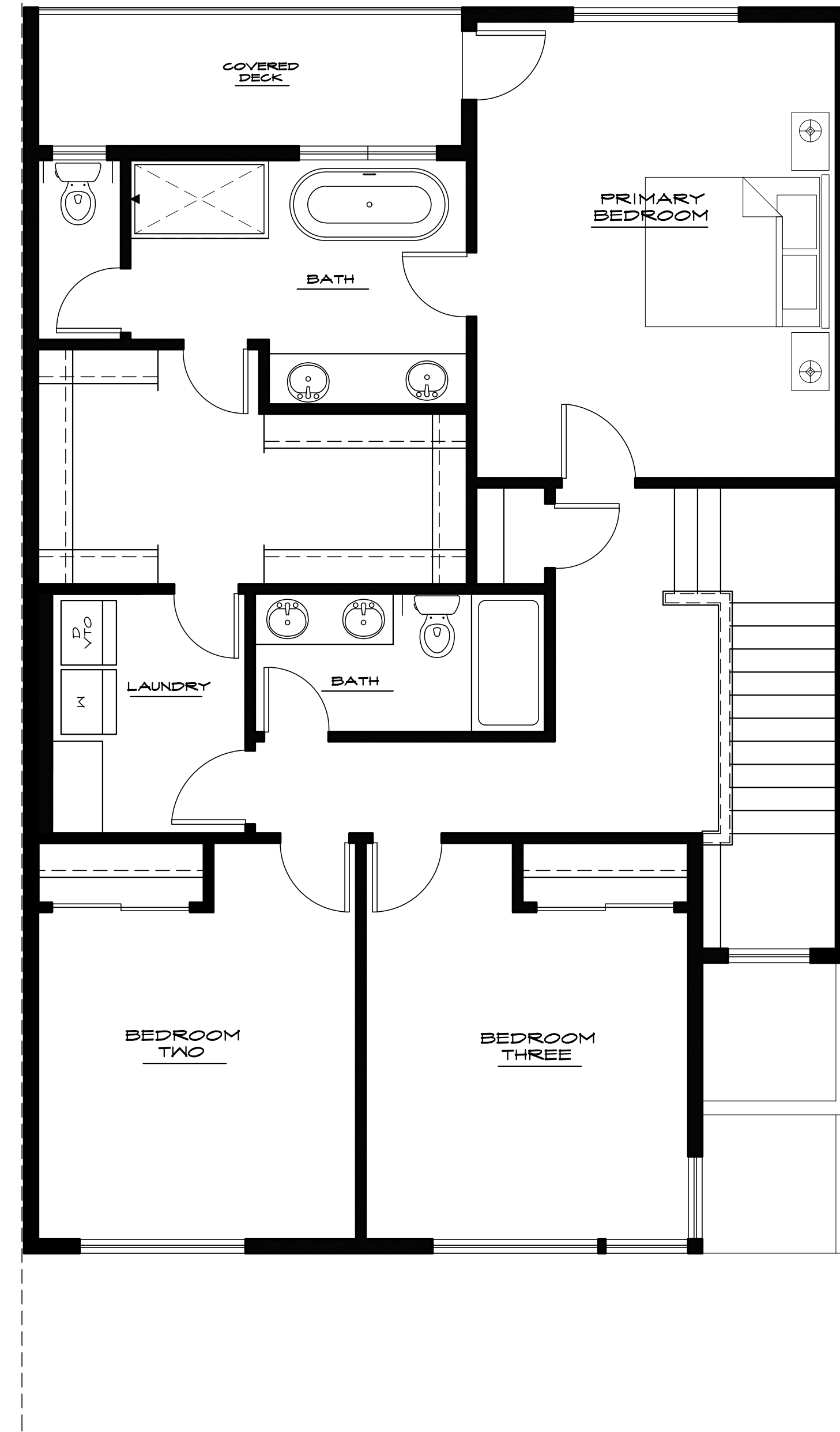
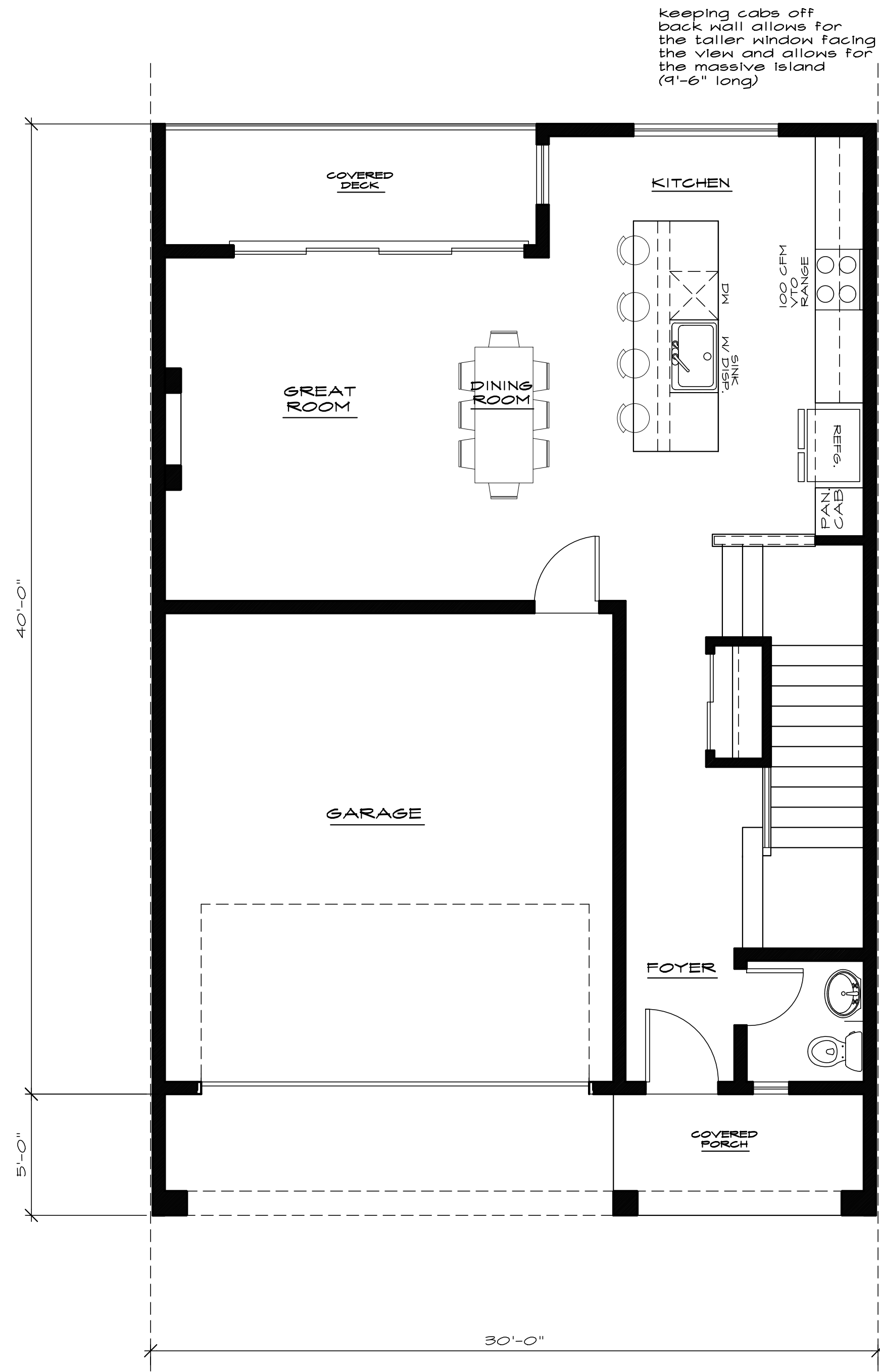
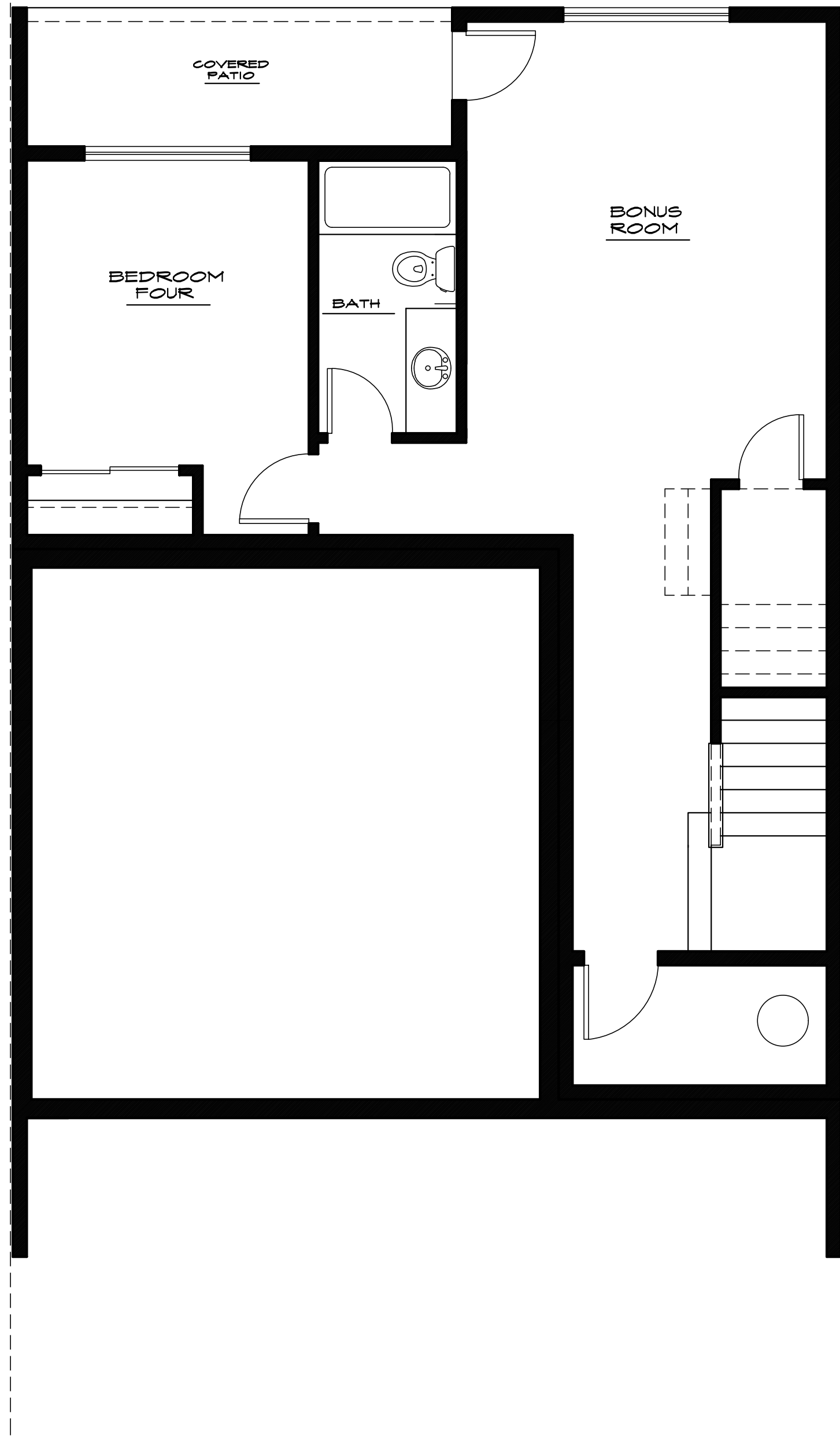
LOWELL HEIGHTS
SNOHOMISH, WA
PLAN 2576
BOX40 DAYLIGHT

Project:
date: 11-16-21
permit:
revisions:
drawn by: MWJ
checked by:

SHEET
W

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

Layout A



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PLAN TYPE #

LOWELL HEIGHTS
SNOHOMISH, WA
PLAN 2576
BOX40 DAYLIGHT

Project:
date: 11-16-21
permit:
revisions:
drawn by: MNJ
checked by:

SHEET
4

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

Layout B



FRONT ELEVATION

SEE GENERAL NOTES

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

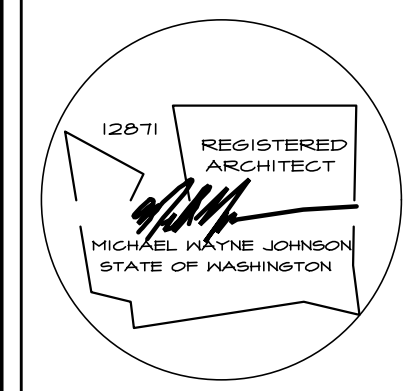
FRONT FACADE CALCULATIONS
 PER COUNTY DESIGN CODE, 20% OF FRONT FACING
 FACADE MUST BE TRANSPARENCY
 FACADE AREA= 3600 SQFT
 TRANSPARENCY AREA= 1428 SQFT (39.6%)
 (FACADE SQFT VERIFIED USING AUTOCAD AREA
 COMMAND TO GET EXACT SQFT)

NOTE: PROJECT HAS A 5 UNIT BUILDING OF THE SAME TYPE OF UNIT. URDS STANDARDS USED FOR THE 6 UNIT BUILDING WILL BE THE SAME AS WELL AS THE TRANSPARENCY PERCENTAGE WILL BE THE SAME AS THIS BUILDING.

URDS NOTE:

PER SNOHOMISH COUNTY CODE 30.23A.050(3), 3 DESIGN FEATURES ARE REQUIRED:

- A. CHANGES IN ROOF LINE AT INTERVALS NOT GREATER THAN 40' IN CONTINUOUS LENGTH (RIDGE LINES BROKEN UP)
- D. STEPBACKS ON THE FACADE AT LEAST TWO FEET IN DEPTH AND FOUR FEET IN WIDTH AT INTERVALS OF NOT MORE THAN 30 FEET
- F. BALCONIES, BAYS OR CHANGES IN THE FRONT FACADE OF THE BUILDING (BAYS AND PROJECTIONS)



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TYTOPLAN
#12

LOWELL HEIGHTS
SNOHOMISH, WA
PLAN 1819
20X40 TUCK UNDER

Project:

date: 11-16-21
 permit:
 revisions:

drawn by: MWJ
 checked by:

SHEET
11

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

Layout B

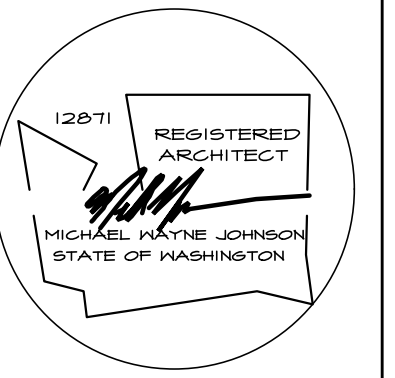


REAR ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

REAR FACADE CALCULATIONS
 PER COUNTY DESIGN CODE, 10% OF REAR FACING
 FACADE MUST BE TRANSPARENCY
 FACADE AREA= 2400 SQFT
 TRANSPARENCY AREA= 420 SQFT (17.5%)
 (FACADE SQFT VERIFIED USING AUTOCAD AREA
 COMMAND TO GET EXACT SQFT)

NOTE: PROJECT HAS A 5 UNIT BUILDING OF
 THE SAME TYPE OF UNIT. URDS STANDARDS USED
 FOR THE 6 UNIT BUILDING WILL BE THE SAME
 AS WELL AS THE TRANSPARENCY PERCENTAGE
 WILL BE THE SAME AS THIS BUILDING.



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TO
 FROM
 # N

LOWELL HEIGHTS
 SNOHOMISH, WA
 PLAN 1819
 20X40 TUCK UNDER

Project:

date: 11-16-21
 permit:
 revisions:

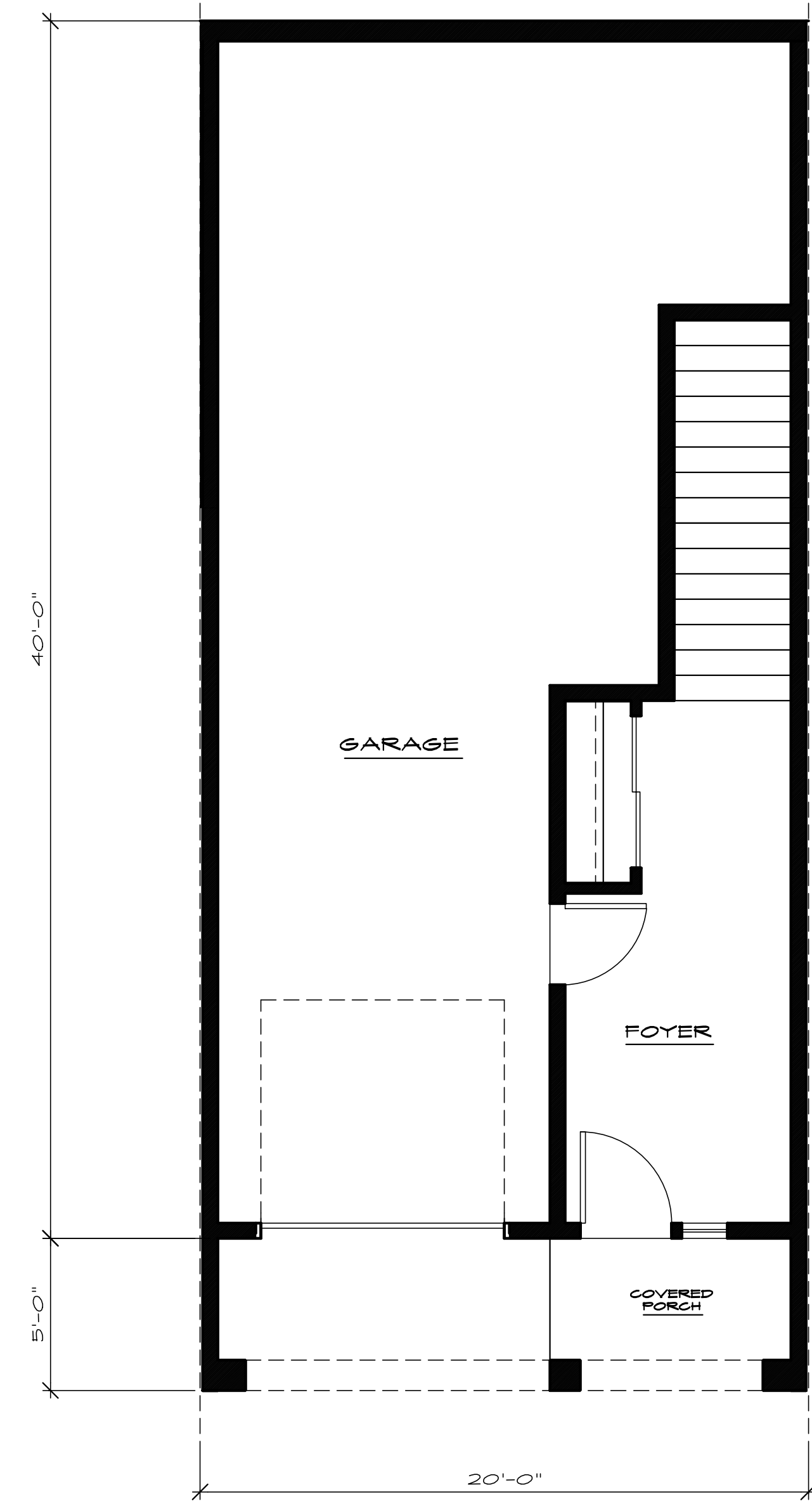
drawn by: MNJ
 checked by:

SHEET

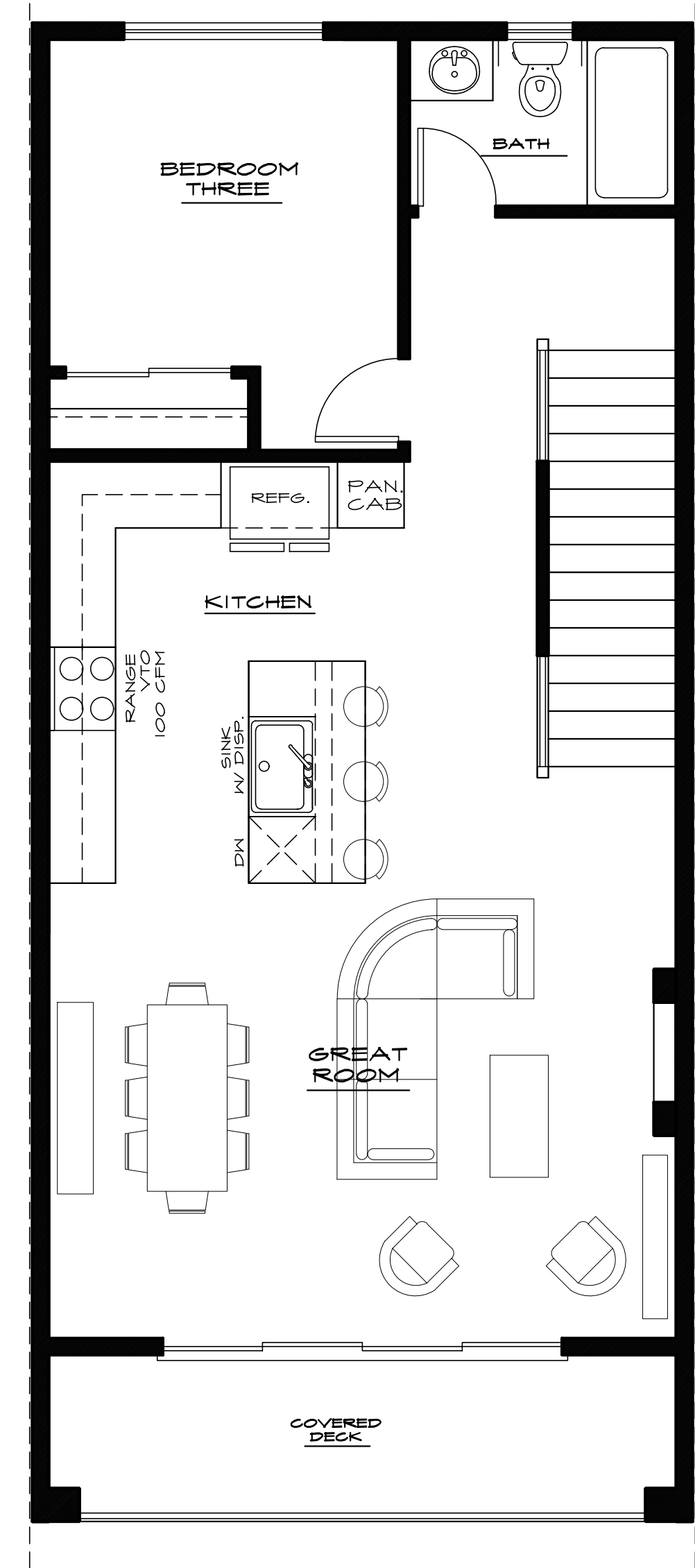
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Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

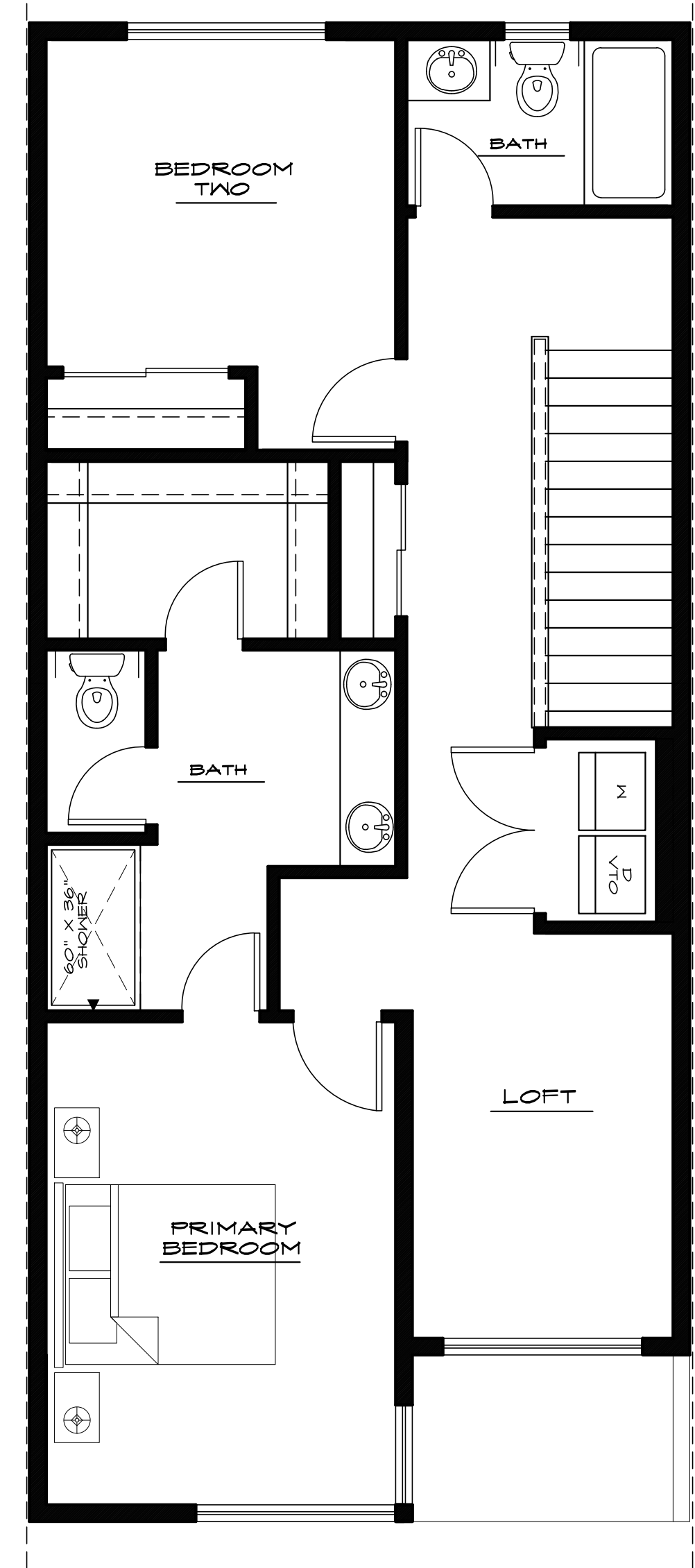
Layout B



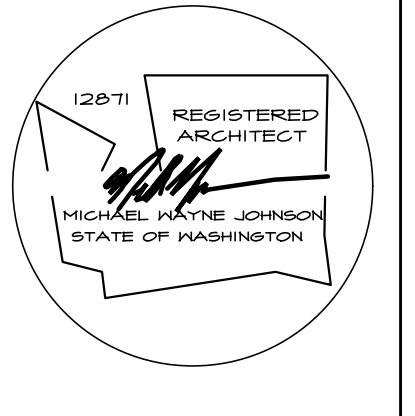
LOWER FLOOR PLAN
211 SQUARE FEET SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN
800 SQUARE FEET SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN
808 SQUARE FEET SCALE: 1/4" = 1'-0"



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LOWELL HEIGHTS
2

LOWELL HEIGHTS
SNOHOMISH, WA
PLAN 1819
20X40 TUCK UNDER

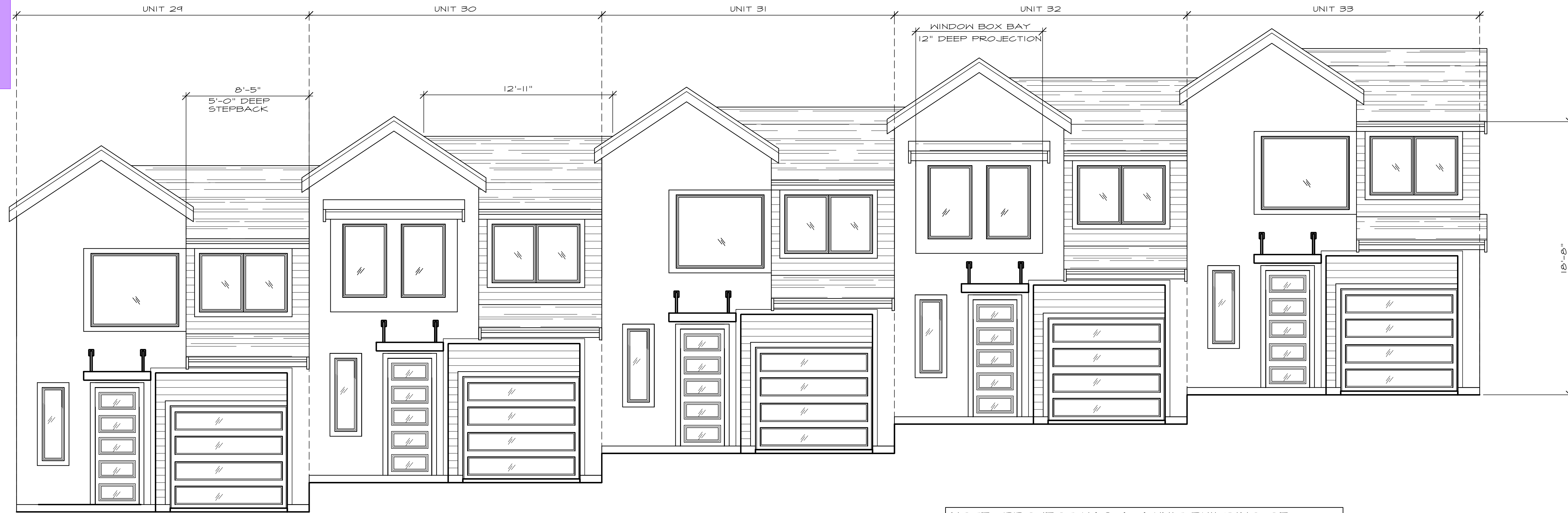
Project:
date: 11-16-21
permit:
revisions:

drawn by: MKJ
checked by:

SHEET
08

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the contractor shall accept full responsibility for the cost to rectify same.

Layout C



FRONT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

FRONT FACADE CALCULATIONS
 PER COUNTY DESIGN CODE, 20% OF FRONT FACING
 FACADE MUST BE TRANSPARENCY
 FACADE AREA= 1980 SQFT
 TRANSPARENCY AREA= 702 SQFT (35.4%)
 (FACADE SQFT VERIFIED USING AUTOCAD AREA
 COMMAND TO GET EXACT SQFT)

NOTE: PROJECT HAS A 4 UNIT BUILDING OF THE SAME TYPE OF UNIT. URDS STANDARDS USED FOR THE 5 UNIT BUILDING WILL BE THE SAME AS WELL AS THE TRANSPARENCY PERCENTAGE WILL BE THE SAME AS THIS BUILDING.

- URDS NOTE:
 PER SNOHOMISH COUNTY CODE 30.23A.050(3), 3 DESIGN FEATURES ARE REQUIRED:
- A. CHANGES IN ROOF LINE AT INTERVALS NOT GREATER THAN 40' IN CONTINUOUS LENGTH (RIDGE LINES BROKEN UP)
 - D. STEPBACKS ON THE FACADE AT LEAST TWO FEET IN DEPTH AND FOUR FEET IN WIDTH AT INTERVALS OF NOT MORE THAN 30 FEET
 - F. BALCONIES, BAYS OR CHANGES IN THE FRONT FACADE OF THE BUILDING (BAYS AND PROJECTIONS)



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TYTOPLAN
 #0

LOWELL HEIGHTS
 SNOHOMISH, WA
 PLAN 1838
 20X40 DAYLIGHT

Project:

date: 11-16-21
 permit:
 revisions:

drawn by: MKJ
 checked by:

SHEET

9

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

Layout C

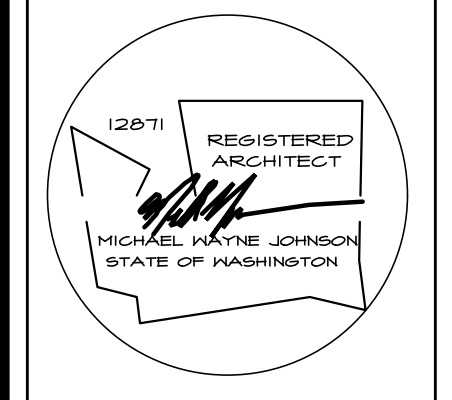


REAR ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

REAR FACADE CALCULATIONS
 PER COUNTY DESIGN CODE, 10% OF REAR FACING
 FACADE MUST BE TRANSPARENCY
 FACADE AREA= 3500 SQFT
 TRANSPARENCY AREA= 890 SQFT (25.4%)
 (FACADE SQFT VERIFIED USING AUTOCAD AREA
 COMMAND TO GET EXACT SQFT)

NOTE: PROJECT HAS A 4 UNIT BUILDING OF
 THE SAME TYPE OF UNIT. URDS STANDARDS USED
 FOR THE 5 UNIT BUILDING WILL BE THE SAME
 AS WELL AS THE TRANSPARENCY PERCENTAGE
 WILL BE THE SAME AS THIS BUILDING.



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LOWELL HEIGHTS
 SNOHOMISH, WA
 PLAN 1838
 20X40 DAYLIGHT

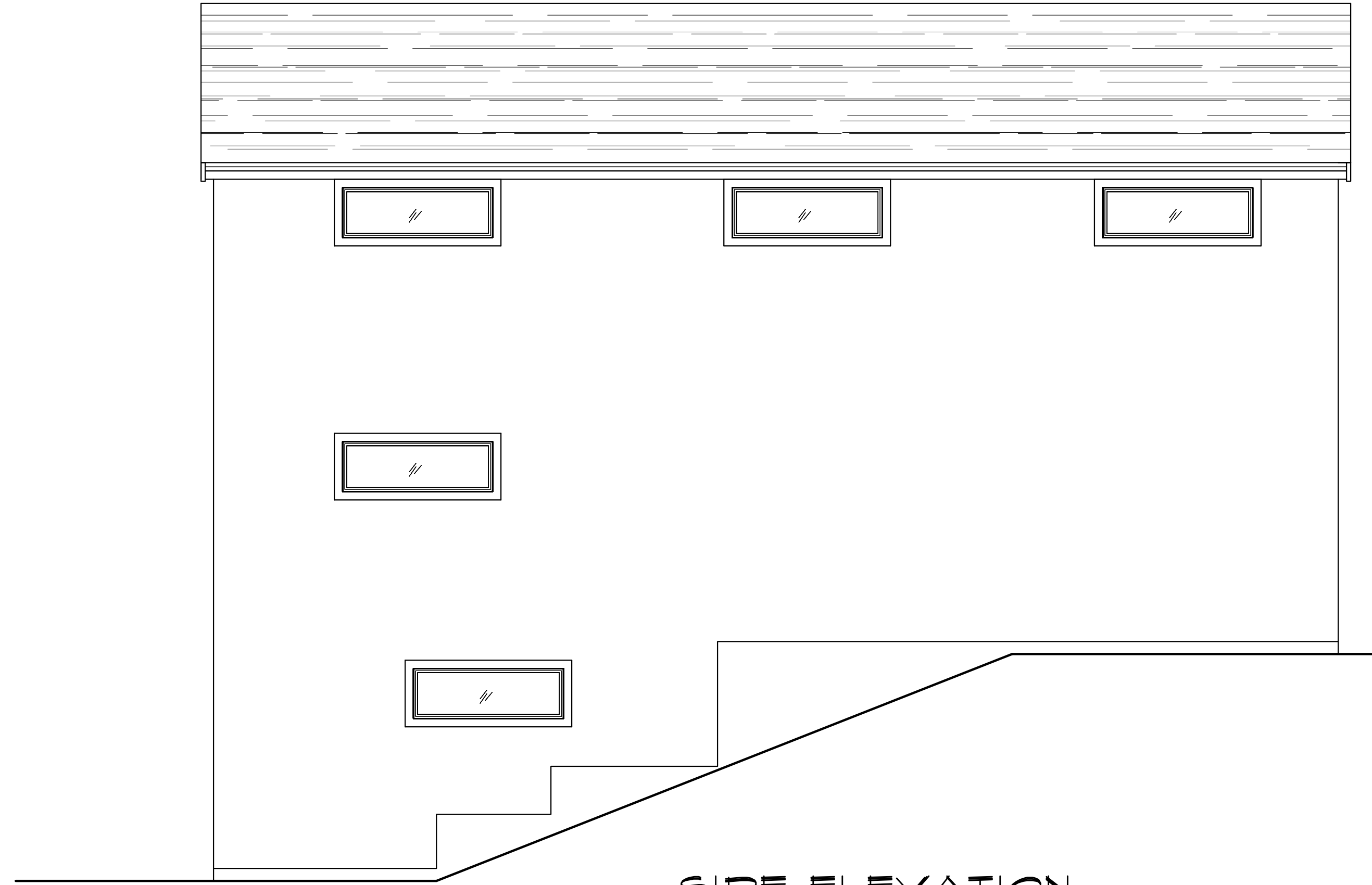
Project:
 date: 11-16-21
 permit:
 revisions:

drawn by: MNJ
 checked by:

SHEET
 10

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

Layout C



SIDE ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

SIDE FACADE CALCULATIONS
 PER COUNTY DESIGN CODE, 10% OF SIDE FACING
 FACADE MUST BE TRANSPARENCY
 FACADE AREA= 970 SQFT
 TRANSPARENCY AREA= 97.5 SQFT (10.0%)
 (FACADE SQFT VERIFIED USING AUTOCAD AREA
 COMMAND TO GET EXACT SQFT)



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11-16-21
 20X40 DAYLIGHT

LOWELL HEIGHTS
 SNOHOMISH, WA
 PLAN 1838

Project:

date: 11-16-21
 permit:
 revisions:

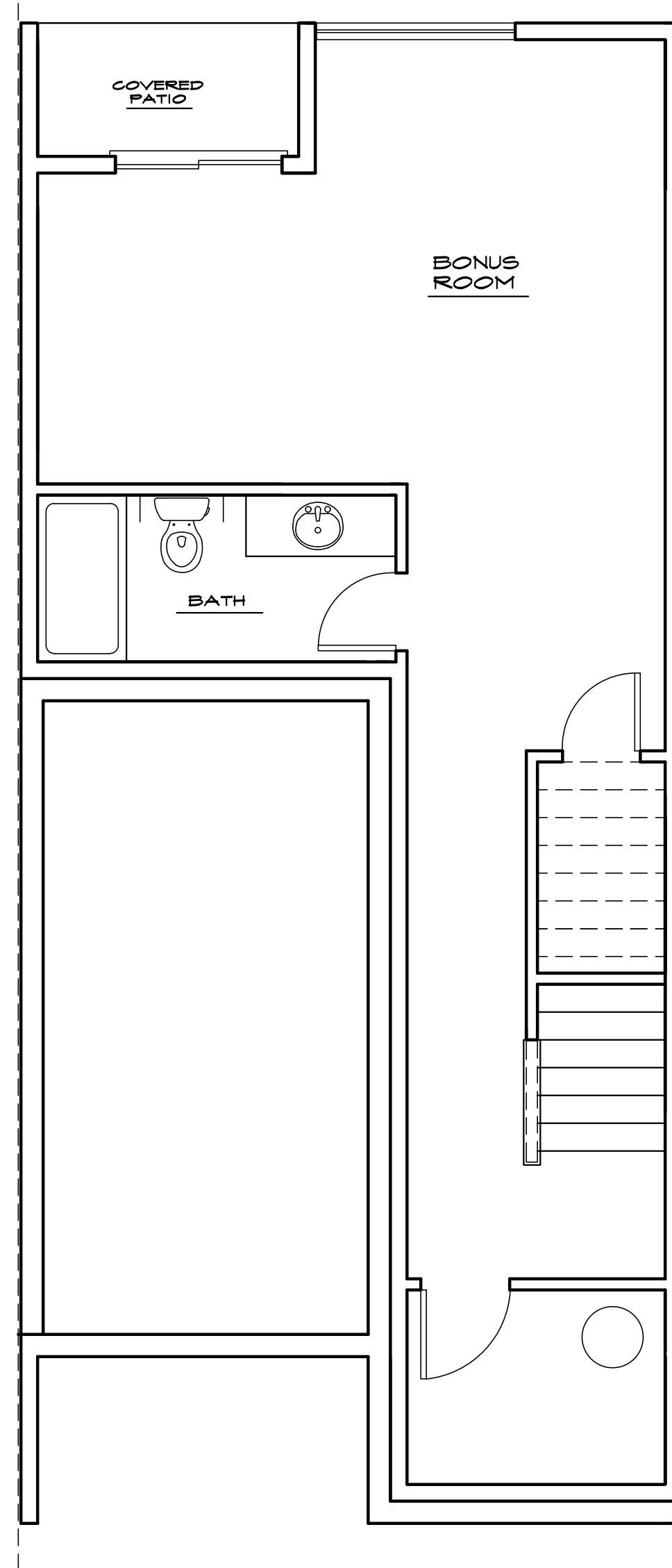
drawn by: MMW
 checked by:

SHEET

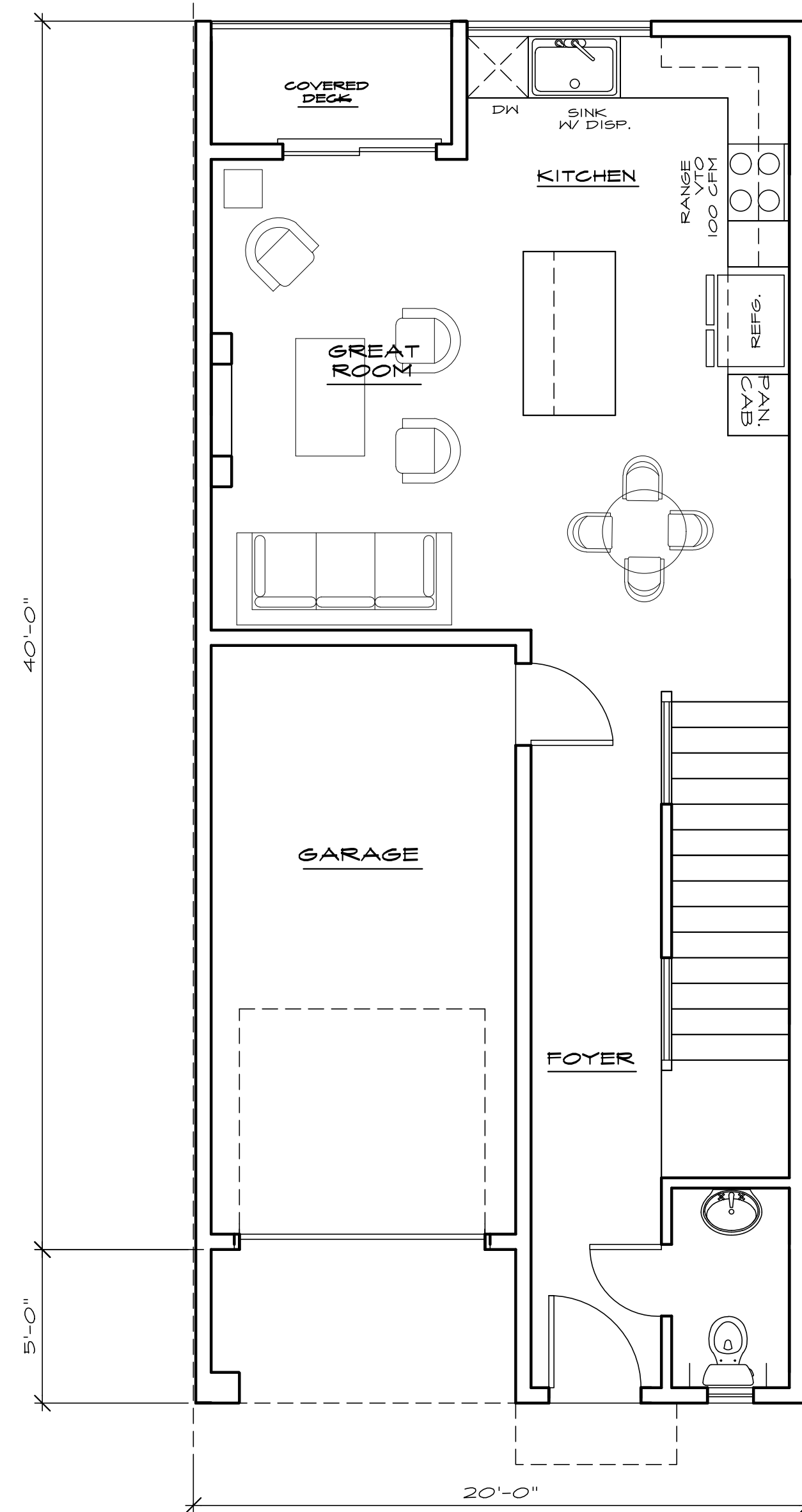
11

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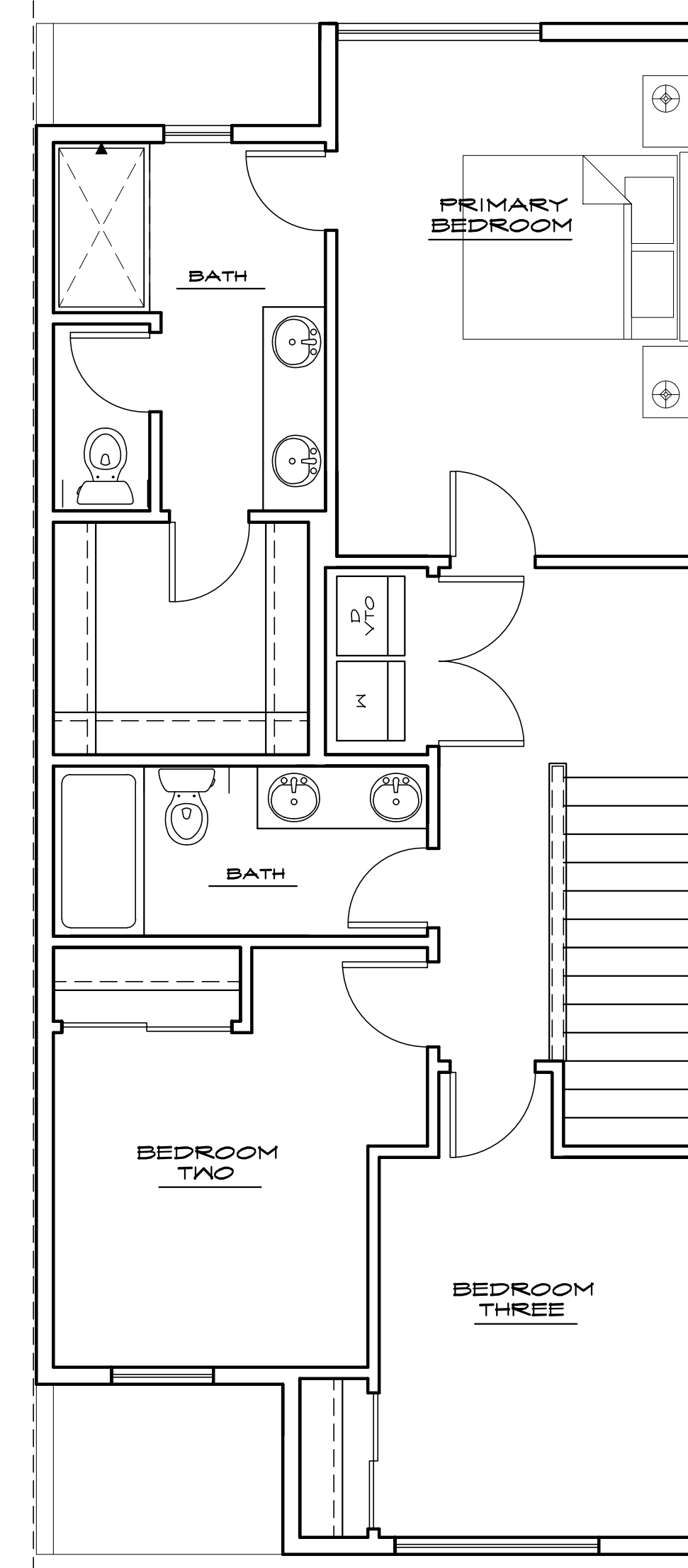
Layout C



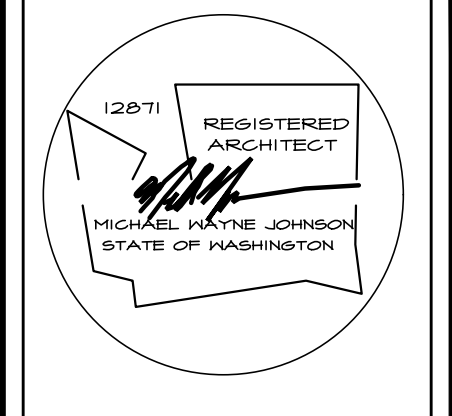
LOWER FLOOR PLAN
525 SQUARE FEET SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN
552 SQUARE FEET SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN
778 SQUARE FEET SCALE: 1/4" = 1'-0"



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TOTAL
PLAN #0

LOWELL HEIGHTS
SNOHOMISH, WA
PLAN 1855
20X40 DAYLIGHT

Project:
date: 11-16-21
permit:
revisions:

drawn by: MNJ
checked by:

SHEET
12