

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

01/15/2026

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

Washington

8. APPLICANT INFORMATION:

*** a. Legal Name:**

Lummi Nation Housing Authority

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

*** c. UEI:**

d. Address:

*** Street1:**

Street2:

*** City:**

County/Parish:

*** State:**

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Middle Name:

*** Last Name:**

Suffix:

Title: Housing Community Planner

Organizational Affiliation:

Lummi Nation Housing Authority

*** Telephone Number:**

Fax Number:

*** Email:**

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

K: Indian/Native American Tribally Designated Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Assistance Listing Number:

14.867

Assistance Listing Title:

Indian Housing Block Grants

* 12. Funding Opportunity Number:

* Title:

Indian Housing Block Grant Competitive Program (IHBG-COMP) for FY2025

13. Competition Identification Number:

Title:

Indian Housing Block Grant Competitive Program (IHBG-COMP) for FY2025

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Olsen Property Phase II

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	7,500,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	7,500,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

PROJECT PLAN

OVERVIEW: The Lummi Nation Housing Authority (LNHA) has been waiting for an opportunity like this HUD IHBG Competitive Program. This NOFA could not have come at a more opportune moment, because we are as ready as any organization can be to take full advantage of it. Consider that our proposed housing construction project of 20 mixed-use LMI residential units is being developed on Tribal Trust property. Further consider that the Environmental Review is already underway and the Building Permit application has been submitted and is now pending approval. With these pre-construction Milestones underway, and the civil report complete, LNHA could be under construction within 45 - 90 days of the grant award. Now, that is what they *used* to call being truly “SHOVEL READY”.

RATING FACTOR 1 – PROJECT FEASIBILITY – (38 Total Points)

LNHA has a great deal of *recent* experience constructing new LMI housing for tribal families--- including 108 LMI apartments, 33 LMI triplexes, 2 LMI single family homes, 16 LMI single family home ownership, (2) 8-bedroom housing units and (1) 8 bedroom unit elder home care unit within the past 10 years. Just within the past 10 years, LNHA completed *Sche’lang’en Village*--- an innovative, 45-unit “Transformational-Wrap-Around” housing *neighborhood* that includes a mix of LMI housing types, together with space for health and social service providers to work with residents at the neighborhood level¹. The success of *Sche’lang’en Village* has gained the project national attention, including HUD’s “Best Practices” recognition for excellence.

¹ Supporting Attachment #1 – Sche’lang’en Village.

^{2,3} Supporting Attachment #2, 3 – Sche’lang’en Village.

More to the point, in terms of this IHBG-Competitive Application, this proposed project will consist of 20 new construction total units, for a mix of single family LMI homes and duplexes providing homes for 20 LMI families and constructed at the Olsen Property, Phase II, on the south end of Lummi reservation. As such, the LNHA is in a high state of readiness, and has clearly demonstrated that our development team's experience is recent, relevant, and highly successful as it pertains to new LMI housing construction.

SUB-FACTOR 1.1 - PROJECT SUMMARY AND RATIONALE (10 pts)

The Implementation Plan is typical of any straightforward residential new construction project--- with one exception. Time-consuming pre-construction activities such as planning and design and land acquisition have been completed and the environmental review and permitting are underway with the permit submitted and pending approval, which makes it possible for construction to begin immediately upon award. The Housing Authority's approach--- wherein a combination of specialty contractors and LNHA are coordinated under management of the Housing Authority acting as General Contractor--- has decided advantages in terms of flexibility and scheduling. This in turn reduces delays and uncertainty, resulting in a more efficiently run project and shorter timelines.

LOCATION OF THE PROJECT: The project is located on the Lummi Reservation in Northwest Washington state, outside of the City of Bellingham. The 20 -unit LMI new construction project is an expansion of the Olsen Project which is located near the southern end of the Lummi Peninsula⁴ at 2161 Lummi View Drive, Bellingham, Washington, 98226. More specifically, the 5 plus acre project site is part of the 51.24 acre Olsen Property Phase IV⁵ project which includes

⁴ Supporting Attachment #4 – Vicinity Map

⁵ Supporting Attachment #5 – Land Summary

three (3) phases of future development, immediately south of the existing Mackenzie Neighborhood, and one phase of current development with full infrastructure.

DESCRIPTION OF THE PROJECT: The project scope of work includes NEW CONSTRUCTION of LMI residential units and infrastructure. The project involves construction of five (5) single-story duplexes (total of 10 units), six (6) single-story single-family rental homes and four (4) single-story single-family homeownership homes for a total of twenty (20) LMI residential units. The buildings are arranged around a low-traffic road design with ample open space for multi-generational active and passive recreational activities.⁶

#UNITS	#BR	DESCRIPTION	#UNITS	#BR	DESCRIPTION
5	3	Single family LMI houses	4	3	Single family LMI duplexes
5	5	Single family LMI houses	4	4	Single family LMI duplexes
2	2	Single family LMI duplexes	<u>TOTAL UNITS = 20</u>		

THE PROJECT IN CONTEXT OF THE TRIBAL COMMUNITY: The proposed project is an expansion to the Olsen Property and to the available single family LMI housing units under the management of the Lummi Nation Housing Authority (LNHA).⁷ The Olsen Property lies on high ground at the southern end of the Lummi Peninsula. A sizable expansion of the existing Olsen Property, Phase II will help address the housing crisis by providing additional LMI single family homes. Surrounded by the Salish Sea, it is located in the heart of an area of the community dominated by culture, tribal activities, education, sports, and scattered residential development. The proposed development at the Olsen Property will consist of four phases, with this proposal the second phase. The addition of 20 LMI single family homes will greatly enhance the diversity of the housing

⁶ Supporting Attachment #6 – Recreational activities, vicinity.

⁷ Supporting Attachment #7 – Site Map.

stock/ tribal neighborhoods, thereby strengthening the fabric of the entire tribal community.

The 20-unit LMI project that LNHA is proposing in this Application will constitute the second of a four-phase housing project for development of the Olsen Property IV Phase Master Plan. The communication, cooperation, and coordination that has been required over a period of years to develop multiple successful projects with multiple phases, follows the successful phases of development of multiple projects and provides the logical, community-based guide for future housing development.

RATIONALE FOR THE PROJECT DESIGN: The rationale (*reason*) for the project is straightforward-- LNHA proposes to build twenty (20) additional LMI residential units because there is a HOUSING SHORTAGE in the formula area. The reason for this particular project design--- mixed use, multi-generational, and low profile--- is to maximize the number of LMI units available to tribal families, reduce the number of families, living in overcrowded, substandard or homeless conditions, while also reducing the number of families on LNHA's waiting list.

FEASIBILITY AND COST EFFECTIVENESS: Whether a project is feasible or not has much to do with the organization that will carry it out. In this regard, the LNHA development team successfully completed *Sche'lang'en Village* just over five years ago--- a project which contains LMI housing units similar to the buildings proposed in this IHBG Comp Grant Application. In terms of LNHA's professional capabilities, the team has already demonstrated that the proposed project is feasible by successfully completing a previous project which is nearly identical in scope and design.

The probability of project success is high, since the processes, procedures, timelines, and costs for a project of this size are based on recent experience and are reasonably well known. This means that budget estimates are based on nearly current *actual* costs. All of this makes the likelihood of successfully completing the proposed LMI housing project in a cost-effective manner quite high.

Experience: The Housing Authority does not need to speculate about how to design and carry out a successful LMI housing project. It has done so more than once in the recent past. Scopes of work are complete, costs are known, and there is little or no guess work as to how to coordinate with sub-contractors to maximize effectiveness.

Construction Approach: The LNHA acts as General Contractor for all construction projects. This is probably the most significant factor in saving project costs.

Construction Methods: In preparing foundations, some sites may have somewhat more material, or different material than another site. This requires an understanding of the material present, and “balancing” of that material on-site so that no transportation costs are incurred due to having to move material on or off site.

Energy-Efficient Components and Materials: In designing the LMI single-family homes the Housing Authority was adamant that they be highly energy-efficient in order to reduce short and long-term energy costs to LMI residents and to reduce the cost of maintenance. Consequently, roofs rated at 50-years, high-value insulation, Hardi-Plank siding, and Energy Star windows and appliances are just some of the energy-efficient measures included in the proposed project. Most of these measures actually increase the *initial* project cost above that which would be necessary to meet minimum HUD Housing Quality Standards. Savings associated with these measures will occur primarily after the project is complete.

TOTAL PROJECT BUDGET: The total project budget includes: infrastructure, general tasks, site work, concrete work, wood framing, roofing, siding, mechanical, electrical, insulation, gypsum wallboard, paint and stain, floor coverings, cabinets, countertops, interior/trim, bath accessories, window coverings, appliances, landscaping, contingency and archeologist, for a Total Project Budget of \$ 7,500,000.

AFFORDABILITY PERIOD (20YEARS): AS noted above, included in LNHA Resolution 2026-001 is a statement ensuring that each of the 20 LMI housing units will remain affordable according to section 205(a) of NAHASDA for at least the Useful Life of the structure (i.e. 20 years).

PERIOD OF PERFORMANCE: July 1, 2026 to February 28, 2028.

PROJECT OUTPUTS: **Twenty (20) total units** to include:

- 2 - Two (2) bedroom, 2 baths, rental duplexes, 1,612 square feet, new construction
- 4 - Three (3) bedroom, 2 baths, rental duplexes, 1,560 square feet, new construction
- 4 - Four (4) bedroom, 2 baths, rental duplexes, 1,821 square feet, new construction
- 3 - Three (3) bedroom, 2 baths, rental single-family homes, 2,639 square feet, new construction
- 3 - Five (5) bedroom, 2 bath, rental single-family homes, 2,966 square feet, new construction
- 2 - Three (3) bedroom, 2 bath, single family homeownership homes, 2,639 square feet, new construction
- 2 - Five (5) bedroom, 2 bath, single family homeownership homes, 2,966 square feet, new construction.

Based on the stated criteria, LNHA meets required conditions to receive ten (10) points for this rating factor.

SUB-FACTOR 1.2 - PROJECT IMPLEMENTATION PLAN (5 pts)

PROJECT IMPLEMENTATION SCHEDULE (HUD FORM- 4125) It is presented and provides the Period of Performance Start Date: July 1, 2026, and the End Date: February 28, 2028, and Project Closeout Date: May 28, 2028. Tasks need to complete the proposed project and completion date for each task are included in the Implementation Schedule (HUD-4125) prepared by the Construction Manager.⁸

⁸ Supporting Attachment #8 – HUD Form 4125

Implementation: Phases of the Olsen Project Phase II include site work with archeologists, to conduct excavation of foundations and driveways, footing and storm drains, drain rock and fabric, sewer and water lines, placement of pea gravel, additional utility lines including power and communications, backfill and grade and permanent fence; as well as the concrete work with mobilization, foundation, foundation hardware, foundation vents, rebar, patio/sidewalks and driveways have a completion date of October 31, 2027.

Next steps include wood framing, roofing and gutters. Wood framing includes each of the following the framing and framing hardware, wood trusses and windows and exterior doors. Exterior work includes the roofing and gutters, and hardy plank siding with a completion date of December 30, 2027.

Simultaneously, the interior including plumbing, mechanical vents/exhaust and heating; electrical/lighting package, and solar panels; high value insulation, wallboard, paint and stain, floor coverings, cabinets, countertops, interior trim, bath accessories, window coverings and energy star appliances, as well as the landscaping of each LMI duplex rental, rental home unit and homebuyer home have a completion date of December 30, 2027.

Each phase of project implementation, tasks and timeline referenced above and in the Implementation schedule are the milestones marking completion of phases. Based on the stated rating criteria, LNHA meets required conditions to receive a full five (5) points for this rating factor.

SUB-FACTOR 1.3 PROJECT BUDGET (10 pts)

Attached is the Cost Summary (HUD-4123)^{9, 10} with a breakdown of the project activity and its cost,

^{9, 10} Supporting Attachment #9 – HUD-4123

listing \$7,485,000.00 as a planned expenditure using funds from the IHBG-COMP grant.

Additionally, HUD-4123 line 5a includes a breakdown of the Planning and Administration Cost of \$15,000.00 with a Total Administrative cost of \$15,000.00

The Budget Detail¹¹ is included as an attachment and provides the breakdown of cost by line item for each proposed activity, including administration and planning costs. Construction Manager, [REDACTED] along with [REDACTED] Financial Manager, and [REDACTED], Procurement /Contracts Officer and Maintenance Manager, prepared the attached budget. With 30 plus years' experience as Project/Construction Manager, [REDACTED] has recent and current experience in project budgeting and schedules, bidding and procurement, oversight of sub-contractors, as well as code compliance inspections, expenditure tracking and reporting, [REDACTED] experience is relevant to the Olsen Property Phase II proposed project. Along with [REDACTED] brings 40 years of experience in Finance, Procurement, Indirect Costs, and Management and is responsible for all financial transactions associated with HUD programs and projects and works closely with the Construction and Procurement / Contracts Managers in the preparation of budgets. Procurement/ Contracts Office and Maintenance Manager, [REDACTED], brings over 15 years of current and recent experience with Procurement, Contracts and Maintenance with 20 plus years' experience in the areas of financial management, procurement, maintenance management and contracts.

Based on the stated rating criteria, and that we have included HUD-4123 Cost Summary and a Budget Detail with a breakdown of costs by line item for each proposed activating including Administration and planning costs, the description of qualifications and experience of those who

¹¹ Supporting Attachment #11 – Budget Detail

prepared the budget, and that the cost summary and budget detail are thoroughly prepared, and consistent with each other and the rest of the applications, as well as the costs included are both eligible, allowable, reasonable and necessary for implementing the proposed project activities; and as this is a New Construction Project the costs are compliant with Notice PIH 2024-08, LNHA meets the required conditions to receive the full ten (10) points for this rating factor.

SUB-FACTOR 1.4 APPLICANT CAPACITY (10 pts)

■■■■■ ■■■■■ ■■■■■ EXECUTIVE DIRECTOR

ROLES AND RESPONSIBILITIES: A recipient of the 2019 NAIHC Virginia Kizer Award for outstanding achievement in Indian country housing, and nationally recognized by HUD for her innovative *Sche'lang'en Village Transformational Wrap-Around Housing Program*¹², as well as recipient of the 2025 Honoring Nations Award Program with High Honors from the Harvard Kennedy School with only three tribal programs across the Nation to receive this, ■■■■■ will provide overall project direction, oversight and primary responsibility for program administration and timely reporting.

KNOWLEDGE AND EXPERIENCE: ■■■■■ has managed the LNHA continuously for 36 years, administrating LNHA programs and projects funded by a host of federal agencies and is therefore familiar with administrative and reporting requirements.

WITHIN THE LAST 5 YEARS, ■■■■■ carried out four (4) successful LNHA Housing Construction projects.¹ As such, ■■■■■ knowledge and experience is *recent, relevant, and successful*.

■■■■■ ■■■■■ – FINANCIAL MANAGER

Roles and Responsibilities: ■■■■■ is responsible for all financial transactions associated with HUD programs and projects and works closely with the Construction and Procurement/Contracts

¹² Supporting Attachment #12 Sche'lang'en Village.

Managers in the preparation of budgets, cost-tracking protocols, and payroll management, and will review and process all requests for payment, expenditures, LOCCS draw-downs and cash transaction reports. [REDACTED] reports to the Housing Director and interacts freely with other development team members. Knowledge and Experience: [REDACTED] has worked in tribal accounting and finance for 43 years and has training certifications in Finance, Procurement, Indirect Costs, Management, and Computer Accounting Software, and is fully aware of federal financial management requirements. Within the past 5 years, [REDACTED] carried out financial management responsibilities for four (4) LNHA housing construction projects, all of which were completed on-schedule and within budget. As such, [REDACTED] knowledge and experience is *recent, relevant, and successful.*

[REDACTED] [REDACTED] - PROCUREMENT/CONTRACTS OFFICER; MAINTENANCE MANAGER

Roles and Responsibilities: [REDACTED] reviews all proposed contracts and procurement to insure compliance with LNHA Procurement Policies and the provisions of 2 CFR Part 200, and 24 CFR Part 1000, and certifies payrolls and monitors TERO compliance. [REDACTED] reports to the Housing Director, coordinates closely with the Construction and Finance Managers, and interacts freely with other team members. Knowledge and Experience: [REDACTED] has worked in tribal government for 23 years in the areas of financial management, contracts and procurement, and maintenance, and has training certifications in accounting, procurement and contracts, and maintenance management. She has a thorough understanding of tribal and federal protocols and assists in budget preparation due to her maintenance experience. Within the last 5 years, [REDACTED] [REDACTED] has provided procurement and contracts support for 4 successful LNHA housing construction projects. As such, [REDACTED]s knowledge and experience is *recent, relevant, and successful.*

██████████ – *CONSTRUCTION MANAGER*

Roles and Responsibilities: ██████████ will oversee all aspects of project construction. He reports to the Executive Director and serves as primary point of contact for the development team members during construction. His primary responsibility is to see that the project is completed properly, on time, and on budget. More specifically, he will have general responsibility for project budgeting and schedules, bidding and procurement, oversight of sub-contractors, TERO and code compliance, inspections, expenditure tracking, reporting, and project close-out. *Knowledge and Experience:* ██████████ is a veteran construction manager, including over 30 years as projects/construction manager with the LNHA. During his tenure, ██████████ has supervised the construction of LMI apartment units, LMI single-family homes, LMI infrastructure projects, and LMI Repair and Rehab projects.

Throughout his tenure with the LNHA, he has gained intimate knowledge of local materials, suppliers, and contractors, and a working knowledge of the local construction environment. *Within the last 10 years,* ██████████ supervised the new construction of 16 single family LMI home ownership homes, 2 single family LMI home rentals, 83 – single family LMI apartment units, 33 single family LMI triplex units, 24 single family LMI fourplex units, 60 single family LMI six plex units and 24 single family LMI two-story pods. 32 of those apartments and infrastructure for 32 additional apartments-family, 1 – 8 bedroom Elder Home Care Unit, was completed within just the last 2 years at *Sche'lang'en Crossroads, Warrior Loop and Kwina Estates*. As such, ██████████ knowledge and experience is *recent, relevant, and successful*. Based on the stated rating criteria, LNHA meets required conditions to receive the full ten (10) points for this rating factor.

SUB-FACTOR 1.5 COMMITMENT TO SUSTAIN PROJECT (3 PTS)

WHO WILL OPERATE AND MAINTAIN THE PROJECT – When the 20 units are completed, they become part of the LNHA “Units Under Management”. As such, they are integrated into the normal LNHA organization for operations and maintenance which includes annual inspections, routine short-term maintenance, a work-order system for repairs, and a long-term inspection/repair/replacement schedule for major unit components such as heating systems, roofs, windows, and insulation. The Housing Authority is responsible for the maintenance of all housing units under its management and is so obligated for at least the Useful Life of the structure (20 years).

HOW MUCH WILL O&M COST AND WHO WILL FUND IT – The Housing Authority will guarantee on-going funding for the operations and maintenance of the residential units that this proposed project will create. The Maintenance Manager has estimated an annualized O&M expenditure over a 20-year period with an estimated annual cost of \$15,500¹³ and the Housing Authority Board of Directors passed a Resolution committing to funding on-going maintenance responsibilities.^{2 14}

CONFORMANCE WITH AFFORDABILITY/USEFUL LIFE REQUIREMENTS – Included in LNHA Resolution 2026-001 is a statement guaranteeing that all 20 housing units will remain affordable according to section 205(a) of NAHASDA for at least the Useful Life of the structure (i.e. 20 years).

FURTHERING THE GOALS OF THE HOUSING AUTHORITY – The primary goal of the Housing Authority is to maximize the number of LMI housing units available to tribal families in order to combat the Housing Shortage that presently exists. That is accomplished by constructing additional LMI units, as we have proposed to do in this application. The other ways to maintain a maximum inventory of LMI housing is to make sure a regular program of maintenance is adhered to, and to carry out repair and rehab programs when needed, both of which will increase the useful life of

¹³ Supporting Attachment #13 – Estimated M& O

¹⁴ Supporting Attachment #14 – LNHA Resolution

the structures. In this way, LMI housing inventories are kept as high as possible, which furthers the goals of the Housing Authority and serves the needs of the tribal community. Based on the stated rating criteria, LNHA meets required conditions to receive the full three (3) points for this rating factor.

RATING FACTOR 2 – IHBG-COMP Program Priorities – (30 Total Points)

Overview There have almost never been sufficient LMI housing units available in the area to meet the housing needs of the growing LMI tribal population--- especially within the boundaries of the Lummi Reservation. The demographic dynamics of the Lummi Tribe continue to drive the need for affordable LMI housing. Consequently, increasing LMI housing by building additional units must be a central component of any strategy aimed at addressing the current LMI HOUSING SHORTAGE defined by HUD but funds are scarce for new LMI housing construction, which is why this IHBG-Competitive grant is so important to the tribal community.

SUB-FACTOR 2.1 - PROJECT TYPE AND OUTPUTS (8 pts.)

Project Type: Phase II expansion of the Olsen Property project will provide 20 New Construction LMI single family homes as well as Infrastructure.

Project Site: Located at the south end of the Lummi Peninsula, the Olsen Property lies on high ground. A sizable expansion of the existing Olsen Property Phase II project will help address the housing crisis by providing twenty (20) additional LMI single family homes. As work has been underway to develop this property and the **property is owned by the tribe,** there are no barriers to implementation. Phase I has a building permit and Phase II building permit has been submitted and is currently waiting approval.

Outputs Description: The physical improvements--- in this case **20 LMI single-family homes**, and all their material components such as heating, plumbing, and electrical systems and infrastructure--- are the Outputs of the proposed new housing phase 2 construction project. Outputs for this sort of project may typically be described as simply the “*Number of New LMI Residential Units Completed*” and the number of LMI families that will benefit (*initially, 20*).

Included in the 20 LMI single-family homes are:

Description of the Outputs						
		Structure Type				
Rental	Homebuyer	Duplex	Single Family Home	Square Footage	Bedrooms	Bathrooms
2	–	2	–	1612	2	2
4	–	4	–	1560	3	2
4	–	4	–	1821	4	2
–	2	–	2	2075	3	2
–	2	–	2	2966	5	2
3	–	–	3	2075	3	2
3	–	–	3	2966	5	2

Total Rentals	16
Total Homebuyers	4

Based on the NOFO guidelines provided for Subfactor 2.1 that require a primary project be identified and provide clearly identified outputs; and LNHA identifying both the new construction and project outputs identified including the number of bedrooms, bathrooms, square footage, rental, homebuyer, duplex for LMI families or single-family home for LMI families, LNHA should receive the full eight (8) points for this rating factor.

SUB-FACTOR 2.2 – PRIORITY BENEFICIARIES AND OUTCOMES (8 pts.)

LNHA has recent and proven experience working with LMI families who are homeless, housed in overcrowded homes and living in substandard conditions.

BENEFICIARIES AND NEED: Initially the number of families to benefit from this project are 20 families who will move into these homes and out of overcrowded, substandard and homeless conditions. For a NEW HOUSING CONSTRUCTION project such as that proposed in this Application, twenty (20) families will benefit with affordable LMI housing.

Individuals and families will be selected based off the LNHA waiting list. Applicants are selected by size of units available and by the date they submitted their completed application. For instance, an applicant submits their application on December 7 and another application was submitted on December 8, the applicant that submitted theirs December 7 would be considered first. Applicants are then selected by size of home needed. If LNHA has an available 2-bedroom unit and an applicant with one adult and one child, they would be eligible for a 2-bedroom unit. However, if an applicant has two adults and 3 children, they would not be eligible for a 2-bedroom unit as that would not provide adequate space and would place the family in an overcrowded unit, they would then remain on the waiting list until a larger unit is available.

LNHA's Schelangen Crossroads halfway homes has 2 – eight (8) bedroom unit halfway homes that continue to be at full capacity with single moms and single dads sharing a single bedroom with 1-3 children. Those families are currently on the waiting list to get into a home that will address the overcrowded conditions they reside in and provide them with a permanent residence.

LNHA is also working with the tribes' pallet homes project 'Kwensot Qelat'. 'Kwensot Qelat' provides pallet homes that have no plumbing or kitchen, in their 40-unit pallet home village. The 'Kwensit Qelat' village currently is at full capacity with a waiting list to house homeless individuals and families. The individuals residing at the pallet homes are on LNHA's waiting list

to get into a home that will address their substandard (no kitchen and no plumbing) and overcrowded conditions as well as provide a permanent residence.

The number of applicants on the waiting list coincides with the number of overcrowded, substandard and homeless issues. 100 percent of our applicants, identifies as having no permanent residence OR living in overcrowded OR substandard conditions (home without a kitchen or plumbing).

Outcomes: Project outcomes are more long-term and global in nature. For a New Housing Construction project such as that proposed in this application, the OUTCOMES to be expected include 1) An increase in available LMI rental and home ownership housing, 2) a corresponding decrease in the Housing Shortage, 3) an improvement in housing affordability, 4) a reduction in overcrowding, 5) a decrease in the number of persons living in substandard conditions, and 6) an increase in homeownership. These Outcomes are positive consequences of the project that will be realized for many years to come.

Based on the stated rating criteria, and that we have included the number of families who will benefit from this project, the need faced by these families – overcrowded, substandard, and homeless, information on how the families will be selected, information of project outcomes, and that 100% of those on the waiting list have no permanent residence, live in overcrowded conditions, or live in a home without a kitchen or plumbing, LNHA meets the required conditions to receive the full eight (8) points.

SUB-FACTOR 2.3 IHBG FORMULA NEED FACTOR (10 pts.)

Based on the IHBG Formula Needs Factor Table from the 2025 IHBG Final Allocation Summary table, LNHA needs factor is 1042, providing the LNHA the needed criteria to receive the full ten (10) points for this rating factor. Based on the stated rating criteria in the NOFO for the 2025

IHBG Competitive Program (IHBG-COMP) for FY2025, applications will be scored for Subfactor 2.3, based on the needs table with 10 points – The dollar amount for the applicant is \$0 - \$1,120. With LNHA Needs Factor 1042, LNHA should receive the full ten (10) points. (Noting the IHBG Formula Need Factor Table states the Needs Factor for LNHA at 1042, and the NOFO Points at 8, which is inaccurate as the NOFO states the requirements of \$0 - \$1,120 for 10 points.)

SUB-FACTOR 2.4 PAST IHBG-COMP AWARDS (4 pts.)

LNHA has received two IHBG-COMP Awards. The first award was received in 2021 and has been successfully completed and closed out. The second award was received in 2023 and has successfully completed infrastructure and remains on schedule for completion. Based on the stated rating criteria, the LNHA meets required conditions to receive two (2) points for this rating factor.

RATING FACTOR 3 – PAST PERFORMANCE AND FUNDING– (32 Total Points)

SUB-FACTOR 3.1 – UNDISBURSED ONAP FUNDING (8 PTS)

The LNHA’s undisbursed balance in LOCCS as of January 15, 2026, was **\$3,703,519** or **49%** of the cumulative IHBG formula amounts received by LNHA in 2020, 2021, 2022 and 2023. Consequently, given the stated rating criteria, the LNHA would qualify for six (6) points under this rating factor instead of eight (8). Here’s why:

ACCUMULATION OF FUNDS FOR DEVELOPMENT The LNHA has always been strongly focused on development--- building more LMI housing units. This aggressive approach to development is the reason why in the last 10 years the LNHA has been able to **successfully build 183 new LMI units**. This approach also explains why our balance in LOCCS is larger than necessary to receive full points under this Rating Sub-Factor. With the modest size of the LNHA’s annual IHBG allocation, most of which is spoken for, it requires several years to accumulate enough “development” money

to carry out any feasible housing project. Because of our aggressive strategy we are *always* trying to accumulate funds in LOCCS so we can pursue those development opportunities when they present themselves--- just like this IHBG competition.

SUB-FACTOR 3.2 – FINDINGS (8 PTS)

The LNHA has received no ONAP Monitoring Findings, and no Findings related to ONAP programs from HUD’s OIG or GAO during the Rating Period of October 1, 2022, through January 15, 2026. Based on the stated rating criteria, the LNHA meets all required conditions to receive the full 8 points for this rating factor.

SUB-FACTOR 3.3 – TIMELY REPORTING (8 PTS)

The LNHA has timely submitted all ONAP required program reporting during the Rating Period of October 1, 2022, through January 15, 2026. Based on the stated rating criteria, the LNHA meets all required conditions to receive the full 8 points for this rating factor.

SUB-FACTOR 3.4 - AUDIT SUBMISSION (8 PTS)

The LNHA has timely submitted single audits and has both accepted to the Federal Audit Clearinghouse (FAC) for the last two audit periods. Based on the stated rating criteria, the LNHA meets all required conditions to receive the full 8 points for this rating factor.

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OLSON PROPERTY PHASE 2	10 SINGLE FAMILY HOMES & 5 DUPLEX BUILDINGS (2, 3, & 4 BEDROOM UNITS)					
	15 BUILDINGS - 20 units					
GENERAL TASKS:	LABOR		MATERIALS	CONTRACTOR		BUDGET
PERMITS						\$15,000.00
MITIGATION FEES						\$24,260.00
ARCHITECT						\$8,500.00
CIVIL ENGINEER DESIGN						\$45,100.00
SEWER/WATER FEES						\$240,000.00
WATER METERS						\$4,900.00
PSE HOOKUP FEES						\$20,000.00
PLANS/COPIES						\$1,000.00
SUPERVISION						\$15,500.00
GENERAL LABOR						\$10,500.00
SITE PHONE/COMPUTER						\$2,800.00
FIRST AID/SAFETY						\$675.00
OFFICE SUPPLIES						\$375.00
DRINKING WATER						\$1,200.00
CHEMICAL TOILETS						\$4,200.00
DUMP BOX						\$8,500.00
CONSTRUCTION FENCE						\$4,700.00
MISC BUILDING SUPPLIES						\$3,800.00
EQUIPMENT RENTAL						\$18,500.00
EQUIPMENT FUEL						\$8,500.00
TEMP POWER POLES						\$2,500.00
TEMP POWER						\$6,200.00
TEMP HEAT						\$4,200.00
TOOLS						\$3,000.00
TOOL REPAIR						\$1,800.00
SIGNAGE						\$1,200.00
MAILBOXES						\$2,500.00
				TOTAL		\$459,410.00
SITE WORK:	LABOR		MATERIAL	CONTRACTOR		BUDGET

EXCAVATE FOUNDATIONS		\$8,500.00				\$8,500.00
EXCAVATE DRIVEWAYS		\$3,900.00				\$2,000.00
FILL/COMPACT		\$8,700.00		\$12,500.00		\$21,200.00
FOOTING/STORM DRAINS		\$14,500.00		\$15,500.00		\$30,000.00
DRAIN ROCK/FABRIC		\$4,850.00		\$5,700.00		\$10,550.00
SEWER/WATER LINES		\$4,500.00		\$12,400.00		\$16,900.00
PEA GRAVEL				\$4,200.00		\$4,200.00
POWER/COMMUNICATION		\$1,750.00		\$3,800.00		\$5,550.00
BACKFILL/GRADE		\$4,900.00		ON SITE		\$4,900.00
PERMANENT FENCE		\$15,000.00		\$36,000.00		\$51,000.00
				TOTAL		\$154,800.00
CONCRETE WORK:	LABOR		MATERIAL	CONTRACTOR		BUDGET
MOBILIZATION				\$1,000.00		\$1,000.00
FOUNDATIONS			\$81,000.00	\$330,000.00		\$411,000.00
REBAR	In Foundation		\$10,500.00			\$10,500.00
FOUNDATION HARDWARE	In Foundation		\$3,000.00			\$3,000.00
FOUNDATION VENTS	In Foundation		\$2,400.00			\$2,400.00
PATIO/SIDEWALKS			\$31,000.00	\$32,000.00		\$63,000.00
DRIVEWAYS			\$39,600.00	\$37,900.00		\$77,500.00
				TOTAL		\$568,400.00
WOOD FRAMING:	LABOR		MATERIAL	CONTRACTOR		BUDGET
WOOD FRAMING			\$421,390.00	\$286,139.00		\$707,529.00
FRAMING HARDWARE	In Framing		In Above			0.00
WOOD TRUSSES	In Framing					\$208,000.00
WINDOWS/EXT DOORS	\$3,400.00		\$75,600.00			\$79,000.00
				TOTAL		\$994,529.00
ROOFING:				CONTRACTOR		BUDGET
ASPHALT SHINGLES				\$223,400.00		\$223,400.00
GUTTERS/DOWNSPOUTS				\$8,125.00		\$8,125.00

				TOTAL		\$231,525.00
SIDING:		LABOR		MATERIAL	CONTRACTOR	BUDGET
HARDI PLANK				\$87,500.00	\$150,800.00	\$238,300.00
				TOTAL		\$238,300.00
PLUMBING:				CONTRACTOR		BUDGET
				\$215,000.00		\$215,000.00
				TOTAL		\$215,000.00
MECHANICAL:		LABOR		MATERIAL	CONTRACTOR	BUDGET
VENTING/EXHAUST		\$5,700.00		\$11,200.00		\$16,900.00
HEAT SOURCE BUDGET						\$360,000.00
				TOTAL		\$376,900.00
ELECTRICAL:				CONTRACTOR		BUDGET
ELECTRICAL/LIGHTING PKG				\$290,000.00		\$290,000.00
SOLAR PANELS BUDGET						\$250,000.00
				TOTAL		\$540,000.00
INSULATION:		LABOR		MATERIAL	CONTRACTOR	BUDGET
				\$182,400.00		\$182,400.00
GYPSUM WALLBOARD:				CONTRACTOR		BUDGET
						\$365,000.00
PAINT/STAIN:		LABOR		MATERIAL	CONTRACTOR	BUDGET
				\$225,750.00		\$225,750.00

FLOOR COVERINGS:		LABOR		MATERIAL	CONTRACTOR		BUDGET
							\$245,262.00
CABINETS:		LABOR		MATERIAL	CONTRACTOR		BUDGET
							\$210,000.00
COUNTERTOPS:		LABOR		MATERIAL	CONTRACTOR		BUDGET
							\$93,714.00
INTERIOR/TRIM/DRS:		LABOR		MATERIAL	CONTRACTOR		BUDGET
				\$77,500.00	\$92,500.00		\$170,000.00
BATH ACCESSORIES:		LABOR		MATERIAL	CONTRACTOR		BUDGET
		\$1,500.00		\$4,700.00			\$6,200.00
WINDOW COVERINGS:		LABOR		MATERIAL	CONTRACTOR		BUDGET
		\$2,200.00		\$4,750.00			\$6,950.00
APPLIANCES:		LABOR		MATERIAL	CONTRACTOR		BUDGET
		\$15,500.00		\$56,400.00			\$71,900.00
FIRE EXSTINGUISHERS:		LABOR		MATERIAL			BUDGET
		\$350.00		\$675.00			\$1,025.00

FINAL CLEANING:				CONTRACTOR		BUDGET
				\$16,300.00		\$16,300.00
LANDSCAPING:		LABOR	MATERIAL	CONTRACTOR		BUDGET
SITE PREP						\$4,100.00
TOPSOIL						\$39,000.00
SOD						\$38,000.00
						\$81,100.00
SUBTOTAL						\$5,156,815.00
Planning and Administration						\$15,000.00
CONTINGENCY					7%	\$315,069.00
ARCHEOLOGIST						\$54,400.00
INFRASTRUCTURE						\$1,958,716.00
				TOTAL COST		\$7,500,000.00
		UNIT COST				

1

SCHE'LANG'EN VILLAGE

TRANSFORMATIONAL RESIDENTIAL NEIGHBORHOOD

BUILT FOR A BETTER WAY OF LIFE

- 3 Bedroom Fourplexes
6 Buildings/ 24 Units
- 2 Bedroom Triplexes
3 Buildings/ 9 Units
- 4 & 3 Bedroom Triplexes



Sche'lang'en Village

Lummi Nation Housing Authority



What are the Program Requirements?

- Preference will be given to Lummi Tribal members.
- Must qualify for the program as determined by the LNHA Wrap Around Team.
- Must qualify as a low-income family as defined by NAHASDA
- Must have a source of income (zero income will not qualify in the program)
- Must pass a drug test administered by LNHA
- Must pass a criminal background check by LNHA
- If applicant owes past due debt with LNHA—must be in a payback or willing to do a payback.
- Must be willing to do an Assessment from LNHA Mental Health Provider.

2

Lummi Nation Transformational Housing Program

For more information contact:

Shawnee Kinley

Transformational Coordinator

Phone: (360) 312-8407 Ext. 2402

Fax: (360) 383-0625

E-mail: Shawneeck@lha-lummi.com

John Plummer

LNHA Mental Health Provider

Phone: (360) 920-3888

E-mail: Johnup@lha-lummi.com

Diana R. Phair

LNHA Executive Director

Phone: (360) 312-8407

E-mail: Dianap@lha-lummi.com

Lummi Nation

Housing Authority

Transformational

Housing Program

SCHE'LANG'EN VILLAGE TRANSFORMATIONAL RESIDENTIAL NEIGHBORHOOD BUILT FOR A BETTER WAY OF LIFE

- 1 Bedroom Apartments
2 Building 74 Units
- 2 Bedroom Townhomes
2 Building 4 Units
- 4 & 3 Bedroom Townhomes
2 Building 12 Units



Located at the corner of Kwina Road
& Haxton Way

OUR GREATEST GLORY IS NOT IN
NEATER EATING, BUT IN RISING UP
EVEN TO THE MEAN.

~RALPH WALDO EMERSON

LNHA Transformational

Housing Program

The design of the Transformational Housing Wrap-Around provides Tribal service providers direct access to a range of persons and families making transformational life changes. For some it is a transition from homelessness to simply having a home. For others it may be transition from domestic violence to safety, from addiction to sobriety, or the process of reunification of parents with their children.

One thing they all have in common is the need for a decent, safe, and healthy home where stability fosters habits that lead to core values of honesty, accountability, and personal responsibility for change. The other thing they have in common is the need for a convenient "wrap-around" array of housing, educational, social, and health services that will help sustain efforts made toward the transformational change they seek.

TRANSFORMATIONAL HOUSING PROGRAM IS A MEMBERSHIP

Participant in this program may be seen as joining a gym. It is a month to month commitment that ends either when one chooses not to attend, or when one reaches their goals; goals that have profound implications for all areas of one's life, as well as, promoting the adoption of a healthy lifestyle. The key elements are: 1) a month to month commitment determined by the participant, and 2) the setting and reaching of goals that impact all areas of one's life, as well as, promoting a new healthier life style.

TRANSFORMATIONAL HOUSING SELECTION PROCESS

A program or entity from LIBC may sponsor a person, couple, or family to the LNHA Transformational program. If available homes are occupied then this candidate will be placed on a waiting list specific to the Transformational homes.

When a home is available the sponsoring agency/entity is asked to gather with the person, couple, or family and to sit with the director of the LNHA, their mental health representative, and transformational coordinator/advocate.

The Director will explain the intent of the program outlining expectations and the entry process which includes a criminal background check, a UA, and mental health evaluation. This realistic description is intended to allow the individual, couple, or family to make a free choice to engage or withdraw their name from membership in the transformational program. If they choose not to engage in this program they may place their names on the regular waiting list for a housing unit with the LNHA.

Those who choose to engage in the transformational program will then sit with the mental health representative and undergo an evaluation that addresses the presence of mental health symptomologies, problem gambling, domestic violence, and chemical dependency patterns. A list of current program providers will be compiled and this list may serve as the initial basis for a clinical wrap around team. A Release of information will be signed to allow for coordinating and assembling this clinical team. It will be coordinated through the various program directors to allow the programs to assign persons that best meet their Program's needs.



ECOLOGICAL NORTHWEST 	Vicinity Maps (Google Maps) Lummi Nation - Olsen Subdivision Wetland Update	Figure 1 JAN 2024
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5

Land:

Land Summary

Phase	Parcel ID	Gross Land Area (Acres)	Gross Land Area (SF)	Topography
1	N/A	13.30	579,367	Fairly Level
2	N/A	5.13	182,565	Fairly Level
3	N/A	20.7	907,593	Fairly Level
4	N/A	12.11	527,705	Fairly Level

Improvements:

The subject property is currently unimproved.

Zoning:

Residential (R) - 7200 – Whatcom County

Highest and Best Use of the Site:

Residential

FEMA Disaster Declaration:

The subject property is located in Whatcom County, which is on the FEMA County Disaster List. The value of the subject property is not impacted by this designation.

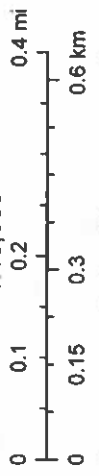
VALUE INDICATIONS

Land Values:

Phase 1	\$715,000
Phase 2	\$423,000
Phase 3	\$553,000
Phase 4	\$488,000



1:18,056



Source: Esri, USDA FSA, Source: Esri, Vector, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA,

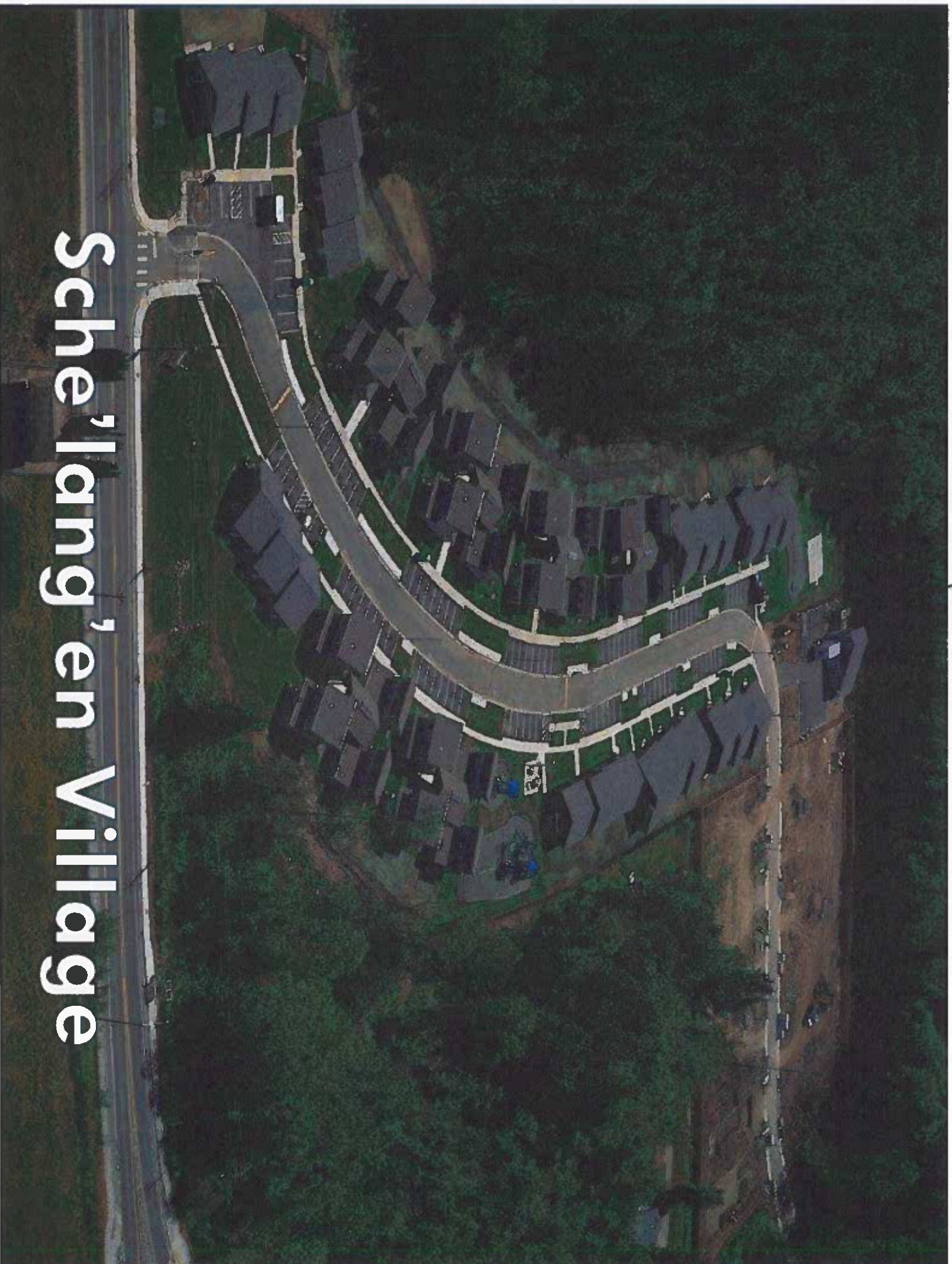
Olsen Property Vicinity Map

6

Legend

- Lummi Nation K-12 School
- Stomish Grounds (Cultural Area)
- Finkbonner Shell Fish

12



Sche'lang'en Village



Sche'lang'en Crossroads Men's and Women's halfway homes



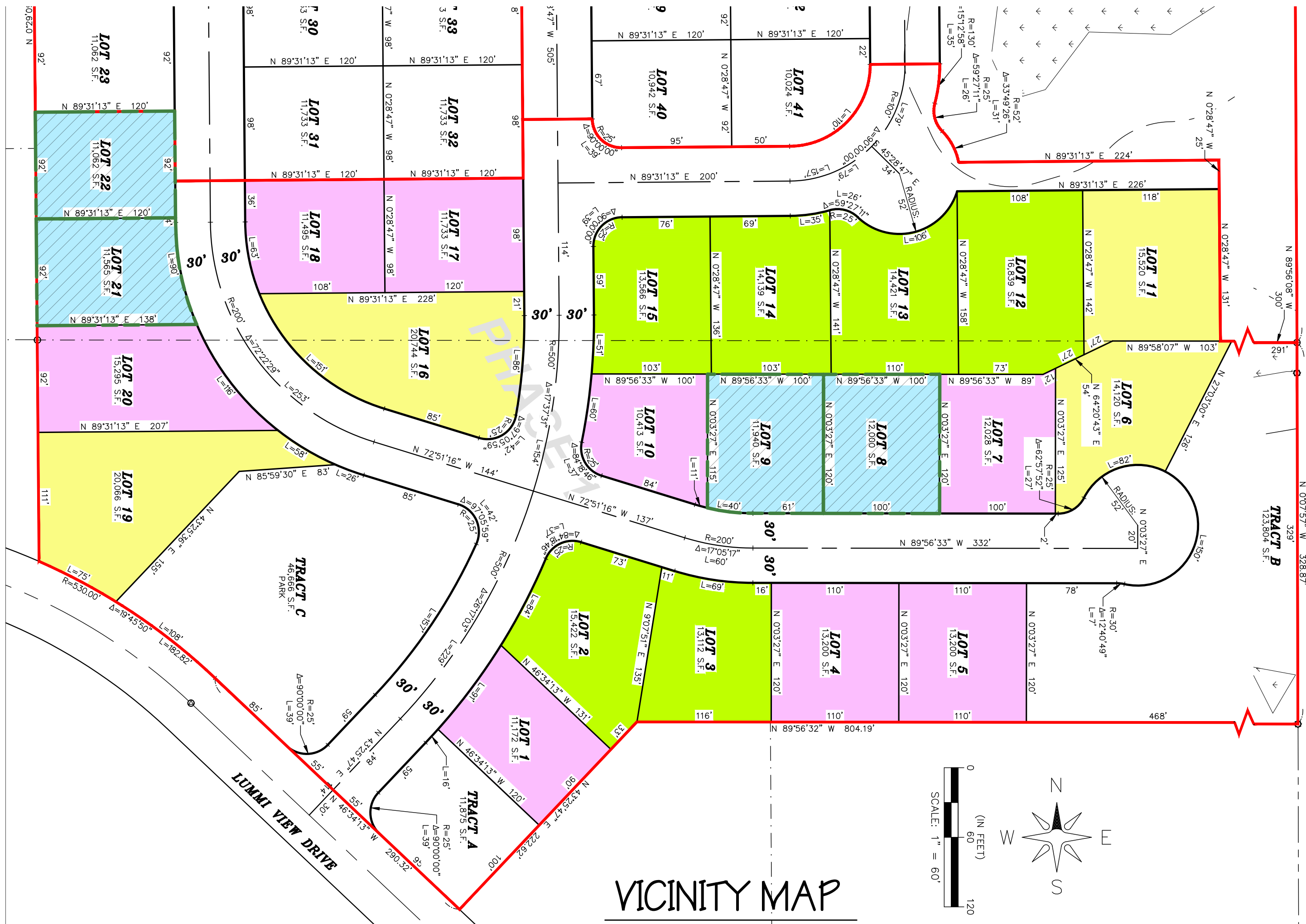
FRONT



BACK



RAIN CHAIN



VICINITY MAP

WA STATE ENERGY CODE

CLIMATE ZONE: WHATCOM 4C	
MEDIUM DWELLING UNITS > 1,500 < 5,000 SQ. FT.	8.0 CREDITS REQ'D
TABLE R406.2 ENERGY EQUALIZATION CREDITS	
SYSTEM TYPE 4C FOR HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9) OR AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550/550	3.0 CREDITS
TABLE 406.3 ENERGY CREDITS	
1. EFFICIENT HEATING ENVELOPE OPTIONS 1.2. PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.3 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U = 0.25 FLOOR-SLAB SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB	1 CREDIT
2. AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS 2.1 COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM AT 50 PASCALS, OR FOR R-2 OCCUPANCIES, OPTIONAL COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 0.25 CFM/FT2 MAXIMUM AT 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1505.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED, THE MAXIMUM TESTED BUILDING AIR LEAKAGE, AND SHALL SHOW THE HEAT RECOVERY VENTILATION SYSTEM.	1 CREDITS
3. HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS 3.6A AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF 2 OF 9.4 (HSPF OF 11.0), A CENTRALLY DUCTED AIR SOURCE COLD CLIMATE VARIABLE CAPACITY HEAT PUMP (CVCHP) FOUND ON THE NEEF CC VCHP QUALIFIED PRODUCT LIST WITH A MINIMUM OF 8.5 HSPF 2 (10 HSPF) MAY BE USED TO SATISFY THIS REQUIREMENT. IN AREAS WHERE THE WINTER DESIGN TEMPERATURE AS SPECIFIED IN APPENDIX RC IS 23°F OR BELOW, AN AIR SOURCE CENTRALLY DUCTED HEAT PUMP SHALL BE A COLD CLIMATE VARIABLE CAPACITY HEAT PUMP AS LISTED ON THE NEEF QUALIFIED PRODUCT LIST. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.	1 CREDIT
5. EFFICIENT WATER HEATING OPTIONS 5.6 WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION.	2 CREDITS
7. APPLIANCE PACKAGE OPTION 7.1 ALL OF THE FOLLOWING APPLIANCES SHALL BE NEW AND INSTALLED IN THE DWELLING UNIT AND SHALL MEET THE FOLLOWING STANDARDS: 1. DISHWASHER, STANDARD ENERGY STAR RATED, MOST EFFICIENT 2021 OR DISHWASHER, COMPACT ENERGY STAR RATED (VERSION 6.0) 2. REFRIGERATOR (IF PROVIDED) ENERGY STAR RATED (VERSION 5.1) 3. WASHING MACHINE (RESIDENTIAL) ENERGY STAR RATED (VERSION 8.1) 4. DRYER ENERGY STAR RATED, MOST EFFICIENT 2022 TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SHOW THE APPLIANCE TYPE AND PROVIDE DOCUMENTATION OF ENERGY STAR COMPLIANCE. AT THE TIME OF INSPECTION, ALL APPLIANCES SHALL BE INSTALLED AND CONNECTED TO UTILITIES. DRYER DUCTS AND EXTERIOR DRYER VENT CAPS ARE NOT PERMITTED TO BE INSTALLED IN THE DWELLING UNIT.	5 CREDITS
TOTAL:	8.5 CREDITS

GENERAL NOTES

ALL CONSTRUCTION TO COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE, WHATCOM COUNTY, STATE AMENDMENTS AND WA STATE ENERGY CODE. THE MORE STRINGENT CODE APPLIES.	THE DESIGNER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISIT BY THE DESIGNER SHALL NOT BE CONSIDERED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE THEM RESPONSIBLE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR SUBCONTRACTORS, OR FOR ANY ACCESS, VISITS, USE, WORK, TRAVEL, OR COMPETITIVE BID SELECTION PROCESS.
ALL MECHANICAL, ELECTRICAL AND PLUMBING BID-DESIGN UNDER SEPARATE PERMIT TO COMPLY WITH ALL APPLICABLE CODES.	GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING AND SITE SECURITY DURING CONSTRUCTION PERIODS.
SYSTEMS DESIGNED BY OTHERS INCLUDE (IF/AS APPLICABLE) PLUMBING, MECHANICAL, SECURITY, SMOKE/FIRE DETECTION, ELECTRICAL, SPECIALTY SYSTEMS, CASEWORK, FURNISHINGS, ETC. WHERE APPLICABLE OR UNO, ALL FINISHES, STYLES & COLORS, FIXTURES, & ACCESSORIES TO BE SELECTED BY OWNER.	WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK. CONTACT DESIGNER AS SOON AS POSSIBLE FOR ADDITIONAL INFORMATION REQUIRED.
DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR AS NOTED. VERIFY ALL CONDITIONS DRAWN AND NOTED, AS WELL AS EXISTING CONDITIONS IN THE FIELD AND MAKE THE DESIGNER AWARE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.	THE CONTRACTOR MUST VERIFY THE ROOF SYSTEM IS CONSTRUCTED PER MANUFACTURERS REQUIREMENTS TO CREATE A WEATHERPROOF AND WATERPROOF ROOF. VERIFY INSTALLATION OF ALL ROOF PENETRATIONS, CURBS, CANTS & FLASHING TO PROPERLY SHED WATER AND STOP WIND DRIVEN RAIN & SNOW. VERIFY ENTIRE ROOF SYSTEM IS DESIGNED AND CONSTRUCTED TO ALLOW FOR THE PROPER EXPANSION & CONTRACTION OF THE SUPPORTING STRUCTURE & THE ROOF SYSTEM. CONDENSATION WILL BE CREATED ON THE HEATED SIDE OF ALL ROOF SYSTEMS SURFACES AND PARTS. THEREFORE, CARE MUST BE TAKEN TO PROPERLY INSTALL THE CORRECT INSULATION, VENTILATION, AND VAPOR BARRIERS.
DO NOT SCALE DRAWINGS. CONSULT DESIGNER AS SOON AS POSSIBLE FOR ANY DIMENSIONAL CLARIFICATIONS, ERRORS, OR CONFLICTS. GENERAL CONTRACTOR MUST VERIFY DIMENSIONS PRIOR TO PROCEEDING.	THE DESIGNER WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS, THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING, NOT LIMITED TO, ERECTION BRACING AND SHORING TO RESIST VERTICAL AND LATERAL LOADS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS AND REGULATIONS.
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION OF WORK BETWEEN SUB-CONTRACTOR TRADES, AND FOR PROVIDING WEATHER-TIGHT-SEALS, FLASHING AND CAULKING AT ALL CONNECTIONS AND PENETRATIONS. REFER TO IBC MINIMUM WEATHER PROTECTION REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, HEAD FLASHING AT ALL OPENINGS.	FOLLOW MANUFACTURER'S GUIDELINES OR GOVERNING BODY ON CONSTRUCTION AND INSTALLATION OF BUILDING PARTS.
THE CONTRACTOR SHALL ASSUME RESPONSIBILITY, LIABILITY AND INDEMNIFY THE DESIGNER FOR COORDINATION INCLUDING, BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HEATING AND VENTILATION. THE DESIGNER IS NOT LIABLE FOR CHANGES AND/OR CORRECTIONS MADE BY ON SITE INSPECTIONS DURING THE COURSE OF CONSTRUCTION OR FOR DETAILS AND SPECIFICATION NOT INCLUDED.	
THE CONTRACTOR SHALL USE STANDARD CARE, CONSTRUCTION PRACTICES AND TECHNIQUES ACCEPTABLE TO THE CONSTRUCTION INDUSTRY. THE DESIGNER DOES NOT ASSUME LIABILITY OR RESPONSIBILITY FOR THE METHODS OR MEANS TECHNIQUES, SEQUENCES, OR PROCEDURES USED BY ANY CONTRACTOR, FOR SAFETY PRECAUTIONS AND PROGRAMS INCIDENT TO A CONTRACTORS WORK, NOR FOR ANY FAILURE FOR CONTRACTOR OR SUB-CONTRACTORS TO COMPLY WITH ANY LAWS AND REGULATIONS RELATED TO CONTRACTOR'S WORK.	

PROJECT INFORMATION

PROJECT/ADDRESS	LOT BLUE LUMMI VIEW DRIVE OLSEN SUB DIVISION BELLINGHAM WA 98226
OWNER	LUMMI HOUSING AUTHORITY
LEGAL DESCRIPTION	LOT 'BLUE' OLSEN SUB DIVISION
PARCEL NO.	LOTS 8, 9, 21 & 22
ZONING	LUMMI NATION
CODES	2021 IRC & WA STATE AMMENDMENTS 2021 WSEC
OCCUPANCY TYPE	R-3 RESIDENTIAL TWO FAMILY DWELLING
BUILDING HEIGHT	17'-5"
FOOTPRINT	4,249 SQ. FT.
FLOOR AREA	UNIT 1 DWELLING: 1,612 SQ. FT. UNIT 1 GARAGE: 510 SQ. FT. UNIT 2 DWELLING: 1,612 SQ. FT. UNIT 2 GARAGE: 510 SQ. FT. TOTAL AREA: 4,244 SQ. FT.

SHEET INDEX

ARCHITECTURAL

A-1	COVERSHEET, PROJECT INFO, VICINITY MAP, EXTERIOR VIEWS
A-2	BUILDING PLANS, DOOR & WINDOW SCHEDULES
A-3	ROOF PLAN, REF. CLG PLAN, ENLARGED BATH PLAN & INTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	BUILDING SECTIONS
A-6	WALL SECTIONS & FIRE RATED ASSEMBLIES
A-7	DOOR, WINDOW HEAD & VENT PENETRATION DETAILS
A-8	WINDOW WRAPPING SEQUENCING DETAILS

STRUCTURAL

S-1	FOUNDATION PLAN & SCHEDULES
S-2	ROOF FRAMING PLAN & SHEAR WALL FRAMING DETAILS

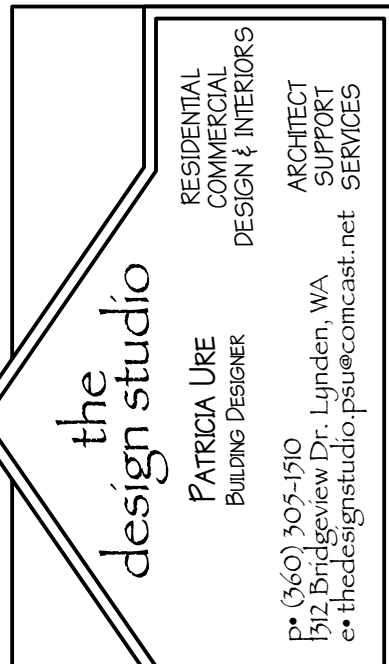
TEAM MEMBERS

OWNER
LUMMI NATION HOUSING AUTHORITY
2579 KWINA ROAD
BELLINGHAM, WA 98226
DIANA PHAIR LHA DIRECTOR (360) 312-8407

OWNERS REPRESENTATIVE
LUMMI NATION HOUSING AUTHORITY
CONTACT: PETE FOWLESS (360) 410-2762
PETEF@LHA-LUMMI.COM
CONTRACTOR LICENSE NO.

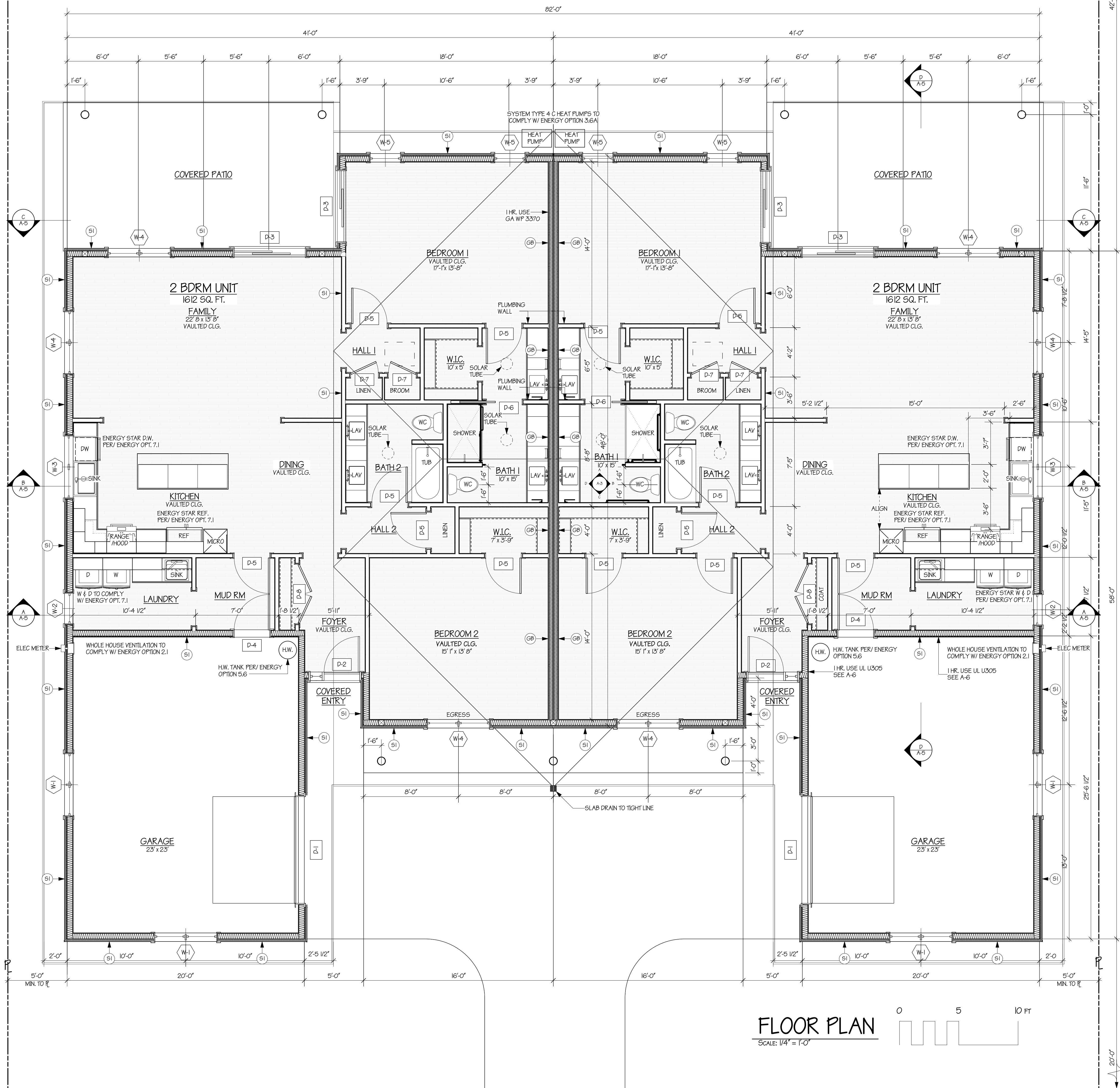
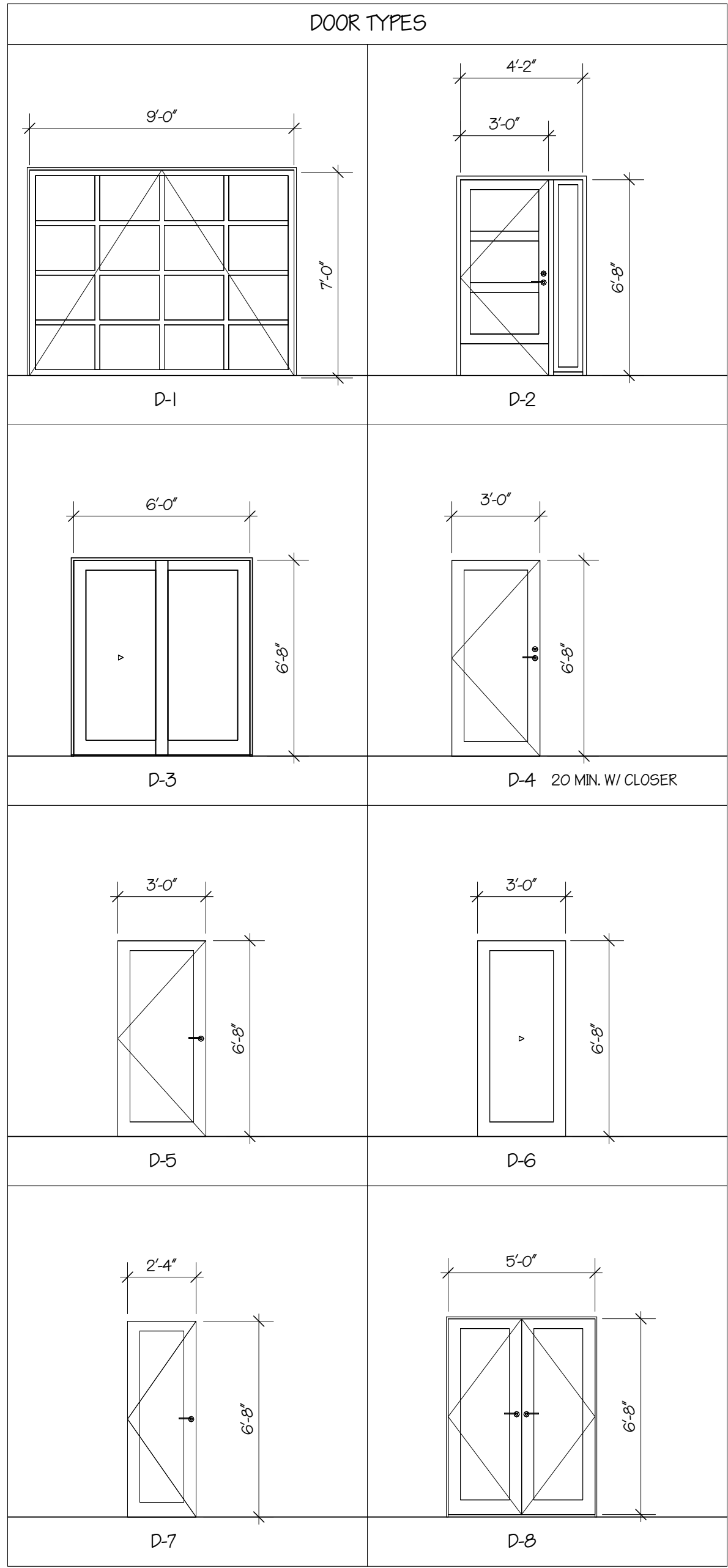
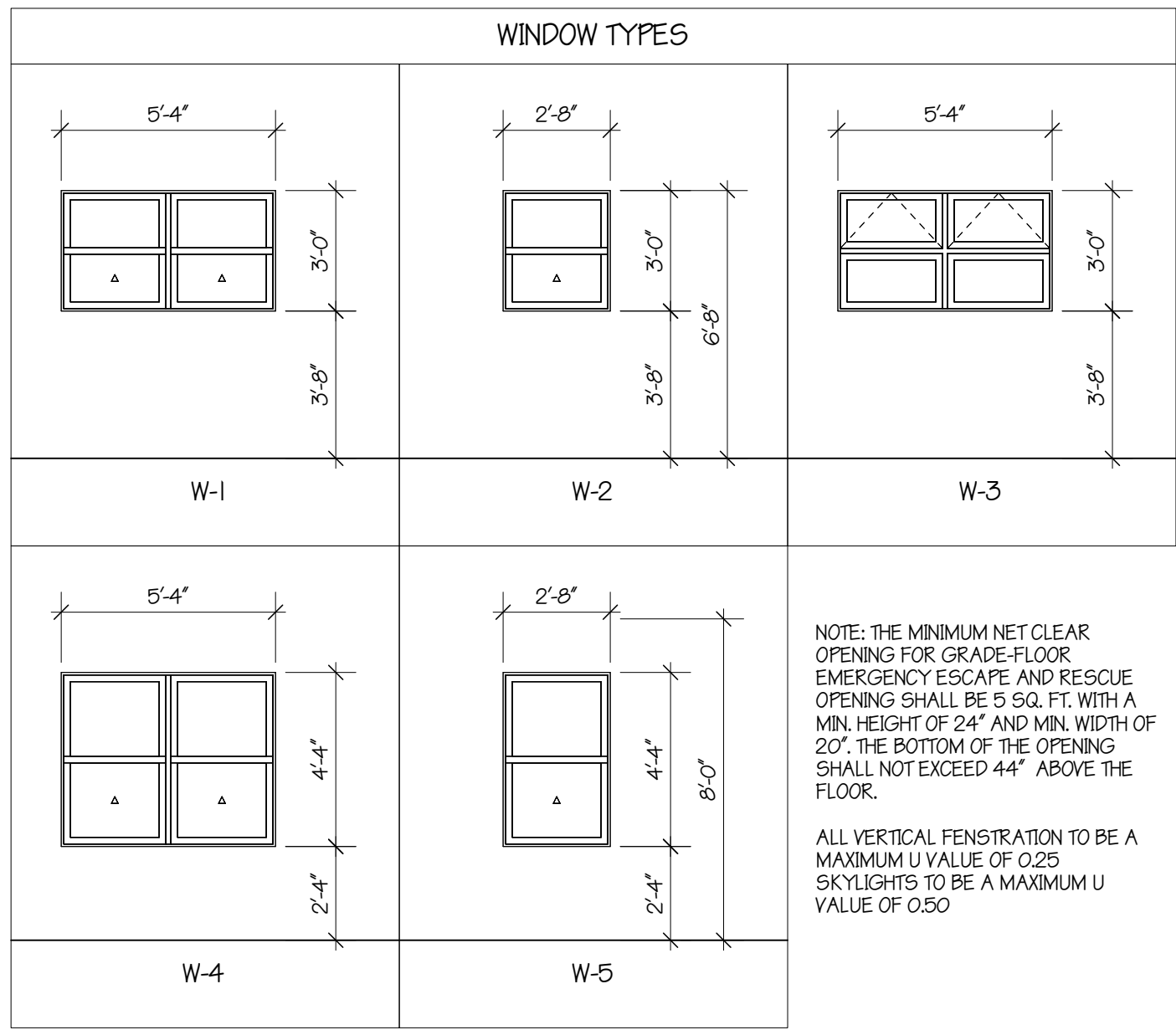
DESIGNER
THE DESIGN STUDIO
CONTACT: PATRICIA URE (360) 305-1510
THEDESIGNSTUDIO.PSU@COMCAST.NET

ENGINEER
JOHNSON STRUCTURAL ENGINEERING, INC.
CONTACT: LARRY JOHNSON (408) 585-2939
LARRY@JOHNSONENGINEER.COM



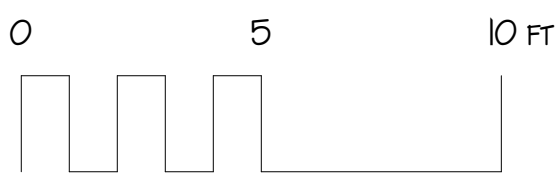
2 BEDROOM DUPLEX FOR:
LUMMI NATION HOUSING AUTHORITY
LOT 'BLUE' LUMMI VIEW DRIVE, BELLINGHAM, WA 98226

DATE:	AUG 18, 2025
ISSUED FOR:	FOR PERMIT
REVISION:	
REVISION:	
REVISION:	
REVISION:	
DRAWN BY:	PSU - THE DESIGN STUDIO
COVERSHEET, ENERGY CODE, VICINITY MAP & EXTERIOR RENDERINGS	
A-1	
Sheet Description	



FLOOR PLAN

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



the design studio

RESIDENTIAL
COMMERCIAL
DESIGN & INTERIORS

PATRICIA URE
BUILDING DESIGNER

ARCHITECT
SUPPORT
SERVICES

PSU 3005-190
1512 Bridgeway Dr., Lynden, WA
er@thedesigstudio.com psu@comcast.net

2 BEDROOM DUPLEX FOR:
LUMMI NATION HOUSING AUTHORITY
LOT 'BLUE' LUMMI VIEW DRIVE, BELLINGHAM, WA 98226

DATE: AUG 18, 2025

ISSUED FOR: FOR PERMIT

REVISION:

REVISION:

REVISION:

DRAWN BY: PSU - THE DESIGN STUDIO

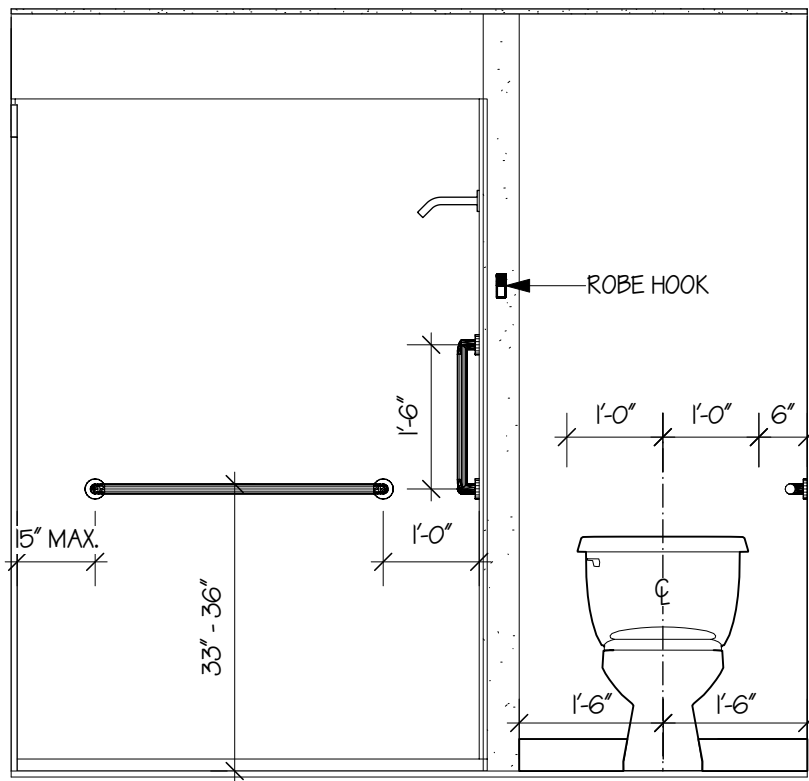
EXTERIOR, FLOOR PLAN & VICINITY MAP

A-2

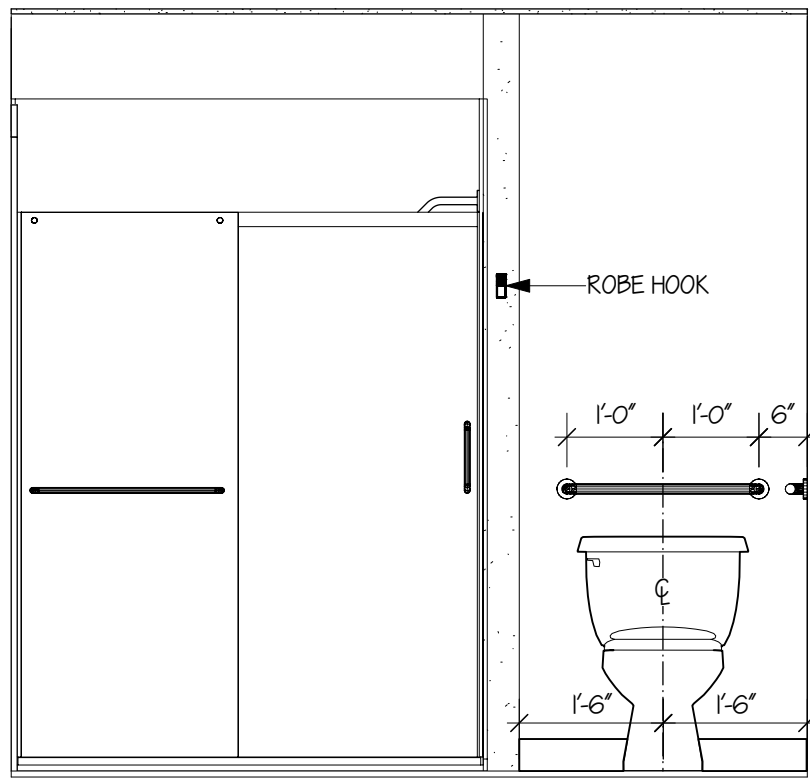
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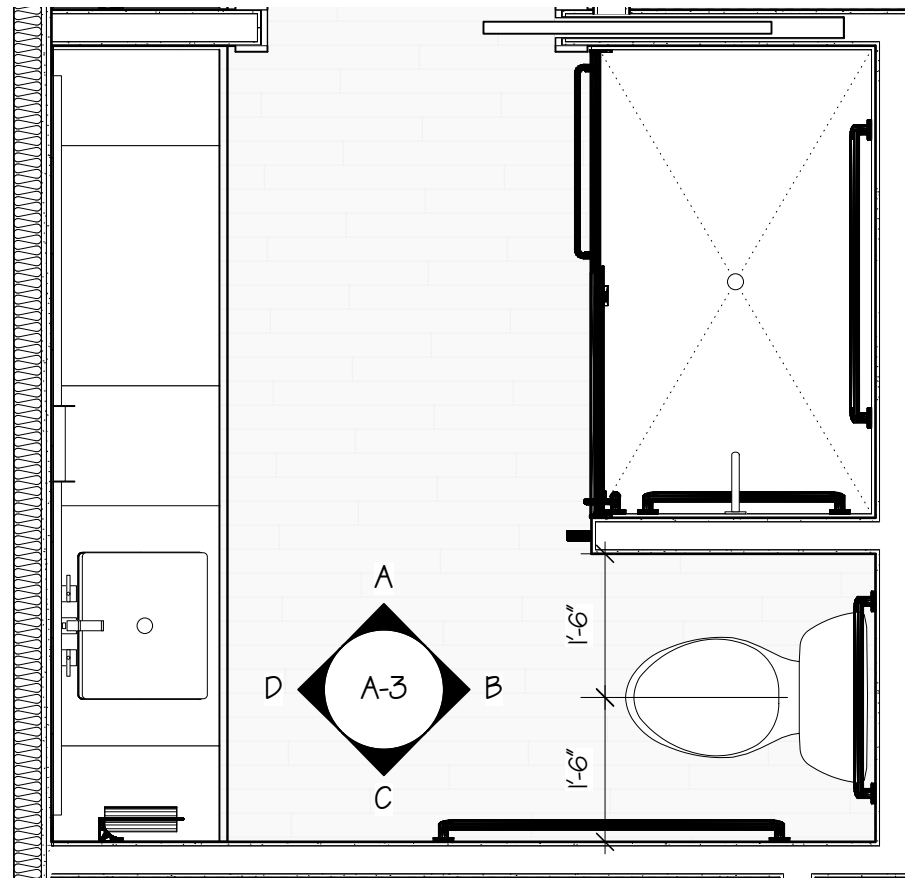
A BATH ELEVATION A
SCALE: 1/2" = 1'-0"



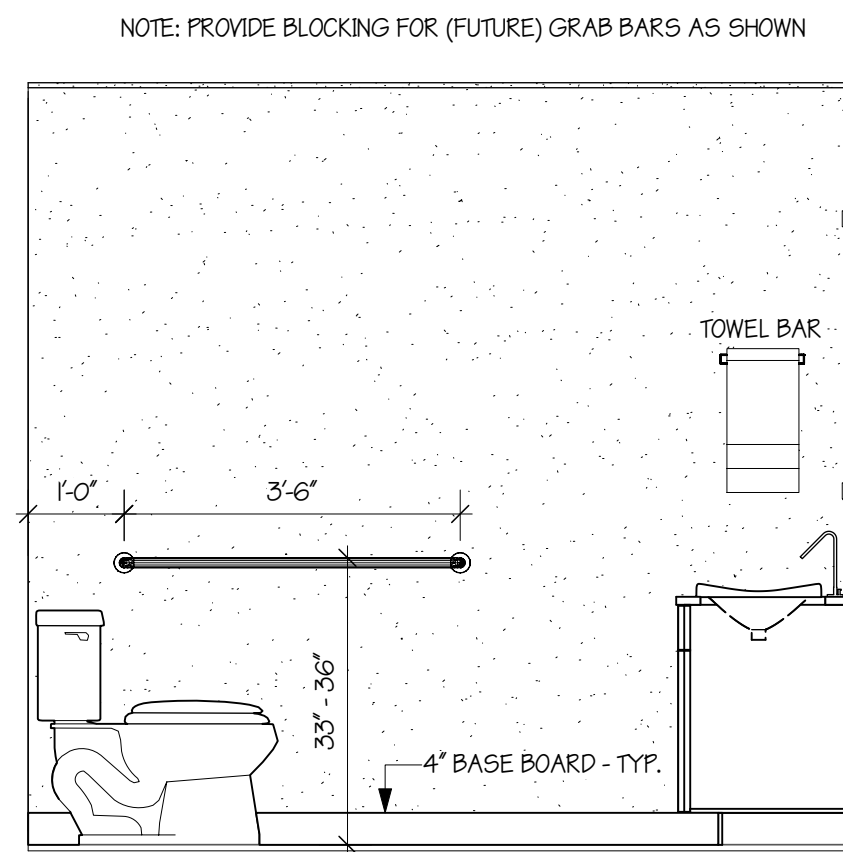
B BATH ELEVATION B
SCALE: 1/2" = 1'-0"



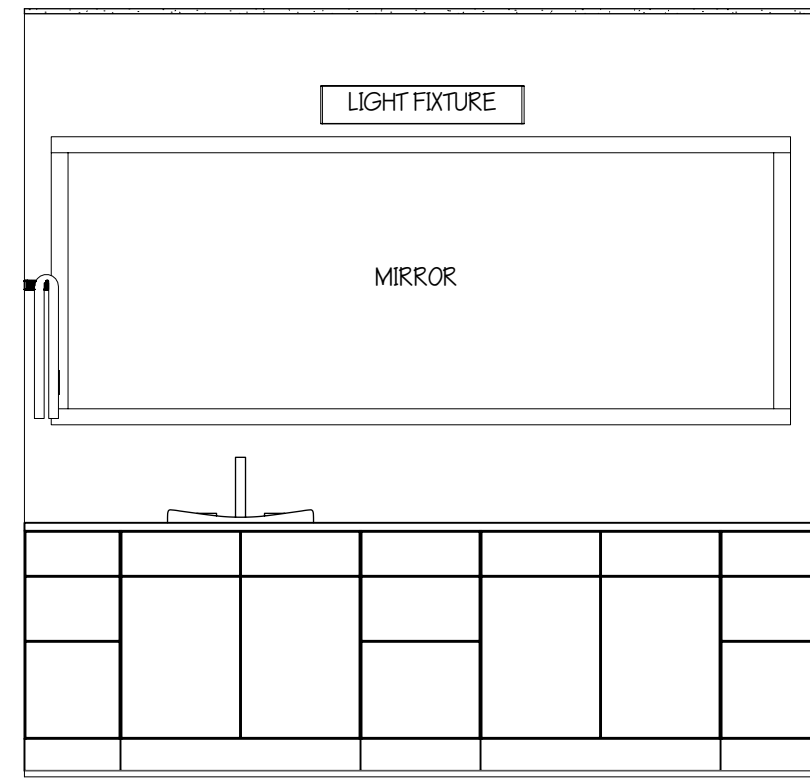
B2 BATH ELEVATION B 2
SCALE: 1/2" = 1'-0"



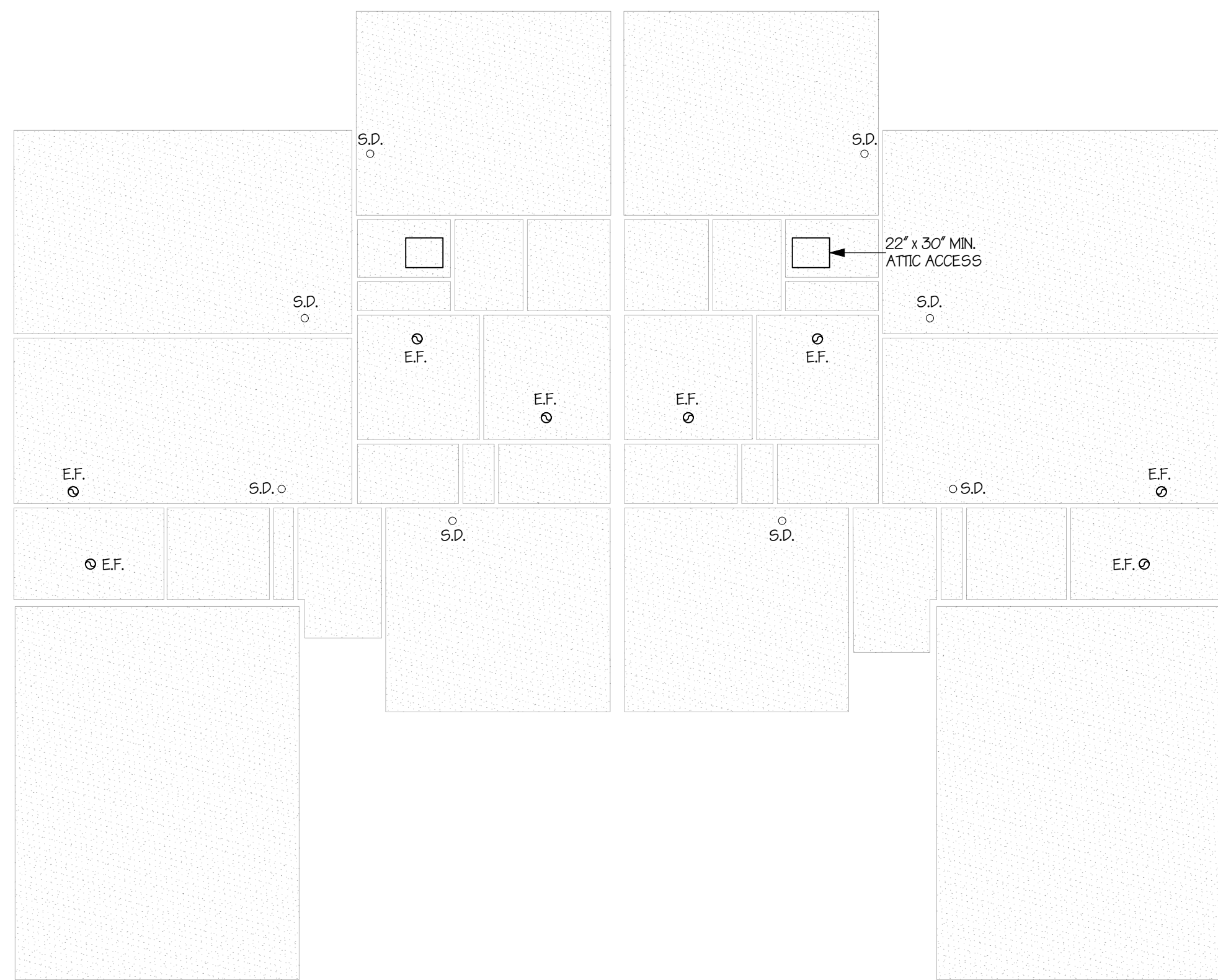
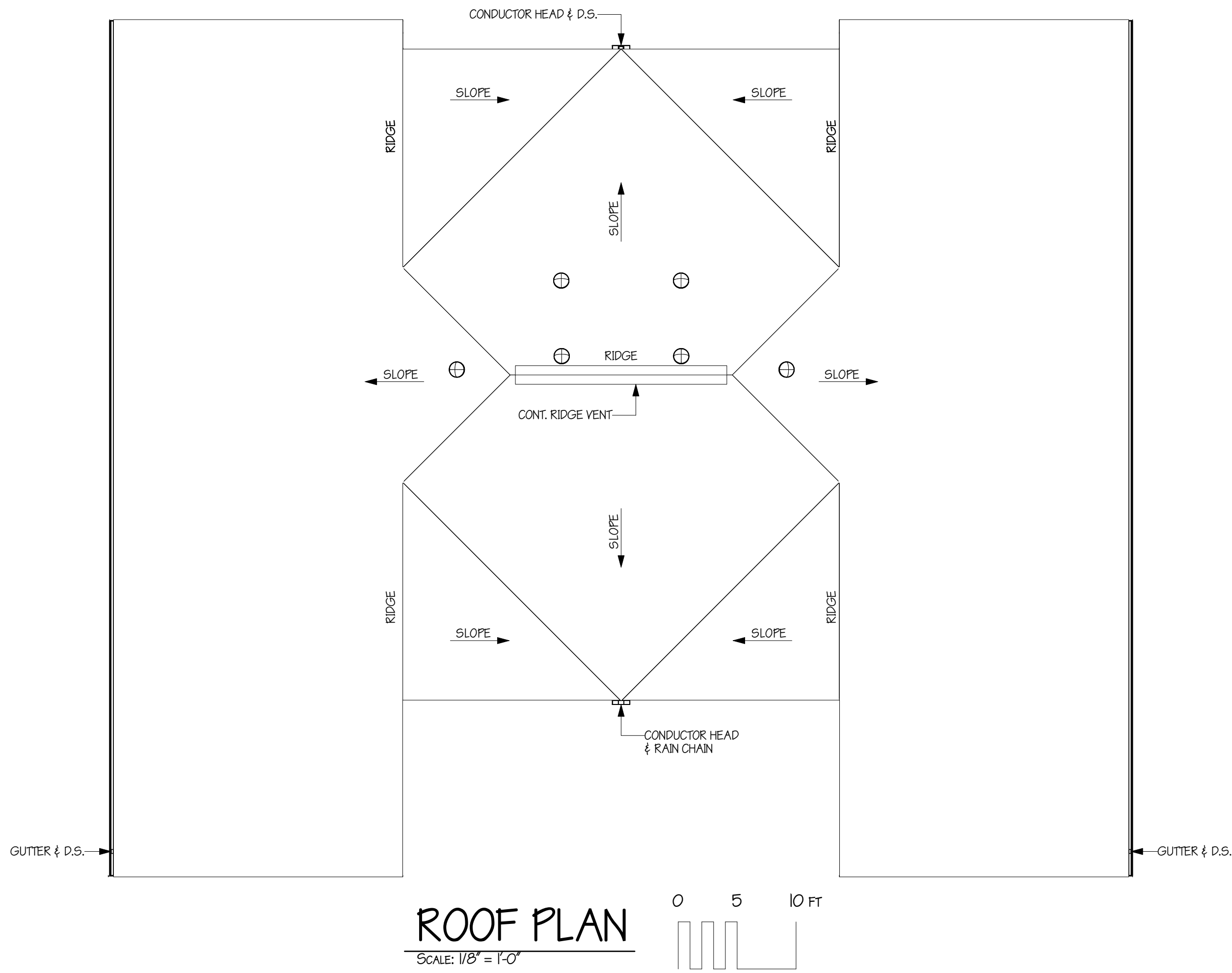
I BATH PLAN
SCALE: 1/2" = 1'-0"



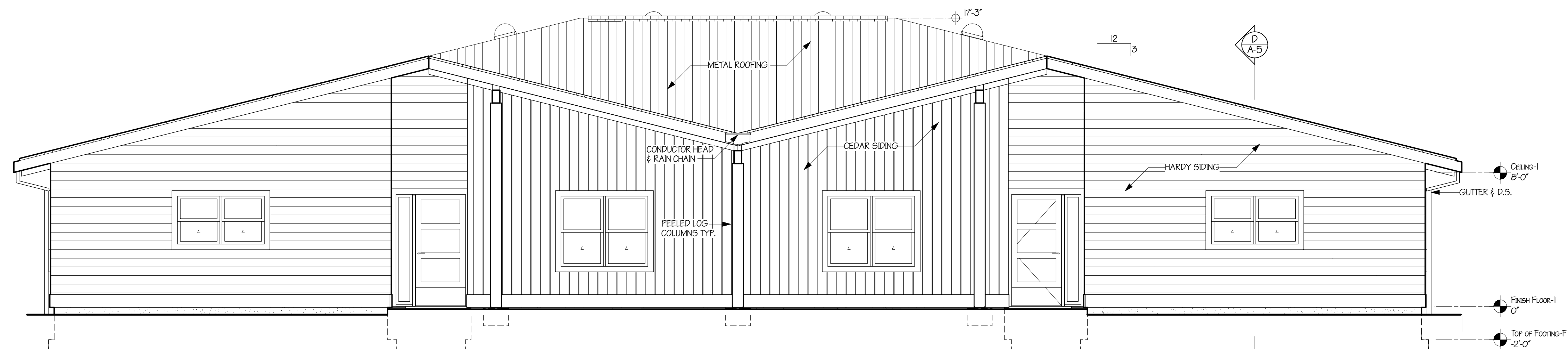
C BATH ELEVATION C
SCALE: 1/2" = 1'-0"



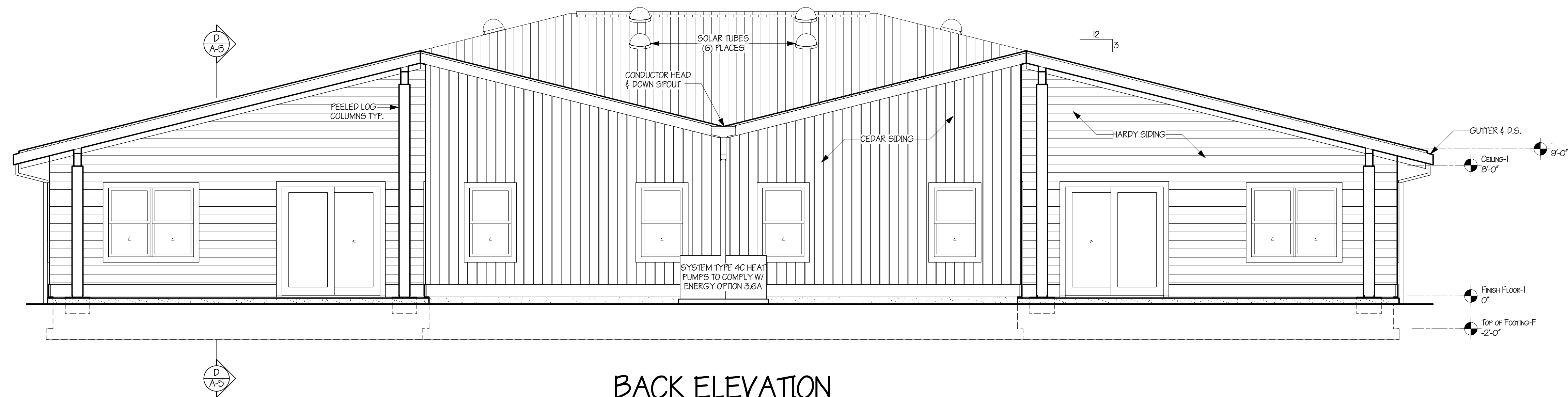
D BATH ELEVATION D
SCALE: 1/2" = 1'-0"



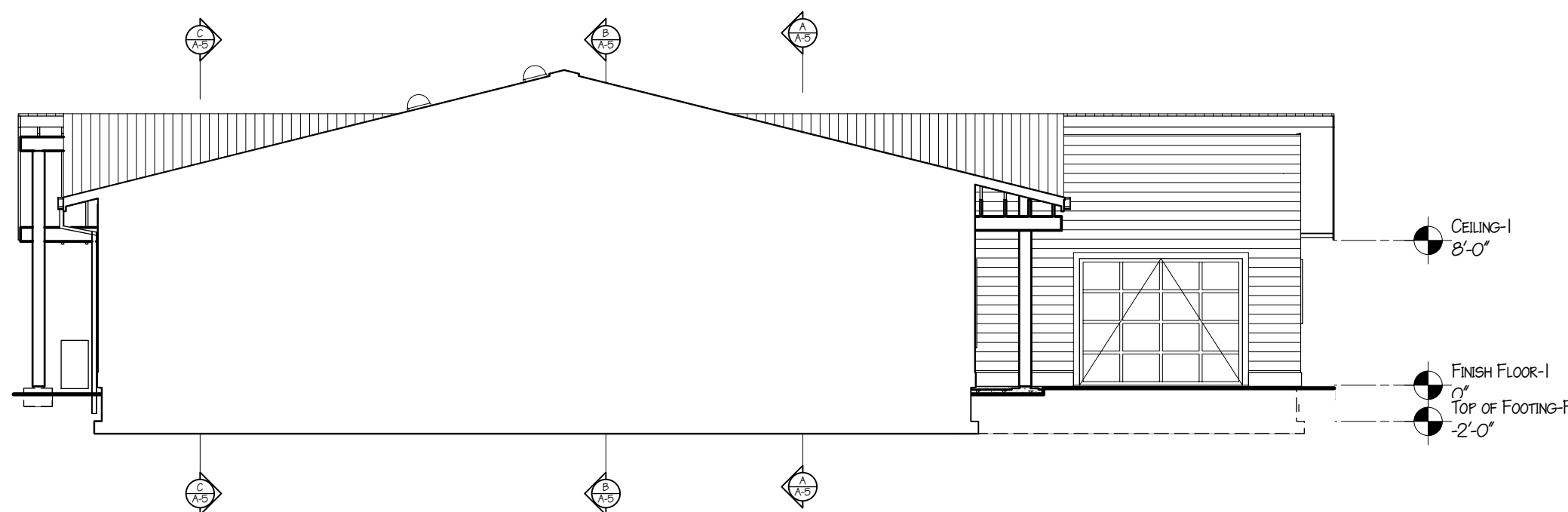
REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



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



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



PARTIAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

2 BEDROOM DUPLEX FOR:
LUMMI NATION HOUSING AUTHORITY
LOT 'BLUE' LUMMI VIEW DRIVE, BELLINGHAM, WA 98226

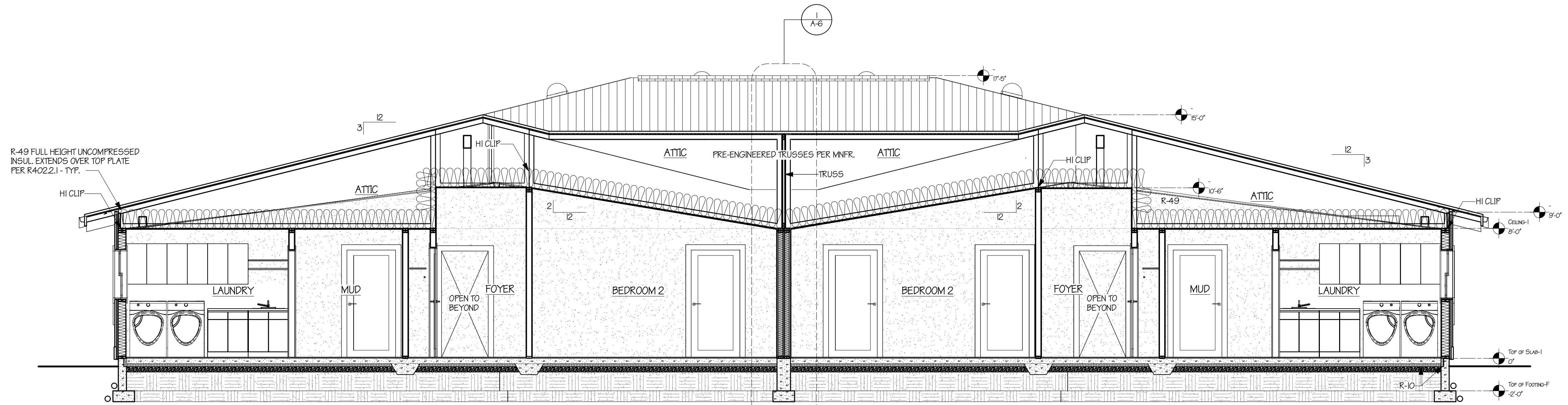
DATE: AUG 18, 2025
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REVISION:
DRAWN BY: PSU - THE DESIGN STUDIO

EXTERIOR ELEVATIONS

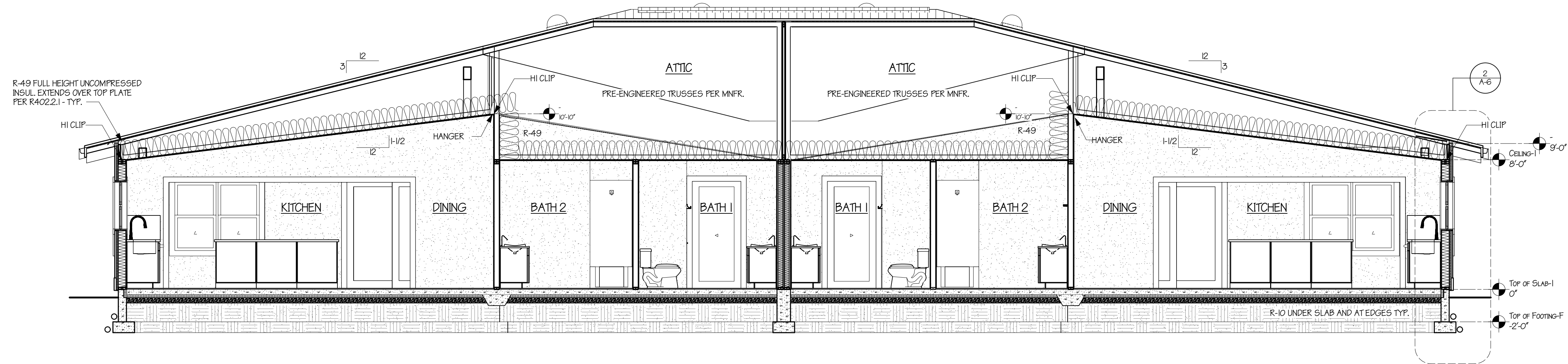
A-4

Sheet Description

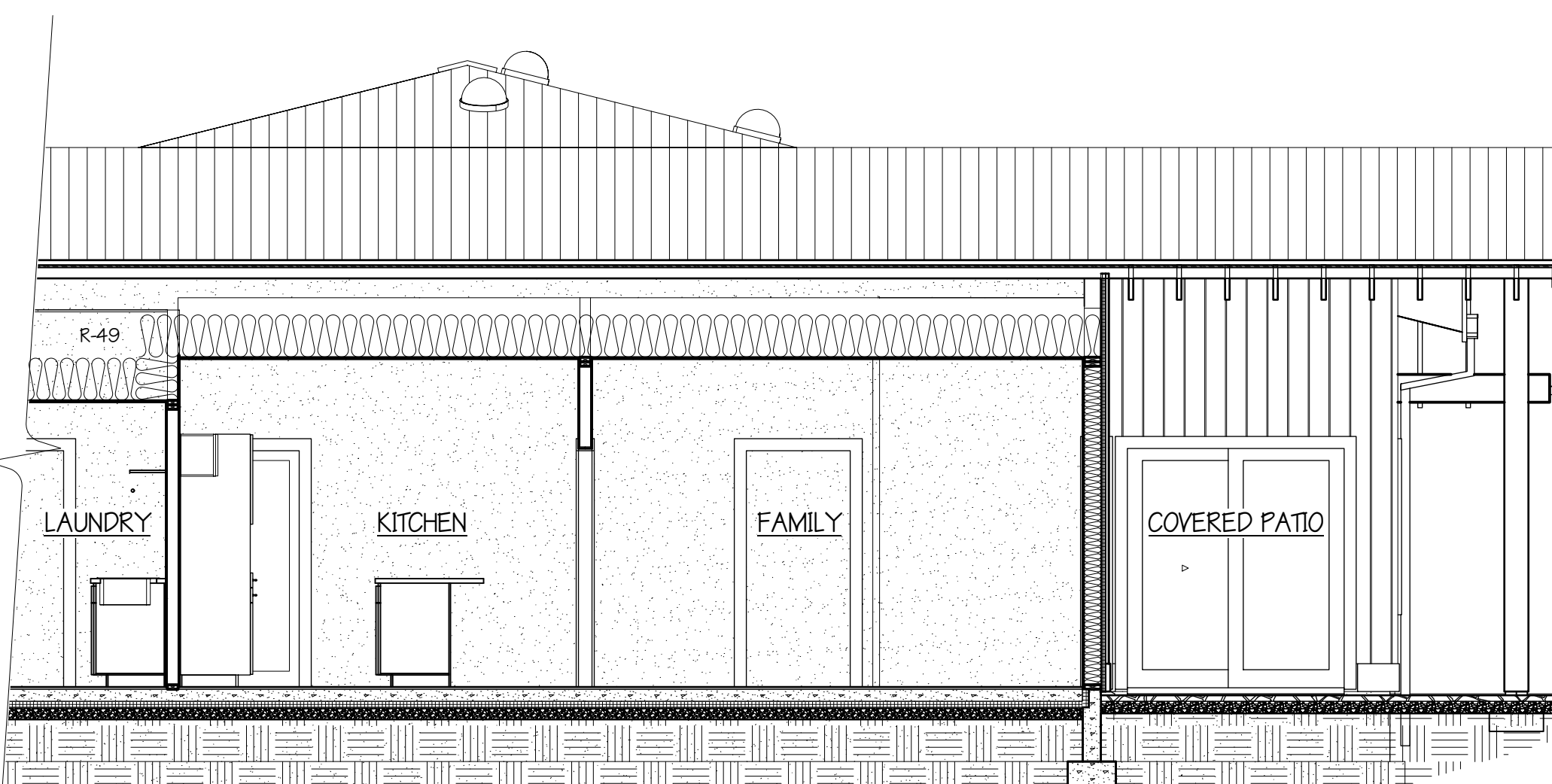
the design studio
PATRICIA LIKE
BELLINGHAM, WA
ARCHITECT
RESIDENTIAL
COMMERCIAL
DESIGN INTERIORS
PSU-1001100 LUMMI VIEW DRIVE
BELLINGHAM, WA 98226
the design studio psu@psu.com



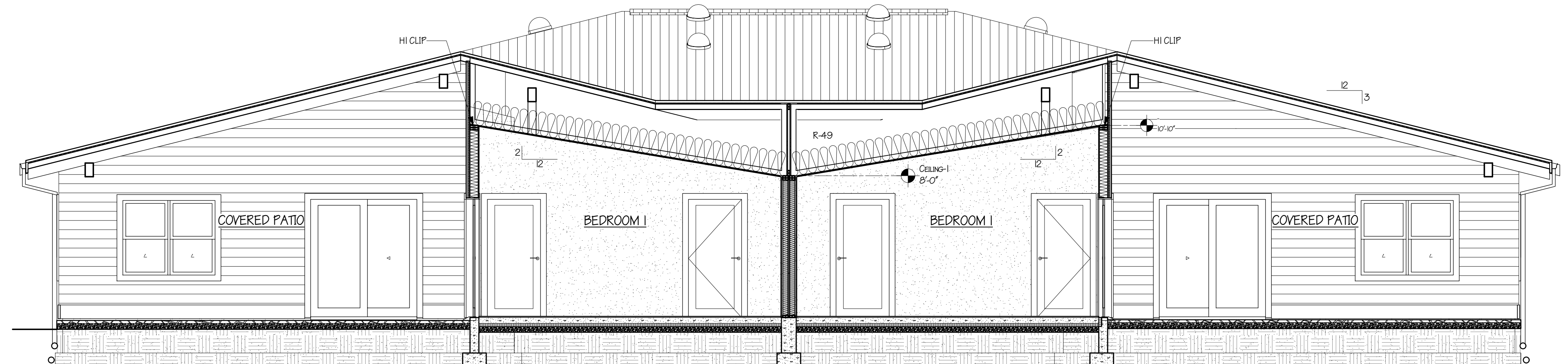
BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"



BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"



PARTIAL SECTION D-D
SCALE: 1/4" = 1'-0"



BUILDING SECTION C-C
SCALE: 1/4" = 1'-0"

2 BEDROOM DUPLEX FOR:
LUMMI NATION HOUSING AUTHORITY
LOT 'BLUE' LUMMI VIEW DRIVE, BELLINGHAM, WA 98226

DATE: AUG 18, 2025

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REVISION:

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BUILDING SECTIONS

A-5

Sheet Description

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

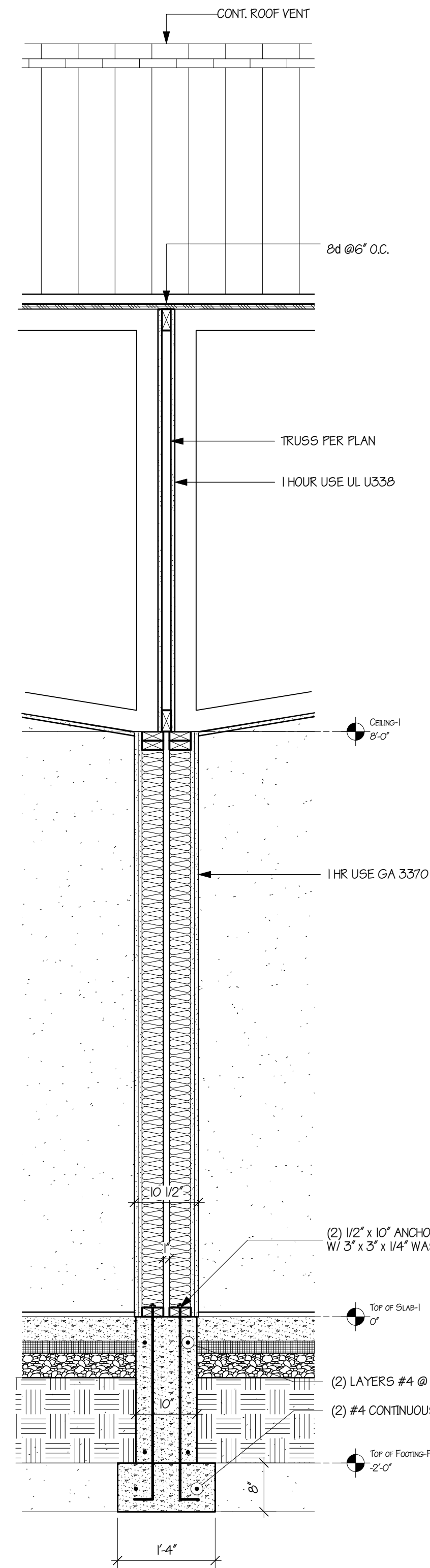
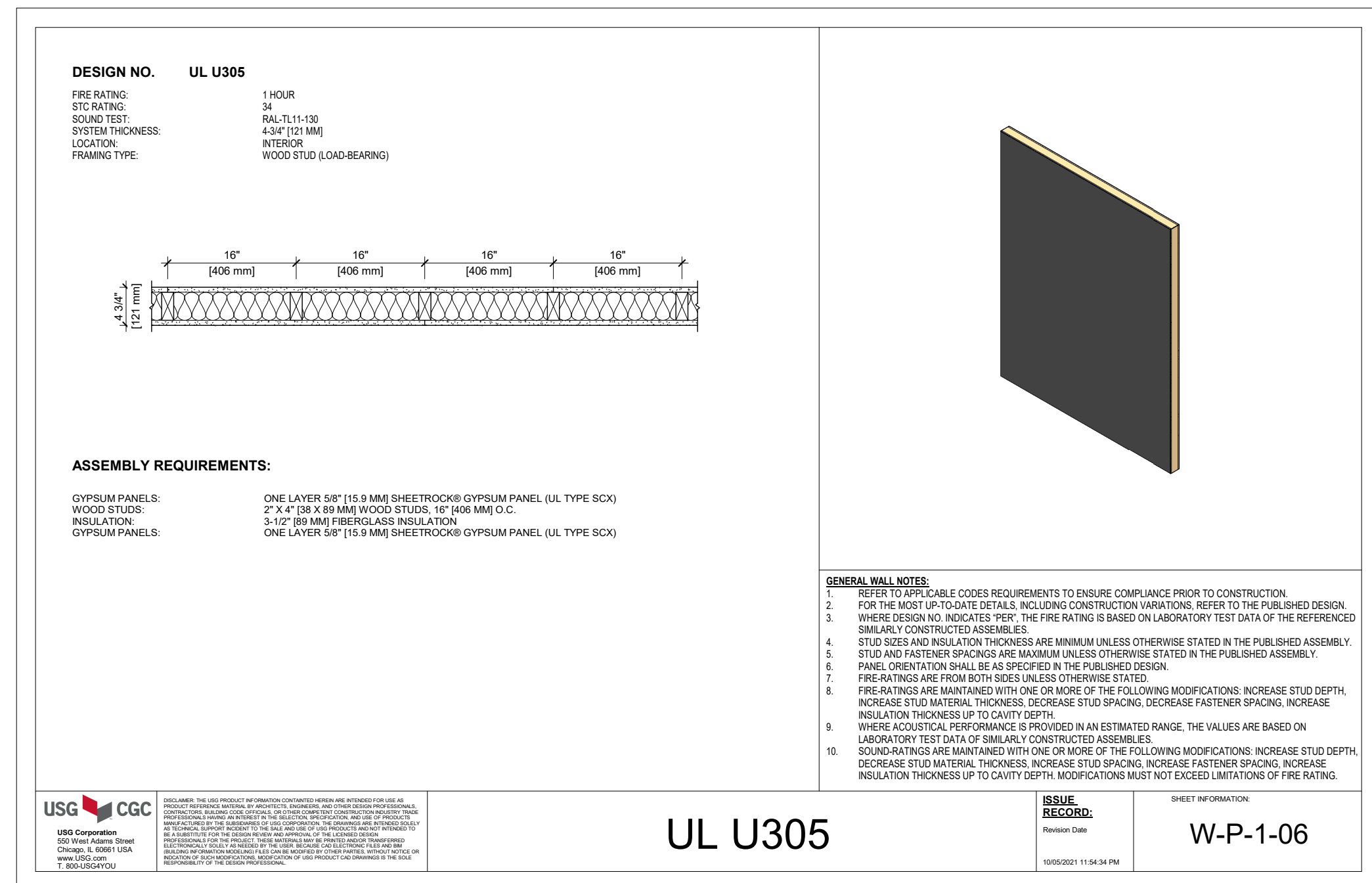
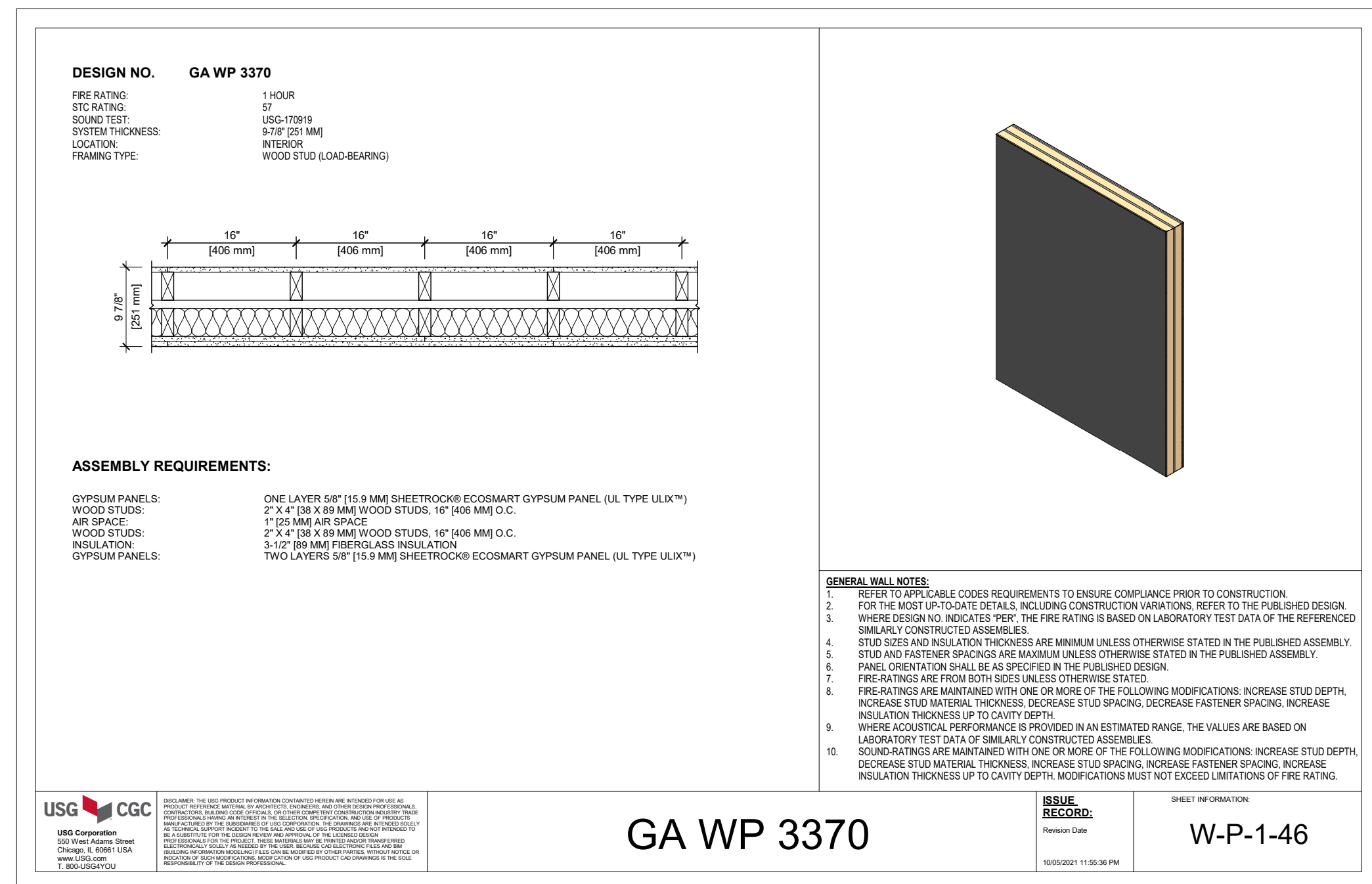
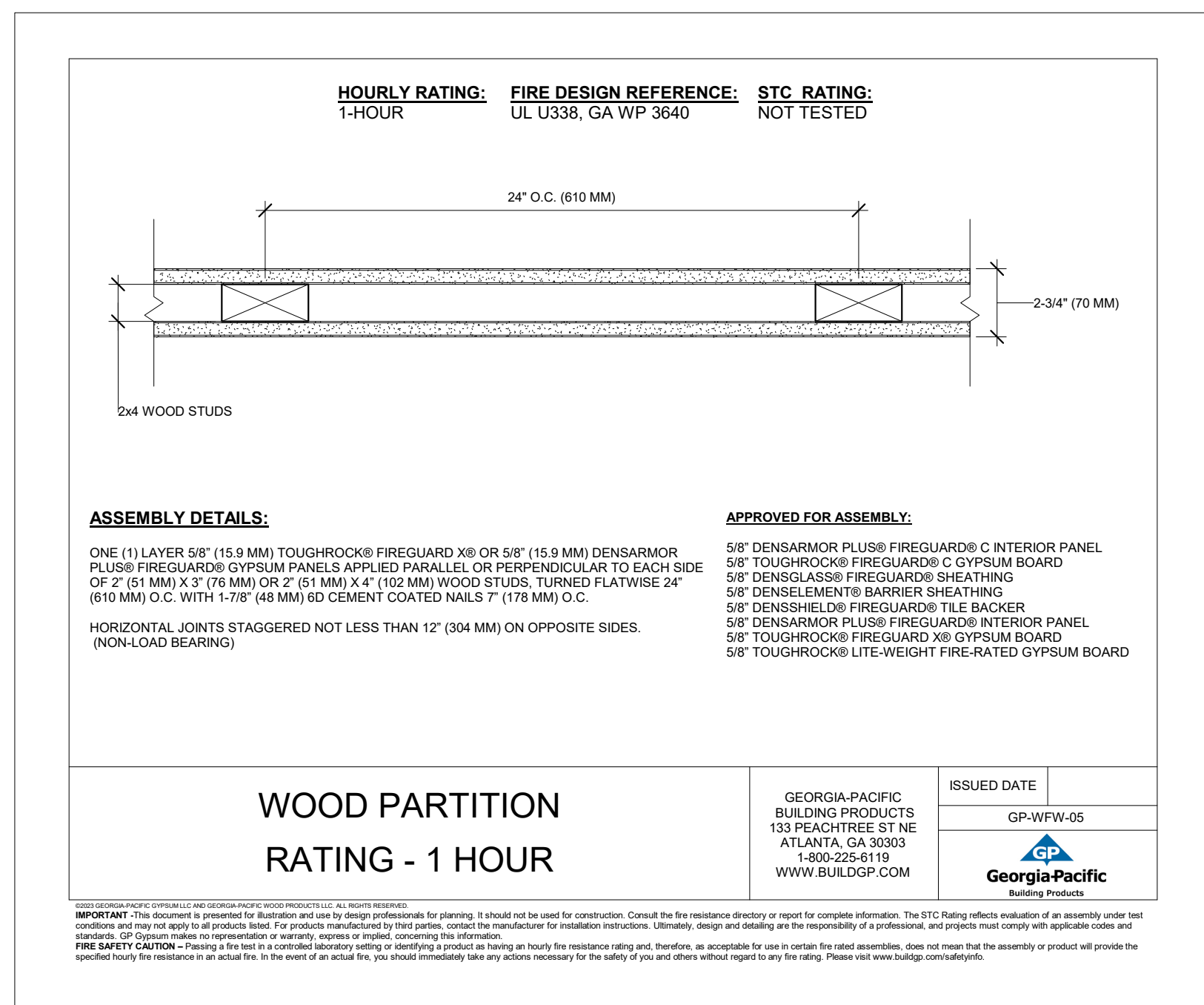
CLIMATE ZONE 5 AND MARINE 4	
Fenestration U-Factor ^{b, j}	0.30
Skylight ^b U-Factor	0.50
Ceiling R-Value ^e	60
Wood Frame Wall ^{g, i} R-Value	20+5 or 13+10
Floor R-Value	30
Below-Grade ^{c, h} Wall R-value	10/15/21 int + 5TB
Slab ^{d, f} R-Value & Depth	10, 4 ft

- a. *R*-values are minimums. *U*-factor and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed *R*-value of the insulation from Appendix A Table A101.4 of [chapter 51-11C WAC](#) shall not be less than the *R*-value specified in the table.
- b. The fenestration *U*-factor column excludes skylights.
- c. "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
- d. R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
- e. For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
- f. R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
- g. For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone 5* of ICC 400.
- h. Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.
- i. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.
- j. A maximum *U*-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.

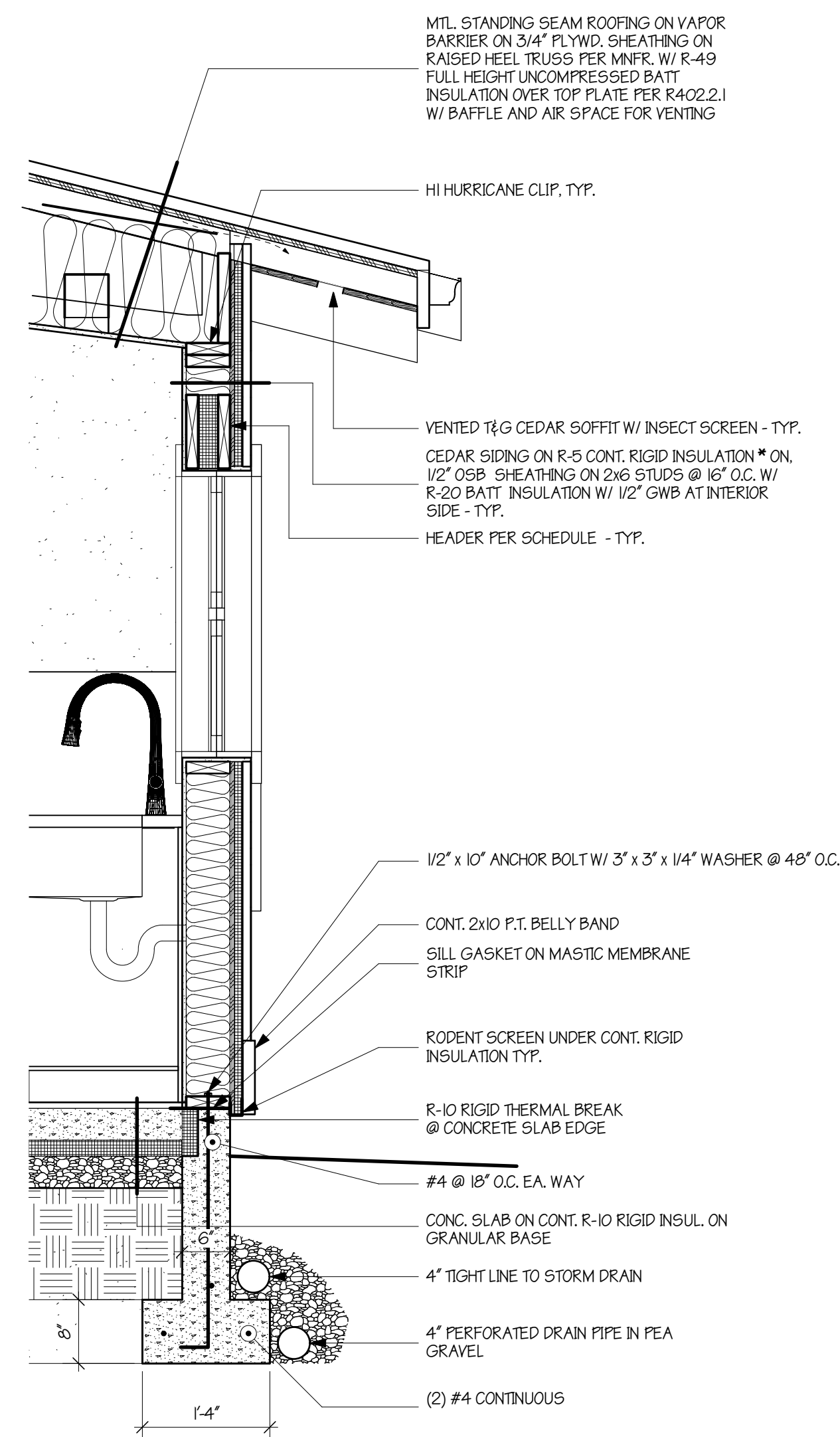
2021 Washington State Energy Code

RE-21

NOTE: SEE SHEET A-1 FOR ENERGY CREDITS
*MAY BE OMITTED IF NOT REQUIRED



1 TYPICAL PARTY WALL
SCALE: 3/4" = 1'-0"



2 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

FIRE RATED WALL ASSEMBLIES

2 BEDROOM DUPLEX FOR:
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LOT 'BLUE' LUMMI VIEW DRIVE, BELLINGHAM, WA 98226

DATE: AUG 18, 2025

ISSUED FOR: FOR PERMIT

REVISION:

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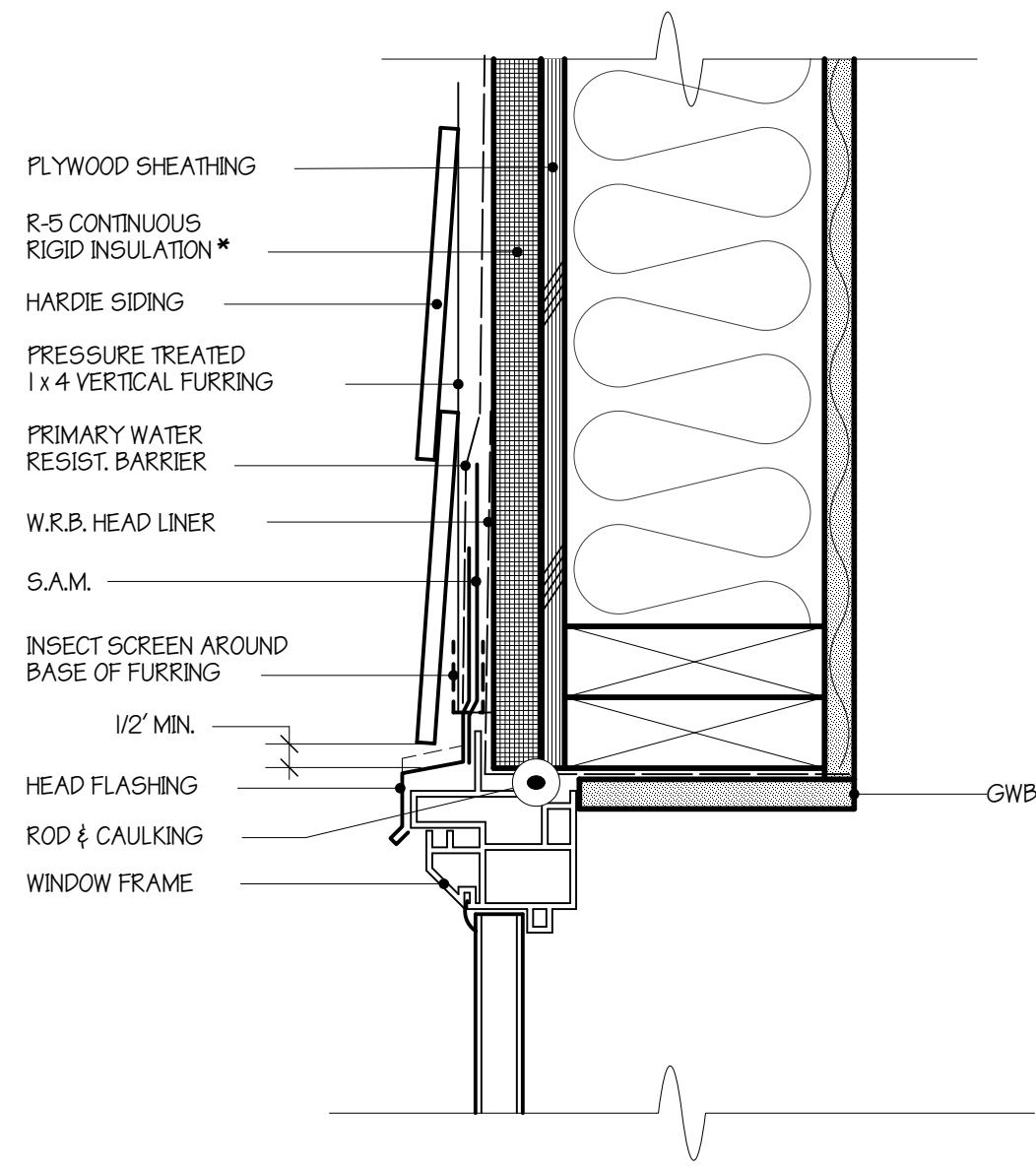
REVISION:

DRAWN BY: PSU - THE DESIGN STUDIO

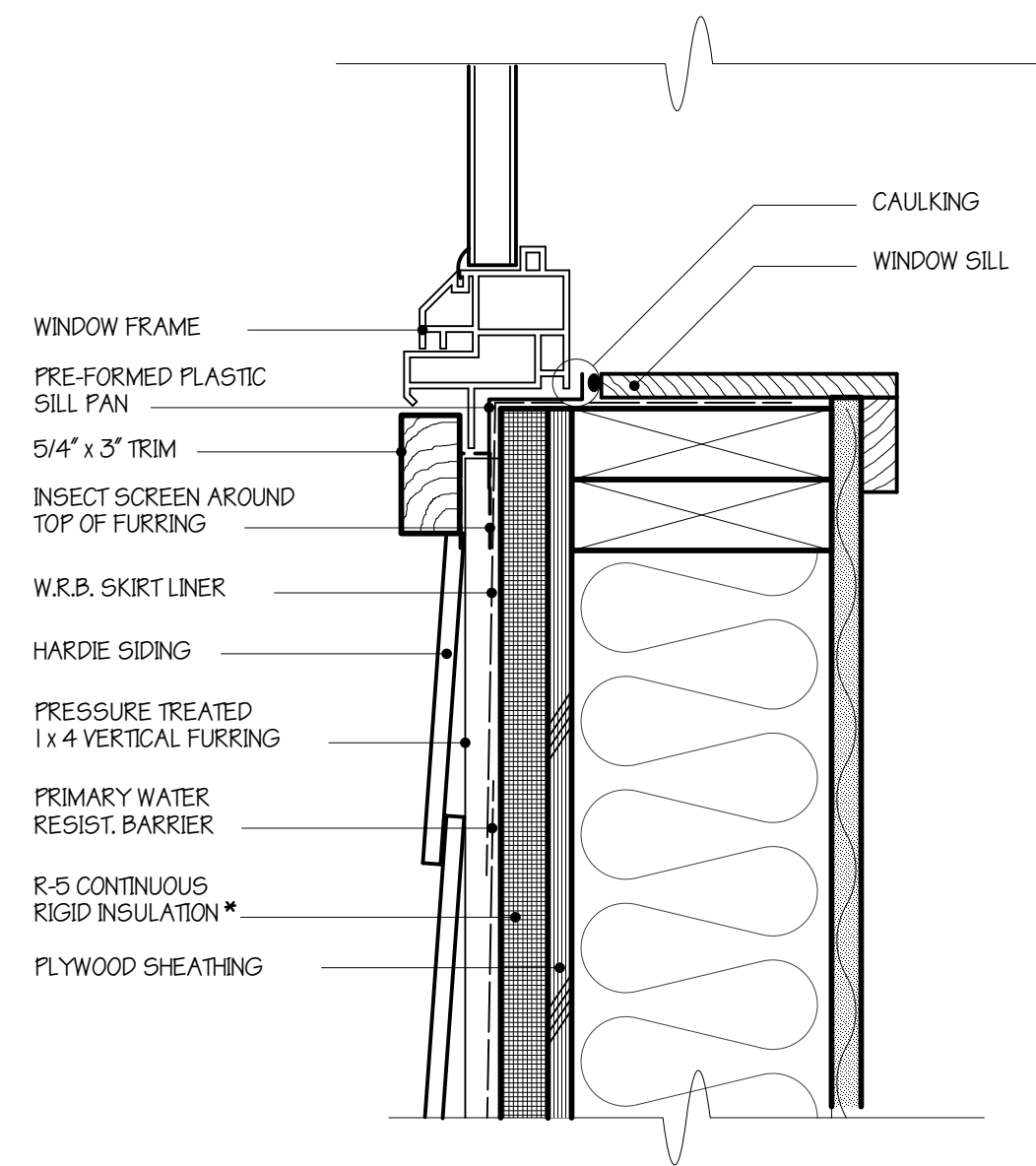
WALL SECTIONS, FIRE RATE ASSEMBLIES & WINDOW WRAPPING

A-6

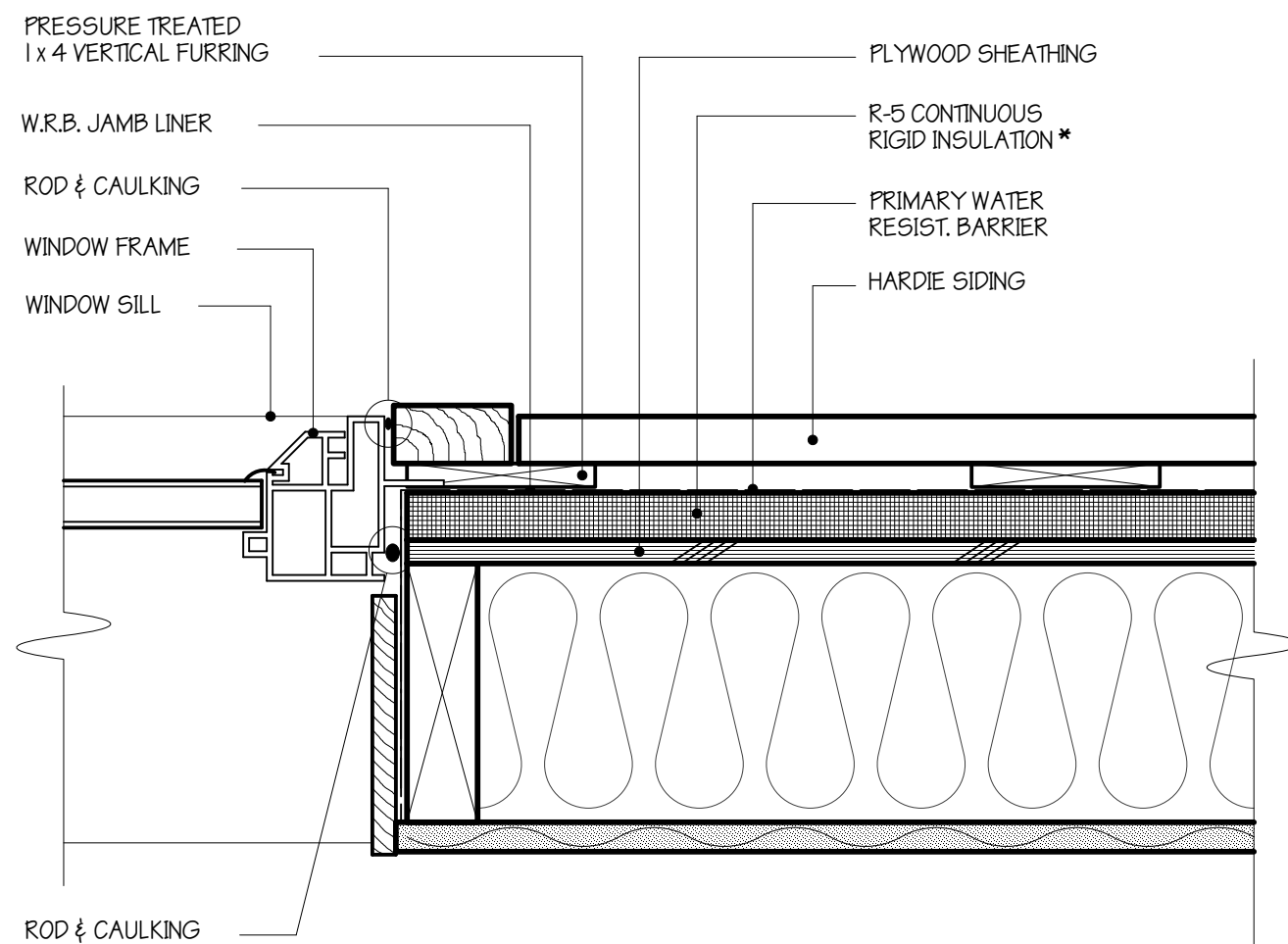
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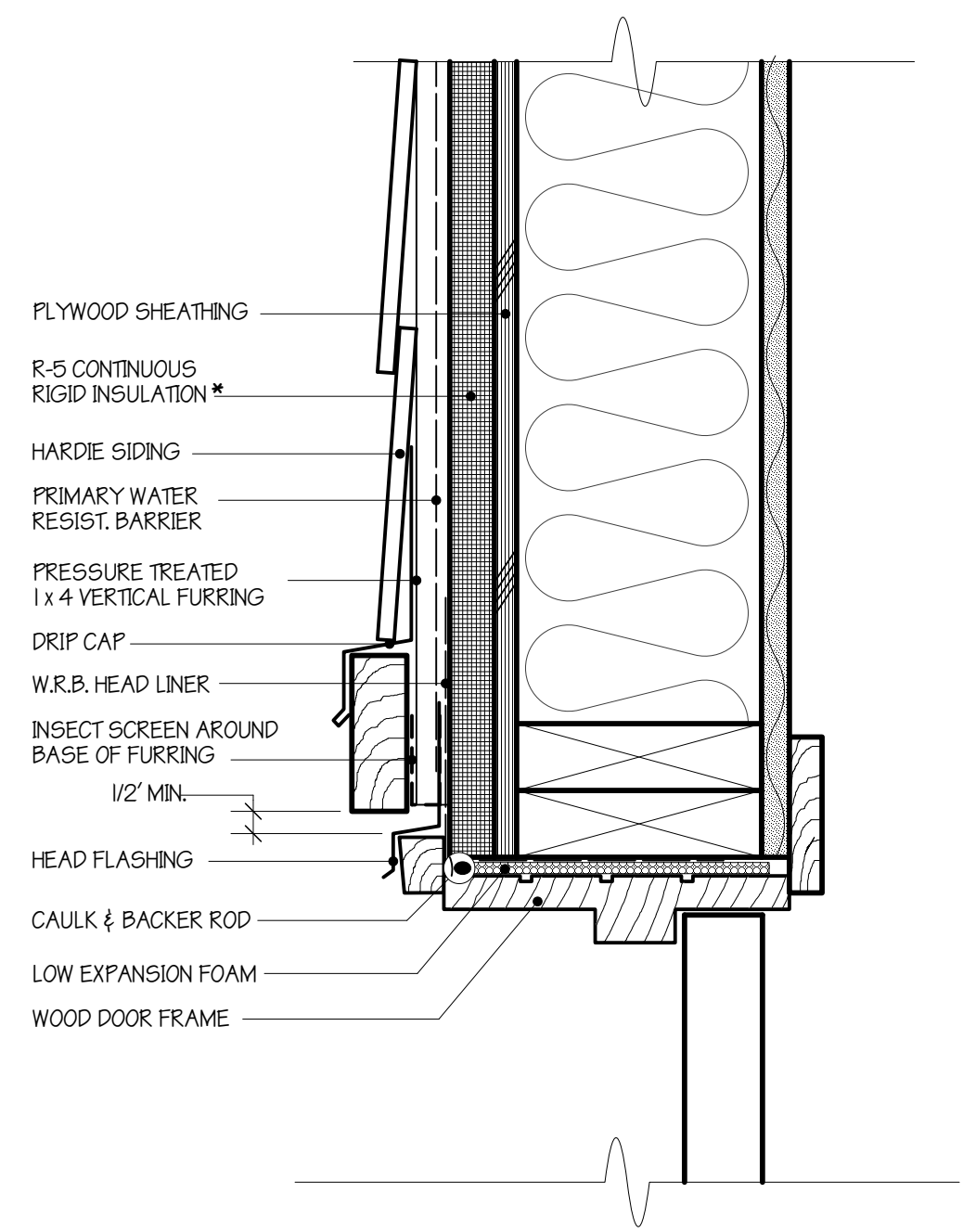
1 WINDOW HEAD DETAIL 3" = 1'-0"



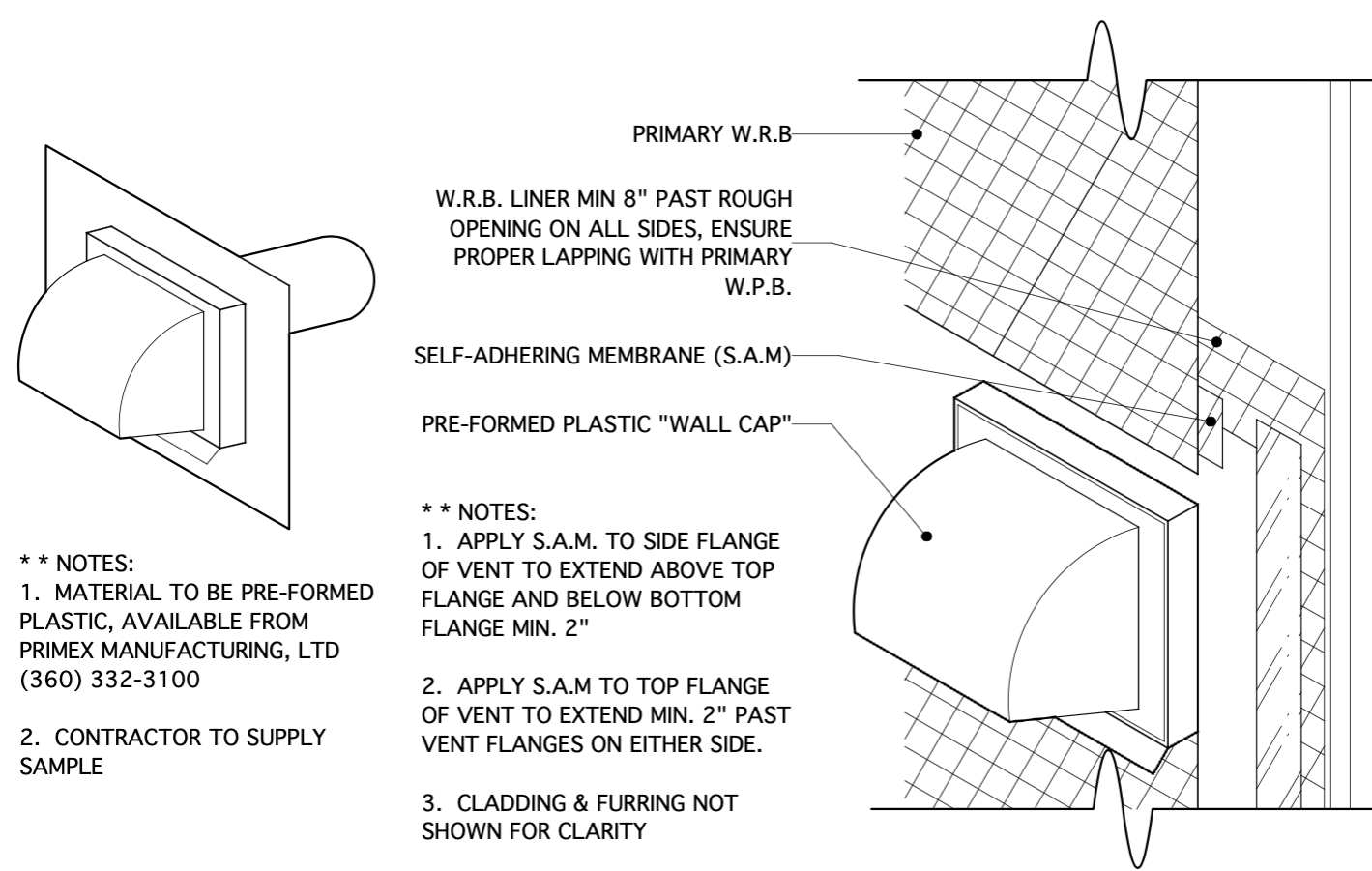
2 WINDOW SILL DETAIL 3" = 1'-0"



3 WINDOW JAMB DETAIL 3" = 1'-0"



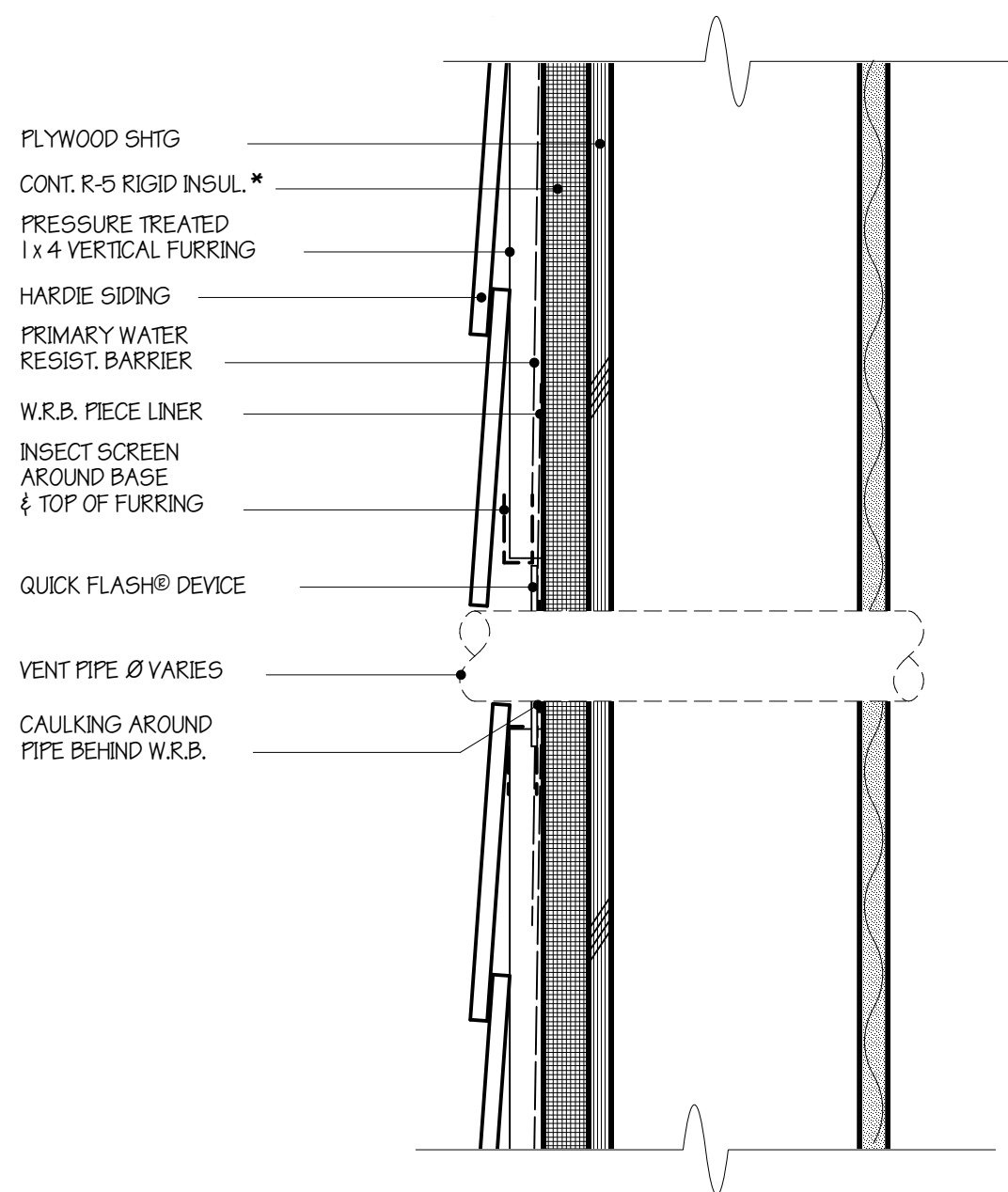
4 DOOR HEAD DETAIL 3" = 1'-0"



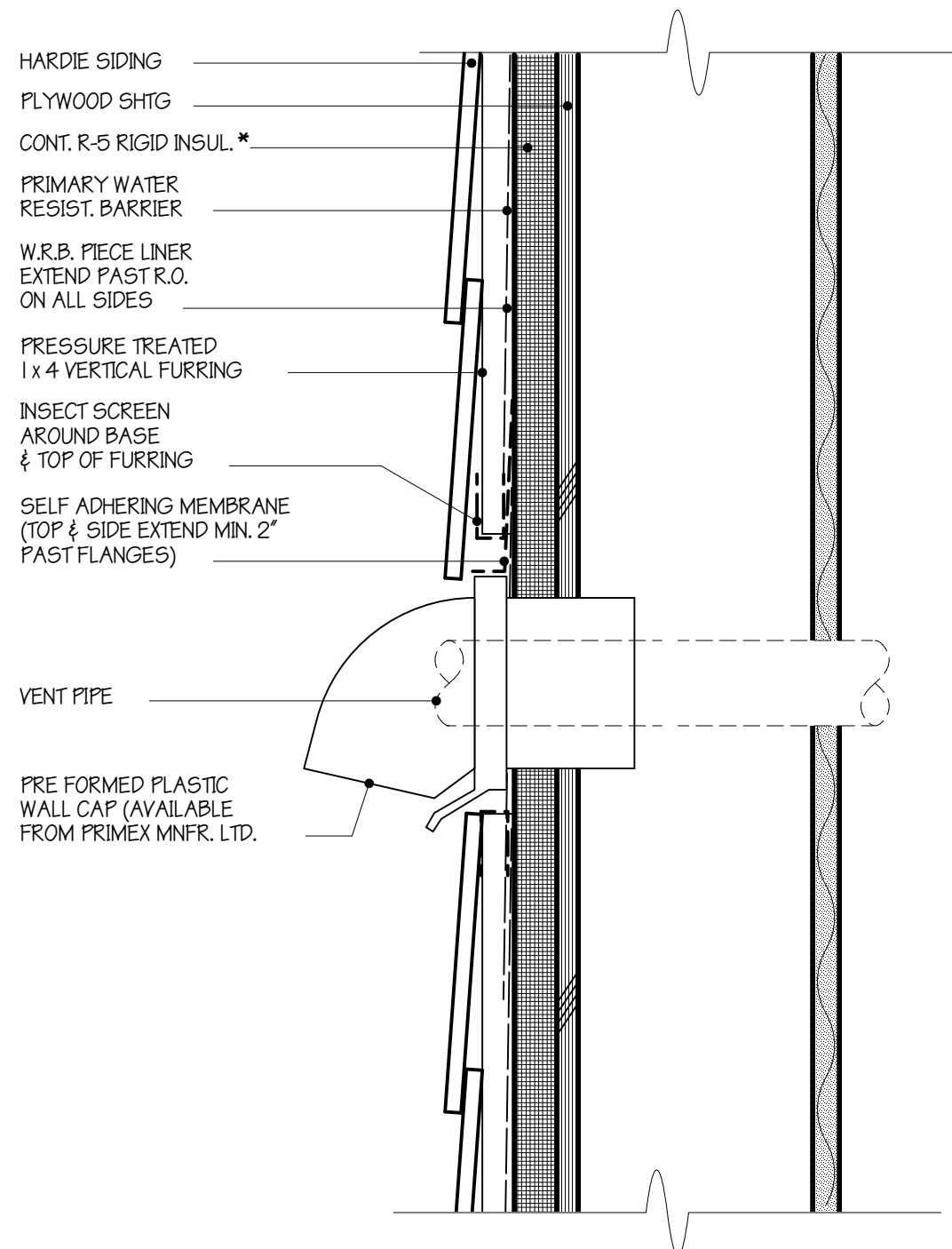
** NOTES:
1. MATERIAL TO BE PRE-FORMED PLASTIC, AVAILABLE FROM PRIMEX MANUFACTURING, LTD (360) 332-3100
2. CONTRACTOR TO SUPPLY SAMPLE

** NOTES:
1. APPLY S.A.M. TO SIDE FLANGE OF VENT TO EXTEND ABOVE TOP FLANGE AND BELOW BOTTOM FLANGE MIN. 2"
2. APPLY S.A.M. TO TOP FLANGE OF VENT TO EXTEND MIN. 2" PAST VENT FLANGES ON EITHER SIDE.
3. CLADDING & FURRING NOT SHOWN FOR CLARITY

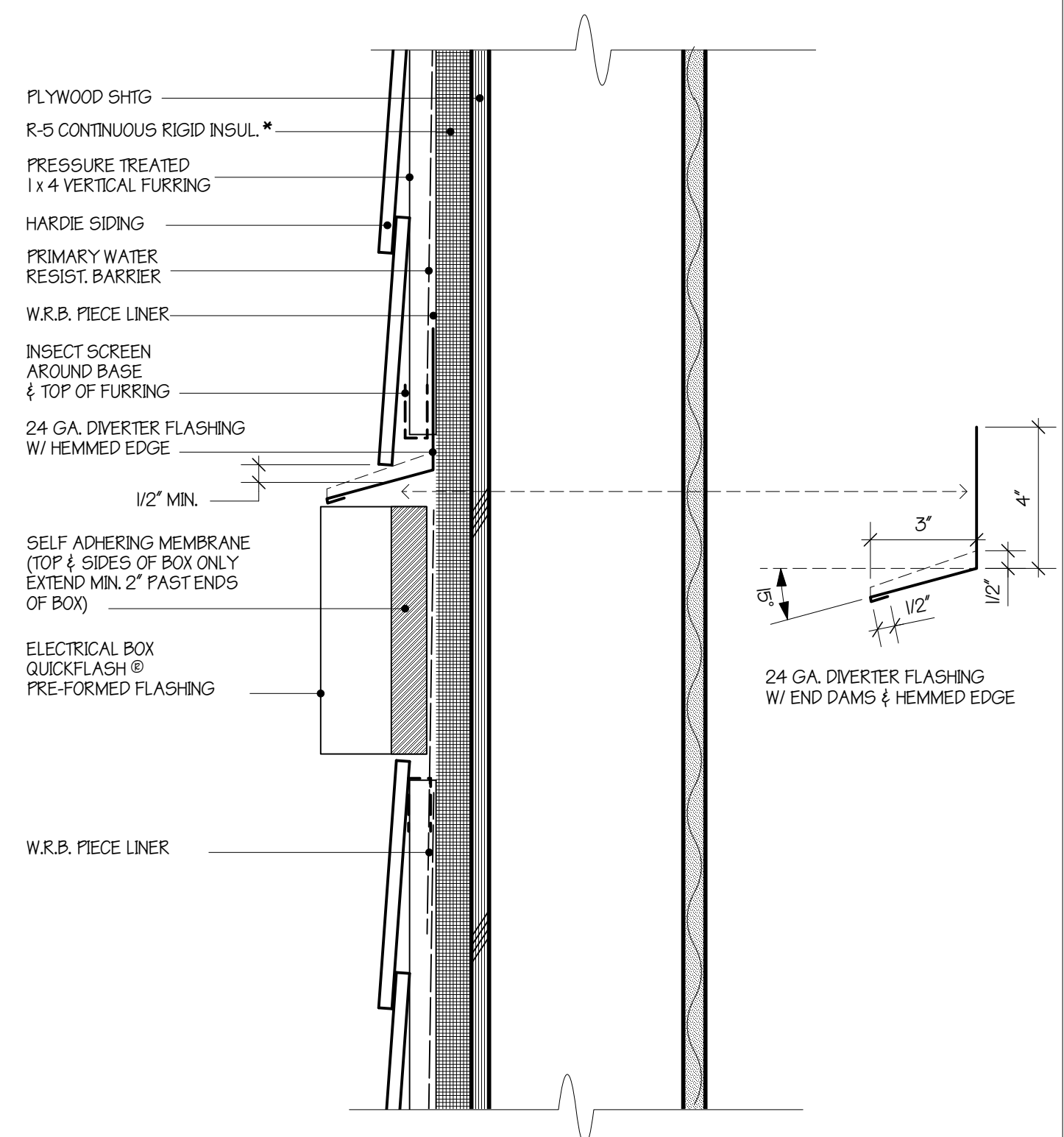
5 TYPICAL VENT HOOD ASSEMBLY N.T.S.



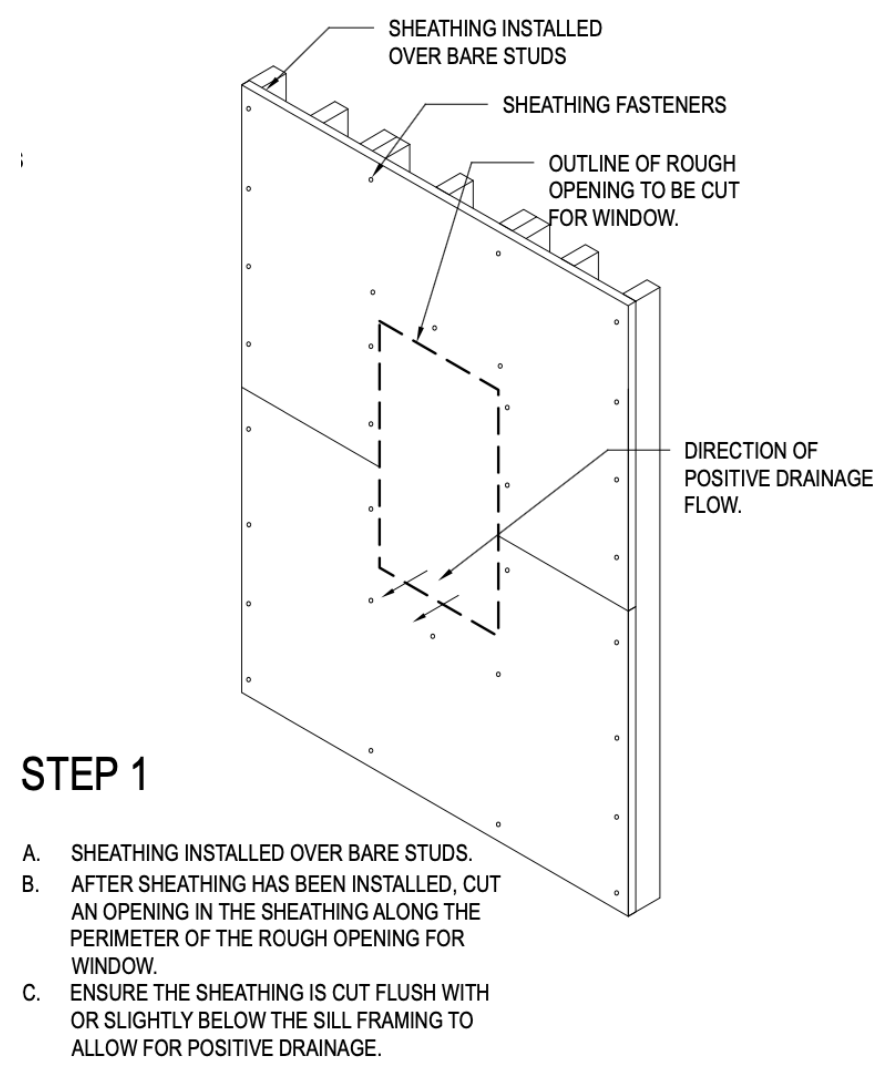
6 VENT PIPE FLASHING DETAIL 3" = 1'-0"



7 VENT PIPE FLASHING DETAIL 3" = 1'-0"

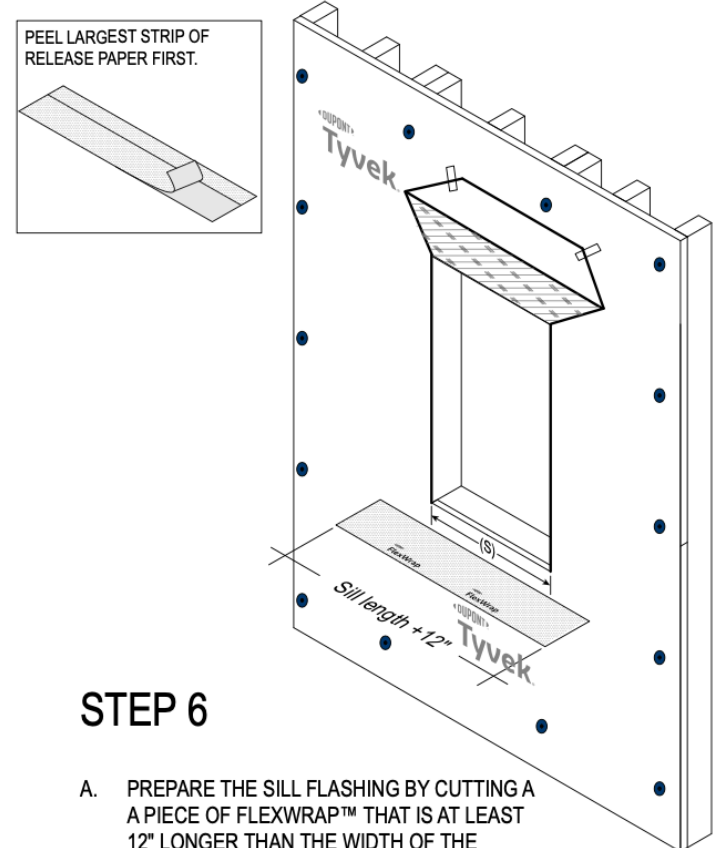


8 METER BOX FLASHING DETAIL 3" = 1'-0"



STEP 1

- SHEATHING INSTALLED OVER BARE STUDS.
- AFTER SHEATHING HAS BEEN INSTALLED, CUT AN OPENING IN THE SHEATHING ALONG THE PERIMETER OF THE ROUGH OPENING FOR WINDOW.
- ENSURE THE SHEATHING IS CUT FLUSH WITH OR SLIGHTLY BELOW THE SILL FRAMING TO ALLOW FOR POSITIVE DRAINAGE.

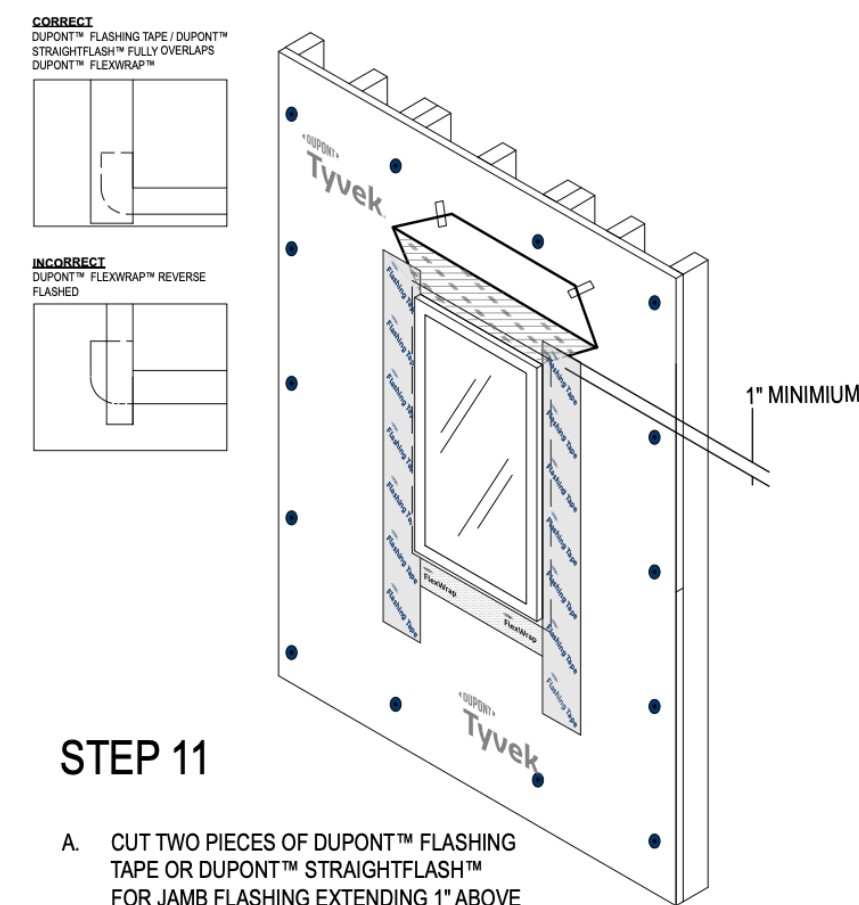


STEP 2

- DUPONT™ TYVEK® WRB TO BE MECHANICALLY FASTENED AND INSTALLED OVER SHEATHING.
- DO NOT INSTALL FASTENERS WITHIN 6" OF THE SILLS AND JAMBS OF THE OPENINGS AND WITHIN 9" OF THE HEAD OPENINGS.

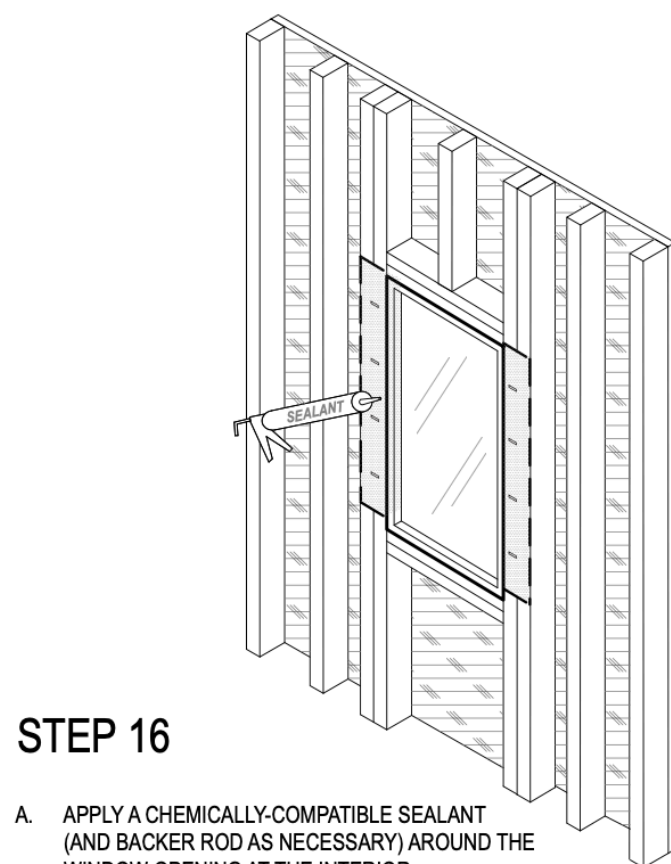
STEP 6

- PREPARE THE SILL FLASHING BY CUTTING A PIECE OF FLEXWRAP™ THAT IS AT LEAST 12" LONGER THAN THE WIDTH OF THE ROUGH OPENING SILL(S).
- USE 6" FLEXWRAP™ FOR 2"x 4" FRAMING AND 9" FLEXWRAP™ FOR 2"x 6" FRAMING.
- INSPECT INSTALLATION SURFACE TO ENSURE THE SURFACE IS FREE OF DIRT AND SUBSTANCES THAT COULD INTERFERE WITH ADHESION AS WELL AS ANY SHARP PROTRUSIONS.



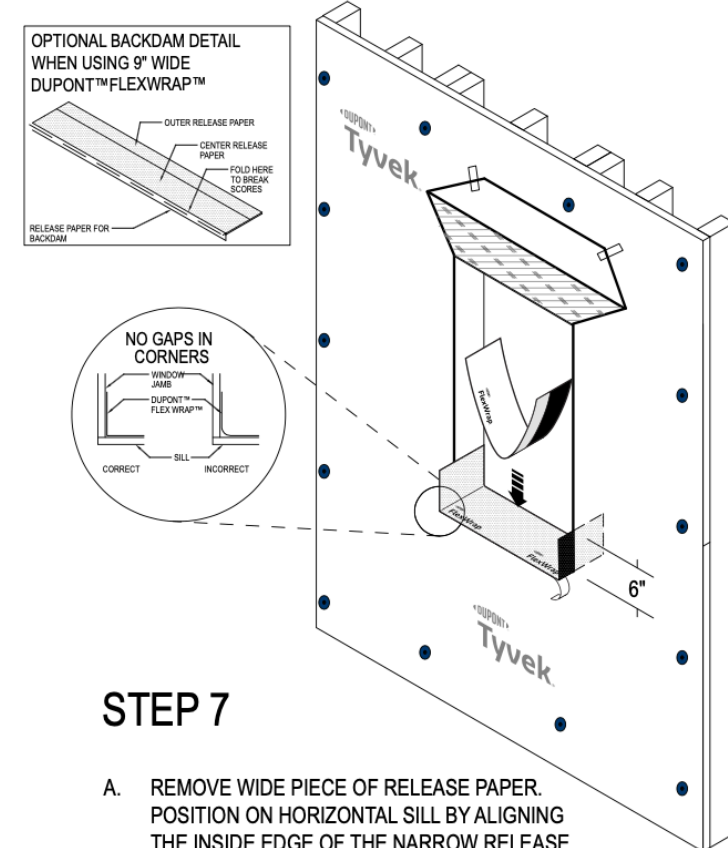
STEP 11

- CUT TWO PIECES OF DUPONT™ FLASHING TAPE OR DUPONT™ STRAIGHTFLASH™ FOR JAMB FLASHING EXTENDING 1" ABOVE WINDOW HEAD FLANGE AND BELOW BOTTOM EDGE OF SILL FLASHING.
- REMOVE RELEASE PAPER AND PRESS TIGHTLY ALONG SIDES OF WINDOW FRAME.



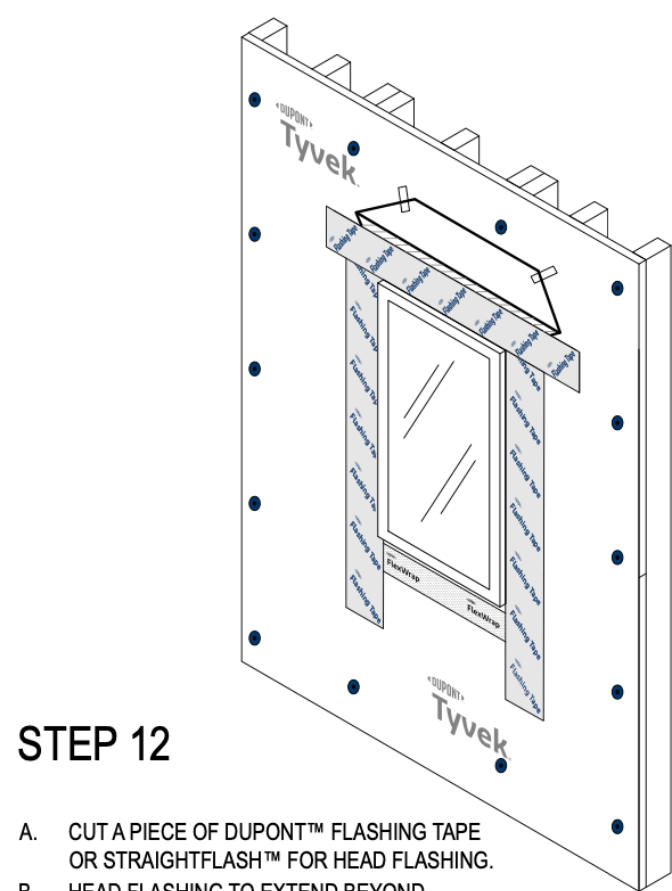
STEP 16

- APPLY A CHEMICALLY-COMPATIBLE SEALANT (AND BACKER ROD AS NECESSARY) AROUND THE WINDOW OPENING AT THE INTERIOR. IT IS ALSO ACCEPTABLE TO USE GREAT STUFF PRO™ WINDOW AND DOOR POLYURETHANE FOAM SEALANT, OR A CHEMICALLY-COMPATIBLE FOAM.



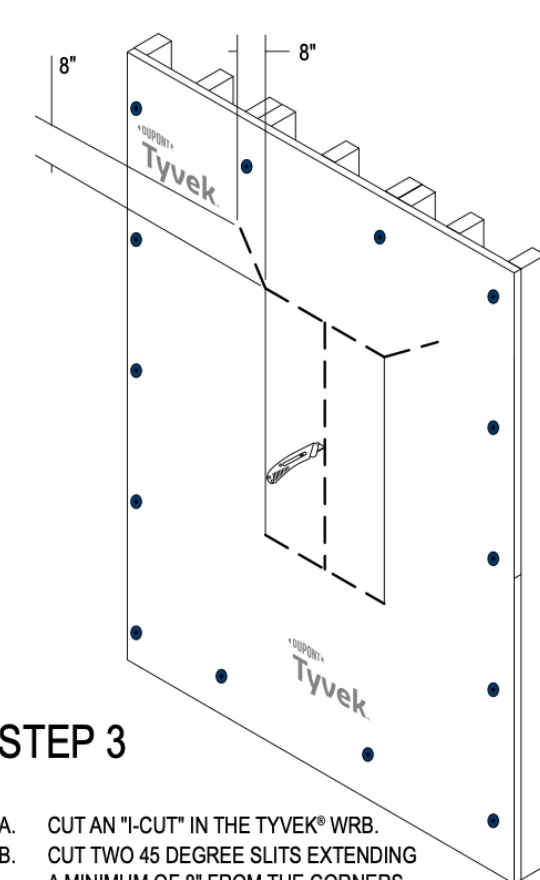
STEP 7

- REMOVE WIDE PIECE OF RELEASE PAPER, POSITION ON HORIZONTAL SILL BY ALIGNING THE INSIDE EDGE OF THE NARROW RELEASE PAPER WITH THE FACE OF THE WALL TO ENSURE 2"-3" OF THE FLEXWRAP™ WILL BE ADHERED TO THE FACE OF THE WALL WITH A MINIMUM OF 6" UP EACH JAMB.
- ADHERE INTO ROUGH OPENING. DO NOT STRETCH MATERIAL ALONG THE SILL OR JAMB.



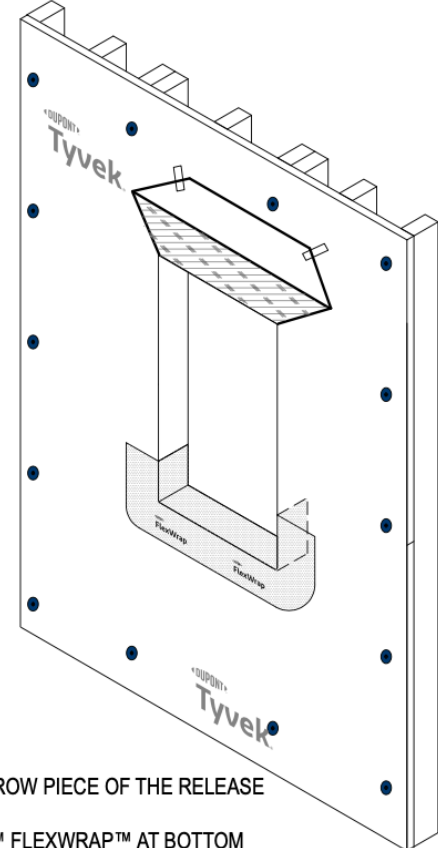
STEP 12

- CUT A PIECE OF DUPONT™ FLASHING TAPE OR STRAIGHTFLASH™ FOR HEAD FLASHING.
- HEAD FLASHING TO EXTEND BEYOND OUTER EDGES OF JAMB FLASHING.
- REMOVE RELEASE PAPER AND INSTALL COMPLETELY COVERING WINDOW MOUNTING FLANGE AND ADHERING TO THE EXPOSED SHEATHING.



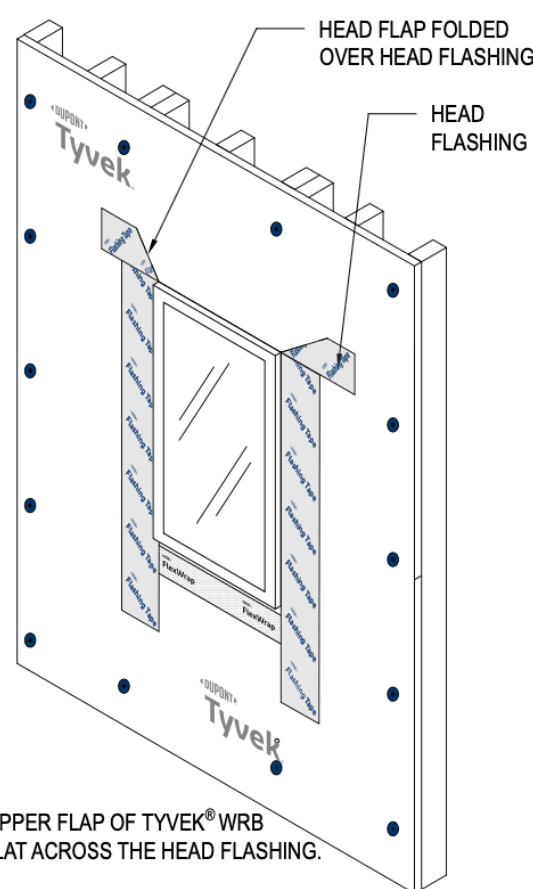
STEP 3

- CUT AN "I-CUT" IN THE TYVEK® WRB.
- CUT TWO 45 DEGREE SLITS EXTENDING A MINIMUM OF 8" FROM THE CORNERS OF THE HEAD OPENINGS TO EXPOSE SHEATHING OR FRAMING MEMBERS TO ALLOW HEAD FLASHING INSTALLATION.



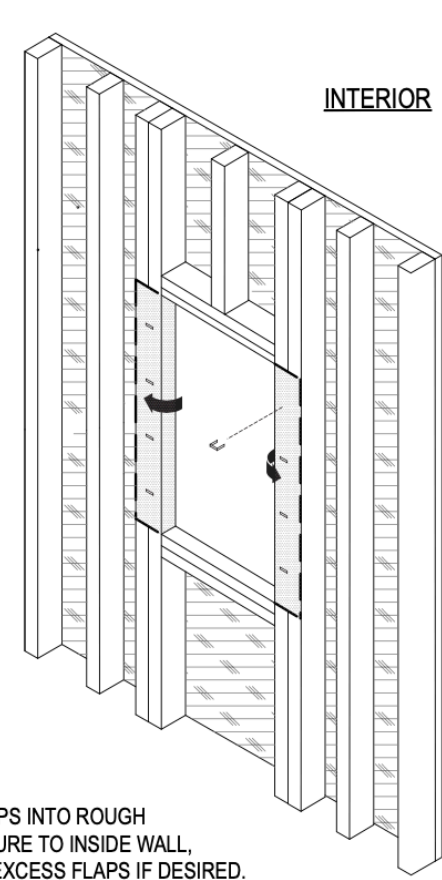
STEP 8

- REMOVE NARROW PIECE OF THE RELEASE PAPER.
- FAN DUPONT™ FLEXWRAP™ AT BOTTOM CORNERS AND ADHERE ONTO EXTERIOR FACE OF WALL. COVERAGE SHOULD BE 2"-3" ONTO THE FACE OF THE WALL.
- PRESS SILL FLASHING W/ FIRM HAND PRESSURE OR J-ROLLER TO ENSURE FULL ADHESION ON ALL SURFACES.



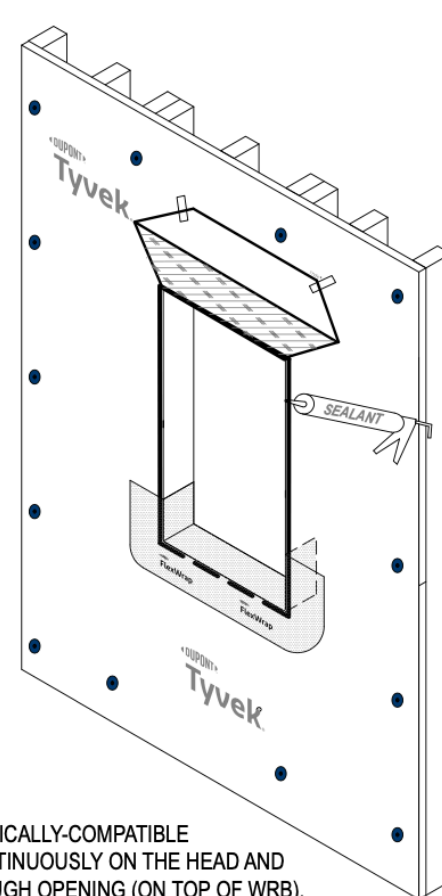
STEP 13

- FLIP DOWN UPPER FLAP OF TYVEK® WRB SO IT LAYS FLAT ACROSS THE HEAD FLASHING.



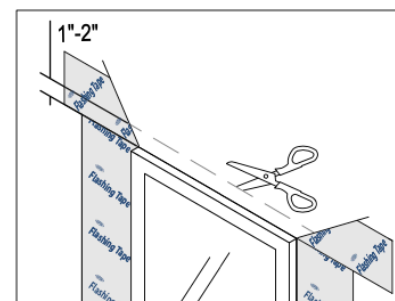
STEP 4

- FOLD SIDE FLAPS INTO ROUGH OPENING, SECURE TO INSIDE WALL, AND CUT OFF EXCESS FLAPS IF DESIRED.



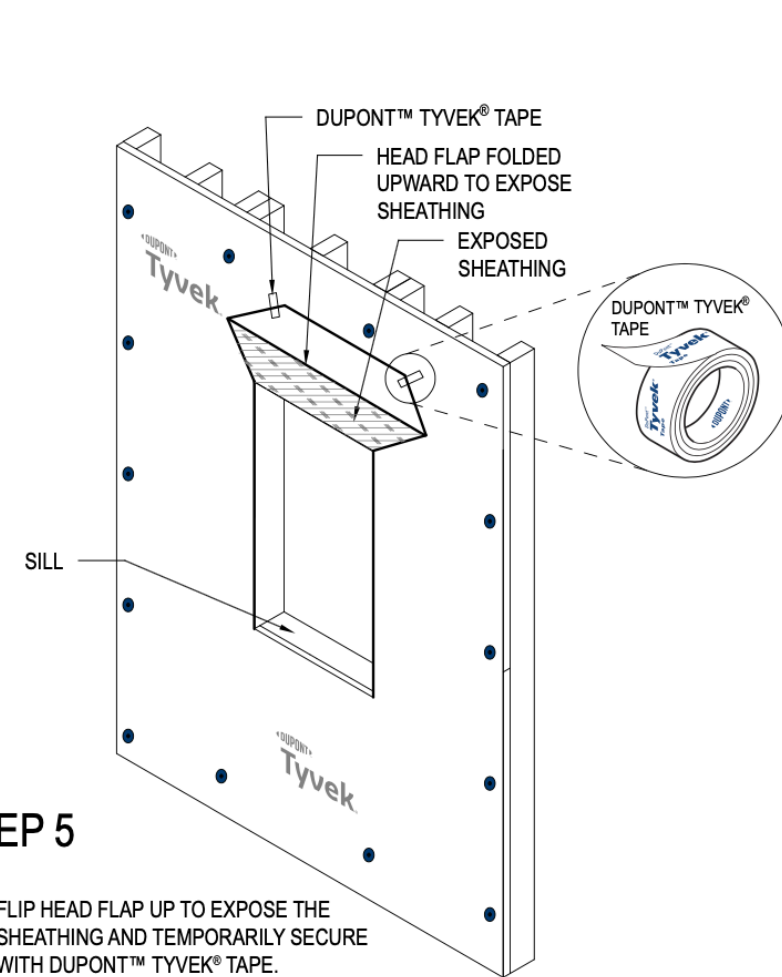
STEP 9

- APPLY A CHEMICALLY-COMPATIBLE SEALANT CONTINUOUSLY ON THE HEAD AND JAMBS OF ROUGH OPENING (ON TOP OF WRB).
- IF SEALANT IS APPLIED TO THE SILL, ENSURE THAT THERE ARE AT LEAST TWO (2) 2" INCH GAPS IN THE SEALANT BEAD FOR EVERY 4' OF WINDOW TO ALLOW FOR DRAINAGE.



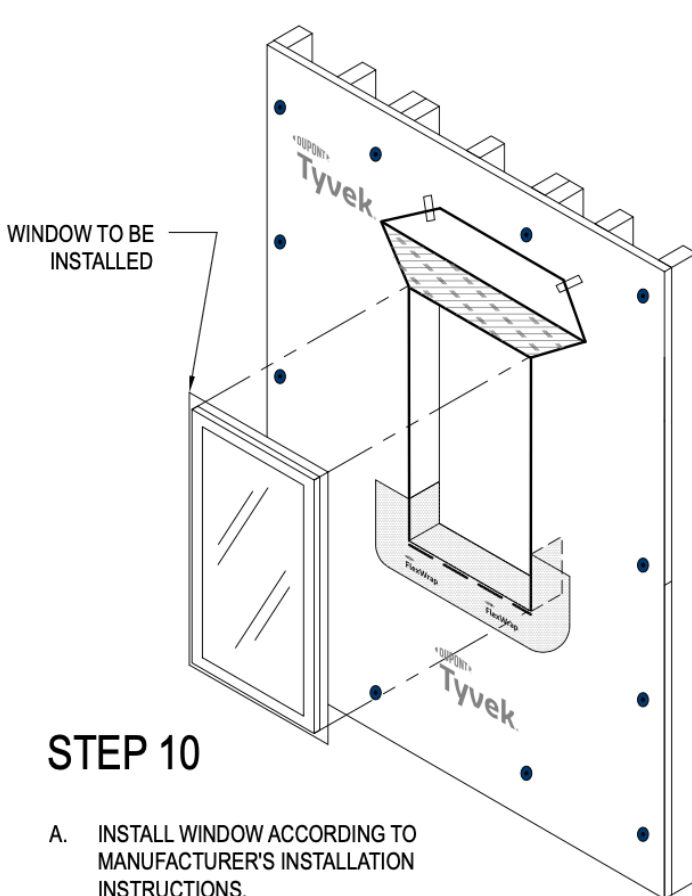
STEP 14

- TRIM THE TYVEK® WRB 1"-2" ABOVE THE WINDOW OPENING.
- WHEN TRIMMING THE TYVEK® WRB, DO NOT CUT OR DAMAGE THE HEAD FLASHING THAT HAS BEEN INSTALLED BEHIND IT.



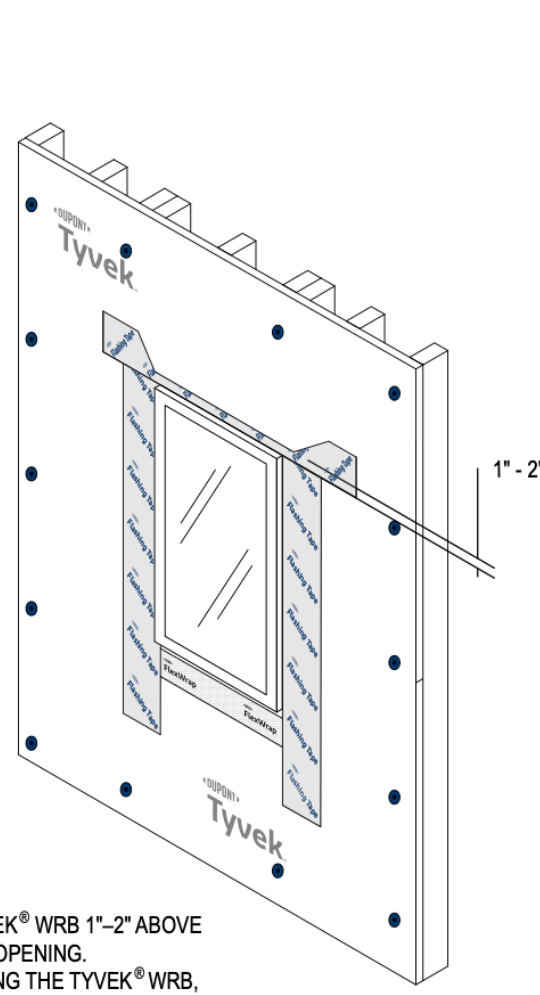
STEP 5

- FLIP HEAD FLAP UP TO EXPOSE THE SHEATHING AND TEMPORARILY SECURE WITH DUPONT™ TYVEK® TAPE.



STEP 10

- INSTALL WINDOW ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.



STEP 15

- CONTINUOUSLY SEAL THE HORIZONTAL AND DIAGONAL SEAMS OF THE TYVEK® WRB HEAD FLAP WITH DUPONT™ TYVEK® TAPE, DUPONT™ FLASHING TAPE OR DUPONT™ STRAIGHTFLASH™. INSTALL FASTENERS AS NEEDED THROUGH FLASHING FOR INCREASED HOLDING POWER.

SKIP SEALING WITH A MAXIMUM OF TWO (2) 2" GAPS FOR EVERY 3' OF WINDOW. IS ACCEPTABLE FOR ADDITIONAL DRAINAGE IF AN AIR BARRIER IS NOT REQUIRED.

WINDOW ENCLOSURE SEQUENCING DETAILS

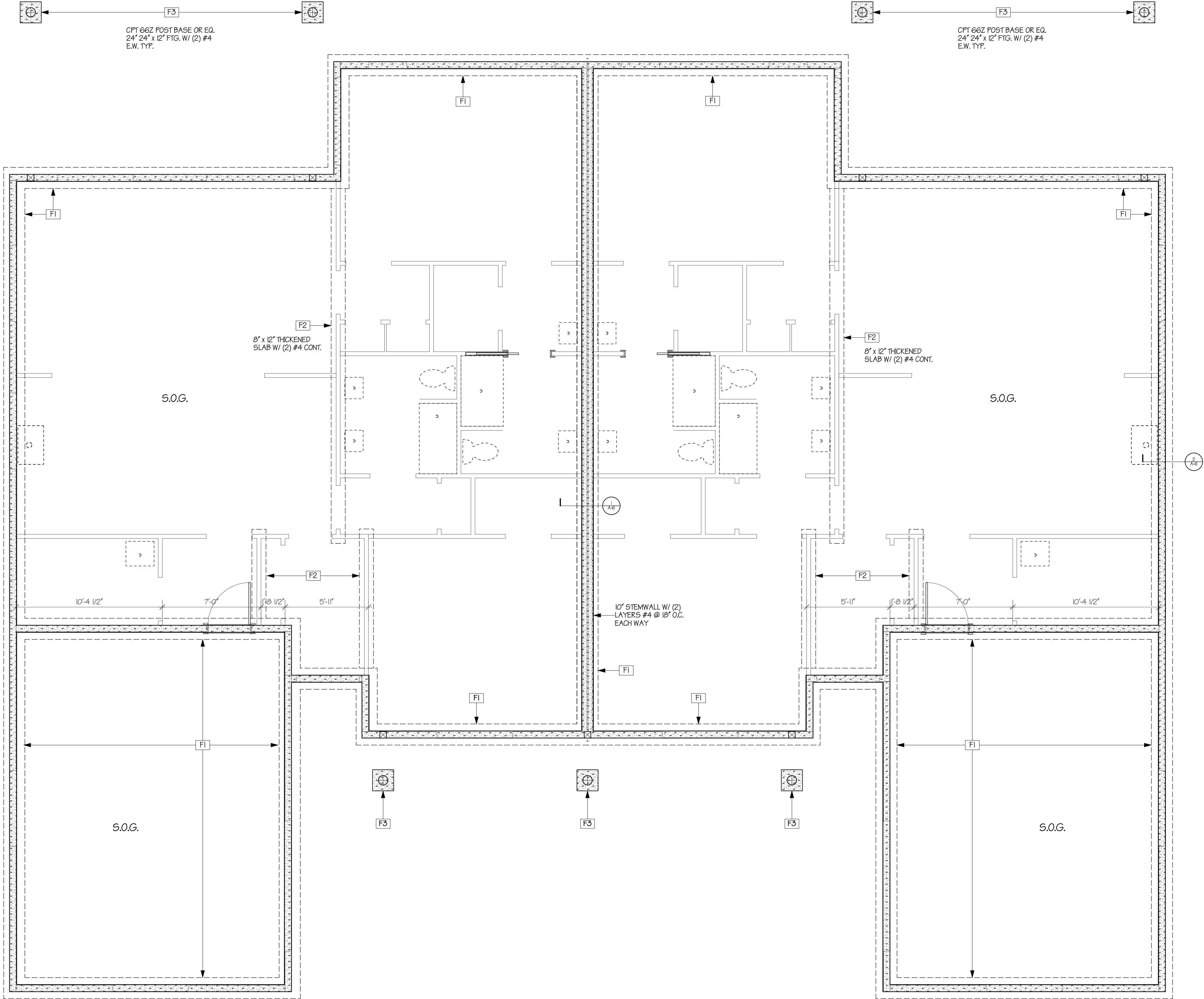
FOOTING SCHEDULE			
F1	8" X 16" CONTINUOUS	(2) #4 CONTINUOUS	
F2	8" X 12" CONTINUOUS THICKENED SLAB	(2) #4 CONTINUOUS	
F3	24" X 24" X 12" THICKENED SLAB	(2) #4 E.W.	

HEADER SCHEDULE			
H1	(2) 2X8 DF #2	(1) 2X6 TRIMMER, (1) KING STUD	
H2	(2) 2X10 DF #2	(2) 2X6 TRIMMERS, (2) KING STUD	
H3	5 1/2" X 9" GLULAM OR 3-1/8" X 10-1/2" GLULAM	(2) 2X6 TRIMMERS, (2) KING STUD	

SHEAR WALL SCHEDULE 1, 2, 6, 8			
MARK	SHEATHING ⁵	SHEATHING ATTACHMENT	SILL PLATE ANCHORAGE ⁴
①	7/16" APA RATED APA RATED SHEATHING, 1-SIDE MIN.	8d @ 6" O.C. EDGE, 12" O.C. FIELD	1/2" Ø X 7" EMBED A.B. @ 4'-0" O.C.
②	1/2" GYPSUM, 2-LAYERS, 1-SIDE	#6 SCREWS, 7" O.C. EDGES AND FIELD	1/2" Ø X 7" EMBED A.B. @ 4'-0" O.C.

NOTES:

- SHEATHING ATTACHMENT IS REQUIRED THE ENTIRE LENGTH OF WALL INDICATED. WHERE A N EXTERNAL WALL IS NOT DESIGNATED WITH A SHEATHING MARK, PROVIDE SHEATHING AND ATTACHMENT PER TYPE S1 ABOVE.
- DRIVE WOOD PANEL SHEATHING NAILS FLUSH WITH, BUT NOT PENETRATING THE FACE OF THE WOOD SURFACE.
- BLOCK ALL EDGES OF SHEAR WALL PANELS (ORIENTED STRAND BOARD, O.S.B. ARE ACCEPTABLE)
- PROVIDE A MIN. OF 2 ANCHOR BOLTS PER EACH SILL PLATE PIECE, NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END. PROVIDE 3" X 3" X 1/4" PLATE WASHERS AT ALL SILL PLATE ANCHOR BOLTS.
- STAGGER END JOINTS OF SHEATHING 16" MIN. ON EACH SIDE OF WALL WHERE SHEATHING IS REQUIRED ON BOTH FACES OF WALL.
- CONSTRUCT SHEAR WALL ASSEMBLIES INCLUDING CORNER AND INTERSECTION STUD GROUPS, TOP PLATE SPLICES, AND STUD TO PLATE CONNECTIONS TO COMPLY WITH 2006 INTERNATIONAL BUILDING CODE (IBC) TABLE 2304.9.1 UNO.
- PROVIDE 4X6 OR (2) 2X6 WALL BOTTOM PLATE AND STUDS, DOUG FIR STUD GRADE AT ADJOINING PANEL EDGES TO COMPLY WITH IBC 2006 CRITERIA IN SEISMIC CATEGORY D, (2) 2X6 NAILED TOGETHER WITH 16d COMMON AT 3' O.C. STAGGERED
- SPRUCE - PINE - FIR WALL STUDS AND 2X SILL PLATES ARE ACCEPTABLE FOR WALLS CONSTRUCTED WITH SHEAR WALL TYPES S1 AND S2 UNLESS OTHERWISE NOTED IN THE GENERAL STRUCTURAL NOTES.



2 BEDROOM DUPLEX FOR:

LUMMI NATION HOUSING AUTHORITY

LOT 'BLUE' LUMMI VIEW DRIVE, BELLINGHAM, WA 98226

DATE: AUG 18, 2025

ISSUED FOR: FOR PERMIT

REVISION:

REVISION:

REVISION:

DRAWN BY: PSU - THE DESIGN STUDIO

INTERIOR RENDERINGS

S-1

Sheet Description



the design studio

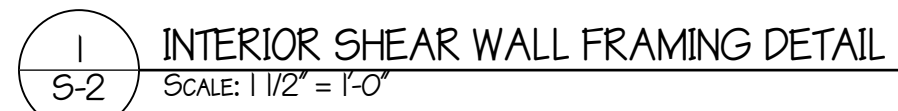
PATRICIA URE
BUILDING DESIGNER

RESIDENTIAL
COMMERCIAL
DESIGN & INTERIORS

ARCHITECT
SUPPORT
SERVICES

112 Bridgeview Dr., Lynden, WA
erthedesignstudio@gmail.com

AUG 18, 2025
 ED FOR:
 FOR PERMIT
 SION:
 SION:
 SION:
 OWN BY:
 SU - THE DESIGN STUDIO
 INTERIOR RENDERINGS





WA STATE ENERGY CODE

MEDIUM DWELLING UNITS SQ. FT.

8.0 CREDITS REQ'D

TABLE R406.2
ENERGY EQUALIZATION CREDITS

SYSTEM TYPE 4C 3.0 CREDITS
FOR HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE
EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9)
OR
AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND
COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550/590

TABLE 406.3
ENERGY CREDITS

1. EFFICIENT BUILDING ENVELOPE OPTIONS
1.2. PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R4-02.1.3 WITH THE FOLLOWING MODIFICATIONS:
VERTICAL FENESTRATION $U = 0.25$
FLOOR-36
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB

1 CREDIT

2. AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS

REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM AT 50 PASCALS, OR FOR R-2 OCCUPANCIES, OPTIONAL COMPLIANCE BASED ON SECTION R402.4.12: REDUCE THE TESTED AIR LEAKAGE TO 0.25 CFM/F12 MAXIMUM AT 50 PASCALS.

AND

ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1505.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65.

TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED, THE MAXIMUM TESTED BUILDING AIR LEAKAGE, AND SHALL SHOW THE QUALIFYING VENTILATION SYSTEM AND ITS CONTROL SEQUENCE OF OPERATION.

1 CREDIT

3. HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS

3.6A

AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF 2 OF 9.4 (HSPF OF 11.0), A CENTRALLY DUCTED AIR SOURCE COOL CLIMATE VARIABLE CAPACITY HEAT PUMP (CO VCHP) FOUND ON THE NEEF CO VCHP QUALIFIED PRODUCT LIST WITH A MINIMUM OF 9 HSPF 2 (10 HSPF) MAY BE USED TO SATISFY THIS REQUIREMENT.

IN AREAS WHERE THE WINTER DESIGN TEMPERATURE AS SPECIFIED IN APPENDIX R IS 2°F OR BELOW, AN AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP SHALL BE A COOL CLIMATE VARIABLE CAPACITY HEAT PUMP AS LISTED ON THE NEEF QUALIFIED PRODUCT LIST.

ALL SPECIF

5. EFFICIENT WATER HEATING OPTIONS

5.6 WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S
ADVANCED WATER HEATING SPECIFICATION.

1 CREDIT

7. APPLIANCE PACKAGE OPTION

7.1. ALL OF THE FOLLOWING APPLIANCES SHALL BE NEW AND INSTALLED IN THE DWELLING UNIT AND SHALL MEET THE FOLLOWING STANDARDS:

1. DISHWASHER, STANDARD ENERGY STAR RATED, MOST EFFICIENT 2021 OR DISHWASHER, COMPACT ENERGY STAR RATED (VERSION 6.0)
2. REFRIGERATOR (IF PROVIDED) ENERGY STAR RATED (VERSION 6.5)
3. WASHING MACHINE (RESIDENTIAL) ENERGY STAR RATED (VERSION 6.1)
4. DRYER ENERGY STAR RATED, MOST EFFICIENT 2022

TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SHOW THE APPLIANCE TYPE AND PROVIDE DOCUMENTATION OF ENERGY STAR COMPLIANCE, AT THE TIME OF INSPECTION. ALL APPLIANCES SHALL BE INSTALLED AND CONNECTED TO UTILITIES, DRYER DUCTS AND EXTERIOR DRYER VENT CAPS ARE NOT PERMITTED TO BE INSTALLED IN THE DWELLING UNIT.

.5 CREDIT

TOTAL:

8.5 CREDITS



PROJECT INFORMATION

PROJECT/ADDRESS	LOT 12 LUMMI VIEW DRIVE OLSEN SUB DIVISION BELLINGHAM WA 98226	
OWNER	LUMMI HOUSING AUTHORITY	
LEGAL DESCRIPTION	LOTS 12 OLSEN SUB DIVISION	
PARCEL NO.	XXX	
ZONING	XXX	
CODS	2021 IRC & WA STATE AMMENDMENTS 2021 WSEC	
OCCUPANCY TYPE	R-3 RESIDENTIAL TWO FAMILY DWELLING	
FOOTPRINT	2,480 SQ.FT.	
FLOOR AREA	4 BEDROOM RESIDENCE:	1,821 SQ. FT.
	3 BEDROOM RESIDENCE:	1,560 SQ. FT.
	TOTAL AREA:	2,391 SQ. FT.
SITE AREA	16,839 SQ. FT. OR .39 ACRES	
OPEN SPACE	%	
BUILDING HEIGHT	15'-0"	

SHEET INDEX

ARCHITECTURAL

- | | |
|-----|---|
| A-1 | COVERSHEET, PROJECT INFO, VICINITY MAP, SITE PLAN, EXTERIOR VIEWS |
| A-2 | BUILDING PLANS, DOOR & WINDOW SCHEDULES |
| A-3 | ROOF PLAN, ENLARGED BATH PLAN & INTERIOR ELEVATIONS |
| A-4 | EXTERIOR ELEVATIONS |
| A-5 | BUILDING SECTIONS |
| A-6 | WALL SECTIONS & FIRE RATED ASSEMBLIES |

STRUCTURAL

- S1.0 FOUNDATION PLAN
S1.1 FLOOR FRAMING & MAIN FLOOR SHEAR WALL PLAN
S2.0 STRUCTURAL DETAILS
S3.0 STRUCTURAL NOTES

TEAM MEMBERS

DESIGNER

THE DESIGN STUDIO
CONTACT: PATRICIA URE (360) 305-1510
THEDESIGNSTUDIO.PSU@COMCAST.NET

ENGINEER

JOHNSON STRUCTURAL ENGINEERING, INC.
CONTACT: LARRY JOHNSON
LARRY@JOHNSONENGINEER.COM

CONTRACTOR

LUMMINATION
CONTACT: PETE POWLESS (360) 410-2762
CONTACT: PETEP@LHA-LUMMI.COM
CONTRACTOR LICENSE NO.

GENERAL NOTES

DIMENSIONS TO FACE OF STUD, FACE OF CONCRETE, OR AS NOTED. VERIFY ALL CONDITIONS DRAWN AND NOTED, AS WELL AS EXISTING CONDITIONS IN THE FIELD AND MAKE THE DESIGNER AWARE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

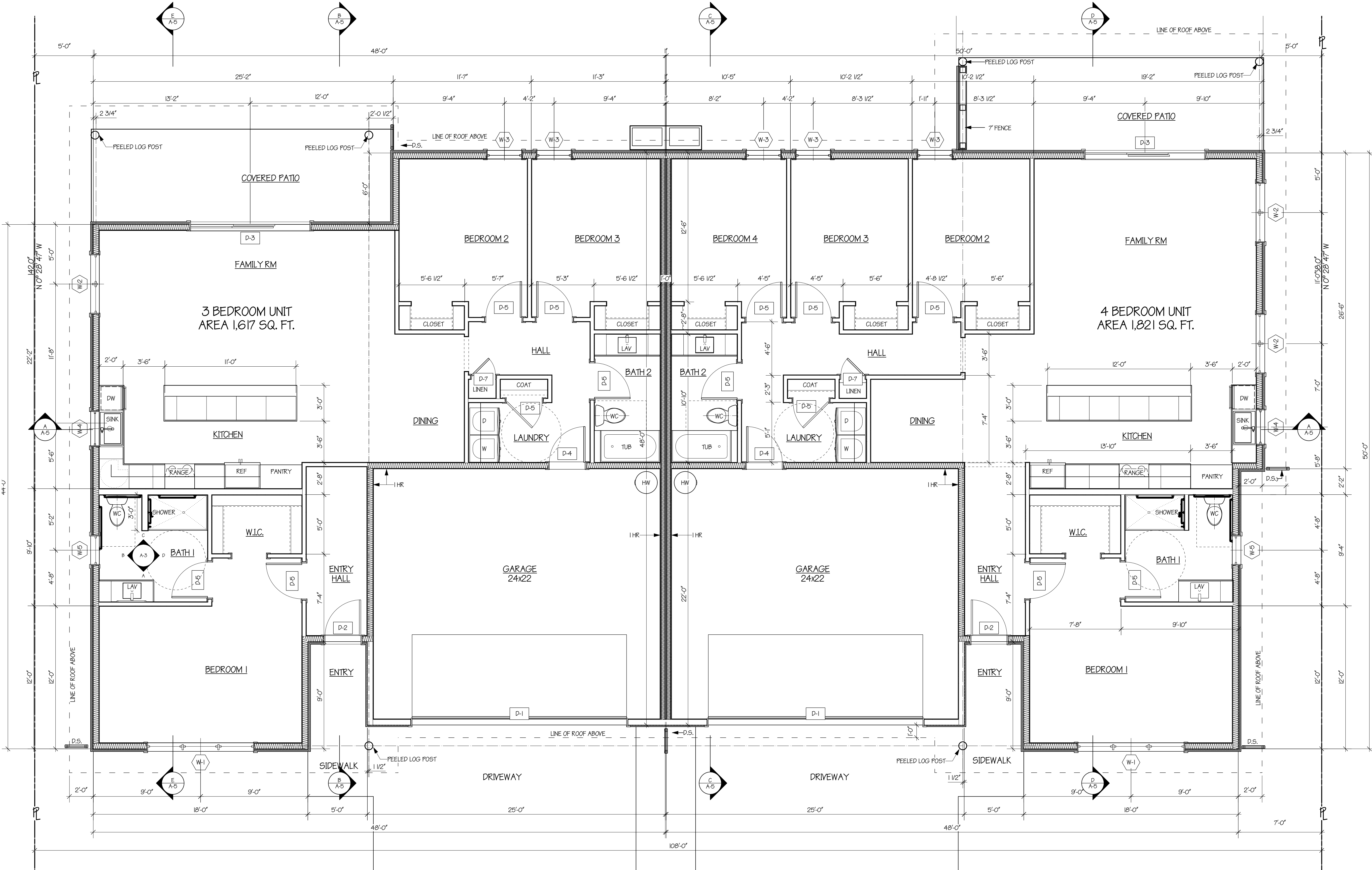
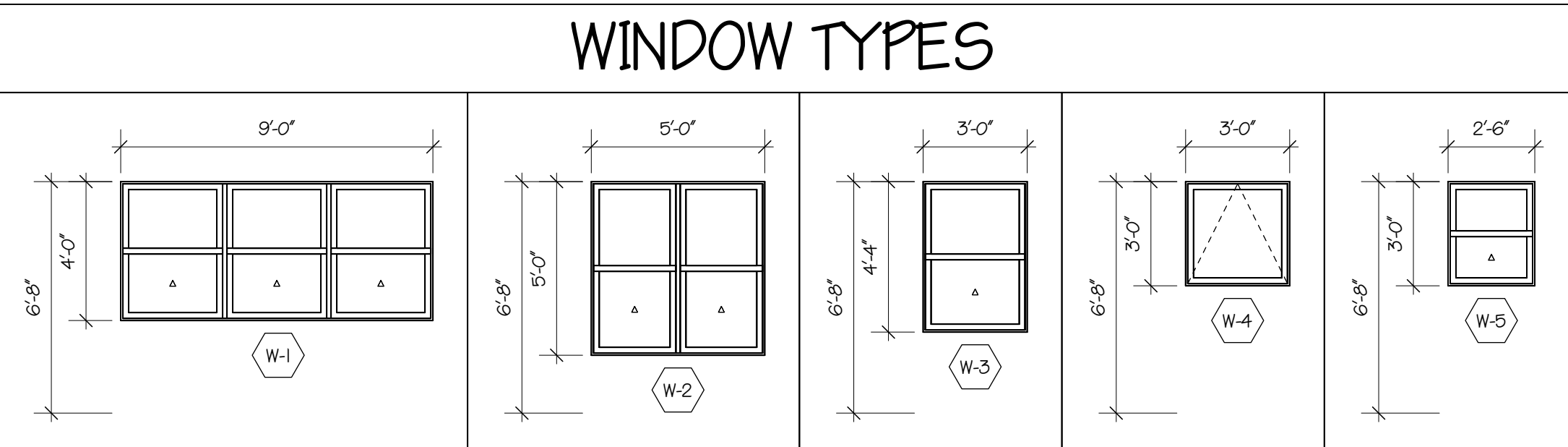
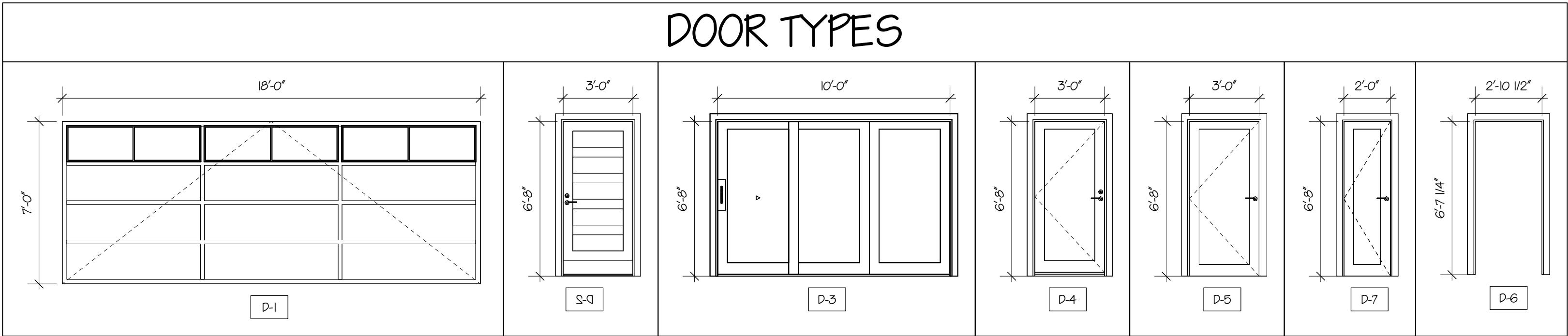
SYSTEMS DESIGNED BY OTHERS INCLUDE (IF/AS APPLICABLE) PLUMBING, MECHANICAL, SECURITY, SMOKE/FIRE DETECTION, ELECTRICAL, SPECIALTY SYSTEMS, CASEWORK, FURNISHINGS (& ETC.). WHERE APPLICABLE OR U.N.O., ALL FINISHES, STYLES & COLORS, FIXTURES, & ACCESSORIES T.B.S. BY OWNER.

PROPOSED 3 & 4 BEDROOM DUPLEX FOR:
LUMMI HOUSING AUTHORITY
LOT 12 LUMMI VIEW DRIVE, BELLINGHAM, WA 98226

DATE:	SEPT 16, 2024
ISSUED FOR:	90% COMPLETION FOR REVIEW
REVISION:	
REVISION:	
REVISION:	
DRAWN BY:	PSU - THE DESIGN STUDIO
PROJECT INFO. SITE & VICINITY PLANS, EXTERIOR VIEWS	

A-1

Sheet Description



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

the design studio

RESIDENTIAL
COMMERCIAL
BUILDING DESIGNER

PATRICIA UKE
ARCHITECT

1502 30th Ave S
Burien, WA 98148
pu@thedesigstudio.com

PROPOSED 3 & 4 BEDROOM DUPLEX FOR:
LUMMI HOUSING AUTHORITY
LOT 12 LUMMI VIEW DRIVE, BELLINGHAM, WA 98226

DATE: SEPT 16, 2024

ISSUED FOR: 90% COMPLETION FOR REVIEW

REVISION:

REVISION:

REVISION:

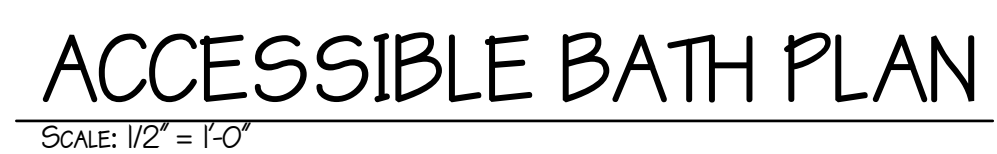
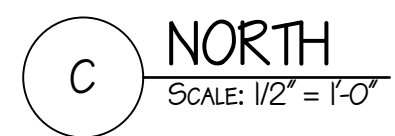
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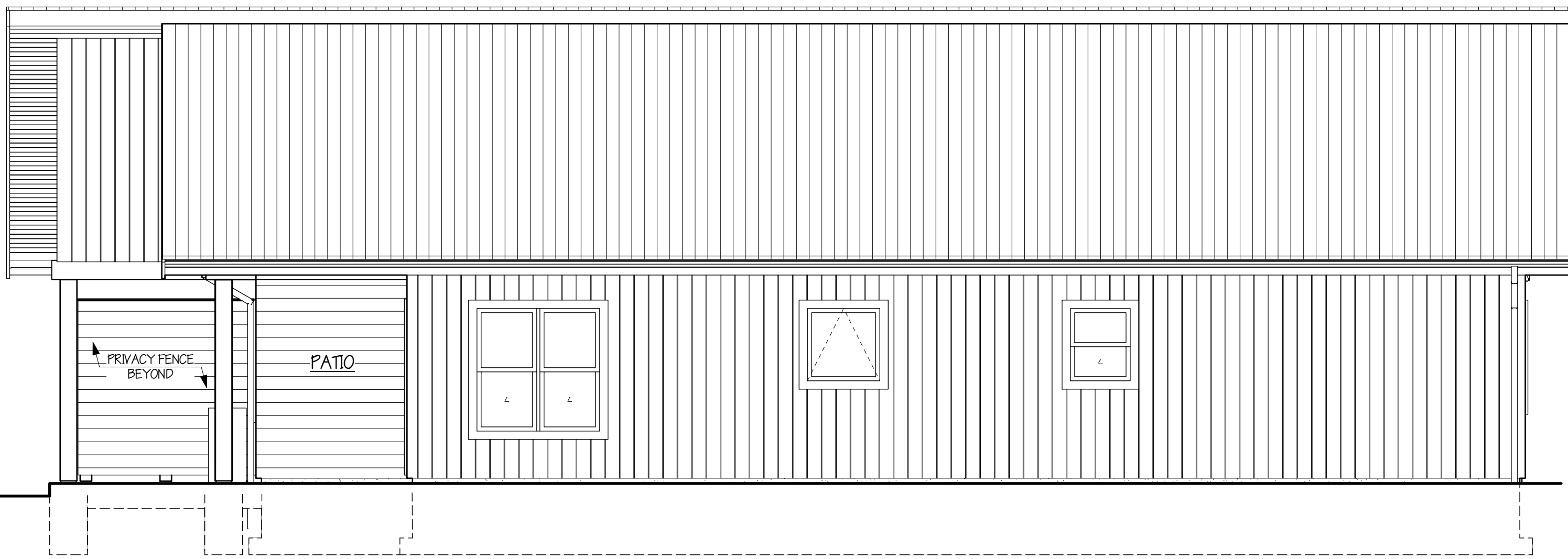
DRAWN BY: PSU - THE DESIGN STUDIO

FLOOR PLANS, DOOR & WINDOW TYPES

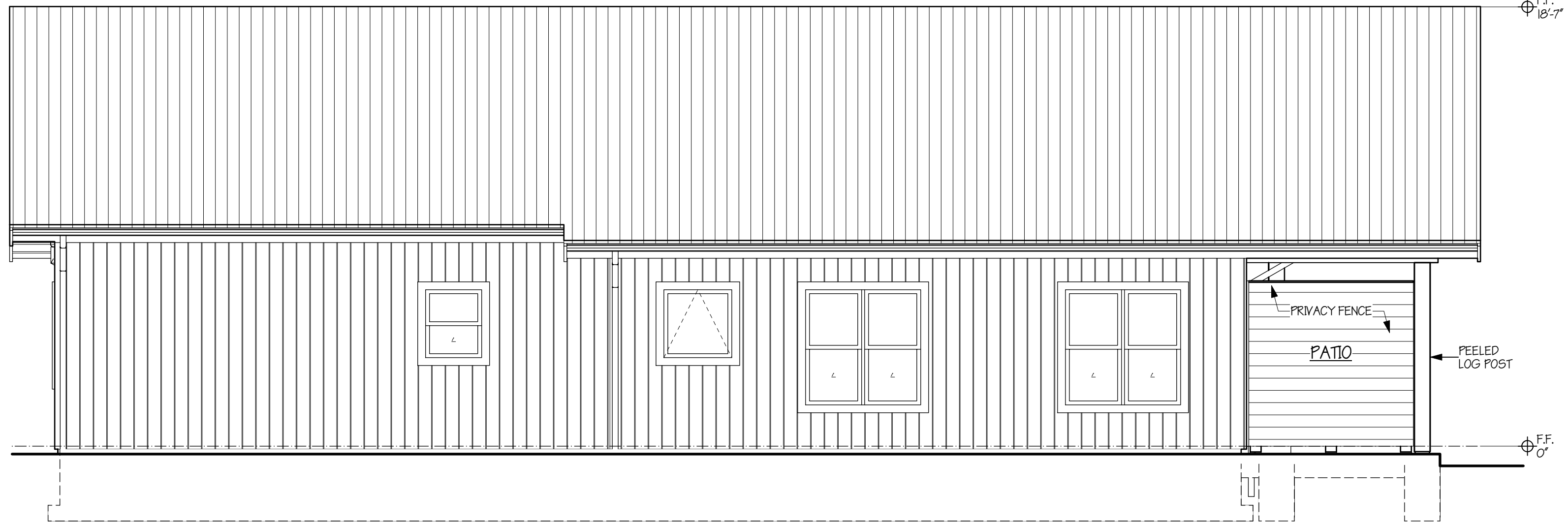
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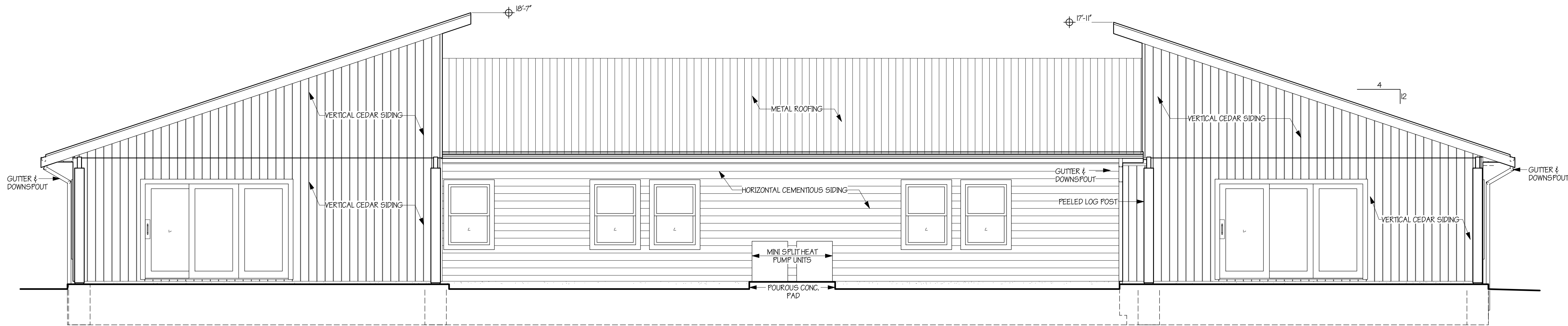




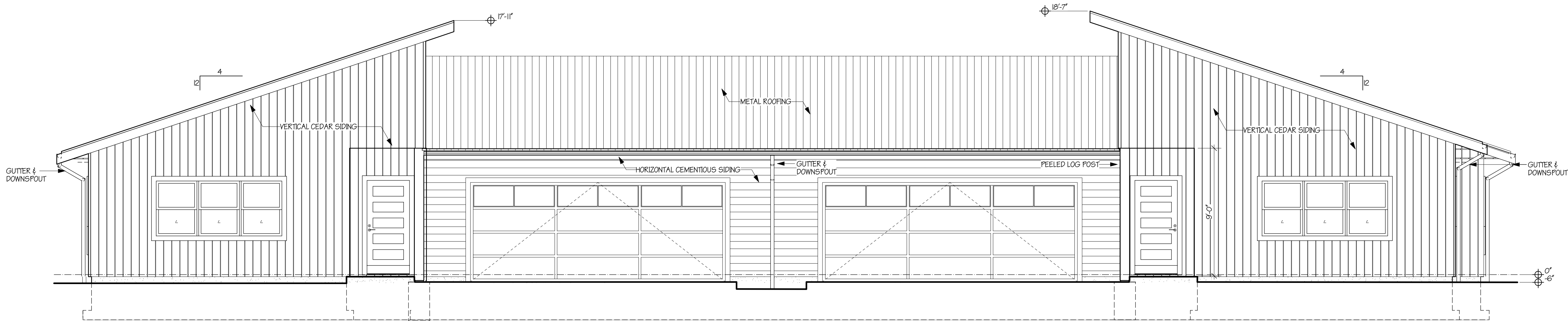
EAST ELEVATION
SCALE: 1/4" = 1'-0"



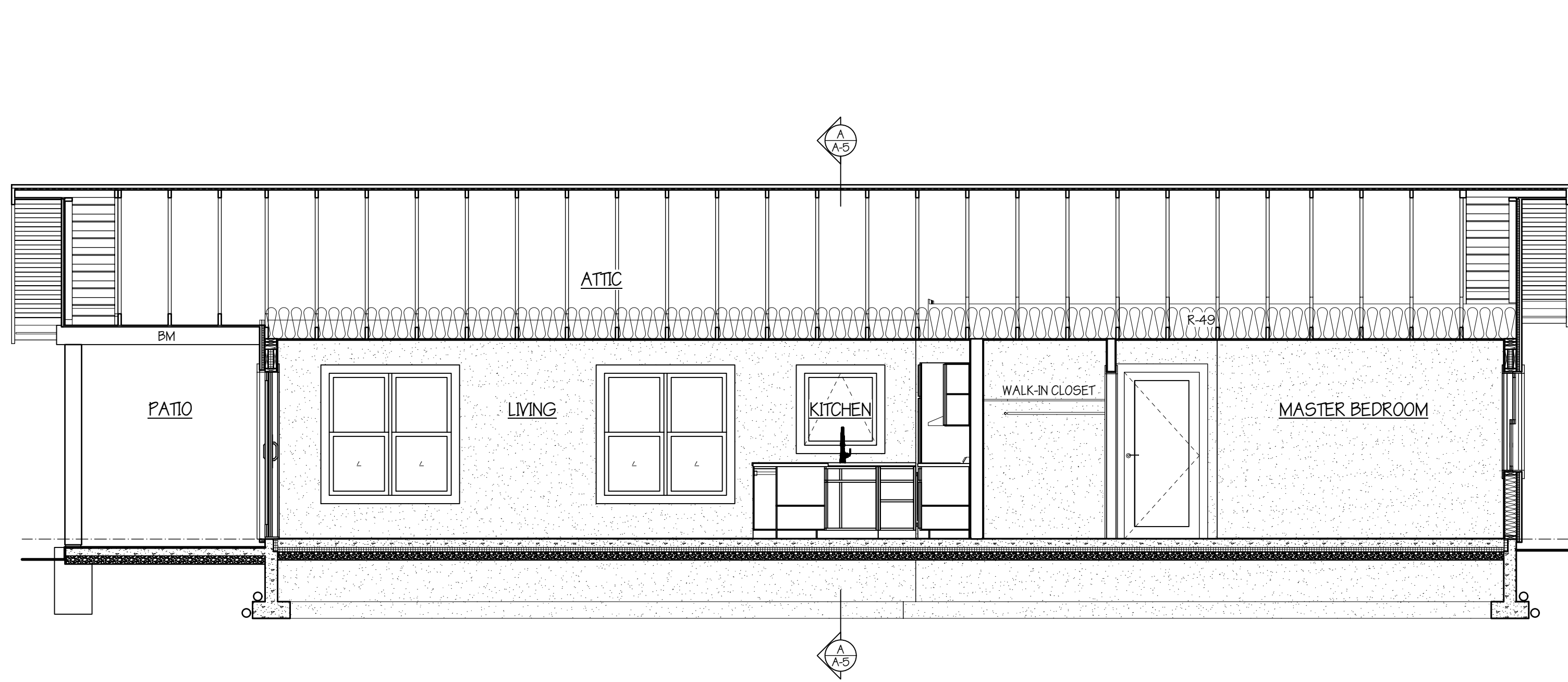
WEST ELEVATION
SCALE: 1/4" = 1'-0"



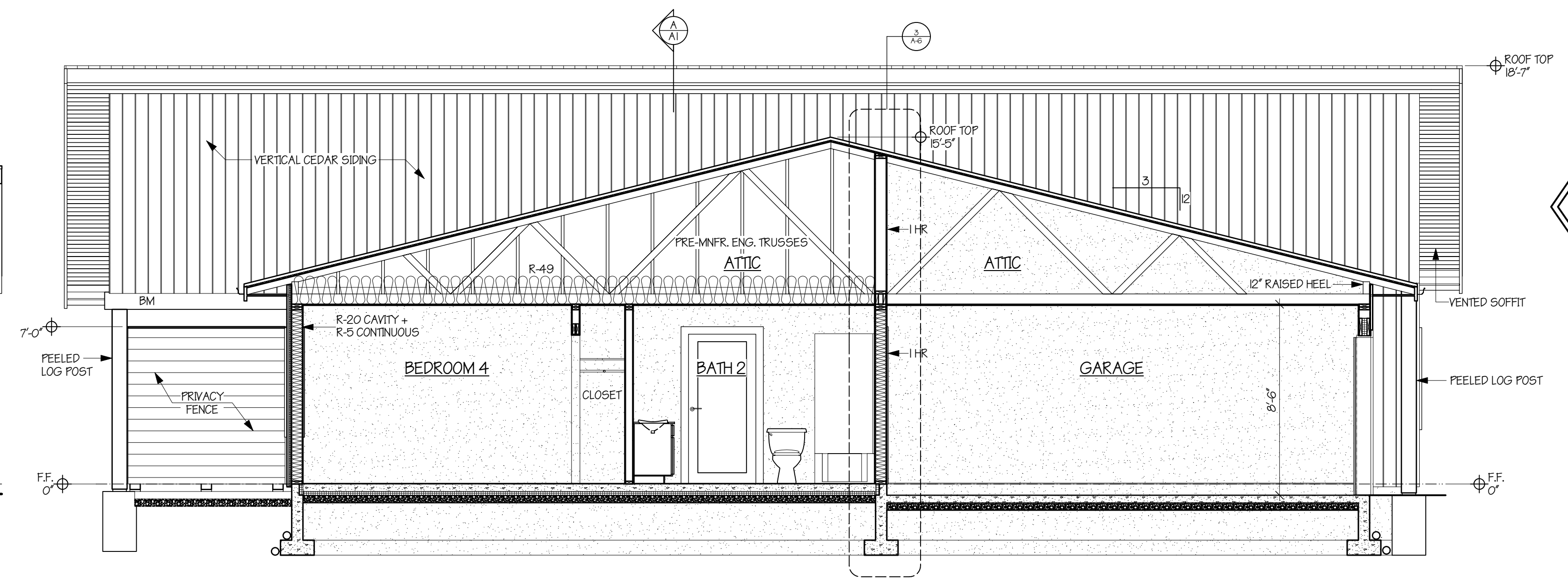
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



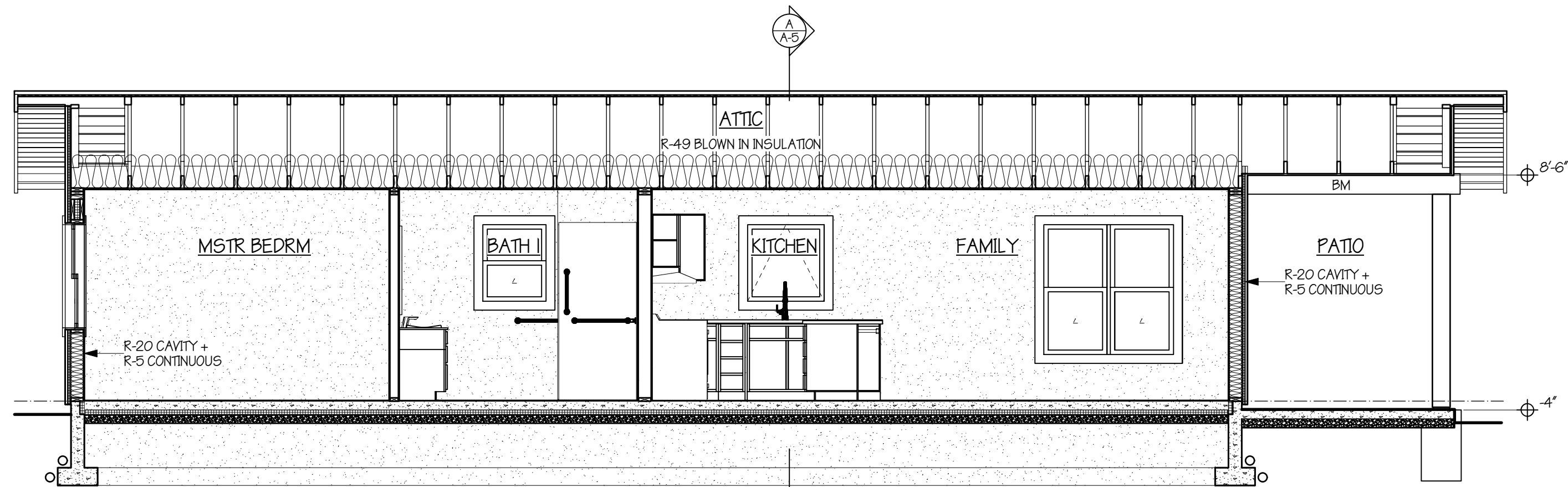
NORTH ELEVATION
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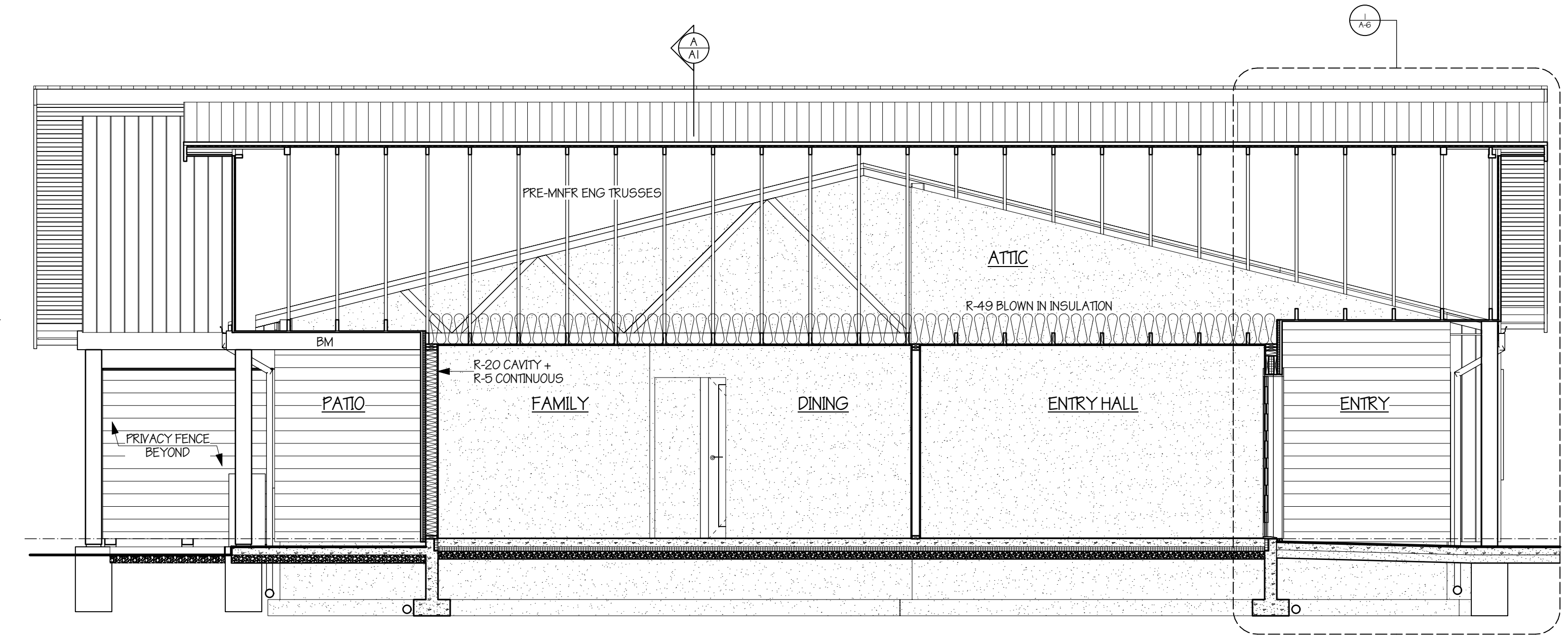
BLDG SECTION D-D
SCALE: 1/4" = 1'-0"



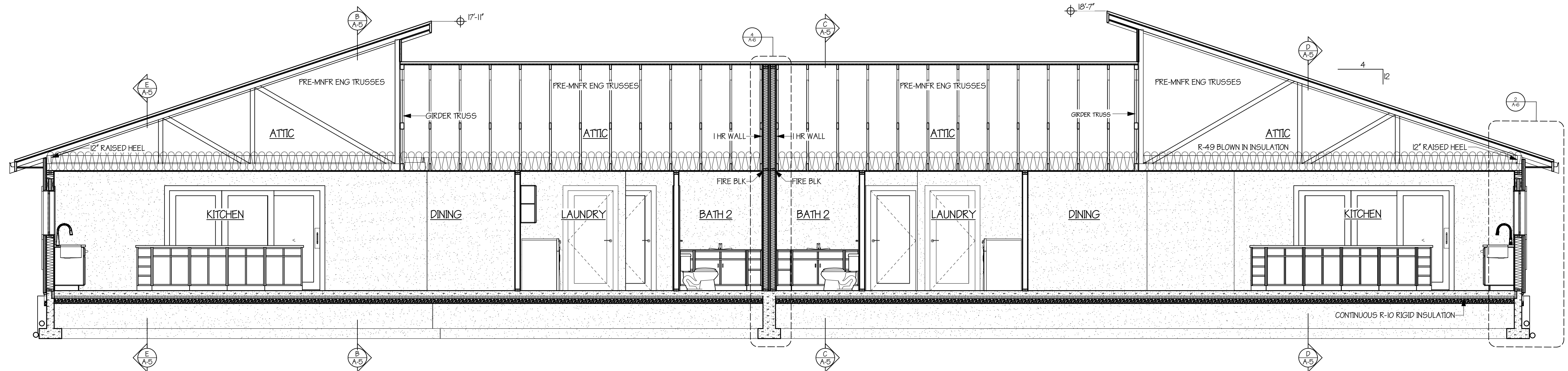
BLDG SECTION C-C
SCALE: 1/4" = 1'-0"



BLDG SECTION E-E
SCALE: 1/4" = 1'-0"

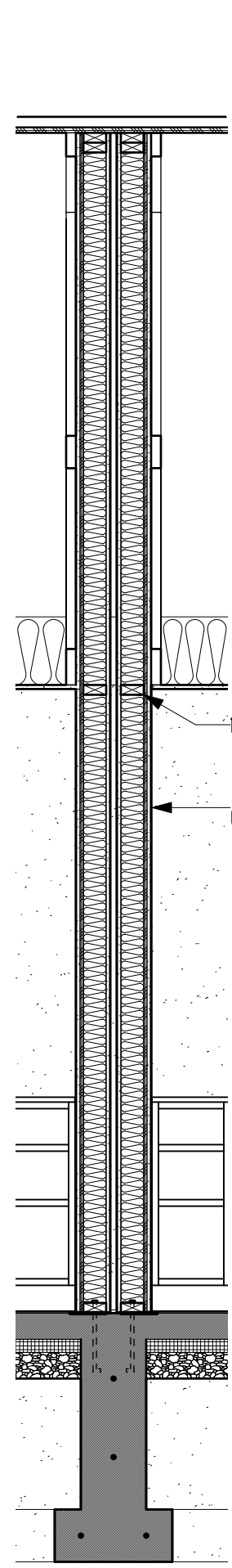


BLDG SECTION B-B
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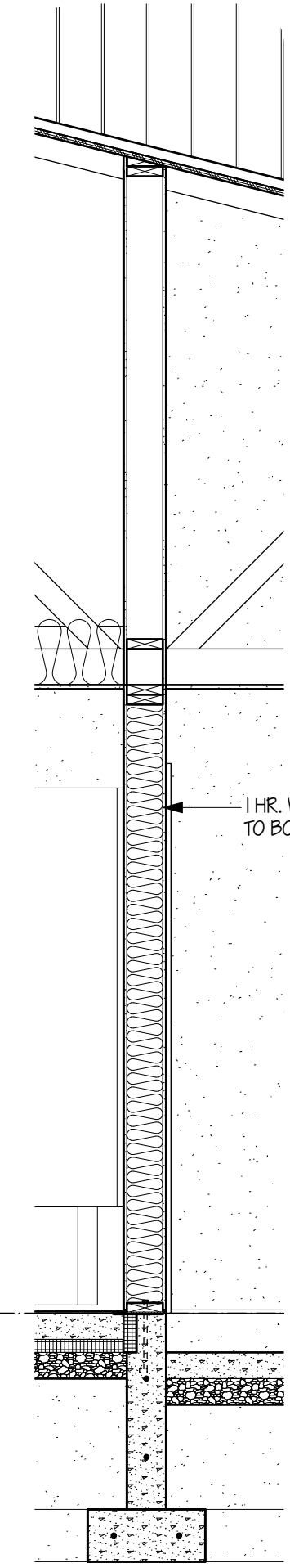


BLDG SECTION A-A
SCALE: 1/4" = 1'-0"

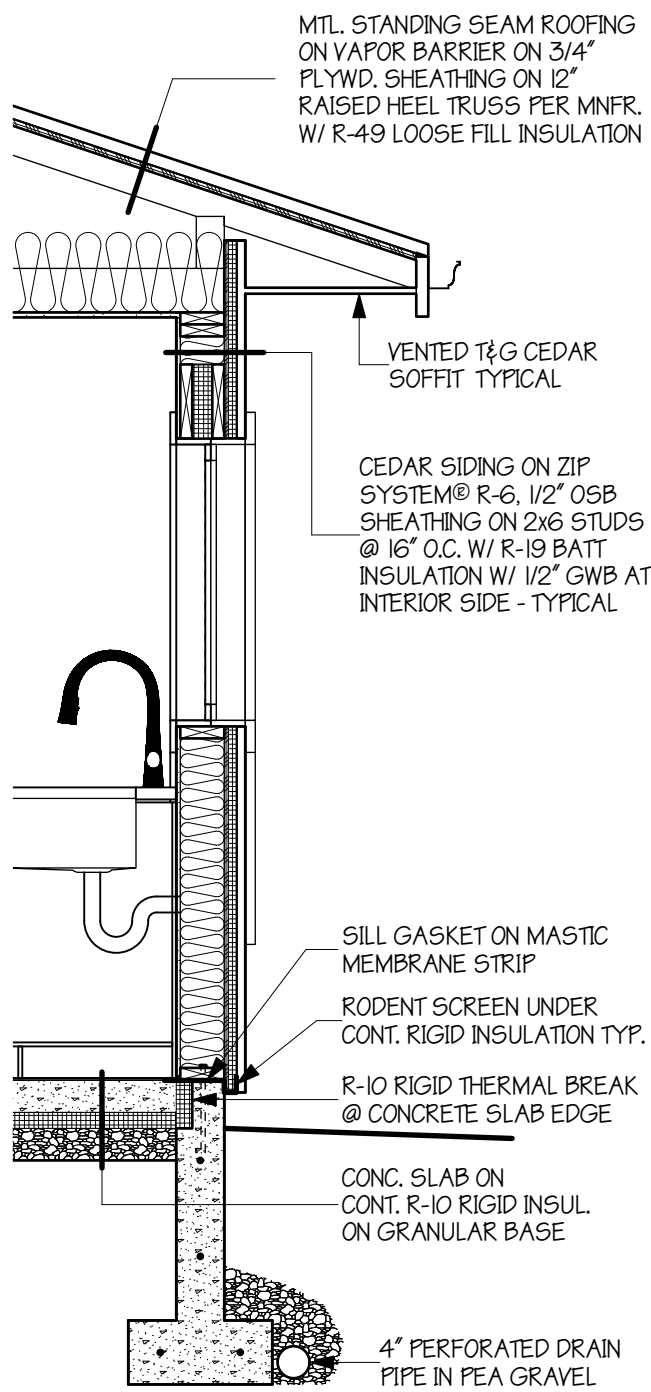
FIRE RATED WALL ASSEMBLIES

[illegible][illegible]

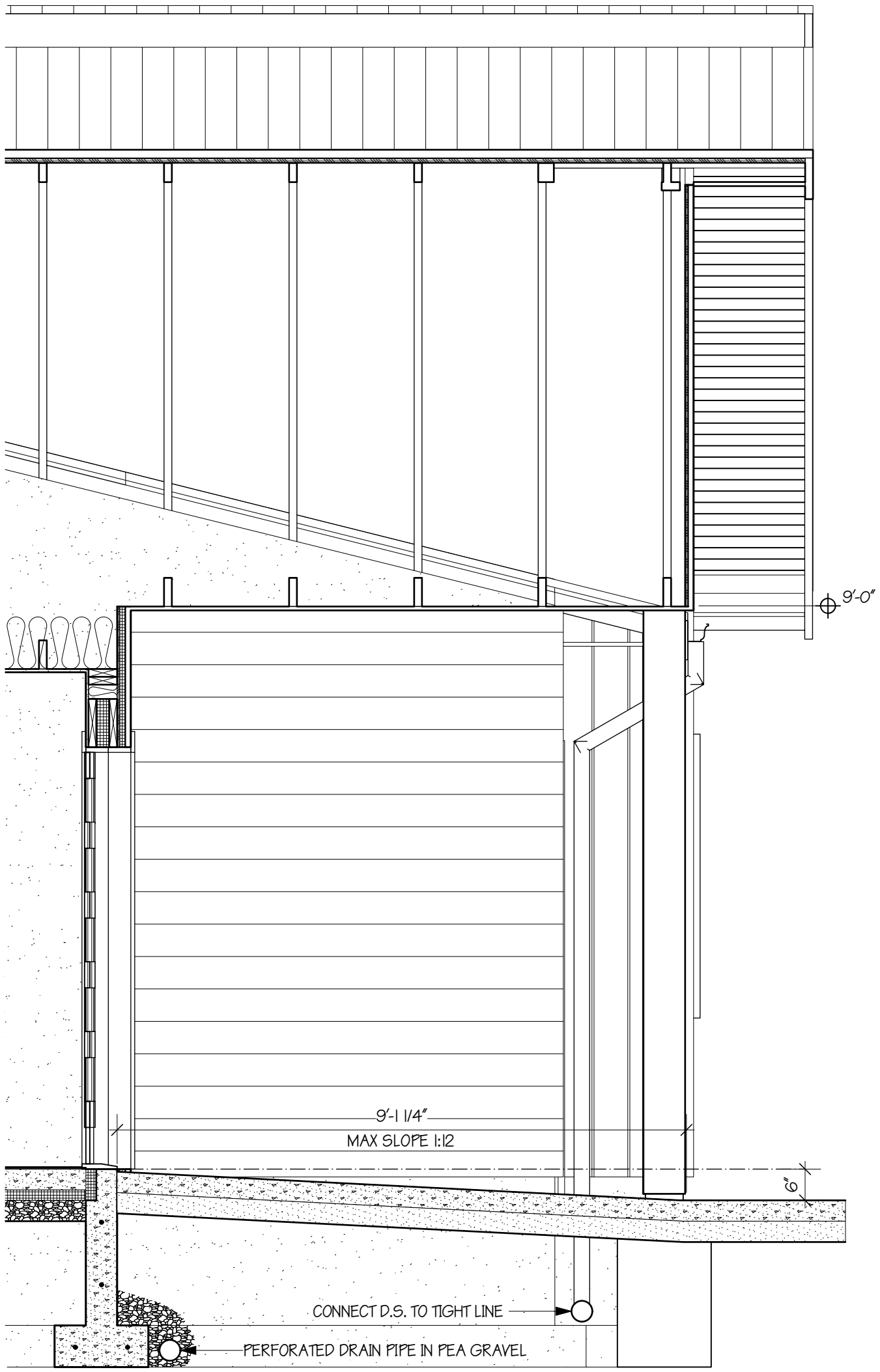
4 DEMISING WALL
SCALE: 1/2" = 1'-0"



3 WALL SECTION @ GARAGE
SCALE: 1/2" = 1'-0"



2 TYPICAL EXT. WALL
SCALE: 1/2" = 1'-0"



1 WALL SECTION @ ENTRY
SCALE: 1/2" = 1'-0"

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

CLIMATE ZONE 5 AND MARINE 4	
Fenestration U-Factor ^{b,i}	0.30
Skylight ^b U-Factor	0.50
Ceiling R-Value ^e	60
Wood Frame Wall ^{g,j} 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

- a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed *R*-value of the insulation from Appendix A Table A101.4 of [chapter 51-11C WAC](#) shall not be less than the *R*-value specified in the table.
- b. The fenestration *U*-factor column excludes skylights.
- c. "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
- d. R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
- e. For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
- f. R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
- g. For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone 5* of ICC 400.
- h. Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.
- i. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.
- j. A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.

2021 Washington State Energy Code

RE-21

NOTE: SEE SHEET A-1 FOR ENERGY CREDITS
*MAY BE OMITTED IF NOT REQUIRED

DESIGN NO. UL U305

FIRE RATING: 1 HOUR

STC RATING: 34

SOUND TEST: FNL 111-130

SYSTEM THICKNESS: 4.34" (111 MM)

LOCATION: INTERIOR

FRAMING TYPE: WOOD STUD (LOAD-BEARING)

16"

16"

16"

16"

[406 mm]

[406 mm]

[406 mm]

[406 mm]

4.34"

[111 mm]

ASSEMBLY REQUIREMENTS:

GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)

WOOD STUDS: 2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.

INSULATION: 5-1/2" [140 MM] FIBERGLASS INSULATION

GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)

UL U305

W-P-1-06

USG Corporation

10000 E. 15th Avenue, Suite 1000

Denver, CO 80202

www.usg.com

ISSUE RECORD:

Revision: 001

10/05/2021 11:54:34 AM

SHEET INFORMATION:

W-P-1-06

GENERAL WALL NOTES:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.

2. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN. WHERE DESIGN NO. INDICATES "PREP," THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.

3. STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.

4. STUD AND FASTENER SPACING ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.

5. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.

6. FIRE RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.

7. FIRE RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.

8. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.

9. SOUND RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

2 TYP. WALL SECTION
SCALE: 3/4" = 1'-0"

1 TYP. 1 HR WALL
SCALE: 3/4" = 1'-0"

FIRE RATED WALL ASSEMBLIES

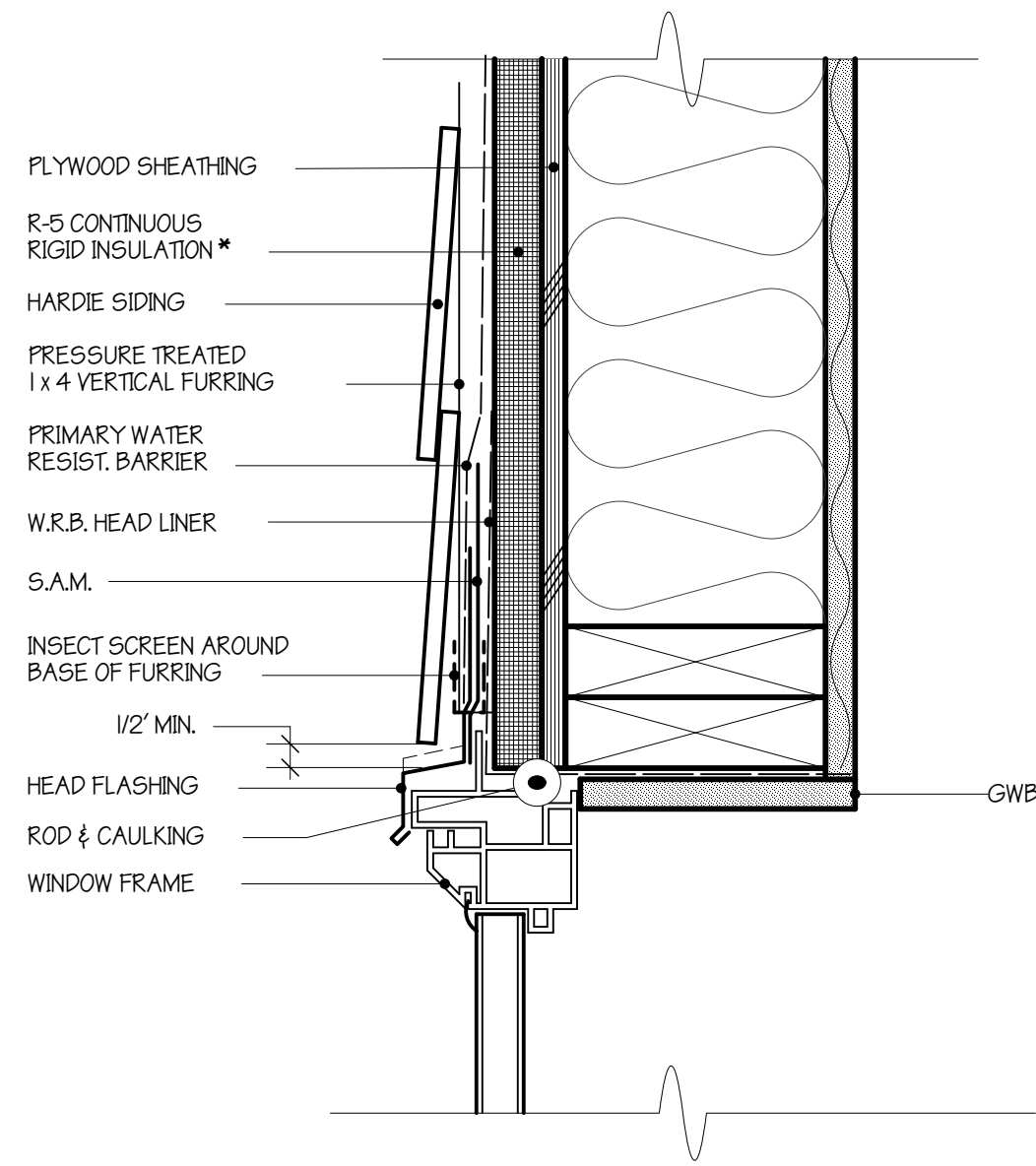
the design studio
PATRICIA URE
BUILDING DESIGNER
17401 3005-190
1512 Bridgeview Dr., Lynden, WA
e: thedesignstudio@psucomcast.net
RESIDENTIAL
COMMERCIAL
DESIGN & INTERIORS
ARCHITECT
SUPPORT
SERVICES

PROPOSED 5 BEDROOM SFR FOR:
LUMMI HOUSING AUTHORITY
LOT 6 LUMMI VIEW DRIVE, BELLINGHAM, WA 98226

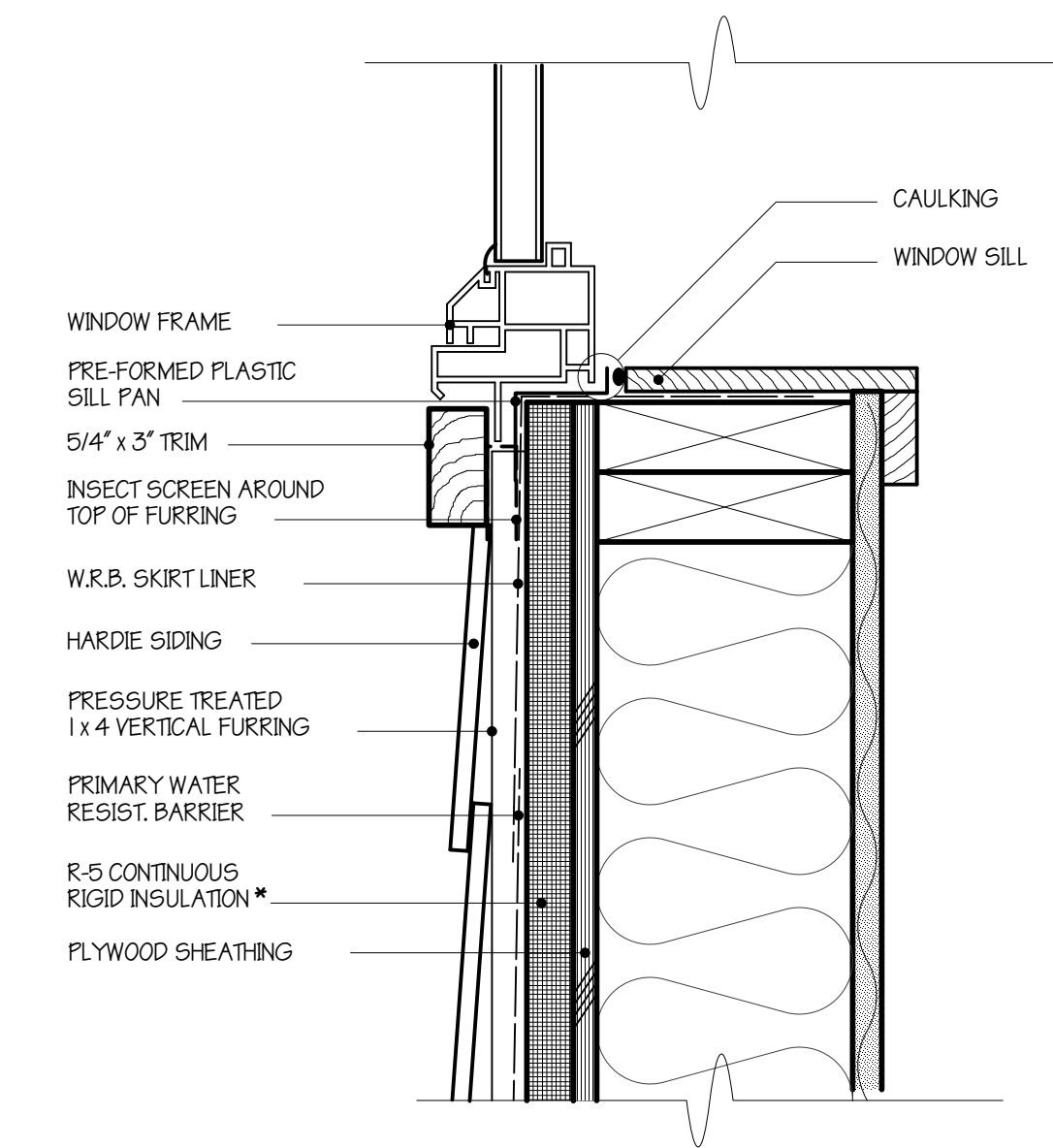
DATE: JUNE 26, 2025
ISSUED FOR: ENGINEERING CHECK PRINT
REVISION:
REVISION:
REVISION:
DRAWN BY: PSU - THE DESIGN STUDIO
WALL DETAILS & FIRE RATED ASSEMBLIES

A-6

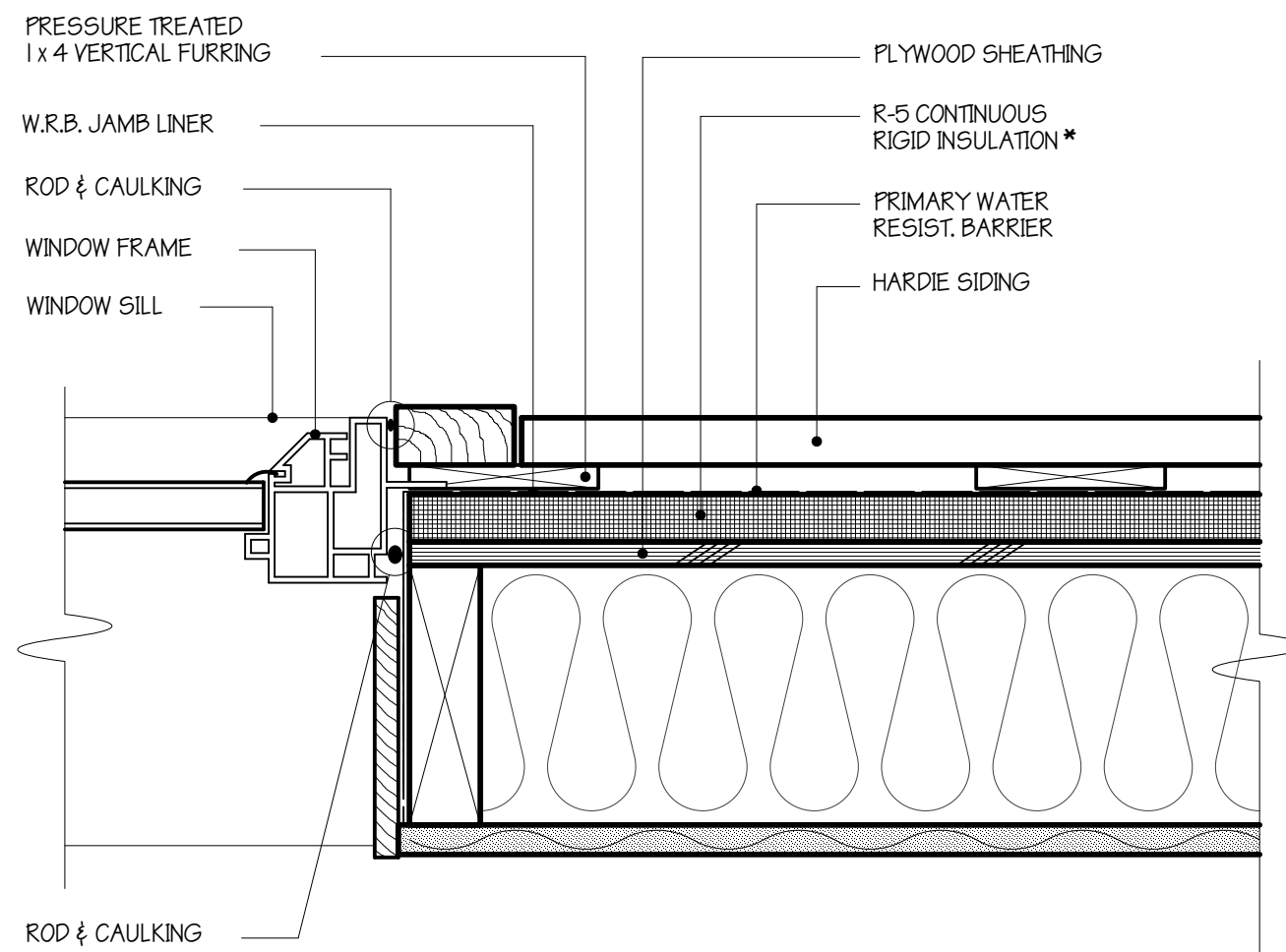
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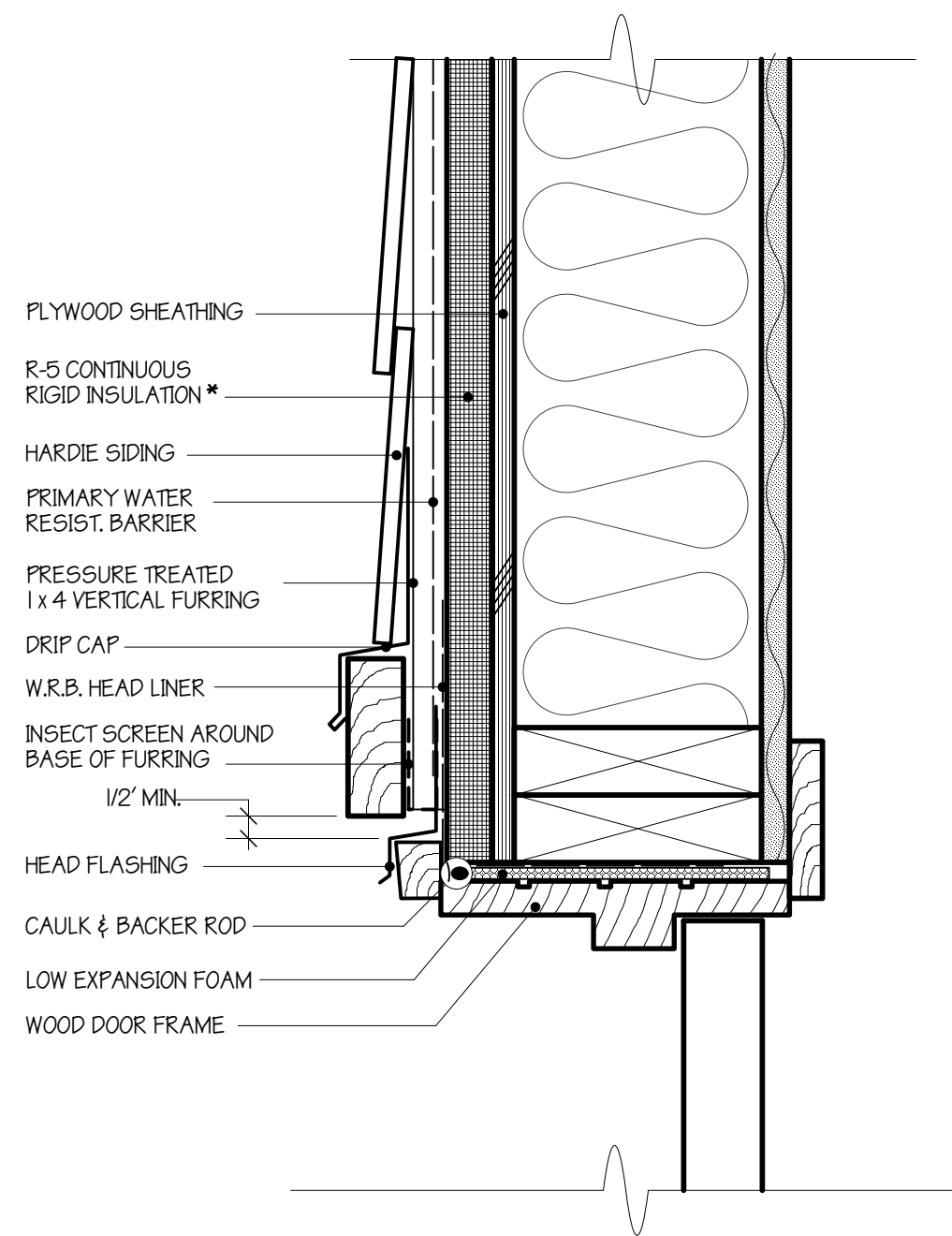
1 WINDOW HEAD DETAIL 3" = 1'-0"



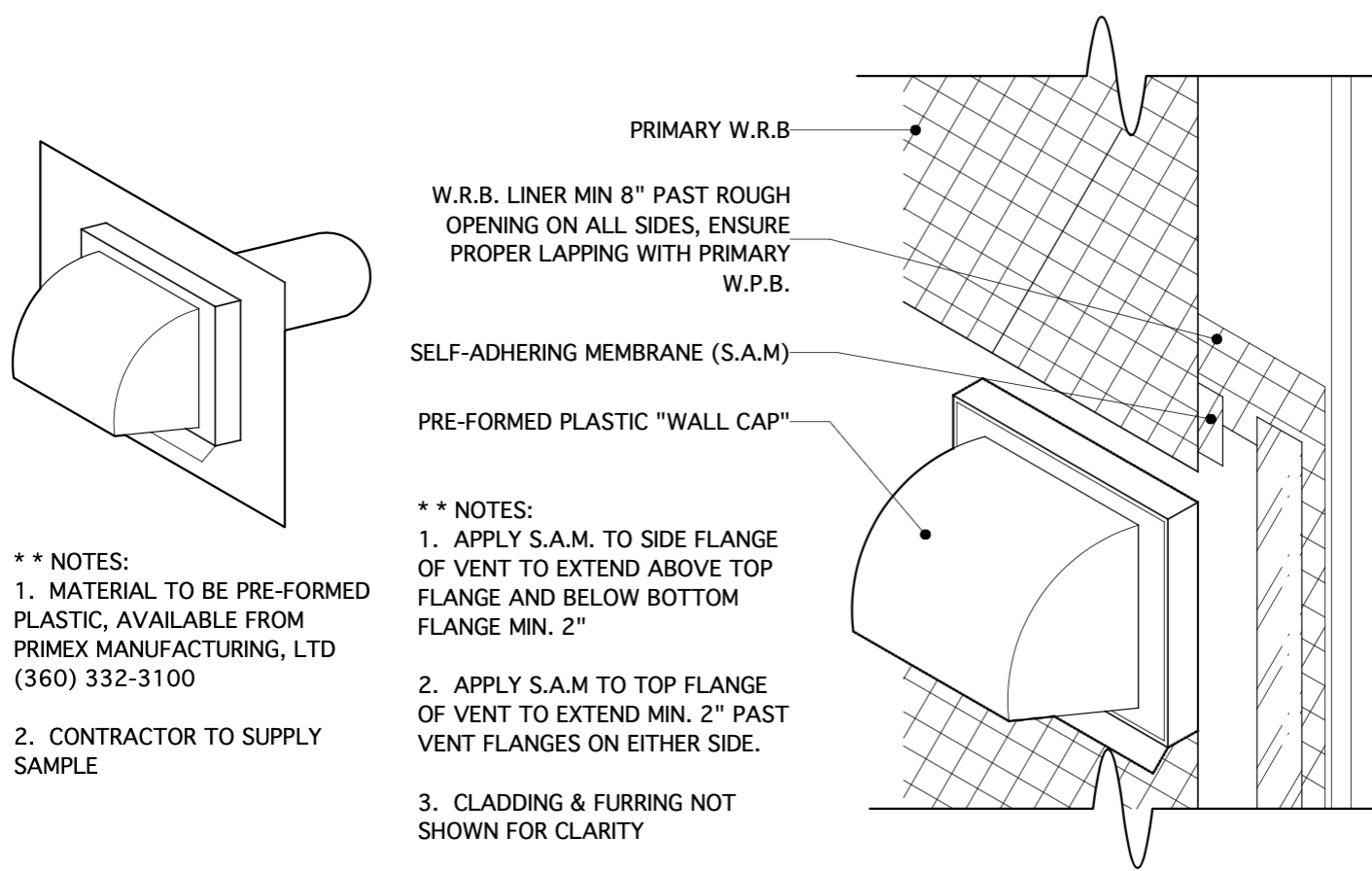
2 WINDOW SILL DETAIL 3" = 1'-0"



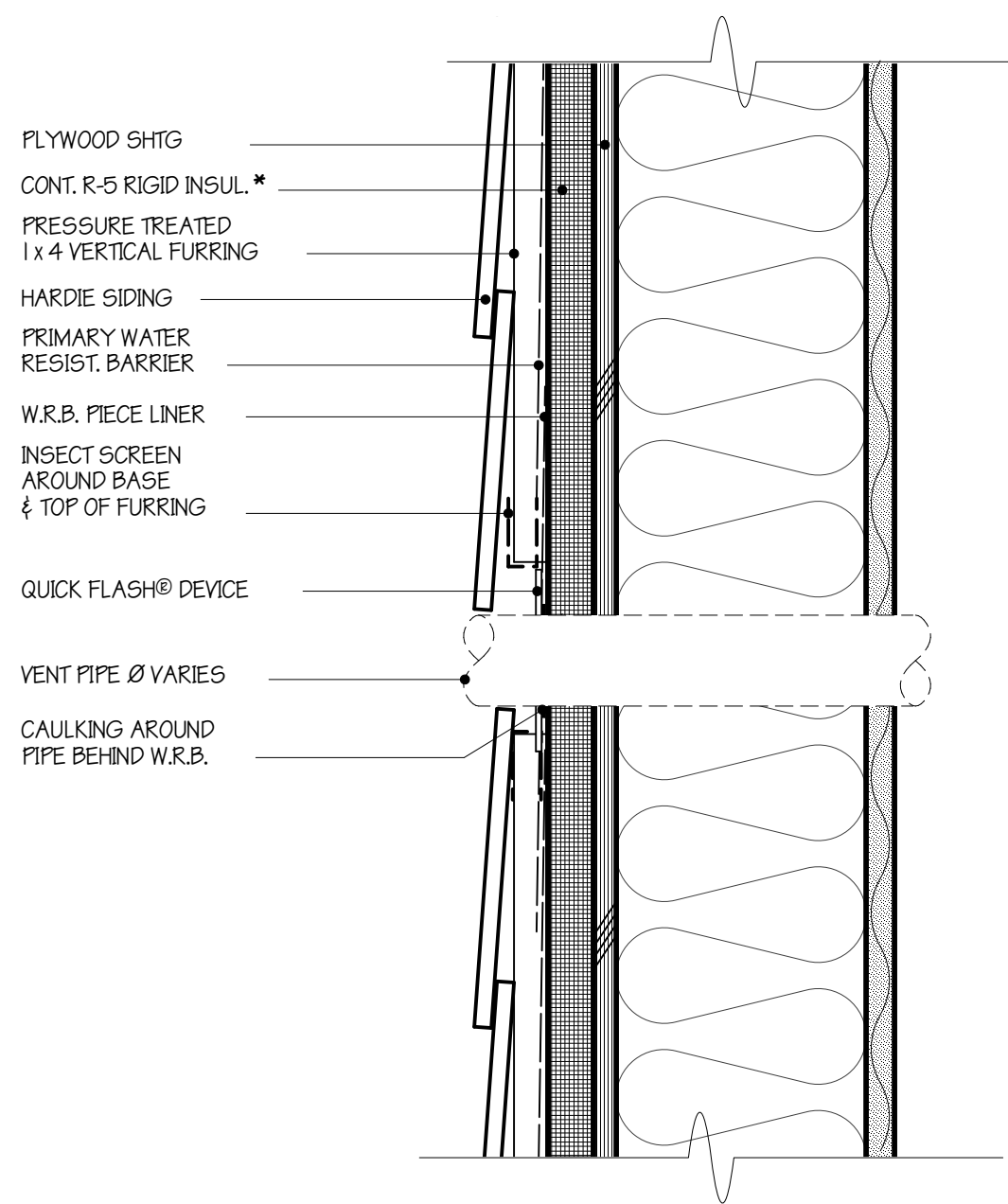
3 WINDOW JAMB DETAIL 3" = 1'-0"



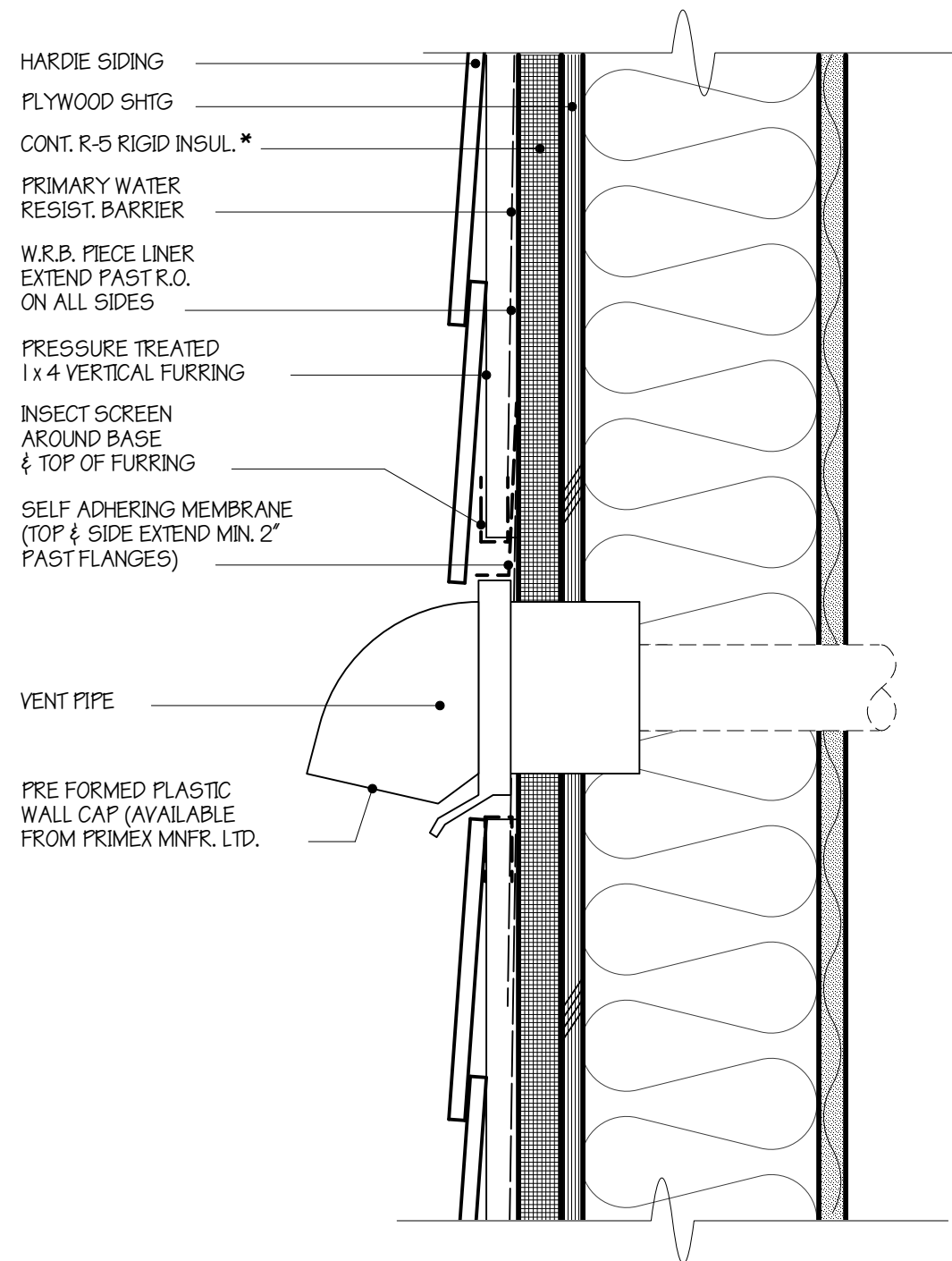
4 DOOR HEAD DETAIL 3" = 1'-0"



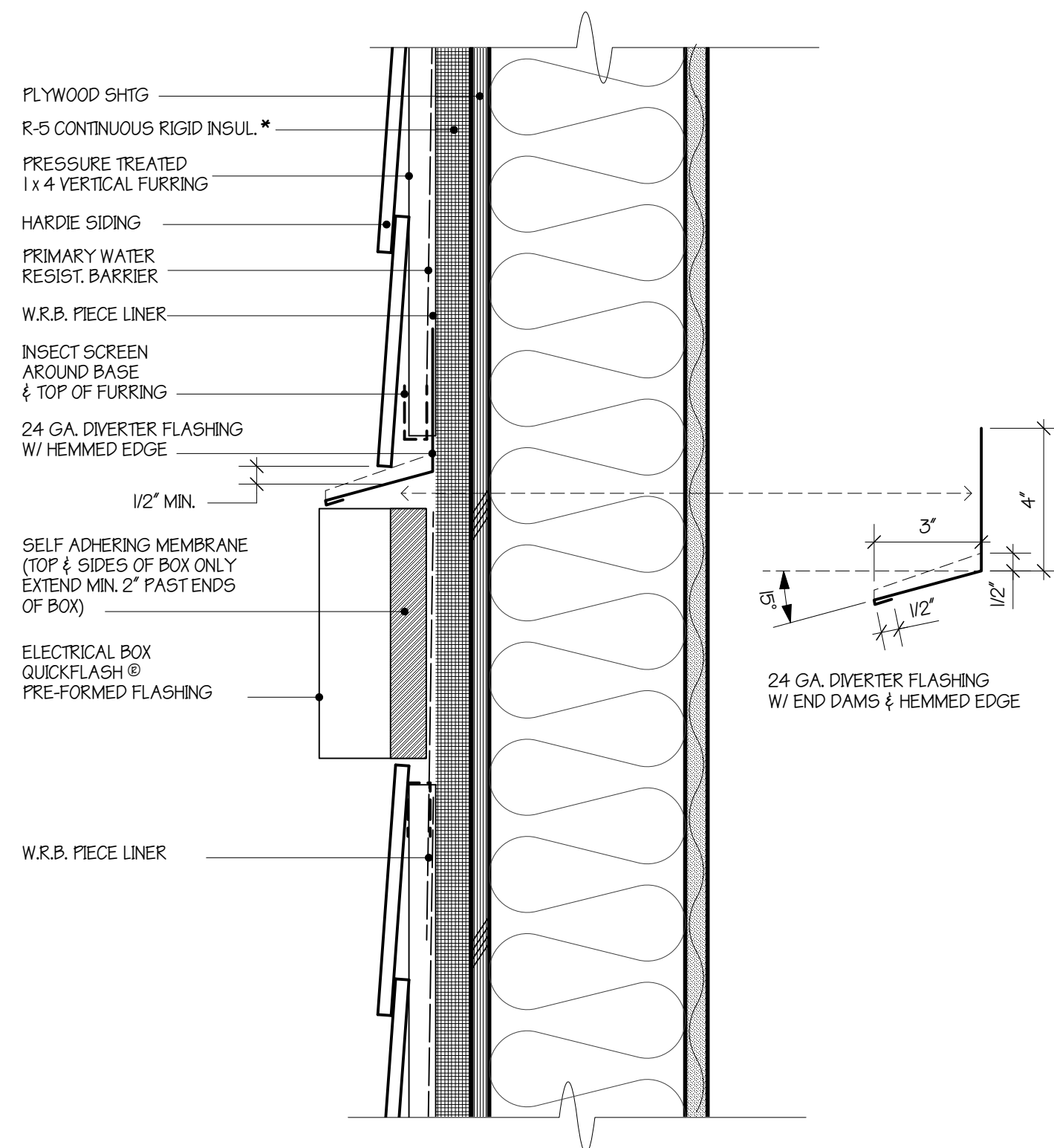
5 TYPICAL VENT HOOD ASSEMBLY N.T.S.



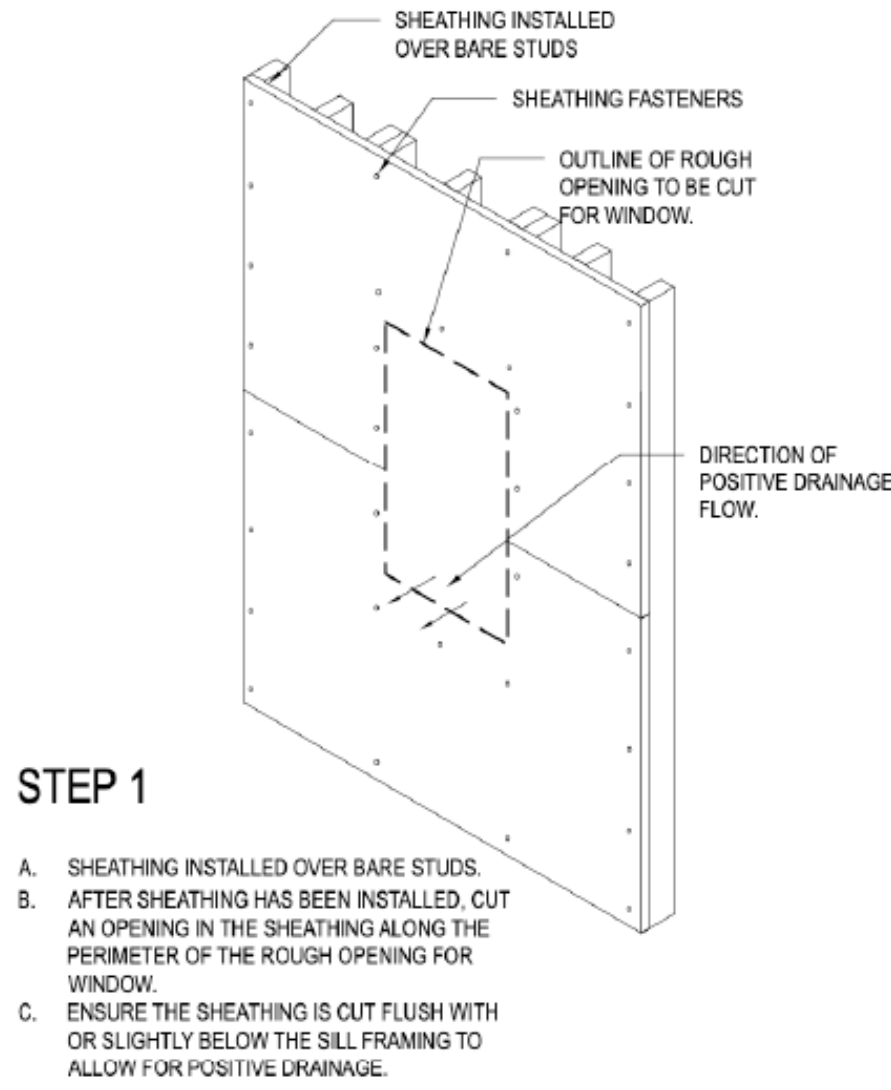
6 VENT PIPE FLASHING DETAIL 3" = 1'-0"



7 VENT PIPE FLASHING DETAIL 3" = 1'-0"

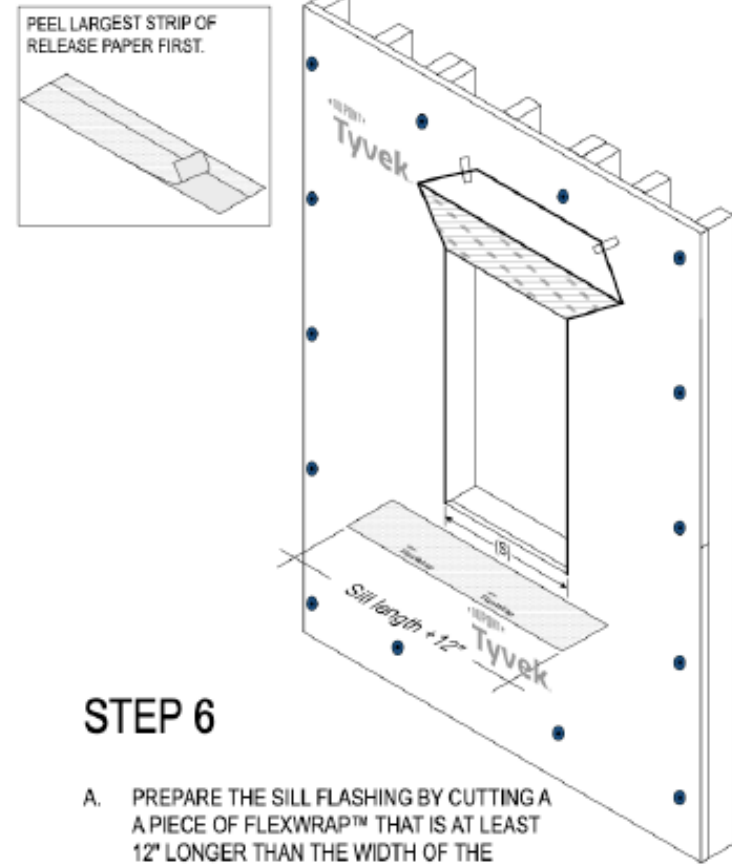


8 METER BOX FLASHING DETAIL 3" = 1'-0"



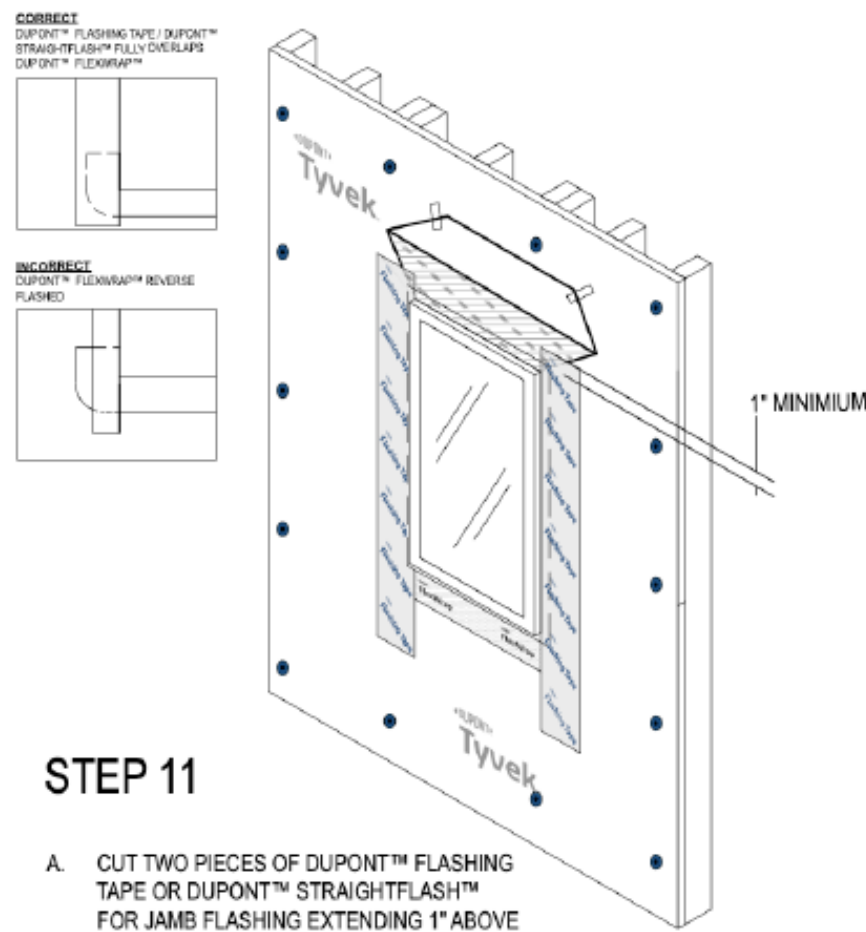
STEP 1

- SHEATHING INSTALLED OVER BARE STUDS.
- AFTER SHEATHING HAS BEEN INSTALLED, CUT AN OPENING IN THE SHEATHING ALONG THE PERIMETER OF THE ROUGH OPENING FOR WINDOW.
- ENSURE THE SHEATHING IS CUT FLUSH WITH OR SLIGHTLY BELOW THE SILL FRAMING TO ALLOW FOR POSITIVE DRAINAGE.



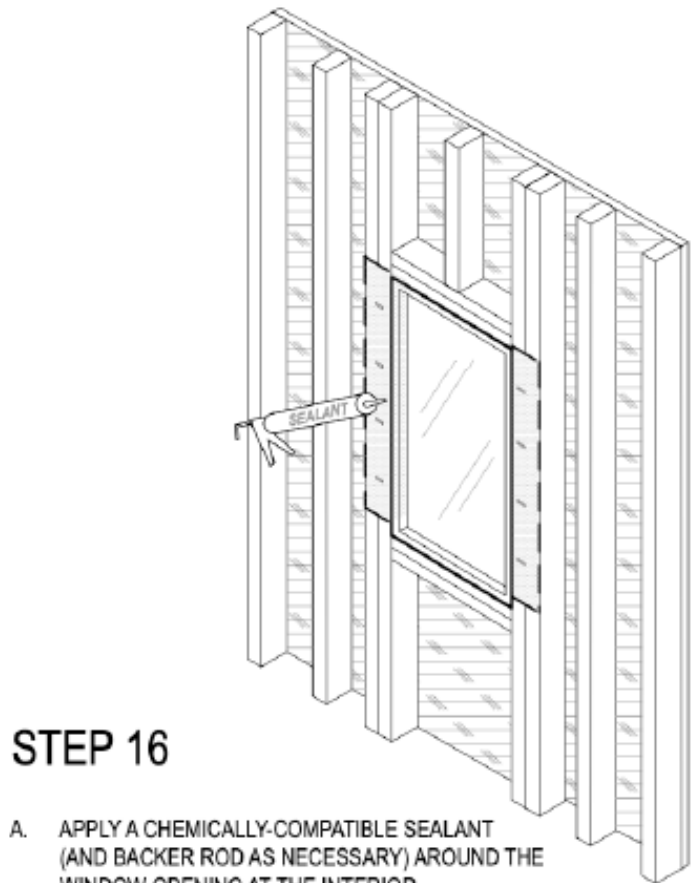
STEP 6

- PREPARE THE SILL FLASHING BY CUTTING A PIECE OF FLEXWRAP™ THAT IS AT LEAST 12" LONGER THAN THE WIDTH OF THE ROUGH OPENING SILL (S).
- USE 6" FLEXWRAP™ FOR 2"x4" FRAMING AND 9" FLEXWRAP™ FOR 2"x6" FRAMING.
- INSPECT INSTALLATION SURFACE TO ENSURE THE SURFACE IS FREE OF DIRT AND SUBSTANCES THAT COULD INTERFERE WITH ADHESION AS WELL AS ANY SHARP PROTRUSIONS.



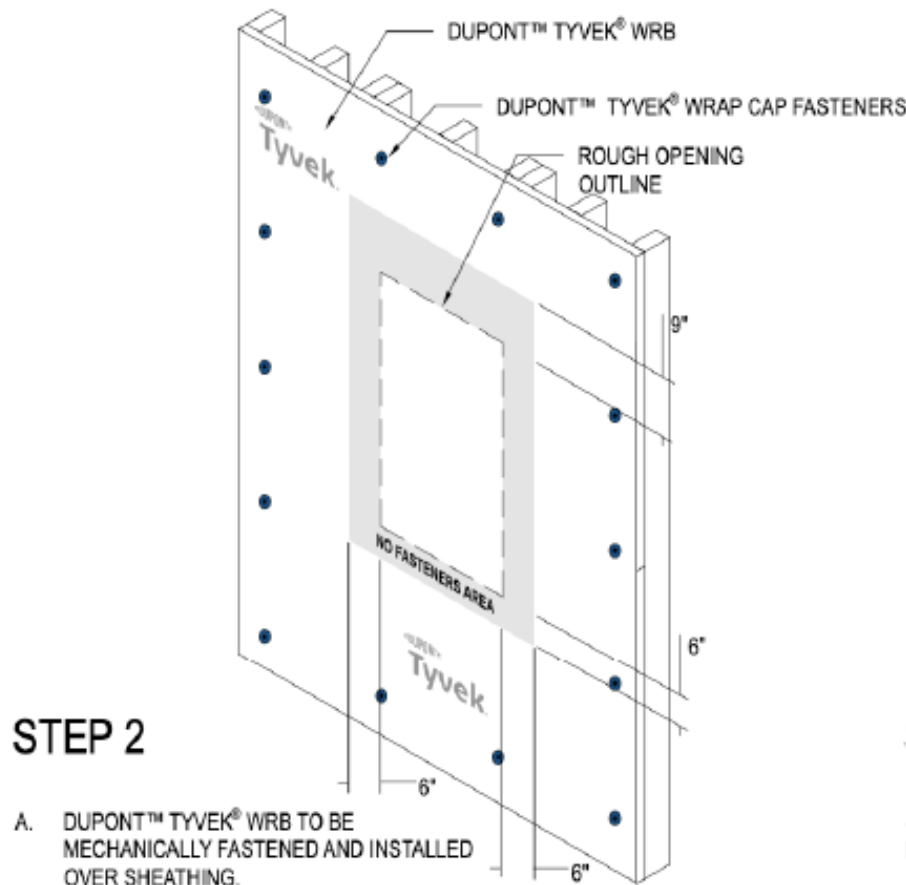
STEP 11

- CUT TWO PIECES OF DUPONT™ FLASHING TAPE OR DUPONT™ STRAIGHTFLASH™ FOR JAMB FLASHING EXTENDING 1" ABOVE WINDOW HEAD FLANGE AND BELOW BOTTOM EDGE OF SILL FLASHING.
- REMOVE RELEASE PAPER AND PRESS TIGHTLY ALONG SIDES OF WINDOW FRAME.



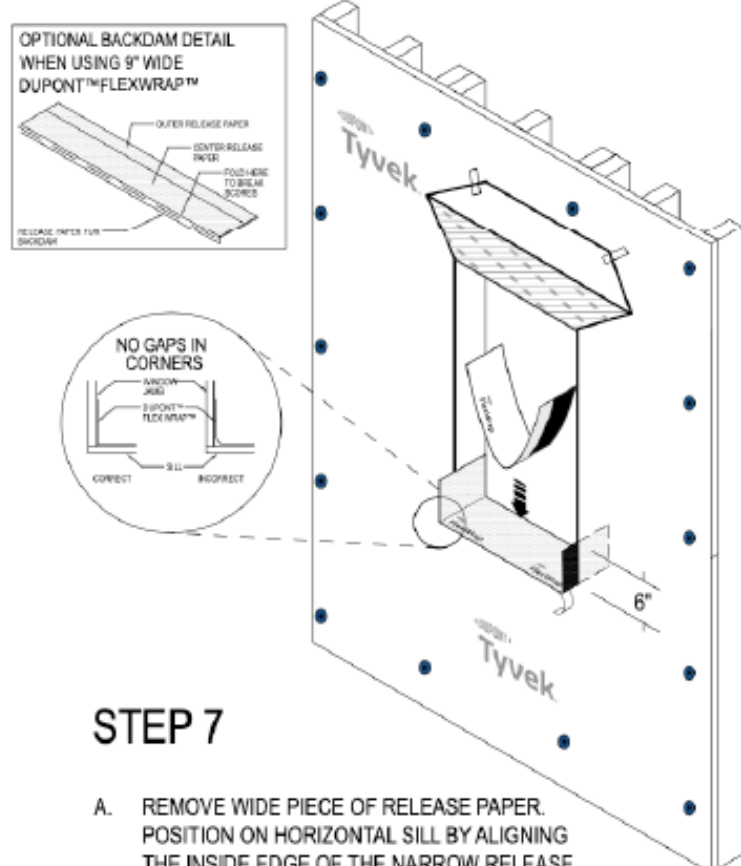
STEP 16

- APPLY A CHEMICALLY-COMPATIBLE SEALANT (AND BACKER ROD AS NECESSARY) AROUND THE WINDOW OPENING AT THE INTERIOR. IT IS ALSO ACCEPTABLE TO USE GREAT STUFF PRO™ WINDOW AND DOOR POLYURETHANE FOAM SEALANT, OR A CHEMICALLY-COMPATIBLE FOAM.



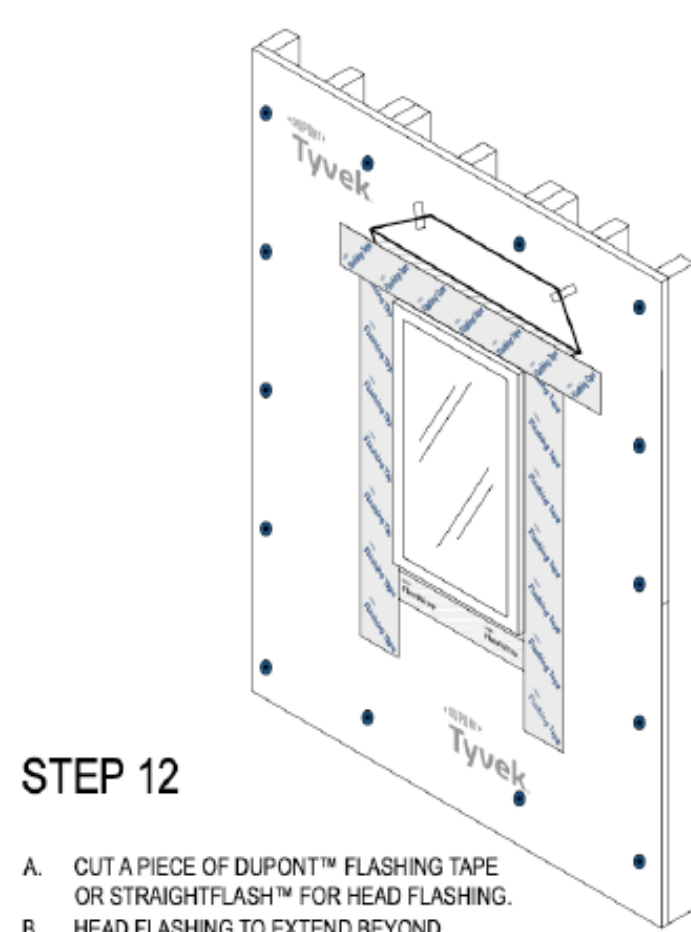
STEP 2

- DUPONT™ TYVEK® WRB TO BE MECHANICALLY FASTENED AND INSTALLED OVER SHEATHING.
- DO NOT** INSTALL FASTENERS WITHIN 6" OF THE SILLS AND JAMBS OF THE OPENINGS AND WITHIN 9" OF THE HEAD OPENINGS.



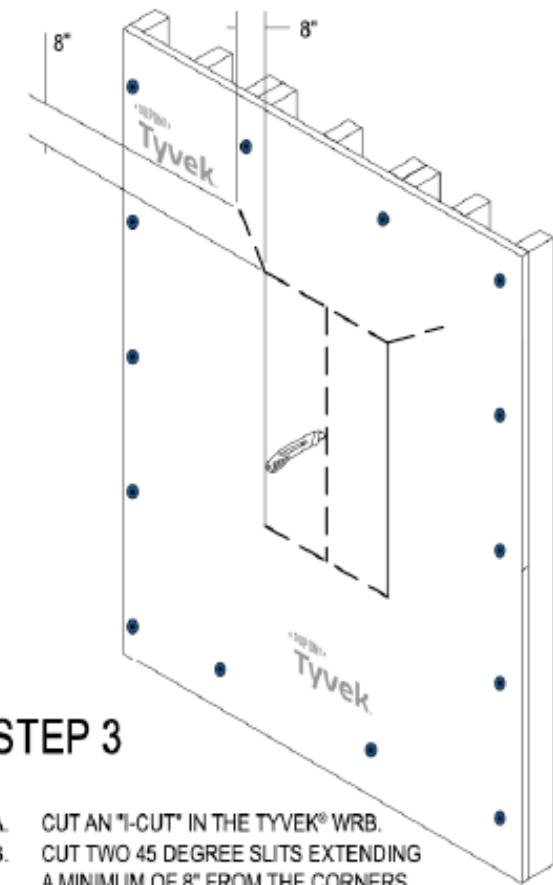
STEP 7

- REMOVE WIDE PIECE OF RELEASE PAPER POSITION ON HORIZONTAL SILL BY ALIGNING THE INSIDE EDGE OF THE NARROW RELEASE PAPER WITH THE FACE OF THE WALL TO ENSURE 2"-3" OF THE FLEXWRAP™ WILL BE ADHERED TO THE FACE OF THE WALL WITH A MINIMUM OF 6" UP EACH JAMB.
- ADHERE INTO ROUGH OPENING. **DO NOT** STRETCH MATERIAL ALONG THE SILL OR JAMB.



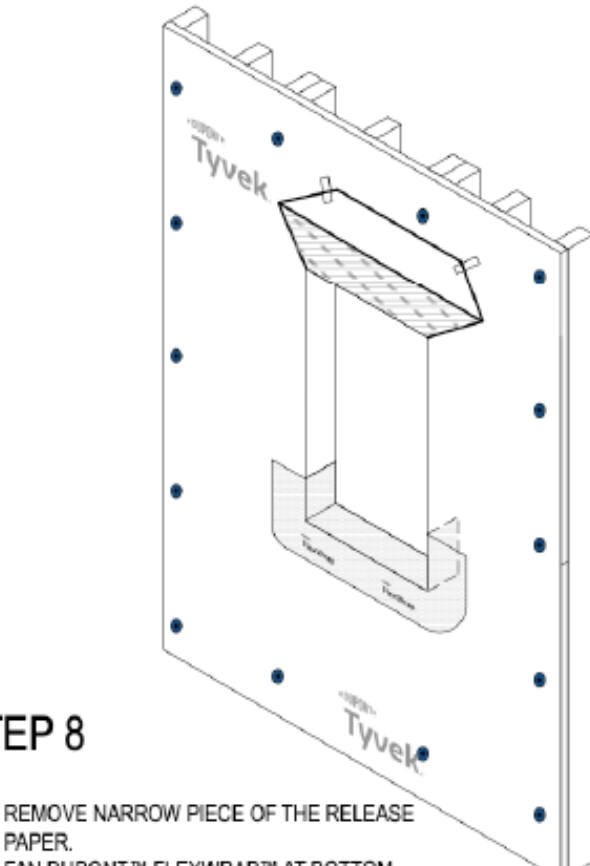
STEP 12

- CUT A PIECE OF DUPONT™ FLASHING TAPE OR STRAIGHTFLASH™ FOR HEAD FLASHING.
- HEAD FLASHING TO EXTEND BEYOND OUTER EDGES OF JAMB FLASHING.
- REMOVE RELEASE PAPER AND INSTALL COMPLETELY COVERING WINDOW MOUNTING FLANGE AND ADHERING TO THE EXPOSED SHEATHING.



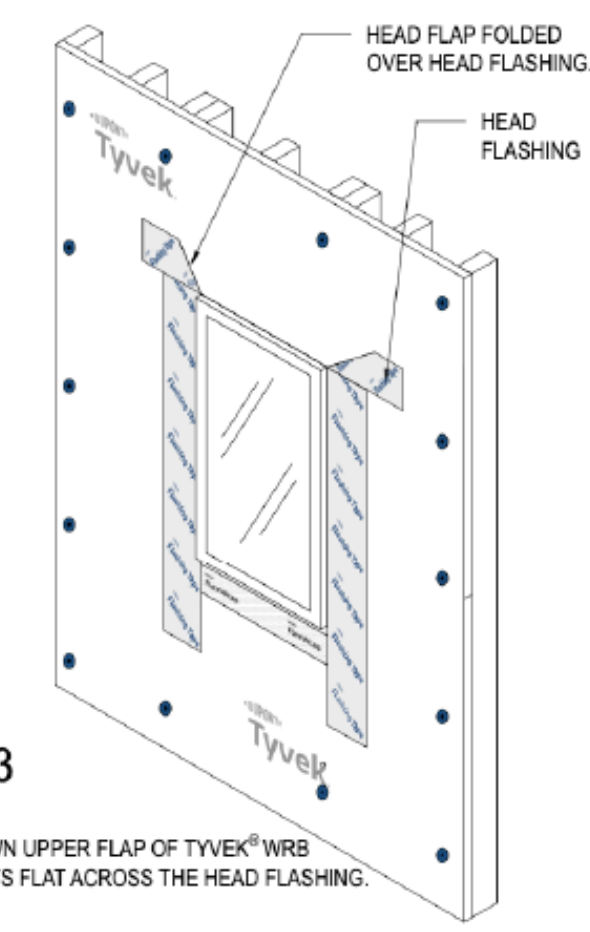
STEP 3

- CUT AN 'X' CUT IN THE TYVEK® WRB.
- CUT TWO 45 DEGREE SLITS EXTENDING A MINIMUM OF 8" FROM THE CORNERS OF THE HEAD OPENINGS TO EXPOSE SHEATHING OR FRAMING MEMBERS TO ALLOW HEAD FLASHING INSTALLATION.



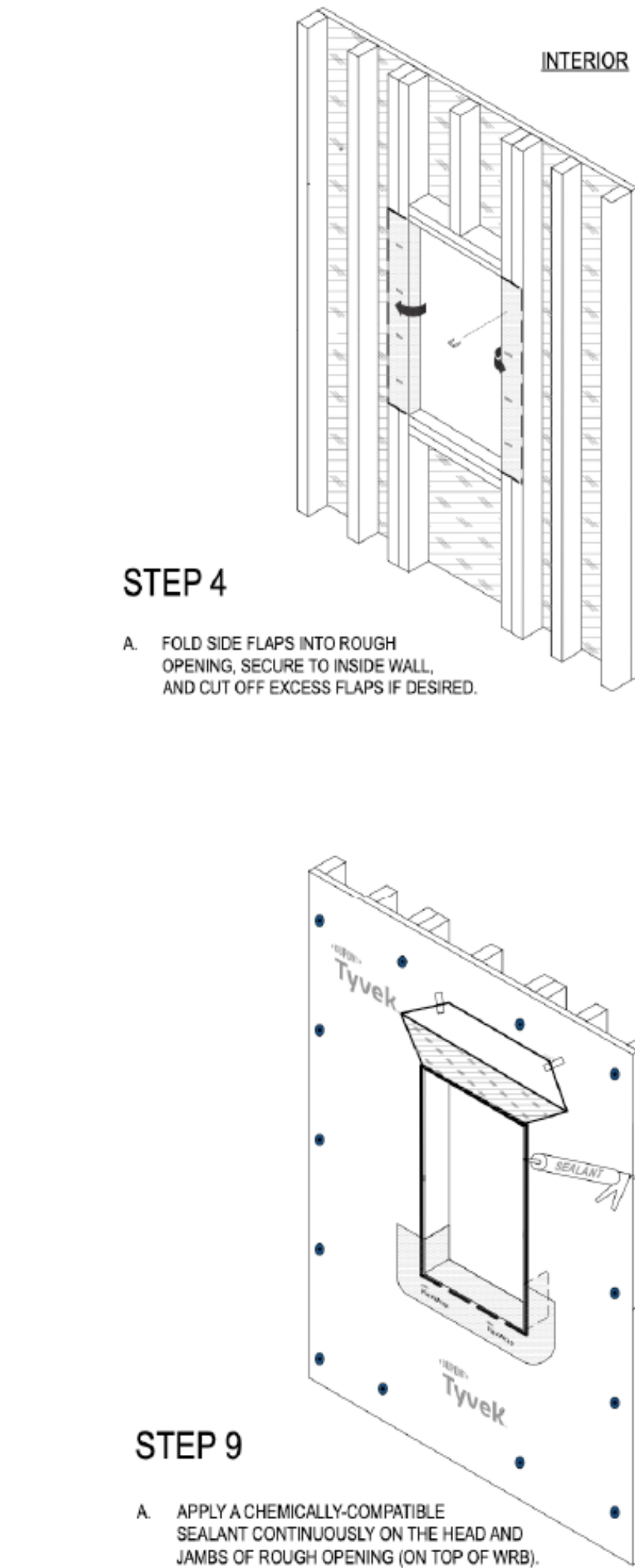
STEP 8

- REMOVE NARROW PIECE OF THE RELEASE PAPER.
- FAN DUPONT™ FLEXWRAP™ AT BOTTOM CORNERS AND ADHERE ONTO EXTERIOR FACE OF WALL. COVERAGE SHOULD BE 2"-3" ONTO THE FACE OF THE WALL.
- PRESS SILL FLASHING W/ FIRM HAND PRESSURE OR J-ROLLER TO ENSURE FULL ADHESION ON ALL SURFACES.



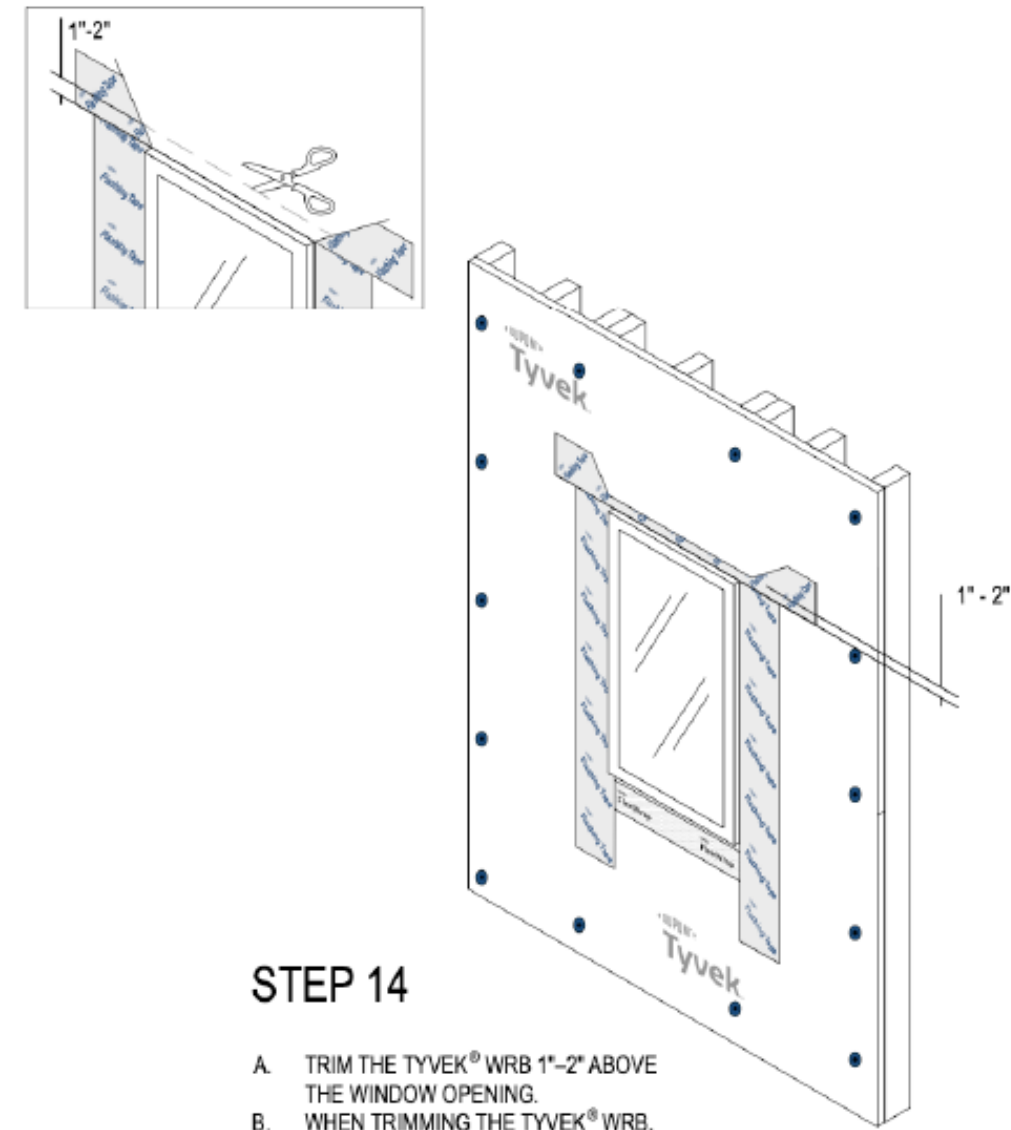
STEP 13

- FLIP DOWN UPPER FLAP OF TYVEK® WRB SO IT LAYS FLAT ACROSS THE HEAD FLASHING.



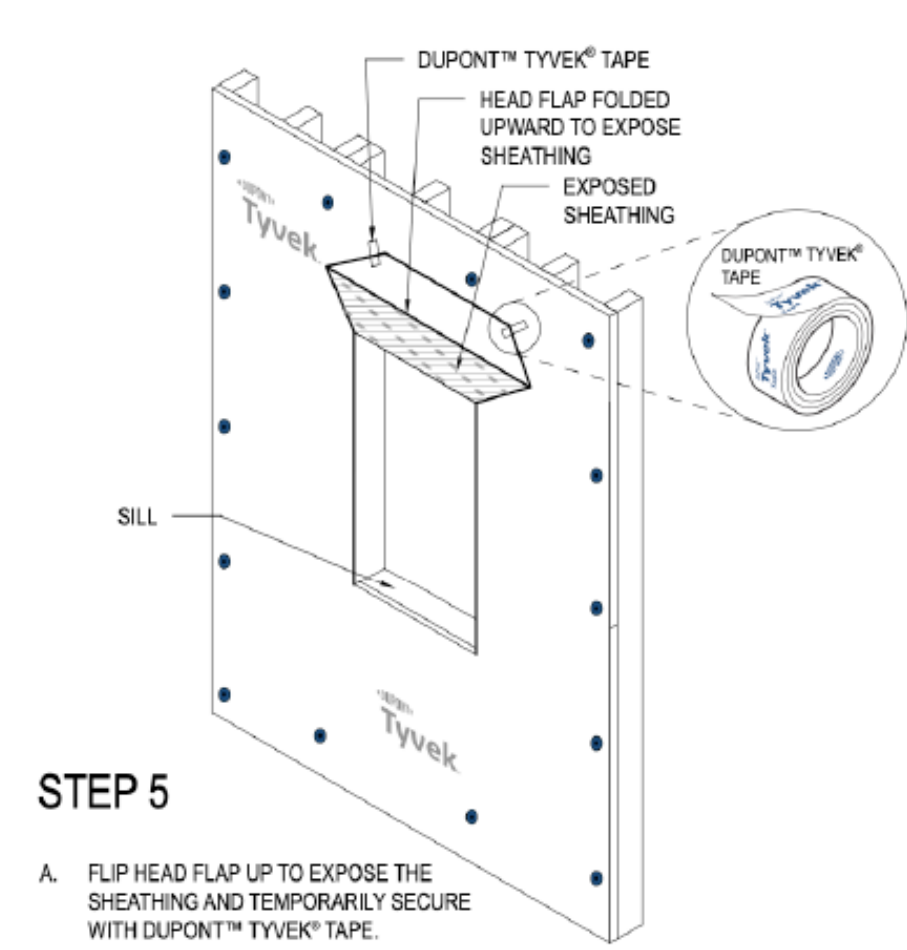
STEP 4

- FOLD SIDE FLAPS INTO ROUGH OPENING. SECURE TO INSIDE WALL, AND CUT OFF EXCESS FLAPS IF DESIRED.



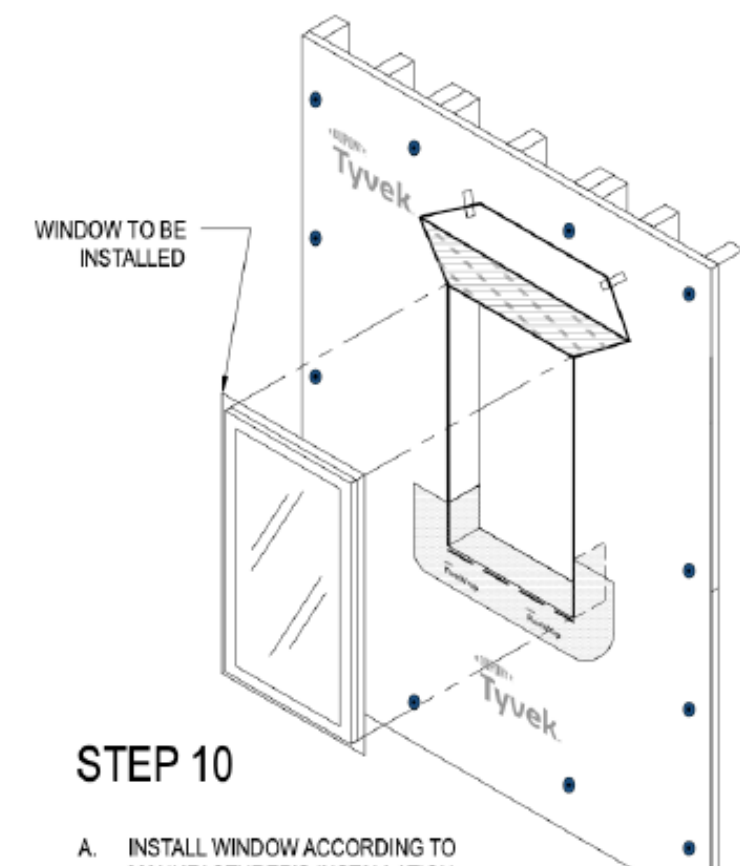
STEP 14

- TRIM THE TYVEK® WRB 1"-2" ABOVE THE WINDOW OPENING.
- WHEN TRIMMING THE TYVEK® WRB, **DO NOT** CUT OR DAMAGE THE HEAD FLASHING THAT HAS BEEN INSTALLED BEHIND IT.



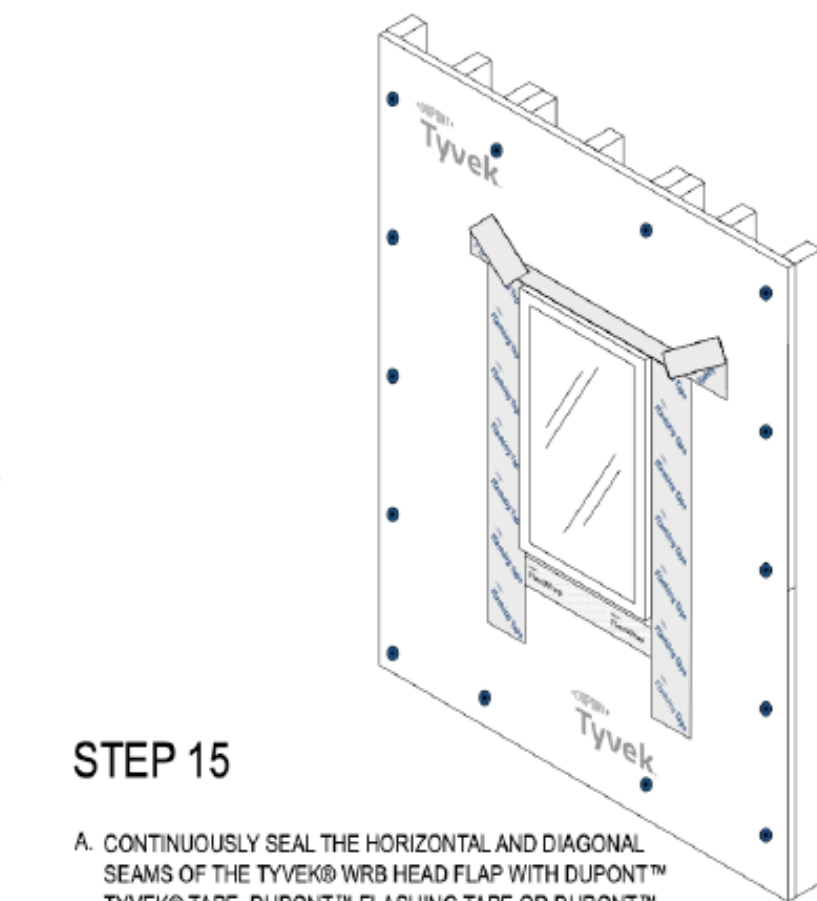
STEP 5

- FLIP HEAD FLAP UP TO EXPOSE THE SHEATHING AND TEMPORARILY SECURE WITH DUPONT™ TYVEK® TAPE.



STEP 10

- INSTALL WINDOW ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.



STEP 15

- CONTINUOUSLY SEAL THE HORIZONTAL AND DIAGONAL SEAMS OF THE TYVEK® WRB HEAD FLAP WITH DUPONT™ TYVEK® TAPE, DUPONT™ FLASHING TAPE OR DUPONT™ STRAIGHTFLASH™. INSTALL FASTENERS AS NEEDED THROUGH FLASHING FOR INCREASED HOLDING POWER.
- SKIP SEALING WITH A MAXIMUM OF TWO (2) 2" GAPS FOR EVERY 3' OF WINDOW IS ACCEPTABLE FOR ADDITIONAL DRAINAGE IF AN AIR BARRIER IS NOT REQUIRED.

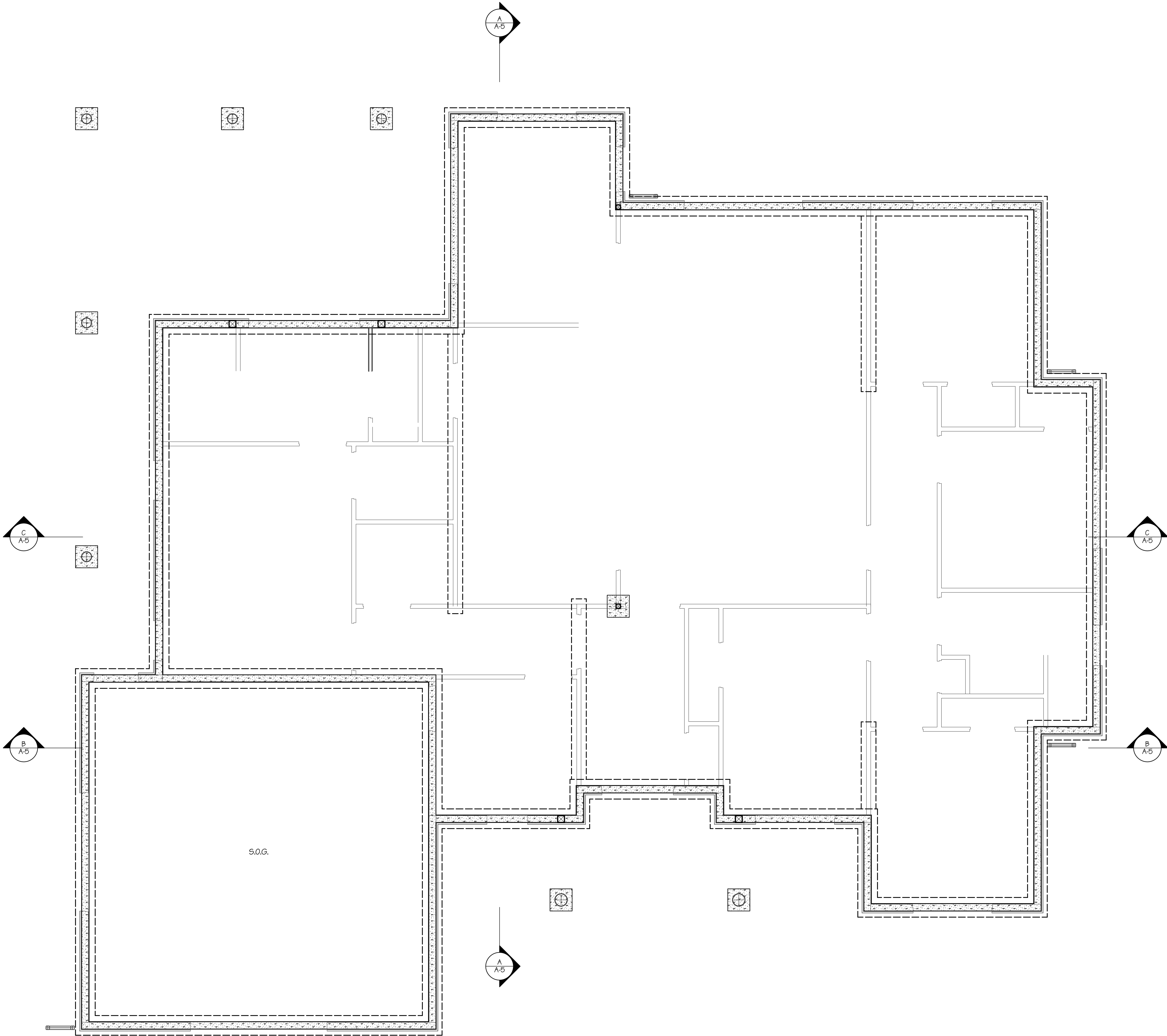
WINDOW WRAP SEQUENCING DETAILS

COLUMN SCHEDULE			
(C1)	4X6 D.F. #2	LPC4Z POST CAP	ABU46Z POST BASE

FOOTING SCHEDULE			
F1	8" X 16" CONTINUOUS	(2) #4 CONTINUOUS	
F2	8" X 12" CONTINUOUS THICKENED SLAB	(2) #4 CONTINUOUS	
F3	24" X 24" X 12" THICKENED SLAB	(2) #4 EACH WAY	

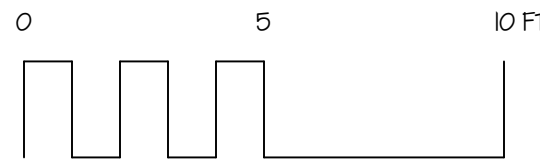
HEADER SCHEDULE			
H1	(2) 2X8 DF #2	(1) 2X6 TRIMMER, (1) KING STUD	
H2	(2) 2X10 DF #2	(2) 2X6 TRIMMERS, (2) KING STUD	
H3	4X10 DF #2	(2) 2X6 TRIMMERS, (2) KING STUD	

SHEAR WALL SCHEDULE ^{1, 2, 6, 8}			
MARK	SHEATHING ³	SHEATHING ATTACHEMENT	SILL PLATE ANCHORAGE ⁴
(S1)	7/16" APA RATED APA RATED SHEATHING, I-SIDE MIN.	8d @ 6" O.C. EDGE, 12" O.C. FIELD	1/2" Ø X 7" EMBED A.B. @ 4'-0" O.C.
(S2)	1/2" GYPSUM, 2-LAYERS, I-SIDE	#6 SCREWS, 7" O.C. EDGES AND FIELD	1/2" Ø X 7" EMBED A.B. @ 4'-0" O.C.
NOTES: 1. SHEATHING ATTACHEMENT IS REQUIRED THE ENTIRE LENGTH OF WALL INDICATED. WHERE A N EXTERNAL WALL IS NOT DESIGNATED WITH A SHEATHING MARK, PROVIDE SHEATHING AND ATTACHMENT PER TYPE S1 ABOVE. 2. DRIVE WOOD PANEL SHEATHING NAILS FLUSH WITH, BUT NOT PENETRATING THE FACE OF THE WOOD SURFACE. 3. BLOCK ALL EDGES OF SHEAR WALL PANELS (ORIENTED STRAND BOARD, O.S.B. ARE ACCEPTABLE) 4. PROVIDE A MIN. OF 2 ANCHOR BOLTS PER EACH SILL PLATE PIECE, NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END. PROVIDE 3" X 3" X 1/4" PLATE WASHERS AT ALL SILL PLATE ANCHOR BOLTS. 5. STAGGER END JOINTS OF SHEATHING 16" MIN. ON EACH SIDE OF WALL WHERE SHEATHING IS REQUIRED ON BOTH FACES OF WALL. 6. CONSTRUCT SHEAR WALL ASSEMBLIES INCLUDING CORNER AND INTERSECTION STUD GROUPS, TOP PLATE SPLICES, AND STUD TO PLATE CONNECTIONS TO COMPLY WITH 2006 INTERNATIONAL BUILDING CODE (IBC) TABLE 2304.9.1 UNO. 7. PROVIDE 4X6 OR (2) 2X6 WALL BOTTOM PLATE AND STUDS, DOUG FIR STUD GRADE AT ADJOINING PANEL EDGES TO COMPLY WITH IBC 2006 CRITERIA IN SEISMIC CATEGORY D. (2) 2X6 NAILED TOGETHER WITH 16d COMMON AT 3' O.C. STAGGERED 8. SPRUCE - PINE - FIR WALL STUDS AND 2X SILL PLATES ARE ACCEPTABLE FOR WALLS CONSTRUCTED WITH SHEAR WALL TYPES S1 AND S2 UNLESS OTHERWISE NOTED IN THE GENERAL STRUCTURAL NOTES.			



FOUNDATION & FRAMING PLAN

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



PROPOSED 5 BEDROOM SFR FOR:
LUMMI HOUSING AUTHORITY
LOT 6 LUMMI VIEW DRIVE, BELLINGHAM, WA 98226

DATE: JUNE 26, 2025

ISSUED FOR: ENGINEERING CHECK PRINT

REVISION:

REVISION:

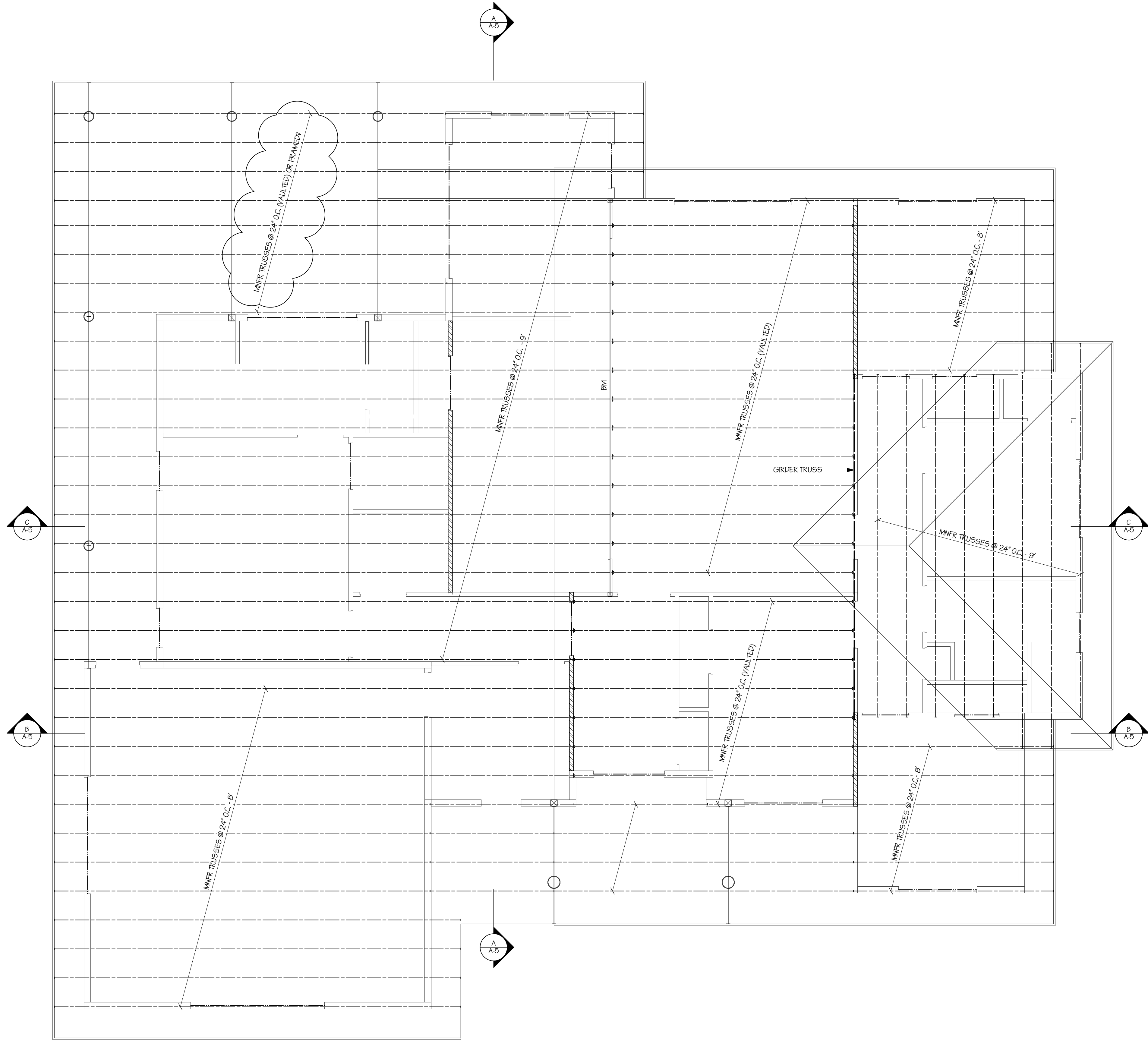
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FOUNDATION & FRAMING PLAN

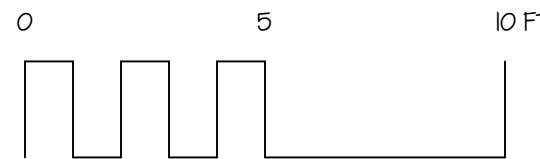
S-1

Sheet Description



ROOF FRAMING PLAN

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



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REVISION:

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ROOF FRAMING PLAN

S-2

Sheet Description

the design studio

PATRICIA URE
BUILDING DESIGNER

RESIDENTIAL
COMMERCIAL
DESIGN & INTERIORS

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