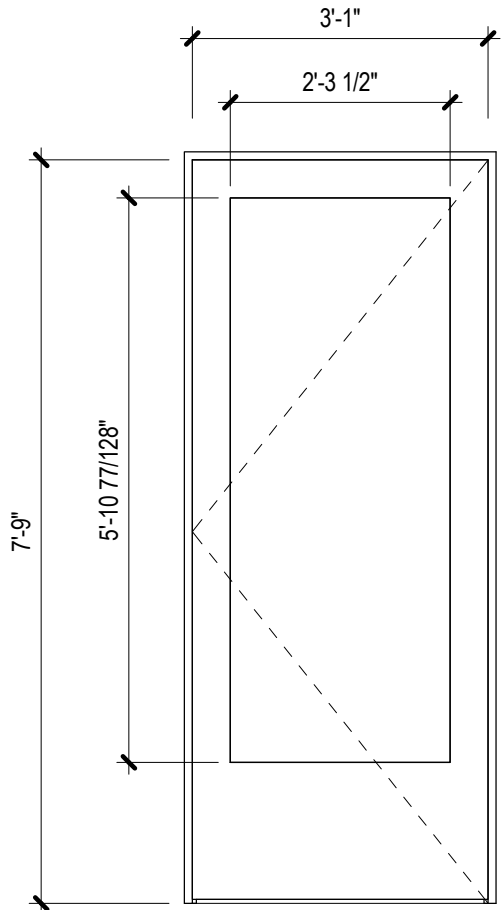


1 WINDOW LEGEND

1/2" = 1'-0"



2 DOOR LEGEND

1/2" = 1'-0"

MATERIAL LEGEND

	ALUMINUM		EARTH
	STEEL		WOOD TRIM
	STONE		FINISH WOOD SURFACE
	CAST-IN PLACE CONCRETE		PLYWOOD
	CONCRETE SURFACE		ROUGH WOOD
	GYPSUM		WOOD BLOCKING
	GRAVEL		RIGID INSULATION
	GLAZING SURFACE		BATT INSULATION

WINDOW SCHEDULE					
Description	Width	Height	Sill Height	U Value	SHGC
CASEMENT WINDOW	2'-4"	5'-4"	2'-5 3/4"	0.15	0.22
FIXED WINDOW	5'-2"	5'-4"	2'-5 3/4"	0.11	0.25

- NOTES:
- FIXED + CASEMENT WINDOW DELIVERED AS ONE UNIT
 - SEE BUILDING ELEVATIONS FOR ELEVATIONS OF WINDOWS AND SWING DIRECTIONS.
 - ALL WINDOW SIZES DENOTE ROUGH OPENING SIZES.
 - ALL CASEMENT WINDOWS TO BE EQUIPPED WITH CHROME 4 BAR EGRESS HARDWARE TO MAXIMIZE OPENING SIZE.
 - CONTRACTOR TO VERIFY ALL R.O. MEASUREMENTS, JAMB WIDTHS AND ACTUAL MATERIAL THICKNESSES.
 - ALL WINDOWS TO BE NFRC RATED.
 - ALL GLAZING TO BE TEMPERED (SAFETY) GLASS

DOOR SCHEDULE								
Description	Finish	Frame Material	Width	Height	U VALUE	GLAZING TYPE	NFRC	SHGC
ENTRY SWING DOOR	FIBERGLASS/GLASS	FIBERGLASS	3'-1"	7'-9"	0.11	TEMPERED	YES	0.25
STORAGE SWING DOOR	PLYWOOD	FRAMELESS	2'-2 1/4"	7'-3 1/2"	N/A			

- NOTES:
- DOOR TO SWING IN PER R311.3
 - ENTRY DOOR TO BE 32" CLR PER R311.2
 - CONTRACTOR TO VERIFY EXISTING WALL DEPTHS FOR JAMB WIDTHS
 - SEE DRAWINGS FOR DOOR ELEVATIONS AND SWING DIRECTIONS
 - ANY GLAZED EXTERIOR SWING DOORS TO HAVE INSULATED GLAZING WITH LOW E, ARGON FILLED, AND CHAMPAGNE SPACER FOR THE AIR SPACE
 - DOOR MFR. TO BUILD TO FIT ROUGH OPENINGS SHOWN IN PLANS

PLUMBING FIXTURE SCHEDULE			
Type	Manufacturer	Model	Description
KITCHEN SINK	DAYTON	D11721	SELECT OPTION WITH 1 HOLE
SHOWER FAUCET	BRICOR	B100 MAX	1.0 GPM SHOWER HEAD
SHOWER PAN	MUSTEE	32" DURABASE SQUARE BASE	WHITE
SHOWER WALL	MUSTEE	32" DURAWALL SQUARE SHOWER WALLS	WHITE
SINK FAUCET	JUST MANUFACTURING	JPO-1700-N	BRUSHED NICKEL LEAD FREE COMPLIANT
TOILET	AMERICAN STANDARD	CADET 3 RIGHT HEIGHT	CONNECT TO LOCAL WASTEWATER TREATMENT FACILITY
WATER HEATER	AO SMITH	EJCS-20	

SPECIALTY EQUIPMENT SCHEDULE			
Type	Manufacturer	Model	Description
REFRIGERATOR	DANBY	# DAR0444WDD	WHITE
COOKTOP	SPT	SR-1882	AVAILABLE AT HOME DEPOT
TOILET PAPER HOLDER	IKEA	BROGRUND 003.285.40	
MICROWAVE	GE	JES1072SHSS	0.7 CU FT

MECHANICAL EQUIPMENT SCHEDULE		
Manufacturer	Model	Description
LIFE BREATH	120D-ECM HRV	WATTS/CFM = 0.34-0.37
Marley Engineered Products	CP	Radiant Ceiling Panels

CODE REFERENCES

- DESIGNED UNDER THE FOLLOWING CODE EDITIONS:
 - 2015 International Residential Code
 - 2015 International Building Code
 - 2017 National Electrical Code
 - 2015 International Mechanical Code
 - 2015 Uniform Plumbing Code
 - 2015 Washington State Energy Code
 - 2015 International Fire Code
 - 2006 Washington State Ventilation & Indoor Air Quality Code

ENERGY NOTES:

- BASIS OF DESIGN PER 2015 WASHINGTON STATE ENERGY CODE.
- ALL NEW HOT WATER PIPES WILL BE INSULATED WITH MIN R3 PER R403.4.2
- HIGH EFFICIENCY WATER HEATER TO BE USED.
- ALL FIXTURES TO BE LOW FLOW, MAX OF 1.75 GPM
- U-VALUES ARE AS FOLLOWS:
 - FLOOR U-VALUE: 0.025
 - WALL U-VALUE: 0.021
 - ROOF U-VALUE: 0.023
- PER SEC R402.4.1.2, AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/HOUR, A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION.
- PER SEC R406.2 ENERGY CREDITS, THIS STRUCTURE COMPLIES WITH OPTION 1C, WHICH STATES THE MINIMUM IS REQUIRED:

Vertical fenestration U = 0.22
Ceiling and single-rafter or joist-vaulted R-49 advanced
Wood frame wall R-21 int plus R-12 ci
Floor R-36
Basement wall R-21 int plus R-12 ci
Slab on grade R-10 perimeter and under entire slab
Below grade slab R-10 perimeter and under entire slab

GENERAL NOTES TO CONTRACTOR

- DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- GRIDLINES REPRESENT FACE OF FRAMING UNLESS NOTED OTHERWISE
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
- ALL WOOD IN CONTACT WITH CONCRETE OR 6" FROM GRADE IS PRESSURE TREATED.
- SERVICE WATER PIPES IN UNHEATED SPACES TO BE INSULATED.
- PROVIDE DRAFT-STOPPING IN CONCEALED SOFFIT SPACES WHERE REQUIRED.
- ALL INSULATION MATERIALS SHALL HAVE FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE-DEVELOPED RATING NOT TO EXCEED 450.
- REMOVE ALL UPC STICKERS AND LABELS FROM PIPING, HANGERS ETC, UNLESS REQUIRED BY CODE PRIOR TO INSTALLATION.
- CONTRACTOR TO INSTALL DOWNSPOUT, VERIFY LOCATION WITH ARCHITECT
- ALL NEW SMOKE DETECTORS SHALL BE INTERCONNECTED AND RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. SMOKE DETECTORS TO BE LOCATED PER REFLECTED CEILING PLAN AND CODE REQUIREMENTS
- EXHAUST FANS AT BATHROOMS AND LAUNDRY ROOMS, IF ANY, SHOULD BE RATED AT 50 CFM AT 0.25 W.G. OR GREATER. VENT ALL EXHAUST FANS TO THE OUTSIDE. EXHAUST DUCTS ARE TO BE CONSTRUCTED OF SMOOTH BORE NONCOMBUSTABLE MATERIAL AND ARE TO BE INSULATED AS REQ'D PER CURRENT WSEC AND IRC
- THESE DRAWINGS, THE PROJECT SPECIFICATIONS, THE SCHEDULES, ANY ADDENDUM, AND ANY MODIFICATIONS SHALL CONSTITUTE IN FULL THE WORKING DRAWINGS FOR THIS PROJECT AND SHALL BE RETAINED IN FULL AT THE JOBSITE.
- THIS DRAWING SET TO BE SUPPLIED WITH PROJECT SPECIFICATIONS. ALL SUBSEQUENT ADDENDUM OR MODIFICATIONS TO THIS SET OR TO PROJECT SPECIFICATIONS SHALL BE DESCRIBED AND DETAILED AS CONSECUTIVELY NUMBERED REVISIONS, WHICH SHALL BE SUBMITTED TO CONTRACTOR.
- INSTALLATION: WHERE A TIGHTENING TORQUE IS INDICATED AS A NUMERIC CLUE ON EQUIPMENT OR IN INSTALLATION INSTRUCTIONS PROVIDED BY MANUFACTURER, A CALIBRATED TORQUE TOOL SHALL BE USED TO ACHIEVE THE INDICATED TORQUE VALUE, UNLESS THE EQUIPMENT MANUFACTURER HAS PROVIDED INSTALLATION INSTRUCTIONS FOR AN ALTERNATIVE METHOD OR ACHIEVING THE REQUIRED TORQUE.
- ELECTRICAL WIRING OR EQUIPMENT MUST BE SUFFICIENTLY ACCESSIBLE, AT THE TIME OF INSPECTION, TO ALLOW THE INSPECTOR TO VISUALLY INSPECT THE INSTALLATION. COVER INSPECTION REQUIRED FOR ELECTRICAL AND OTHER SYSTEMS ENCLOSED IN WALLS.
- MECHANICAL VENTILATION FLOW RATING MINIMUM IS 30 CFM WITH A FLEX DUCT DIAMETER MINIMUM OF 5" IN ACCORDANCE WITH WAC M1507.4 & M1507.3.6.2
- FOUNDATION PLANS AND DETAILS ARE NOT REVIEWED BY L&I, EXCEPT FOR THE REASONABILITY OF THE DESIGN TO SUPPORT THE MODULAR BUILDING. APPROVAL AND INSPECTION OF THE FOUNDATION SYSTEM IS THE JURISDICTION OF THE LOCAL BUILDING OFFICIAL. THIS IS TYPICAL FOR ALL FOUNDATION RELATED SHEETS, DETAILS, AND ENGINEERING CONTAINED WITHIN THIS PLAN SET
- ONSITE USE AND LOCATION OF THE MODULAR BUILDING IS THE JURISDICTION OF THE LOCAL BUILDING OFFICIAL. SITE, GRADE, AND PLOT DRAINAGE PLANS ARE NOT REVIEWED BY LNI.
- ALL EQUIPMENT MUST BE INSTALLED PER ENGINEERING AND MANUFACTURER'S SPECIFICS, AND IN ACCORDANCE WITH APPLICABLE WITH APPLICABLE LISTING. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOBSITE AT THE TIME OF INSPECTION
- DECKS, STAIRS, LANDINGS AND GUARDS WHICH ARE NOT FACTORY INSTALLED IN THE MODULES ARE NOT REVIEWED OR APPROVED BY L&I. LOCAL JURISDICTION HAVING AUTHORITY IS RESPONSIBLE FOR ALL REVIEW, APPROVAL, AND INSPECTION OF THESE ITEMS. TYPICAL OF ALL SHEETS, DETAILS, AND ENGINEERING RELATED TO THESE ITEMS.
- PER 317.2.1, ALL PRESSURE TREATED WOOD LARGER THAN 1"x 5" OR 2" X 4" SHOULD BEAR A QUARLITY MARK OF AN APPROVED INSPECTION AGENCY
- PER R317.3, ALL FASTENERS GREATER THAN 1/2" DIAMETER FOR PRESSURE TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER
- PER R317.1.1, ALL FIELD-CUT ENDS, NOTCHES, AND DRILLED HOLES OF PERSERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPAM4
- PER R507.4, MAXIMUM ALLOWABLE SPACING FOR 2X6 JOISTS SHALL BE 24" OC AND DECKING SHALL BE ATTACHED TO EACH SUPPORTING MEMBER WITH NOT LESS THAN (2) NO.8 WOOD SCREWS

SHEET INDEX

Sheet Number	Sheet Name
A-0.10	PROJECT INFORMATION
A-2.01	FLOOR PLAN + AXONS
A-3.01	BUILDING SECTIONS
A-4.01	EXTERIOR ELEVATIONS
A-5.01	INTERIOR ELEVATIONS
A-6.01	PHOTOS
M-0.00	HVAC DRAWINGS, LEGEND, ABBREV, GENERAL NOTES

PROJECT DIRECTORY

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OWNER
FACING HOMELESSNESS
4001 9TH AVE NE
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PHONE: (206) 632-7299

PROJECT DESCRIPTION / SCOPE OF WORK

THIS 225 SF DETACHED ACCESSORY DWELLING UNIT AIMS TO ALLOW FLEXIBLE HOUSING FOR THOSE WITH VARIOUS LOT SIZES WHILE GIVING TO THE BLOCK PROJECT, A PROGRAM WITHIN FACING HOMELESSNESS.

INSTALLATION OF THE FOLLOWING SYSTEMS WILL OCCUR AFTER HOME IS BUILT. SEPARATE PERMITS WILL BE OBTAINED THROUGH LOCAL JURISDICTIONS AT THAT TIME:

FOUNDATION
SOLAR PANELS
OFF-GRID WATER SYSTEMS
CONNECTION TO UTILITIES

PROJECT NARRATIVE

BUILD A HOME FOR YOURSELF WHILE HELPING SOMEONE WHO IS LIVING HOMELESS. ALL PROCEEDS WHEN PURCHASING THIS DESIGN GO TO HELP FUND THE BLOCK PROJECT.

WITH MORE AND MORE PEOPLE MOVING TO OUR BEAUTIFUL CITY, IT'S CRITICAL THAT OUR BUILDING DESIGNS ADAPT. THAT'S WHY THE BLOCK HOMES HAVE A COMPACT FLOOR PLAN TO INCREASE URBAN DENSITY, WEAVE INTO THE EXISTING FABRIC BY FITTING THE MAJORITY OF BACKYARDS, AND ARE BUILT WITH HEALTHY, SUSTAINABLE MATERIALS.

THE EFFICIENT FLOOR PLAN HAS EVERYTHING AN OCCUPANT NEEDS: SHOWER, TOILET, KITCHENETTE, COOKTOP, EXTRA-LONG TWIN BED, STORAGE, AND A COVERED FRONT PORCH TO SIT ON! THE LARGE GLASS WINDOW AND DOOR ALLOW FOR LOTS OF NATURAL LIGHT TO FLOOD THE SPACE, WHILE THE ALL WOOD INTERIOR CREATES A WARM COZY FEELING. ITS SMALL BUILDING FOOTPRINT ALLOWS FOR MORE GARDEN SPACE AROUND THE HOME FOR HEALTHY LIVING AND PRIVACY BETWEEN NEIGHBORS. THE BUILDING HEIGHT IS SENSITIVE, CASTING MINIMAL SHADOWS ONTO ADJACENT SPACES, AND THE INNOVATIVE PIER FOUNDATION WORKS AROUND EXISTING TREE ROOTS WITH MINIMAL IMPACT.

THE BLOCK HOME ISN'T JUST EFFICIENT IN LAYOUT - IT'S ALSO DESIGNED TO BE THE MOST SUSTAINABLE HOME ON THE BLOCK! ALL MATERIALS SPECIFIED IN THE HOME ARE RED-LIST FREE, CREATING HEALTHY INDOOR AIR-QUALITY WHILE PROMOTING THE MANUFACTURING OF TOXIN-FREE PRODUCTS. THE GLASS ENTRY DOOR AND LARGE WINDOW ARE IDEALLY ORIENTED TO THE SOUTH, ALLOWING FOR LOTS OF NATURAL HEAT GAIN, WHILE THE EAST, WEST, & NORTH SIDES ARE HEAVILY INSULATED, EXCEEDING SEATTLE ENERGY CODE.

IN THE FUTURE, THE BLOCK PROJECT IS CONSIDERING SELLING NOT JUST THE PLANS, BUT THE HOMES THEMSELVES. OUR NEWEST VERSION, BLOCK HOME V1.1 IS PANELIZED IN A WORKSHOP FOR SIMPLE AND ACCESSIBLE CONSTRUCTION, MINIMALLY IMPACTING THE SITE AND NEIGHBORS. NOTHING IS CUT ON SITE AND THE WHOLE STRUCTURE GOES UP IN TWO DAYS! JUST HIRE A GENERAL CONTRACTOR TO PICK UP OUR PANELS, ASSEMBLE, RUN UTILITIES AND APPLY FLEXIBLE FINISHES!

ALL PROCEEDS FOR PURCHASING THIS PLAN GO TO THE BLOCK PROJECT BY FACING HOMELESSNESS, A COMMUNITY AND NON-PROFIT THAT BELIEVES IN THE ABILITY TO END HOMELESSNESS. IF YOU WOULD LIKE TO HOST SOMEONE WHO IS CURRENTLY HOMELESS THROUGH THE BLOCK PROJECT, PLEASE REACH OUT TO ADITI@FACINGHOMELESSNESS.ORG.

COST ESTIMATE

\$40,000 MATERIALS (NON LIVING BUILDING CHALLENGE)
\$40,000 CARPENTRY
\$10,000 PLUMBING
\$12,000 SOLAR
\$6,000 ELECTRICAL

\$100,000-120,000

BILLING

\$1,000 PER PLAN*
\$100 HOURLY RATE FOR ANY ADDITIONAL SCOPE

*ALL PROCEEDS GO TO THE BLOCK PROJECT BY FACING HOMELESSNESS

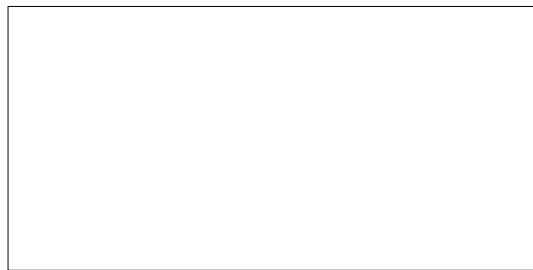


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PROJECT TEAM

JL, RH, BP, AK

PROJECT NO.

SDCI DADU SUBMISSION

SDCI PROJECT NO.

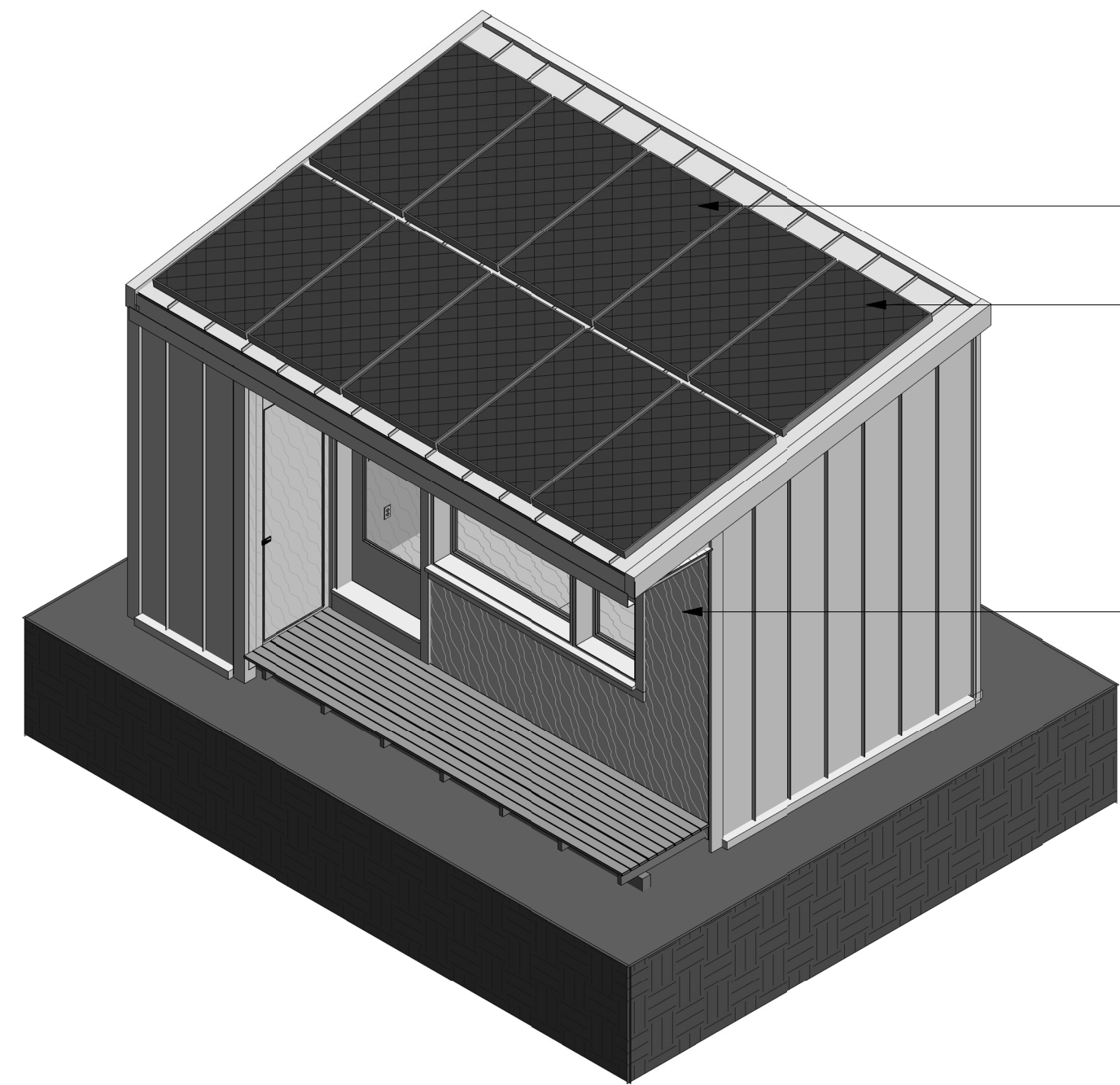
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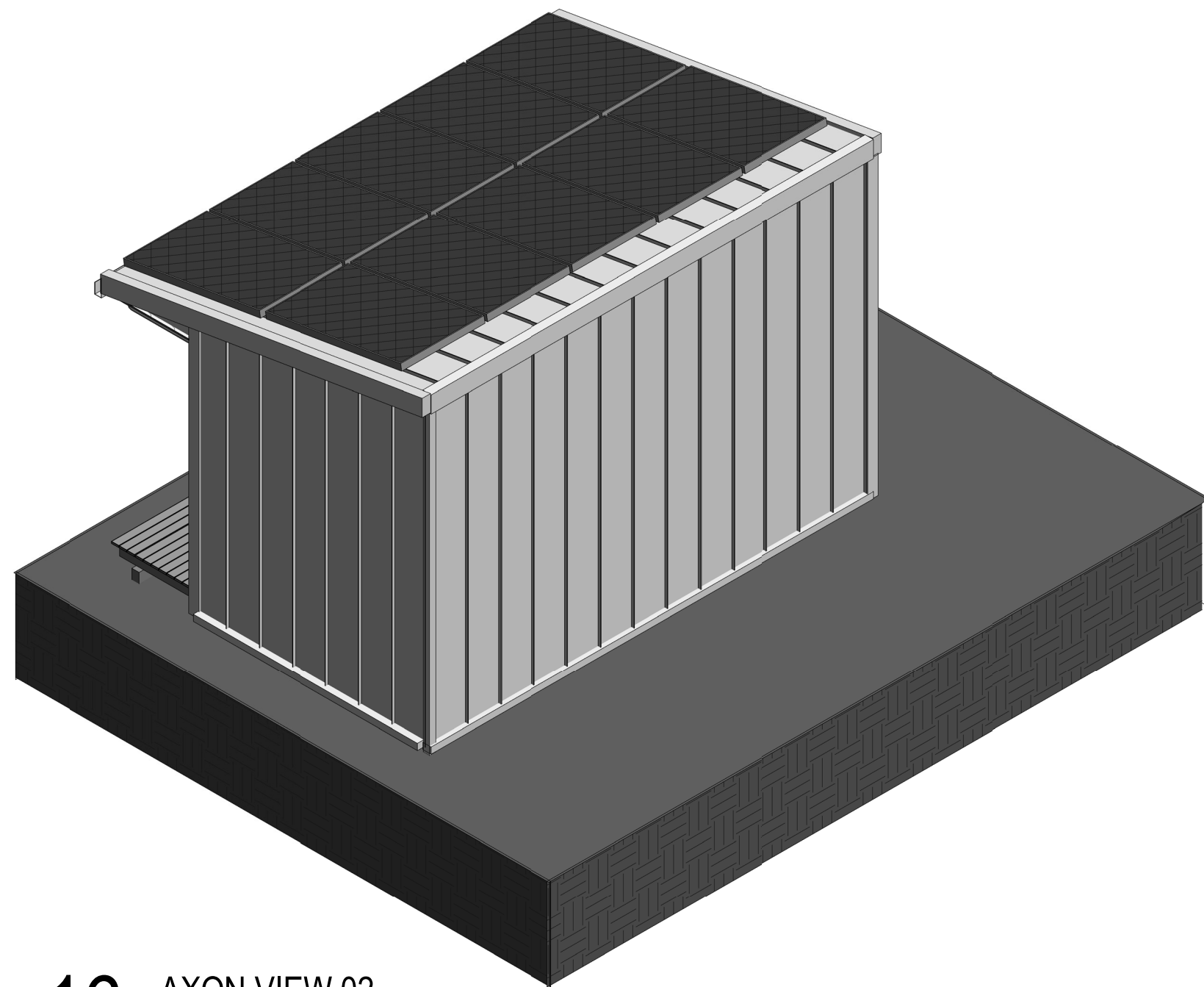
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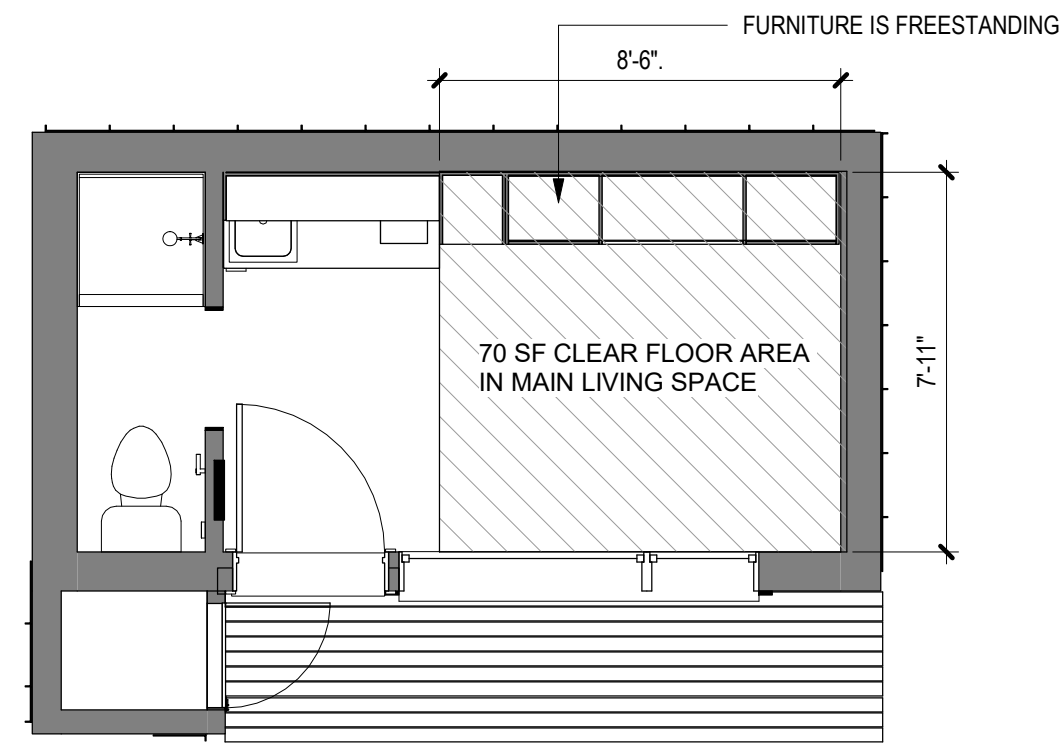
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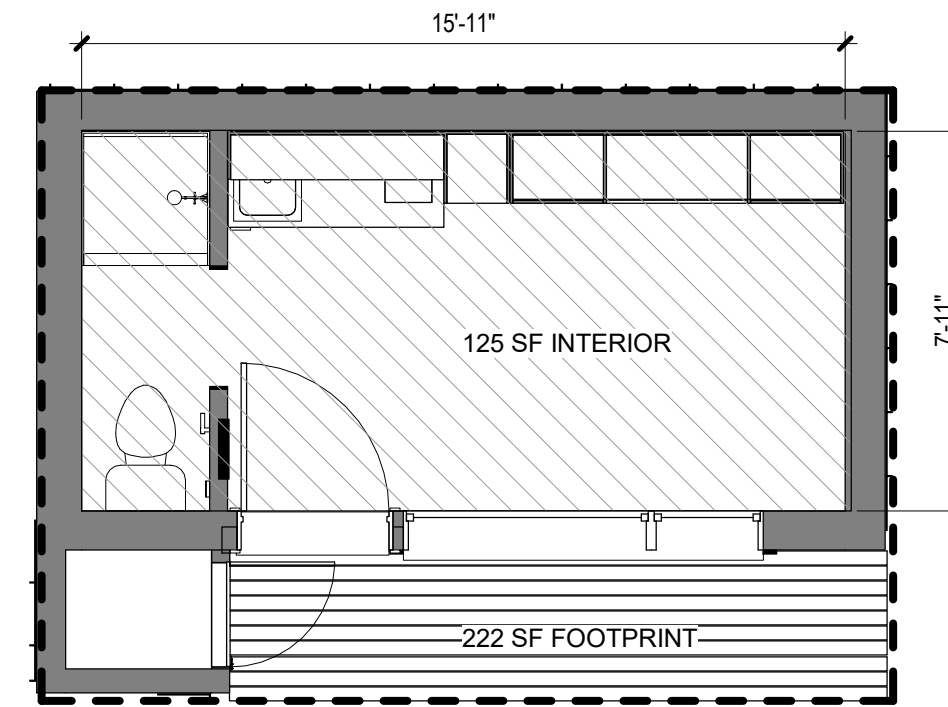
11 AXON VIEW 01



16 AXON VIEW 02

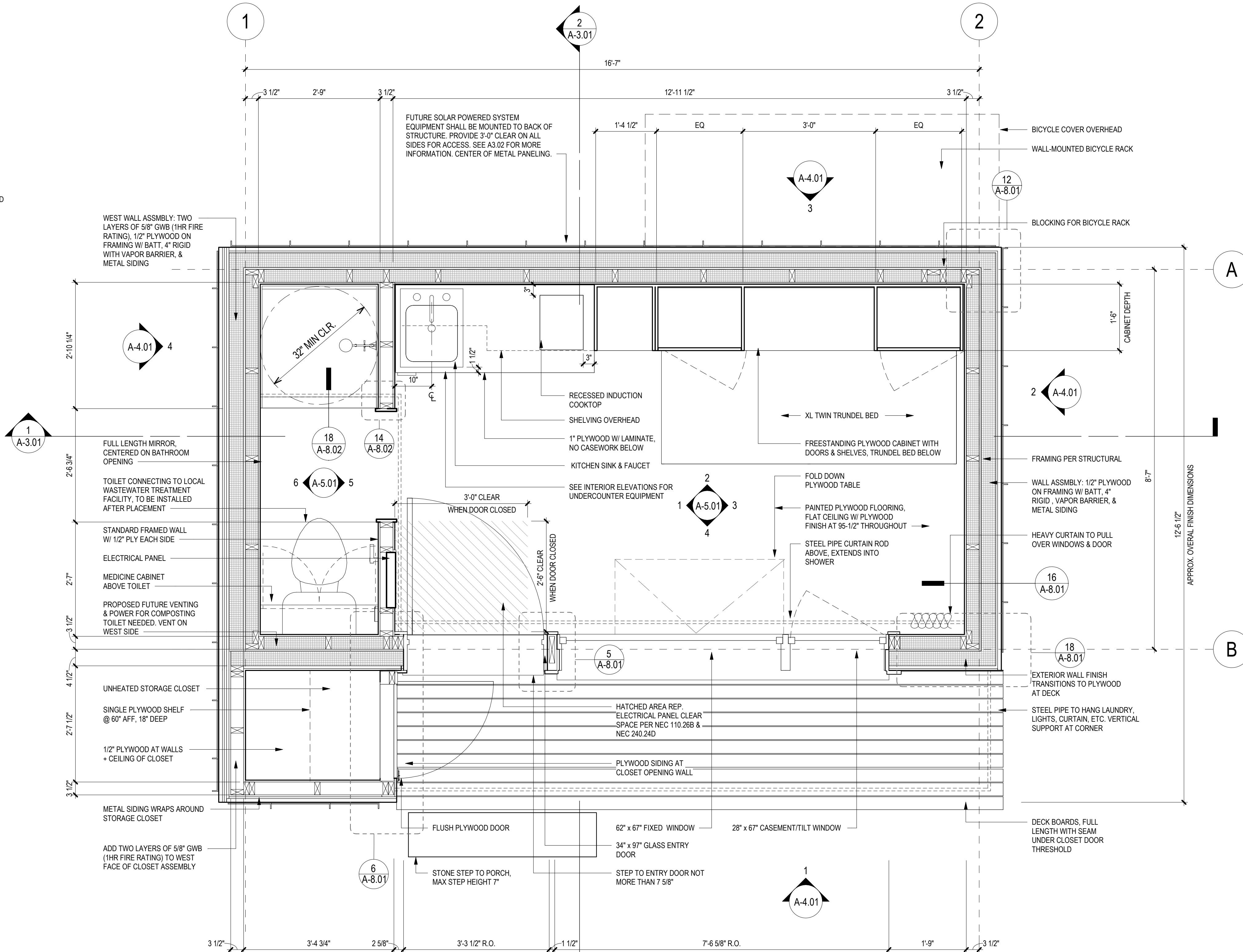


3 FLOOR LEVEL - CODE DIAGRAM 01
1/4" = 1'-0"



4 FLOOR LEVEL - CODE DIAGRAM 02
1/4" = 1'-0"

- GENERAL NOTES:
1. DIMENSIONING TO FRAMING, UNO
 2. SEE STRUCTURAL DRAWINGS FOR FRAMING LAYOUT



18 FLOOR PLAN
3/4" = 1'-0"

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FLOOR PLAN + AXONS

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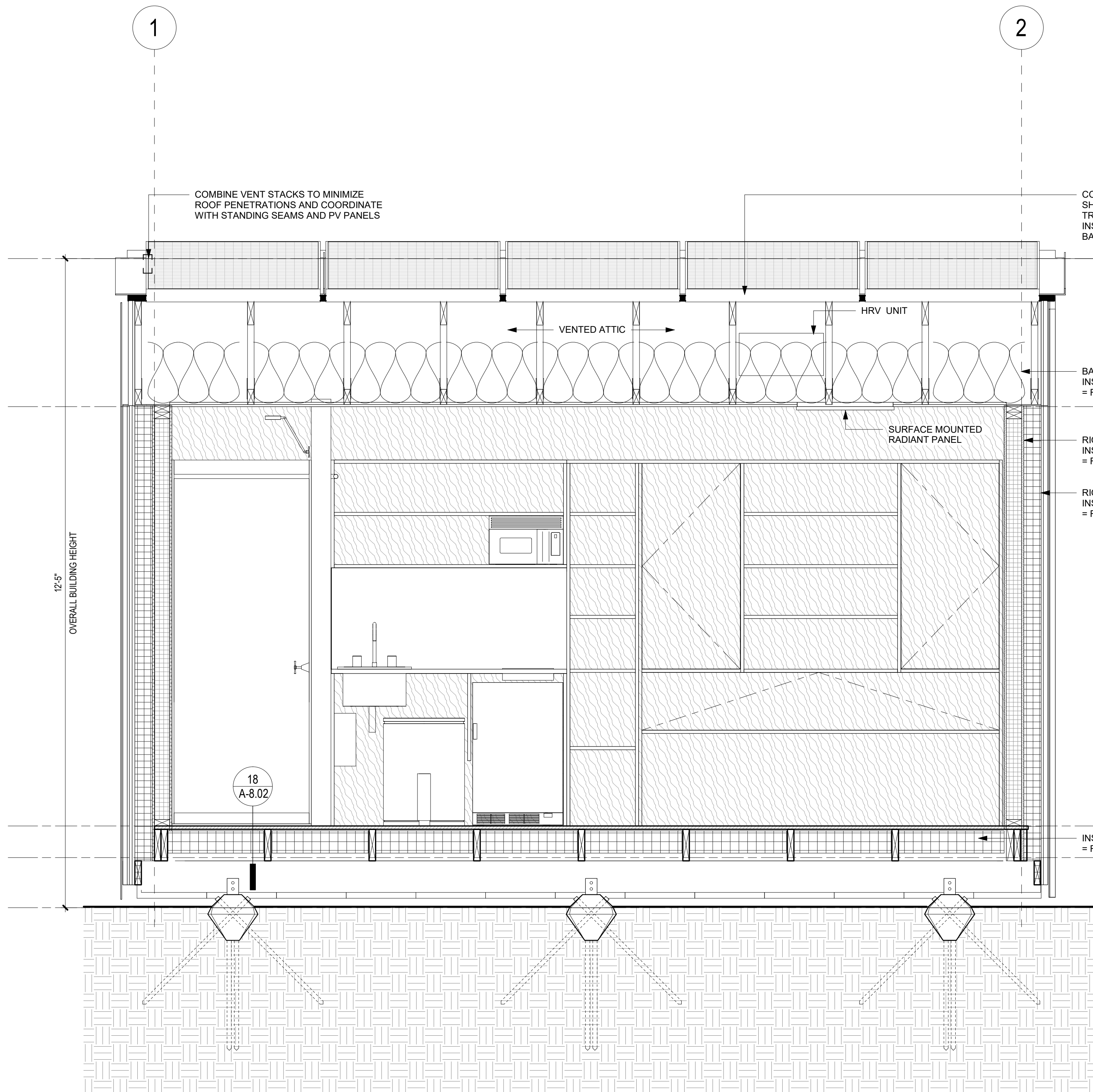
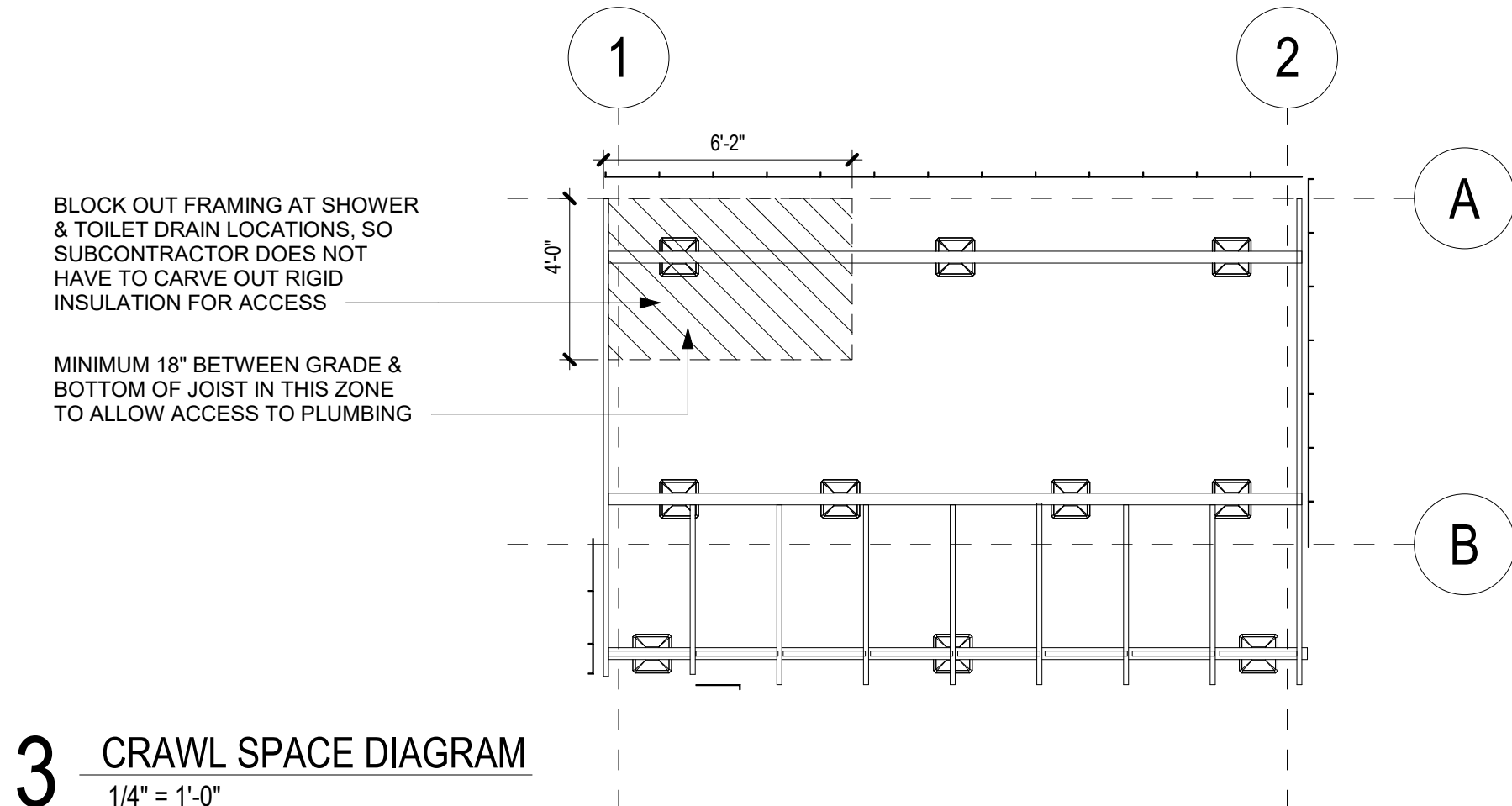
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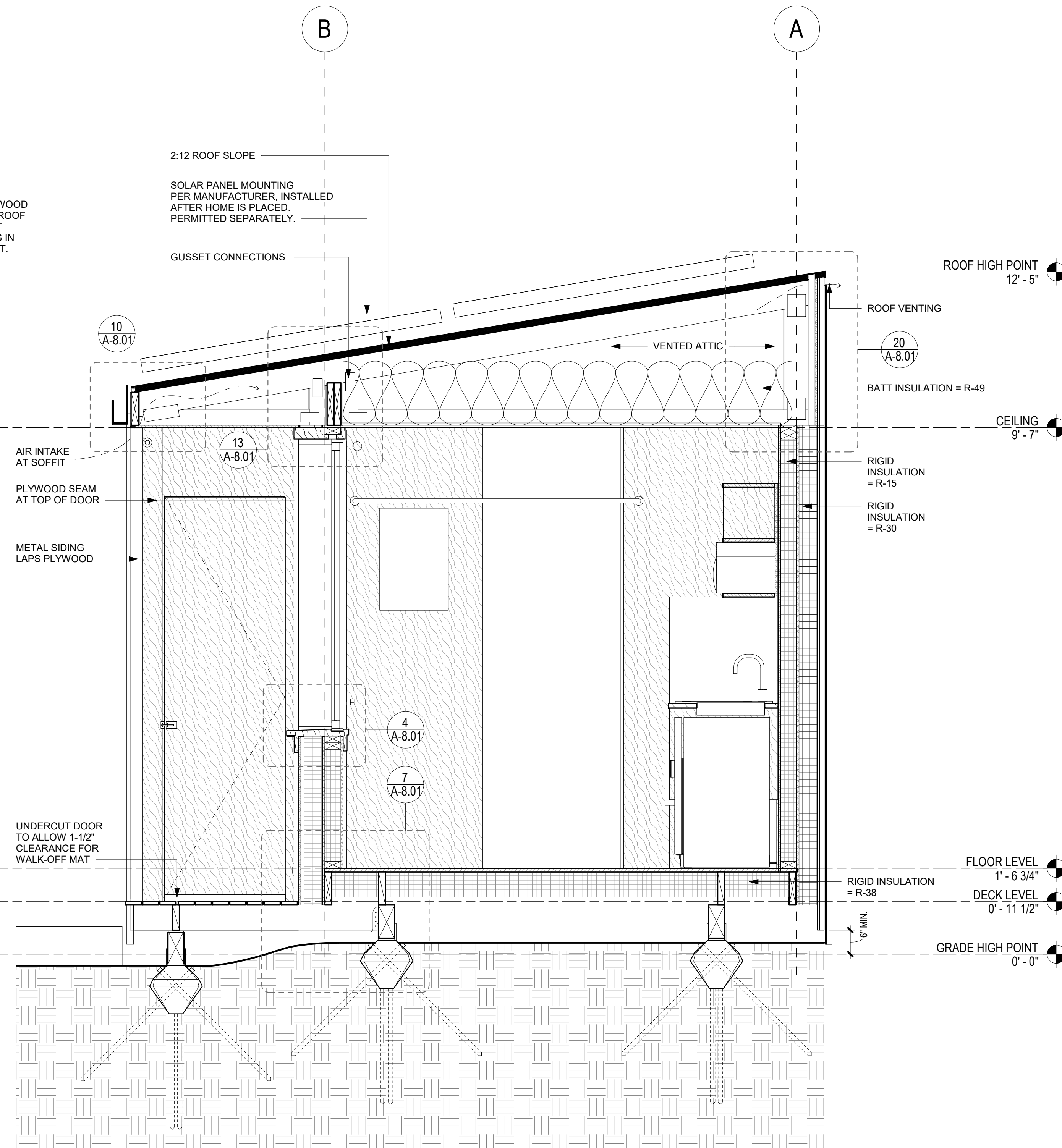
BUILDING SECTIONS

SHEET NUMBER

A-3.01



1 EAST/WEST SECTION
3/4" = 1'-0"



2 NORTH/SOUTH SECTION
3/4" = 1'-0"

GENERAL NOTES:

1. ALL PENETRATIONS THROUGH EXTERIOR WALL OR ROOF TO MATCH IN COLOR THE METAL PANELS.
2. FLASHING & GUTTER TO MATCH METAL PANELS.
3. REFER TO DESIGN OPTIONS ON A-0.10



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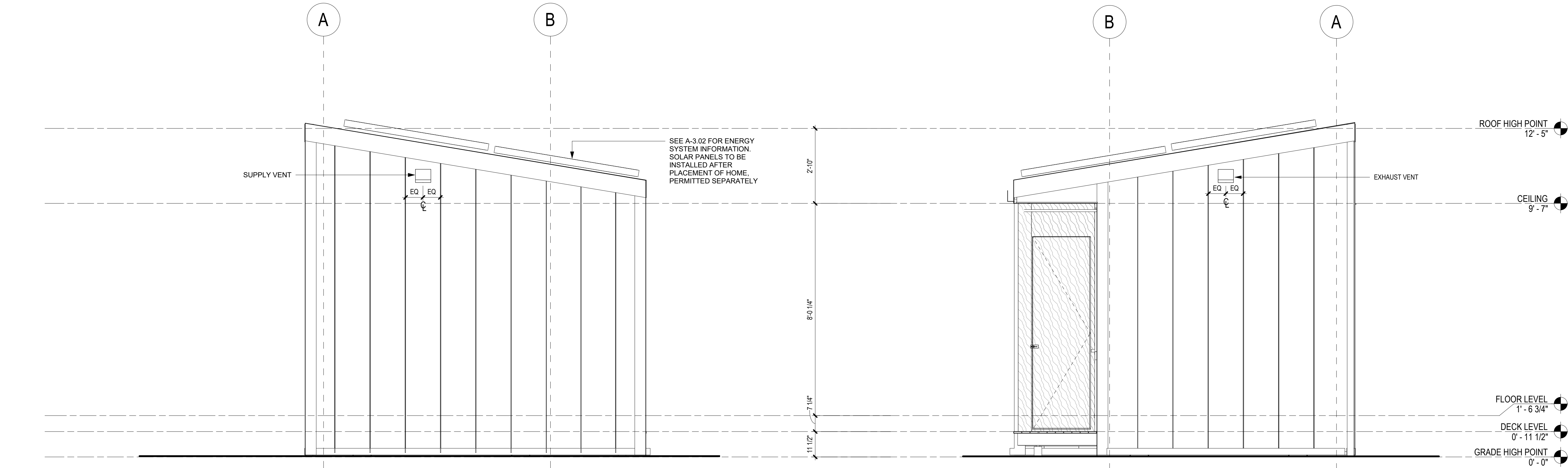
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EXTERIOR ELEVATIONS

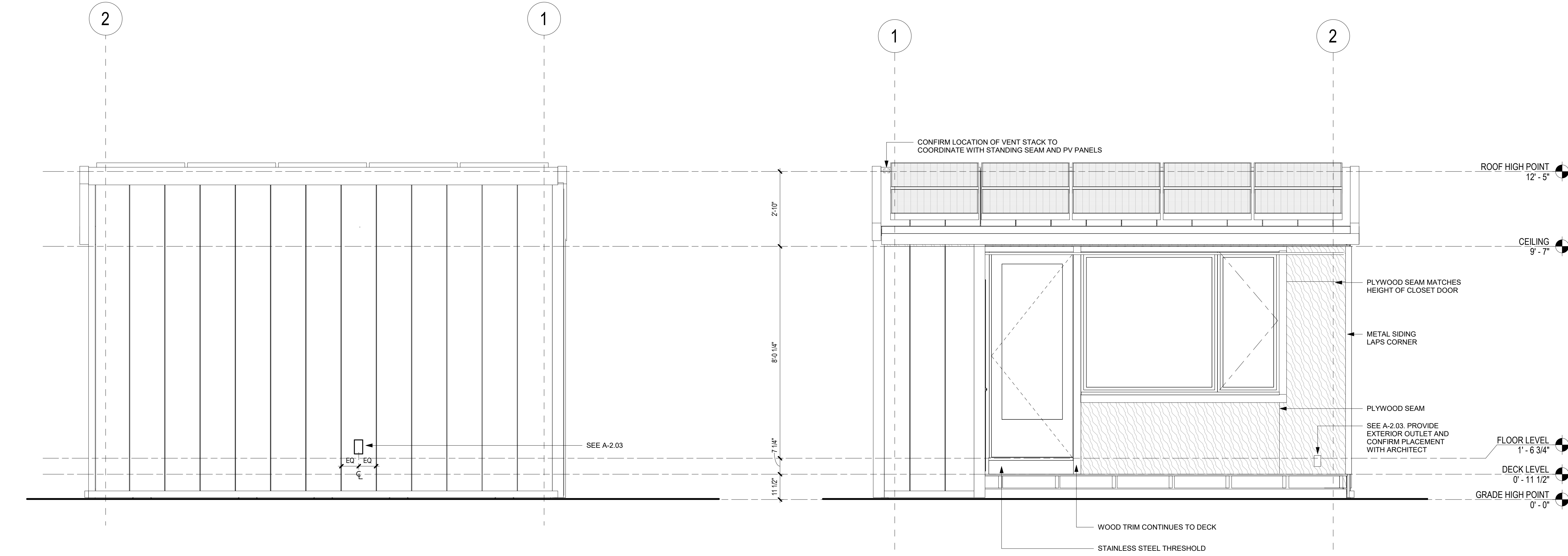
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A-4.01



4 WEST ELEVATION
1/2" = 1'-0"

2 EAST ELEVATION
1/2" = 1'-0"



3 NORTH ELEVATION
1/2" = 1'-0"

1 SOUTH ELEVATION
1/2" = 1'-0"



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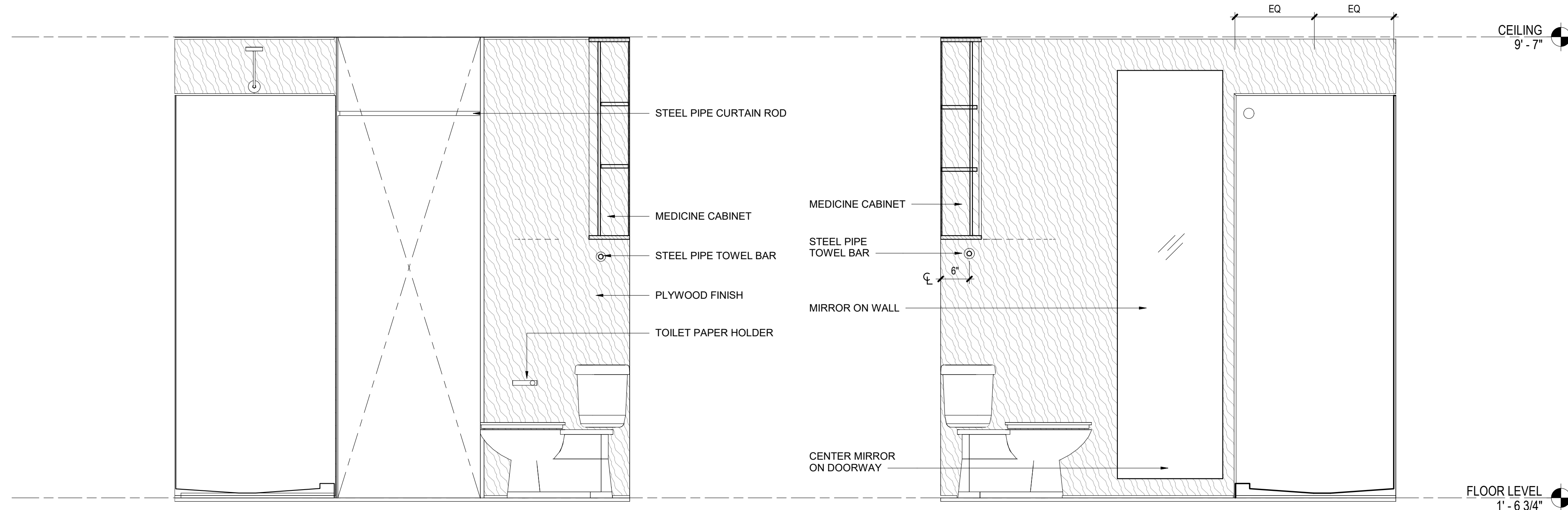
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INTERIOR ELEVATIONS

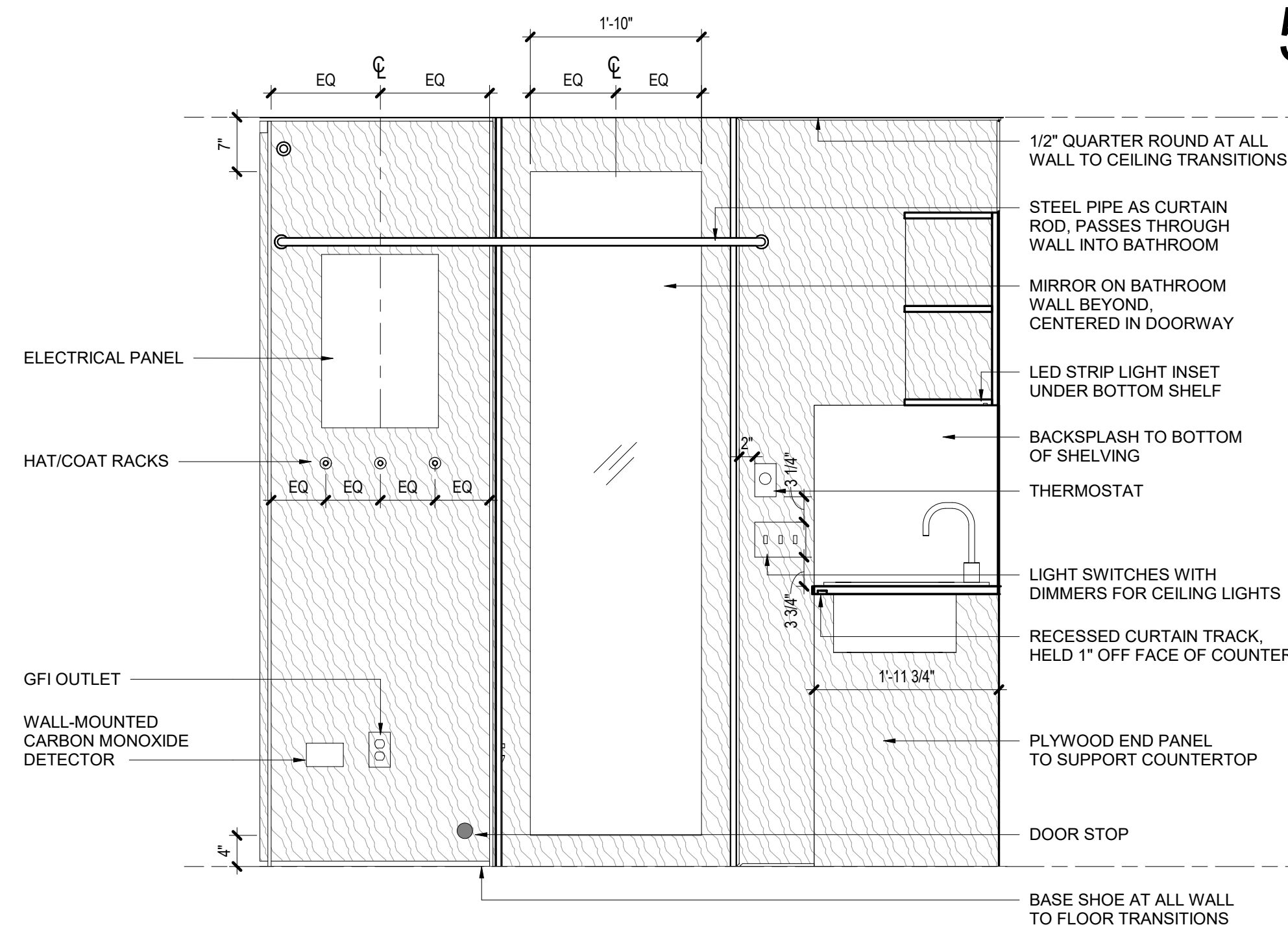
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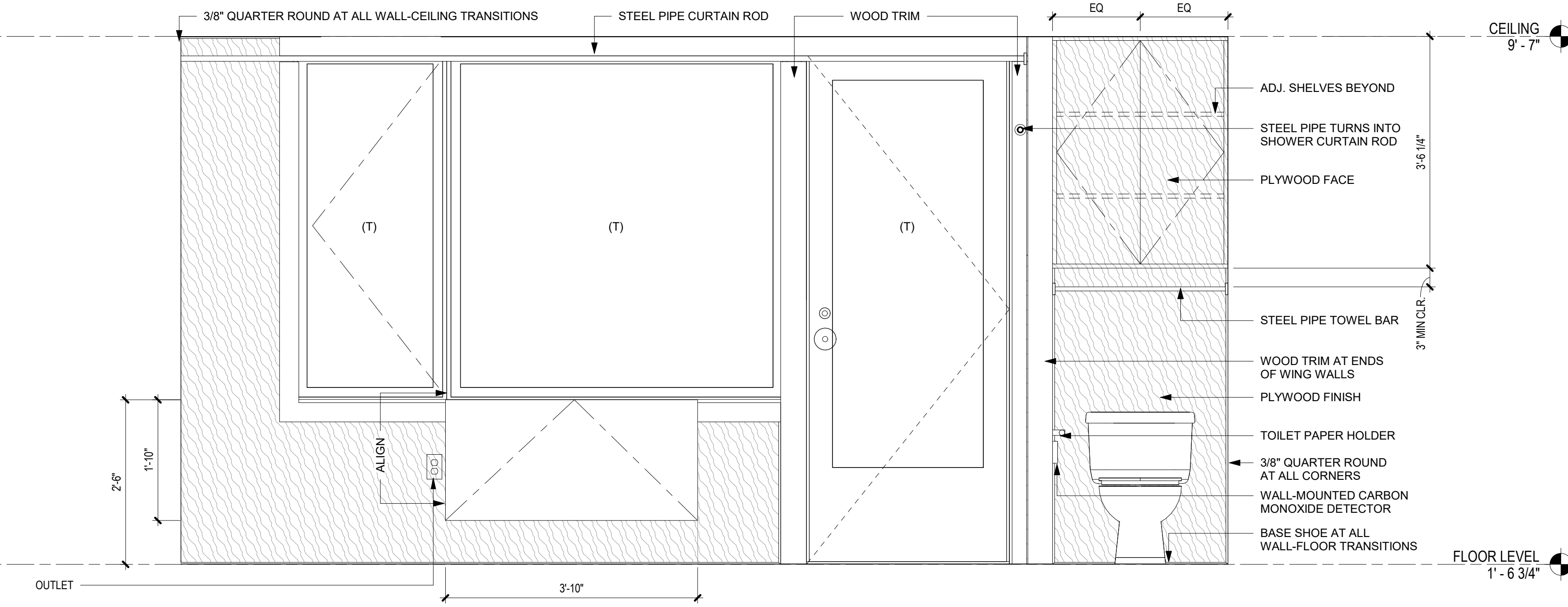


5 BATHROOM - EAST
3/4" = 1'-0"

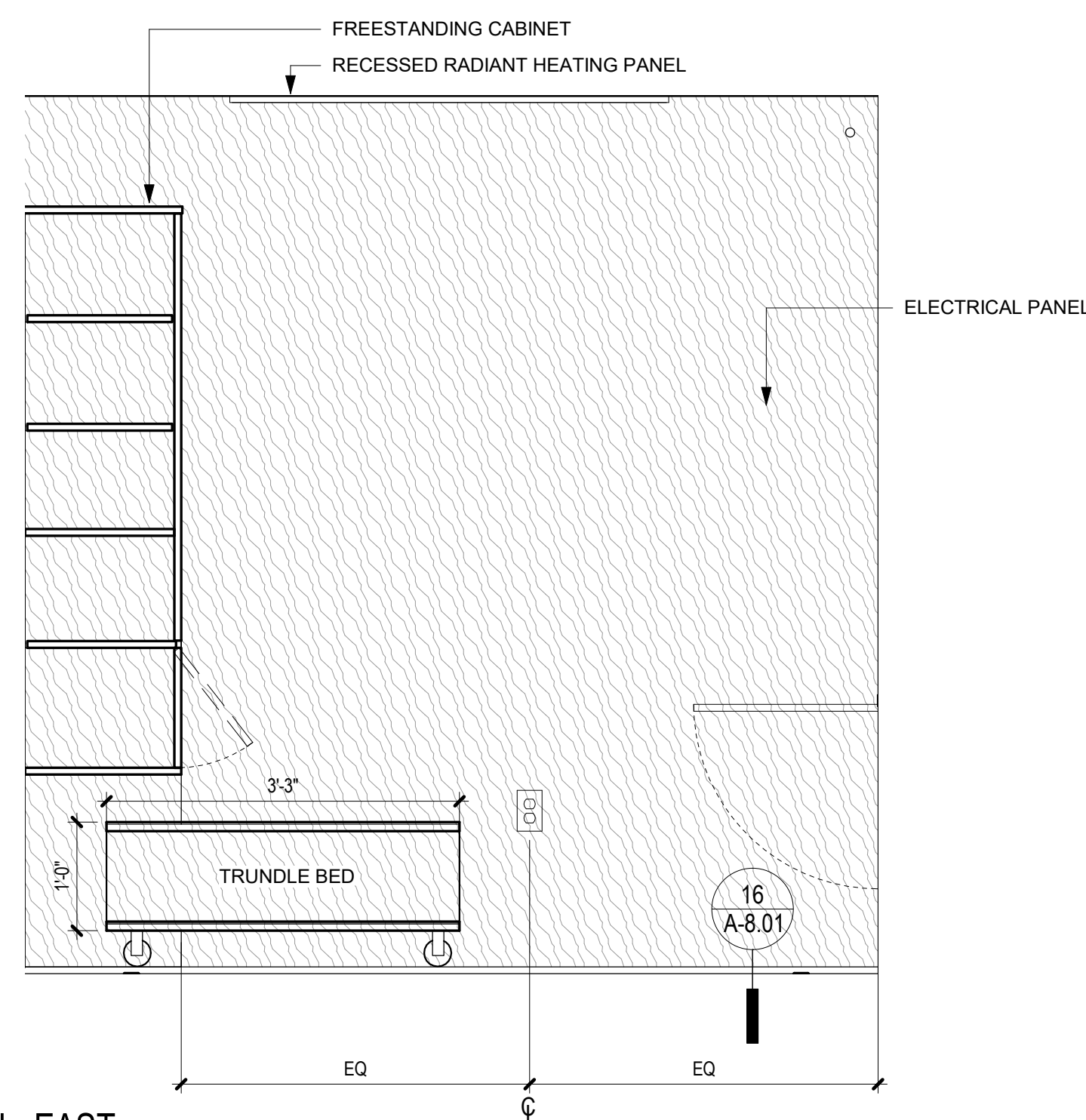
6 BATHROOM - WEST
3/4" = 1'-0"



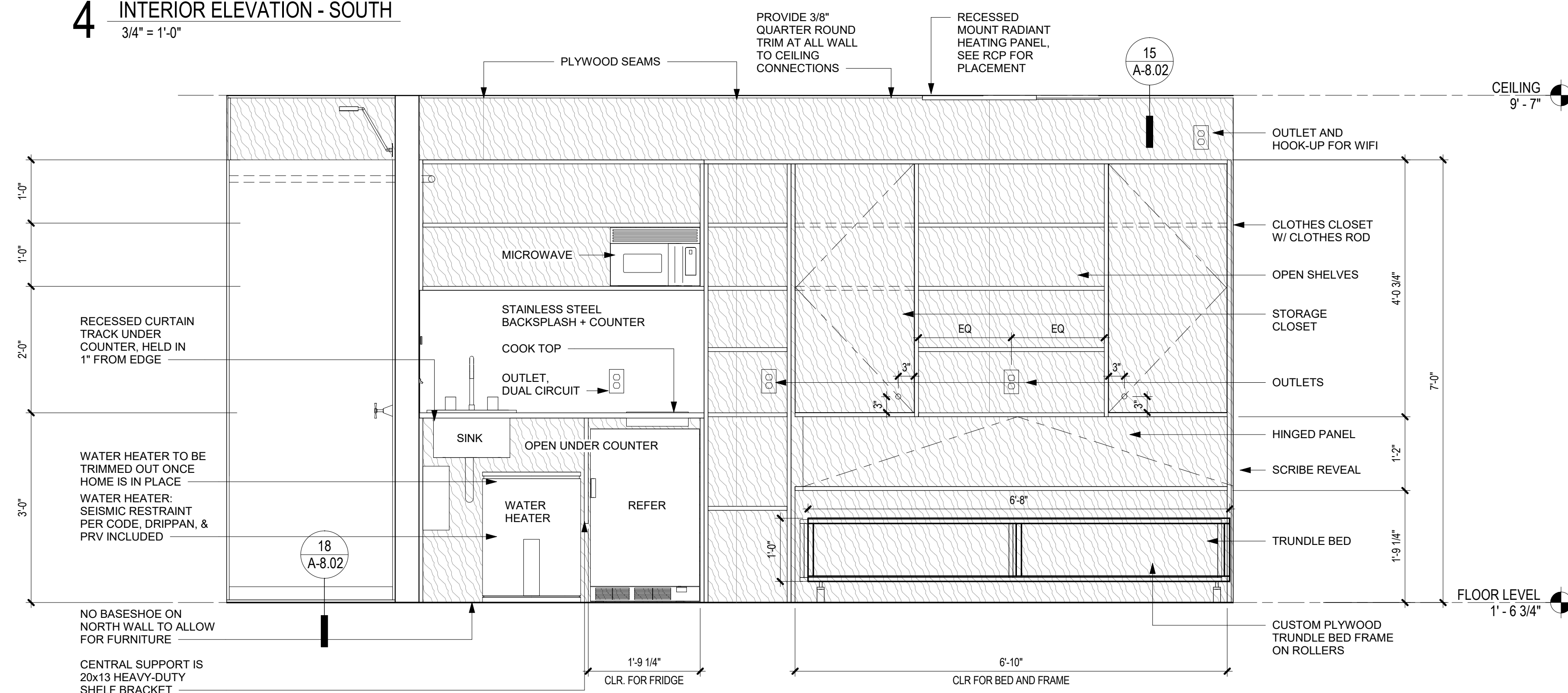
1 INTERIOR ELEVATION WEST
3/4" = 1'-0"



4 INTERIOR ELEVATION - SOUTH
3/4" = 1'-0"



3 INTERIOR ELEVATION - EAST
3/4" = 1'-0"



2 INTERIOR ELEVATION - NORTH
3/4" = 1'-0"

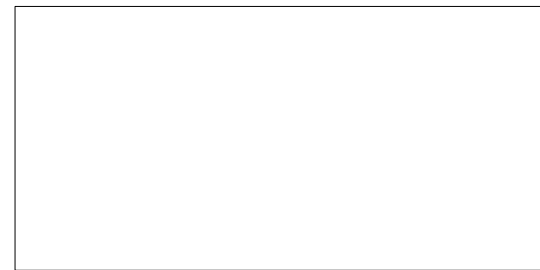


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PHOTOS

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A-6.01