

SEATTLECOTTAGE



A deconstruction in Beacon Hill from 2019



A stack of deconstructed 2x4s ready for delivery



Our first DADU built with reclaimed lumber in Columbia City

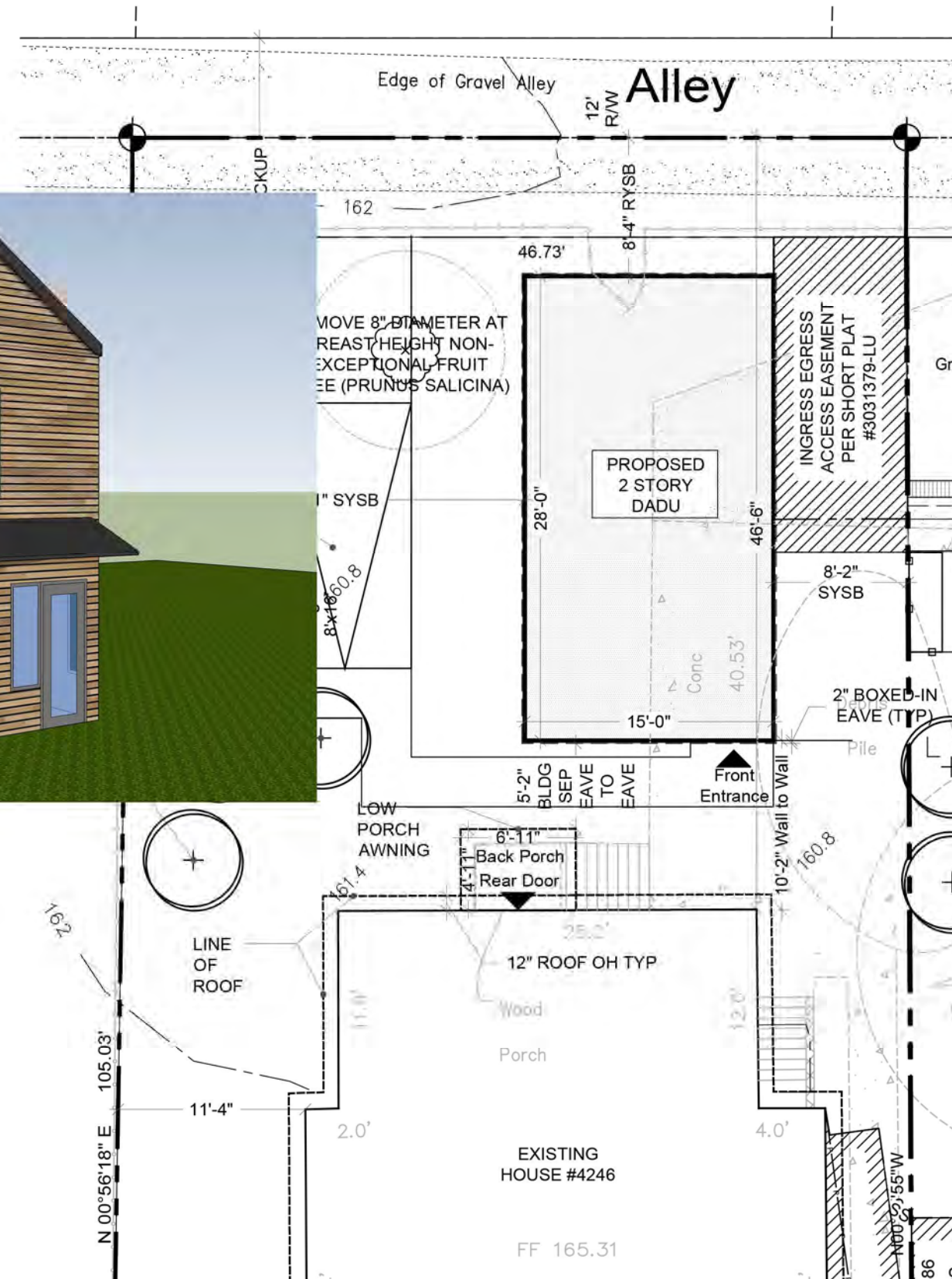
DESIGN FOR A DETACHED ACCESSORY DWELLING UNIT
BUILT FROM DECONSTRUCTED SEATTLE HOMES
APPLICATION FOR THE SEATTLE PRE-APPROVED DADU PLAN PROGRAM
ARCHINAUT, FEBRUARY 17, 2020

SEATTLECOTTAGE



Early Massing Study

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What is it?

Project Description:

The Seattle Cottage is an economical and efficient detached accessory dwelling unit built from the deconstructed material from local Seattle homes.

A similar version of the Cottage was recently permitted as a standard plan (but we wish to change the dimensions in this application) and will be built in the next few months. The plans shown at the end of this document are from that permit set. Construction is set to begin next month.

2 story DADU
2 bedrooms
1.5 bathrooms
1000 sf
16' by 32' footprint

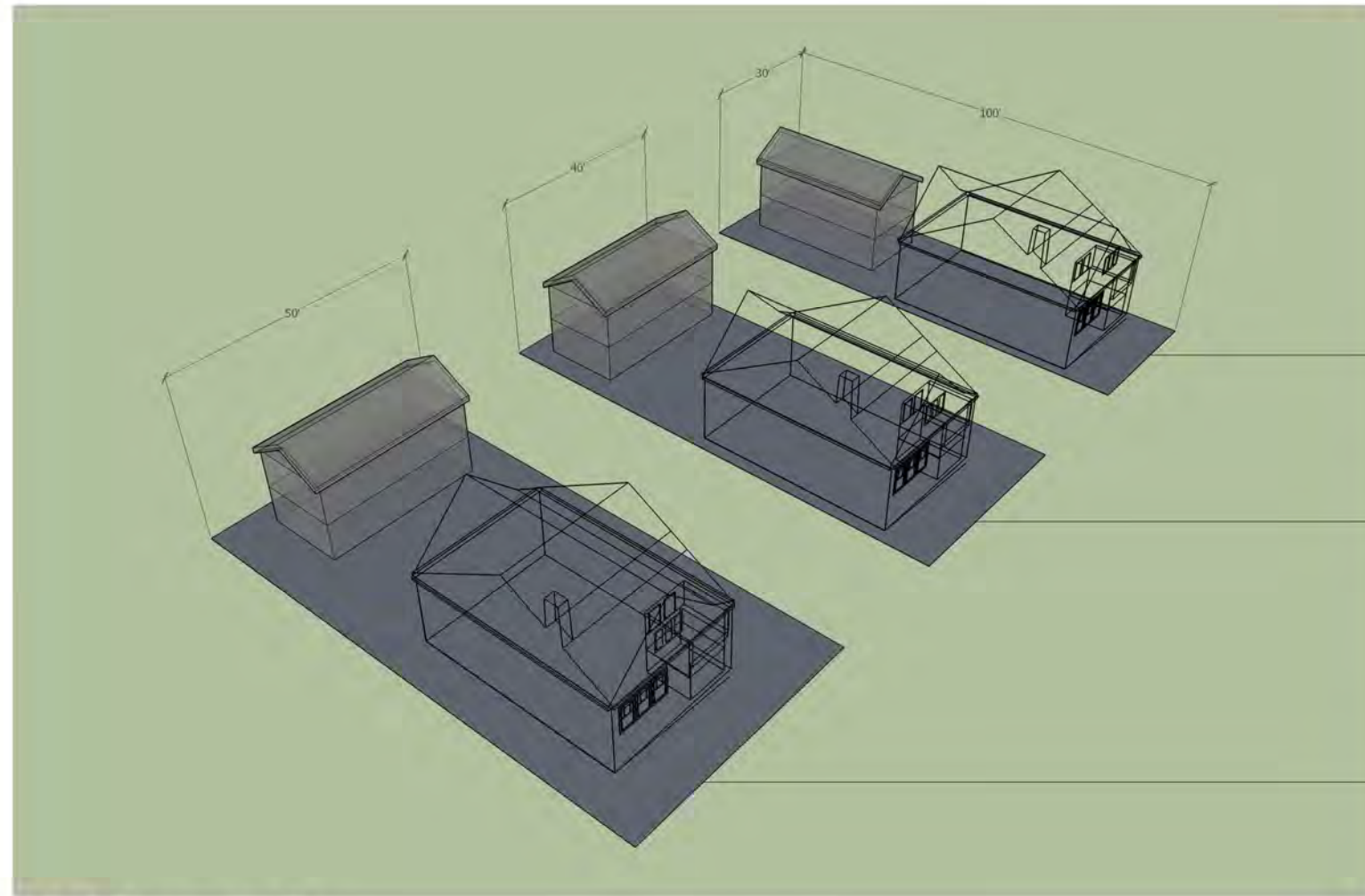
Who are we?

We partner with deconstruction & reclaimed materials companies to provide the framing and finish materials. We have deconstructed over 20 homes and have built 2 DADU's, 2 hybrid single family homes, and 2 new single family homes; all using reclaimed framing and finish material.

We want to encourage demolition companies and developers to deconstruct homes rather than demolish, and to use that material in new construction (and any other way).

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What Fits? A site plan study.



a 30' wide by 100' lot

a 40' wide by 100' lot

a 50' wide by 100' lot

By rotating and adding a 1-hour fire wall (where needed), and relocating the front entry, the cottage can work in many different lots.

DADU categories

Family-friendly DADUs

The cottage has two bedrooms and 1.5 bathrooms and will work for:

- individuals
- two person households
- small families

Low-cost DADUs

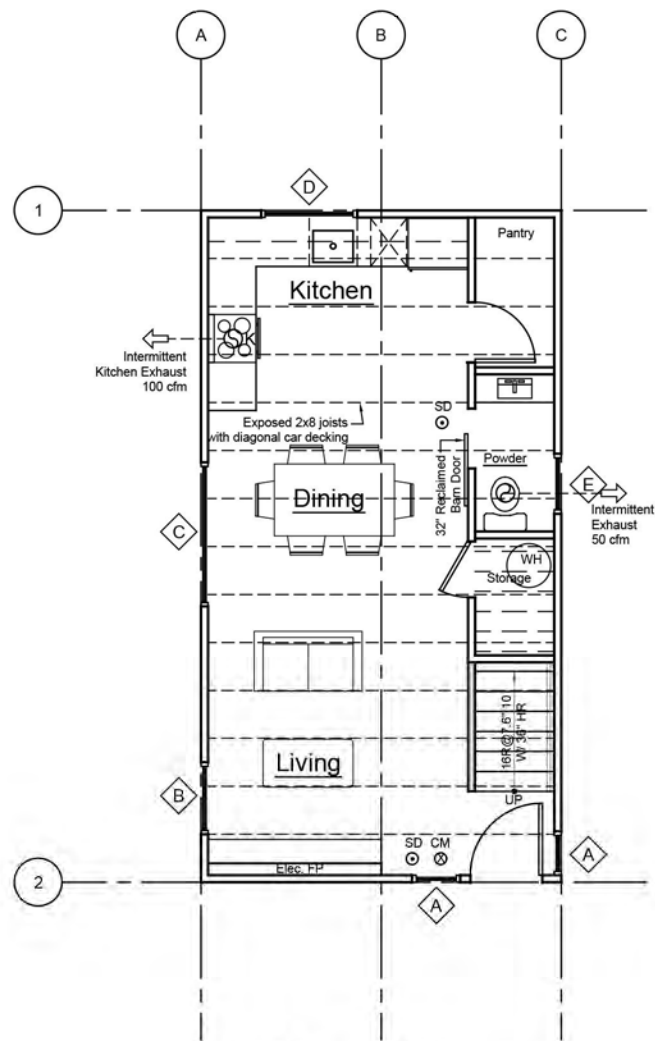
Affordability is important for us. That is why we want to offer different pricing options for different home-owners.

- a "shell" price: walls, windows, and roof. We would like to encourage home-owners to play a larger role in the construction of their home and give them the opportunity to lower the initial costs
- a full option: the whole package, site work, framing, finishes
- a la carte options: within the whole package we want to offer more economical HVAC and finish packages to suit different budgets

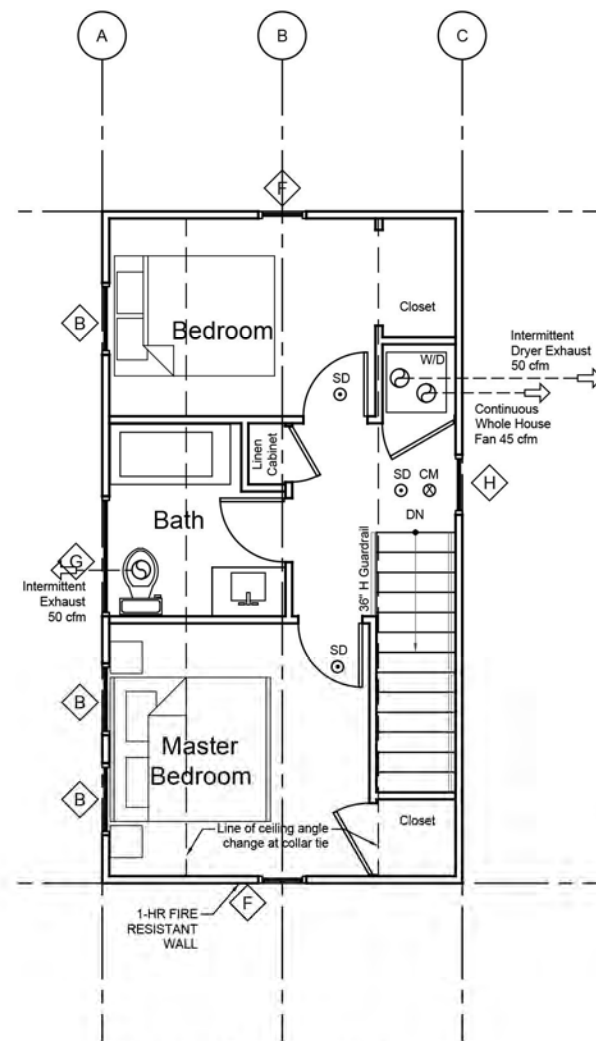
We achieve more affordability by:

- simple, modular design based upon 4'x8' plywood panels
- flat-pack delivery to the job site and assembly in as little as 2-3 days, drastically reducing the price of framing labor

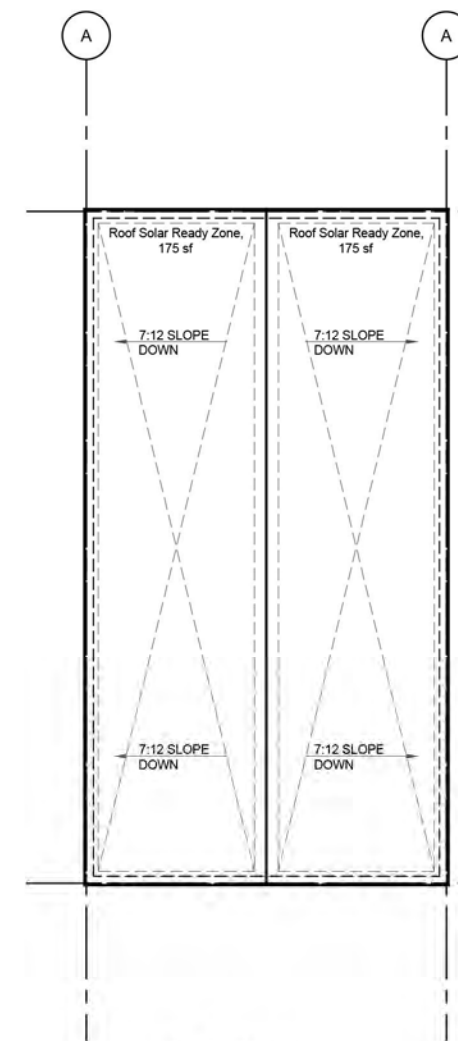
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First floor plan



Second floor plan



Roof plan

The Floor Plans

The simple, modular floor plan fits on many potential sites and can be rotated to work on shorter sites, sites with exceptional trees or ECAs, or sites where the existing house is further back on the lot.

The 16' by 32' footprint allows for modular construction and meets the 1000 sf allowed for DADUs.



Example of a DADU we built with no drywall. All material came from an 1896 Beacon Hill home.

Phase one review, selection criteria

Low cost

- Simple, rectangular floor plan with easily adjustable roofline options
- Option of buying shell only, but also further options to do a complete packages
- Modular design & construction
- Performance based energy efficiency. We are achieving 20% higher energy efficiency using 2x4 exterior walls (as one example)

Green building and design

- Salvaged framing lumber & finishes from Seattle homes slated for demolition
- Waste reduction: we reduce waste by cutting the members to size as we deconstruct and assemble the new walls/finishes. This reduces waste at all stages of construction
- Future Disassembly: we design and build these with future deconstruction in mind

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The Elevations

Phase one review, selection criteria continued

Privacy & Context

We attempted to address privacy & context by making a simple, utilitarian design. We hope the design will work in many contexts by simply changing the roofline and exterior finishes.

To address privacy, we recognized that the structure will need to rotate, the front entry will need to work on either Elevations One, Two, or Four depending on site placement.

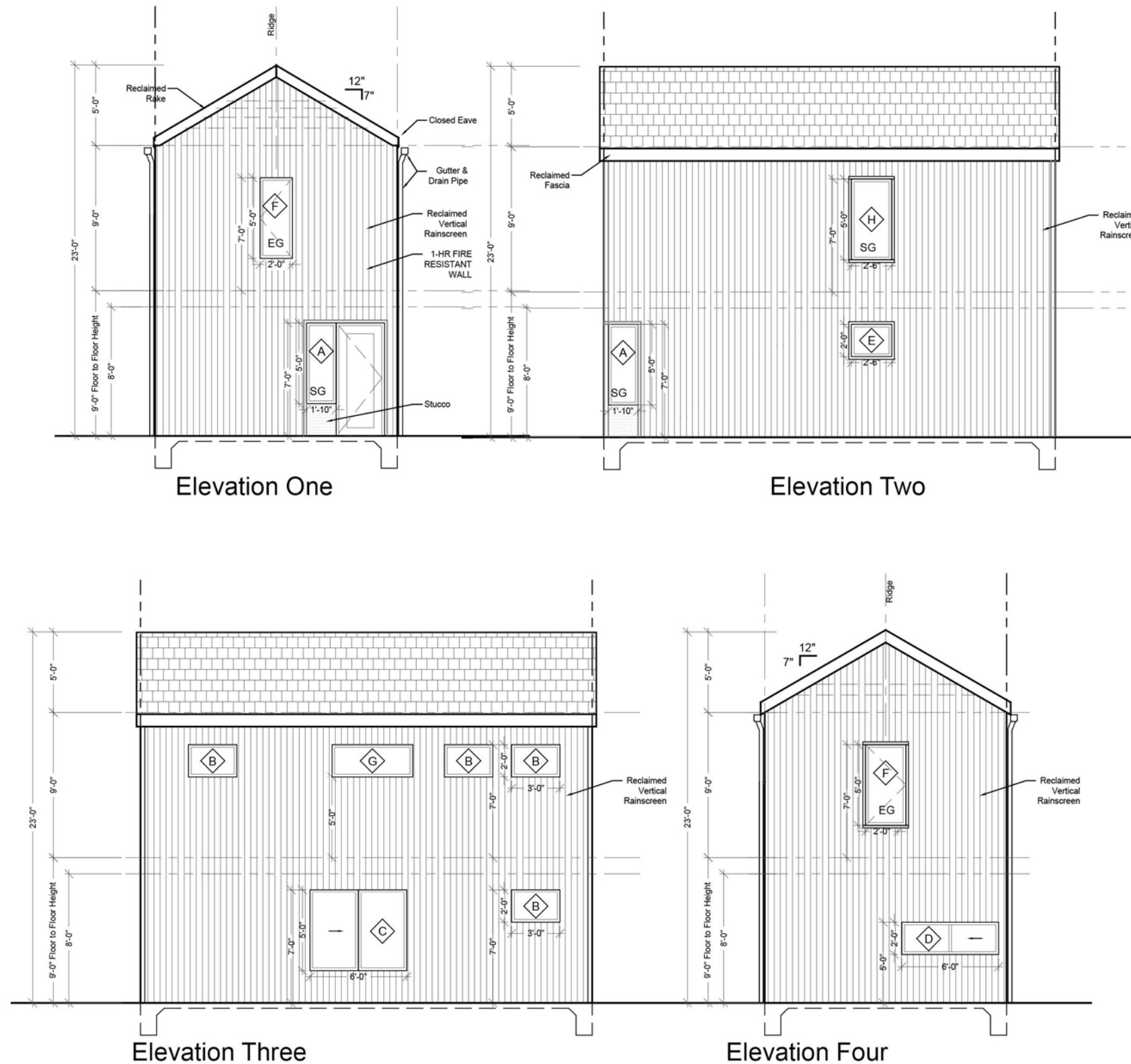
We have chosen small, strategically placed windows which are functional and connect to their interior spaces while allowing opportunities to engage with outside space depending upon the lot.

Constructability

We want this cottage to be easy to build using quality materials while still meeting as many needs as possible. We don't know who the future occupants will be.

In the design of this cottage we considered scenarios for potential home owners. The Shell scenario: DIY home owners want to keep their budget down and desire to do their own management. The Shell plus select services: Again, DIY home owners, but need assistance (foundation, assembly, finishes). The Whole Package: we provide full services.

We also planned for future disassembly. Because we are using a modular panel system, we can disassemble this structure far more easily than a traditionally constructed home. We can perform, or advise, when a time comes to alter or deconstruct the cottage.



SEATTLECOTTAGE

1	THE COTTAGE			
Owner	Example Budget for shell only			
Total Square Feet	1,000			
# of Units	1			
COSTS	Estimated	/FT	Average/Unit	Actual
GENERAL CONDITIONS				
1 Skilled Labor	\$ -	-	\$ -	
2 General Labor	\$ -	-	\$ -	
3 Temp. Utilities/Dump Fees	\$ -	-	\$ -	
4 Misc Supplies	\$ -	-	\$ -	
5 Cleaning- Final	\$ 1,000	1.00	\$ 1,000	
SITEWORK				
9 pipe piles	\$ -	-	\$ -	
10 Excavation/Sewer Util	\$ -	-	\$ -	
EXTERIOR				
20 Roof	\$ 5,000	5.00	\$ 5,000	
21 Gutters and Downspouts	\$ 1,000	1.00	\$ 1,000	
22 Paint	\$ 10,000	10.00	\$ 10,000	
23 Landscape/rockeries/walkways	\$ -	-	\$ -	
24 Fence	\$ -	-	\$ -	
25 Foundation/Concrete/Paving	\$ -	-	\$ -	
26 Framing Labor	\$ 17,000	17.00	\$ 17,000	
27 Lumber	\$ 15,000	15.00	\$ 15,000	
28 Insulation	\$ 2,200	2.20	\$ 2,200	
29 Siding - Labor & Materials	\$ -	-	\$ -	
30 Exterior Doors	\$ 2,500	2.50	\$ 2,500	
31 Windows	\$ 6,500	6.50	\$ 6,500	
32 Garage Doors	\$ -	-	\$ -	
INTERIOR				
40 Electric- Rough	\$ 7,500	7.50	\$ 7,500	
41 Plumbing- Rough	\$ 8,500	8.50	\$ 8,500	
42 HVAC	\$ 4,000	4.00	\$ 4,000	
43 Drywall/Plaster	\$ 9,000	9.00	\$ 9,000	
44 Waterproofing	\$ 1,000	1.00	\$ 1,000	
45 Paint	\$ 5,000	5.00	\$ 5,000	
46 Hardwood and Stairs	\$ -	-	\$ -	
47 Tile	\$ -	-	\$ -	
48 Carpet	\$ -	-	\$ -	
49 Countertops	\$ -	-	\$ -	
50 Cabinets	\$ -	-	\$ -	
51 Millwork	\$ -	-	\$ -	
52 Mirrors, Closets, Finish Hardware	\$ -	-	\$ -	
53 Fireplaces	\$ -	-	\$ -	
54 Appliances	\$ -	-	\$ -	
55 Plumbing Fixtures/Trim	\$ -	-	\$ -	
56 Electric Fixtures & Trim	\$ -	-	\$ -	
57 Low Voltage	\$ -	-	\$ -	
58 Gas Piping	\$ -	-	\$ -	
59 Waterproof Deck	\$ -	-	\$ -	
60 Railings & Ironwork	\$ -	-	\$ -	
61 Sprinkler	\$ -	-	\$ -	
CONTINGENCY	\$ 15,000	15.00	\$ 15,000	
WA STATE SALES TAX @ 10.1%	\$ 11,130	11.13	\$ 11,130	
TOTAL HARD COSTS	\$ 121,330	121.33	\$ 121,330	0

Example budget for a shell only project

Money: An estimated budget

We have built similar DADUs in Seattle for less than \$190/ SF. We are learning, and believe with the methodologies we are experimenting with and the integration of design and construction, we believe we can get this price down to a far more economical level.

For the shell only we are estimating we can build these at around \$120 per square foot; for a complete package, depending on site work and level of finishes, we believe we can do it in the range of \$190 to \$250 (economical to high end).

The DADUs we have built have been in the \$190- \$220 per square foot range, but they were not this design and we haven't applied some of the methodologies we are proposing.



Project using reclaimed framing material (currently in construction)



An example of exterior siding in new construction

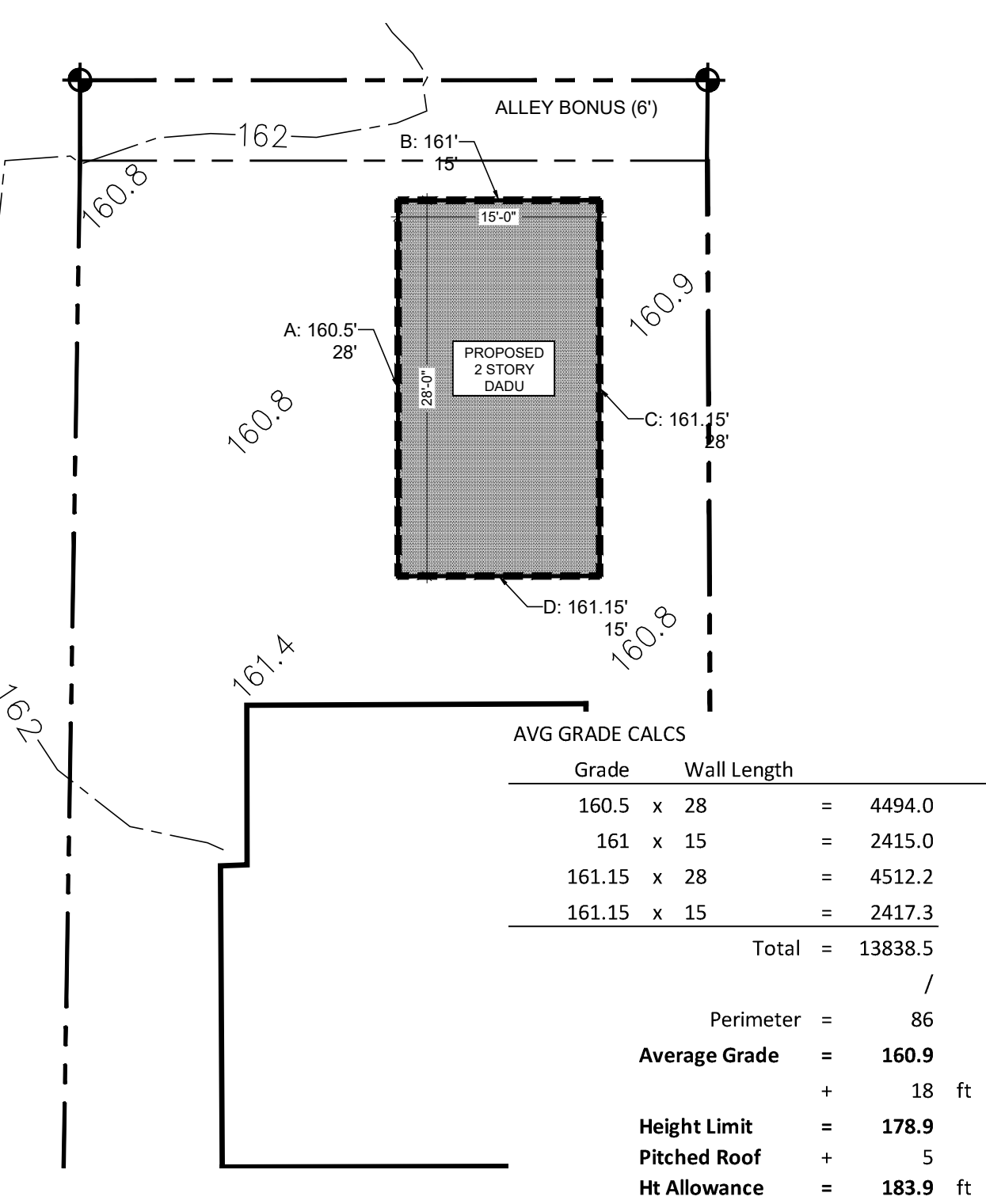
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Permit Plan Set

The permit set on the following pages is the standard plan we recently had permitted. We will begin construction next month.

Permit # 6758415-CN

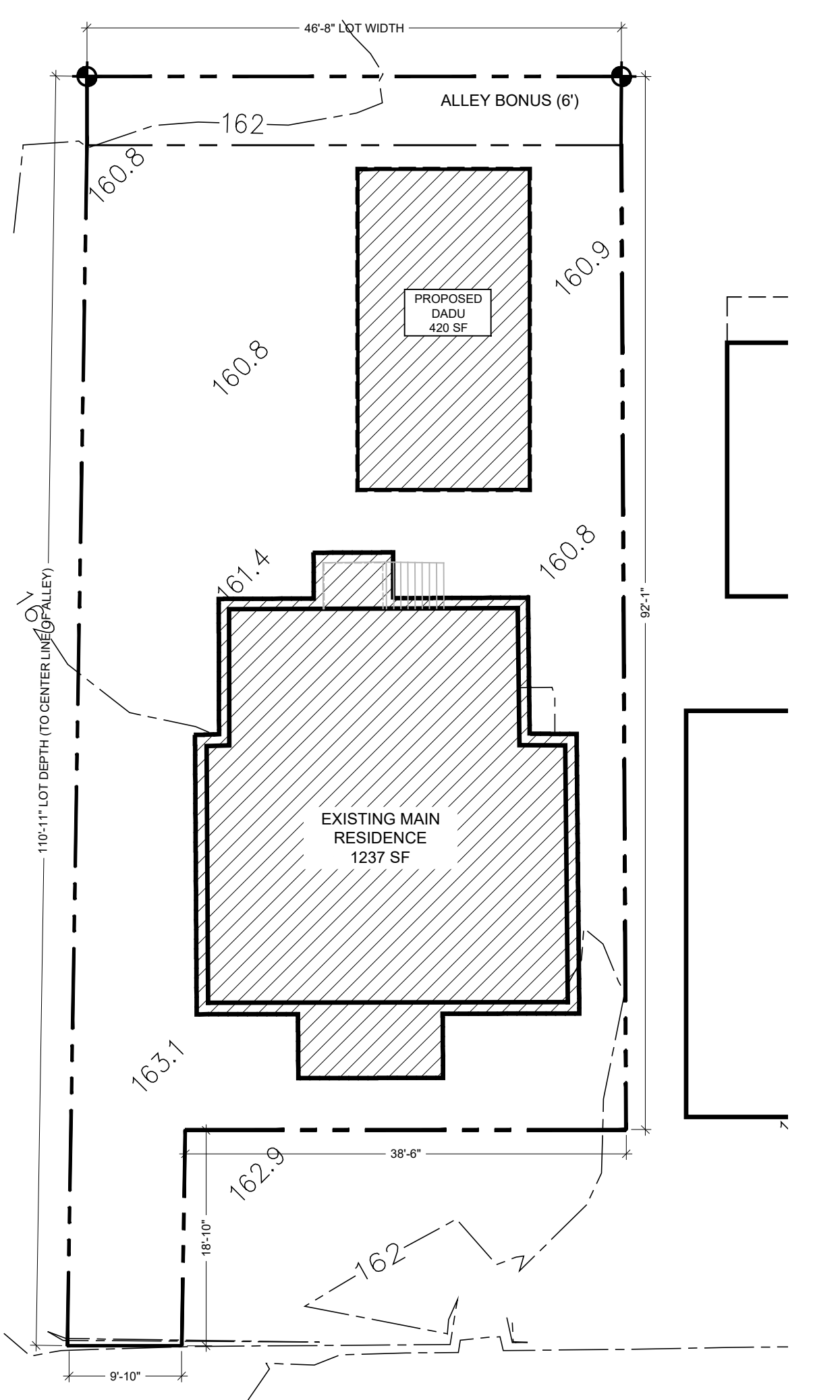
A1.0



AVG GRADE CALCS			
Grade	Wall Length		
160.5	x 28	=	4494.0
161	x 15	=	2415.0
161.15	x 28	=	4512.2
161.15	x 15	=	2417.3
Total		=	13838.5
Perimeter		=	86
Average Grade		=	160.9
		+	18 ft
Height Limit		=	178.9
Pitched Roof		+	5
Ht Allowance		=	183.9 ft

1 AVERAGE GRADE CALCULATIONS & HEIGHT LIMITS

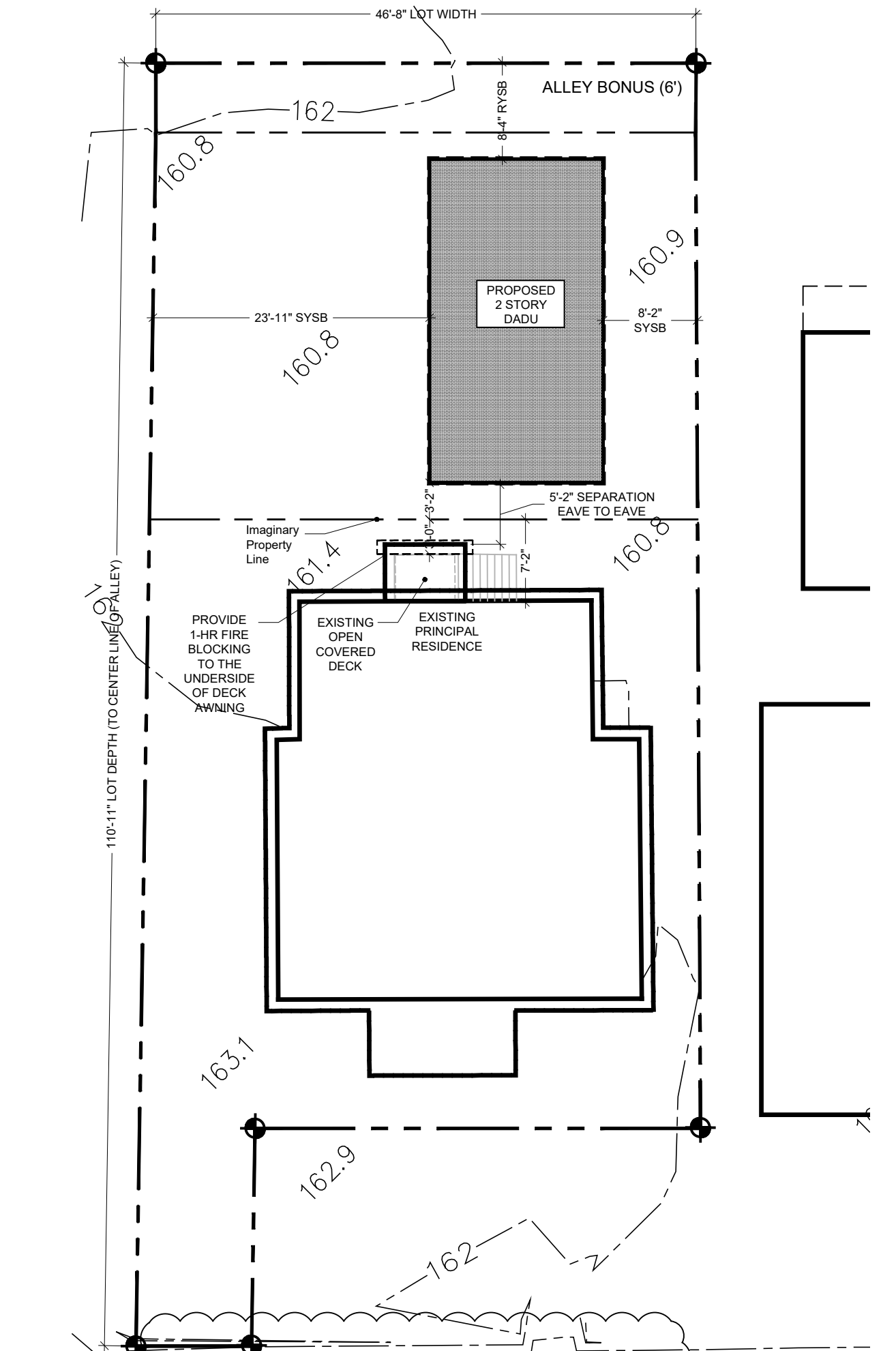
SCALE: NOT TO SCALE
Measured using smallest rectangle method as outlined in 23.86.006.A.1.b. (shown on the site plan).



Lot area = 4574 sf
Allowed lot coverage = 1686 sf
1000 sf + 15% of lot area = 1000+ (.15x4574) = 1686 sf
Existing Residence = 1237 sf
Proposed DADU = 420 sf
Total Lot Coverage = 1657 sf

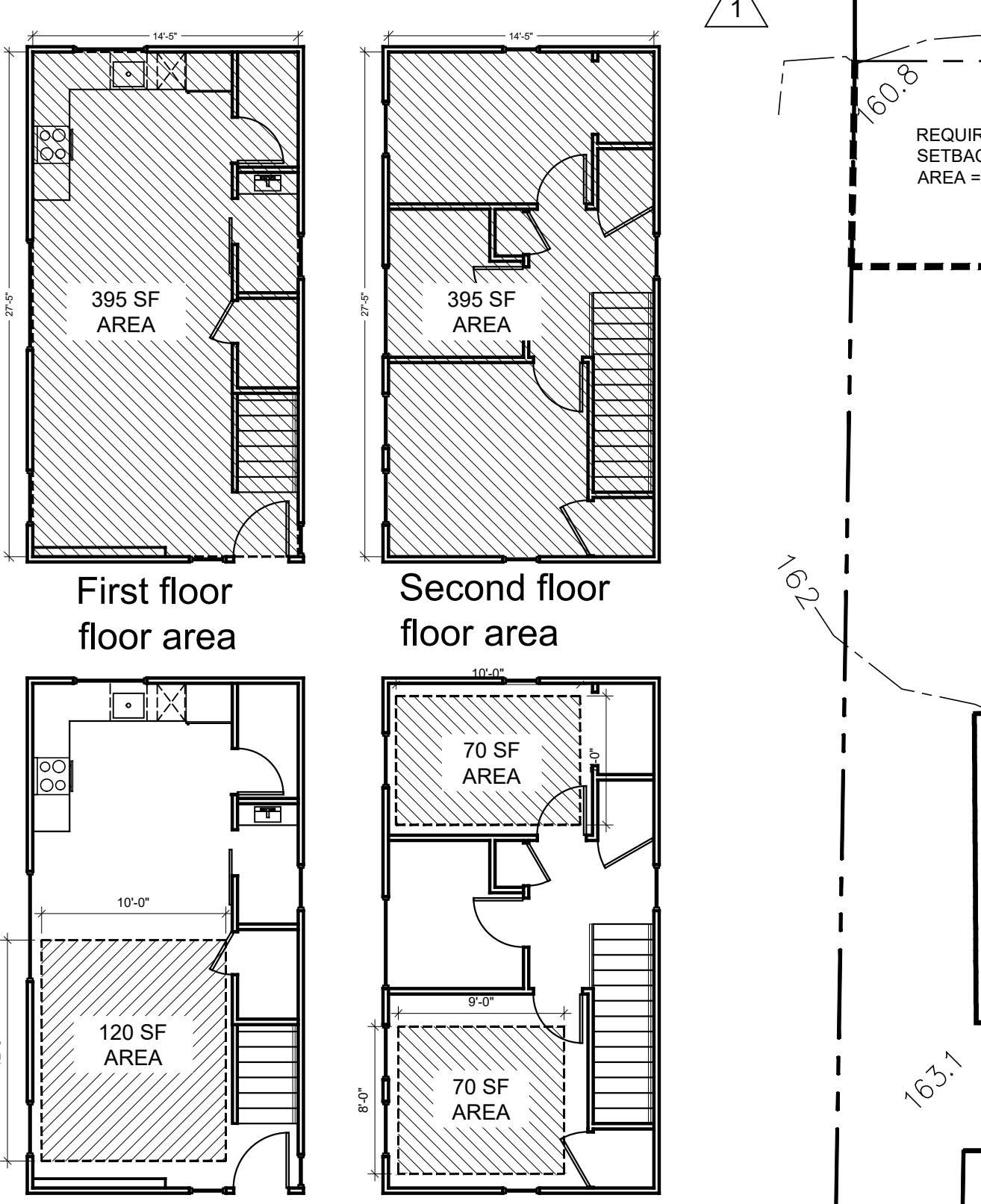
3 LOT COVERAGE DIAGRAM & CALCULATIONS

SCALE: NOT TO SCALE



2 YARDS & SEPARATIONS

SCALE: NOT TO SCALE



First floor floor area
Second floor floor area
First floor minimum area
Second floor minimum bedroom areas

4 DADU FLOOR PLANS - FAR

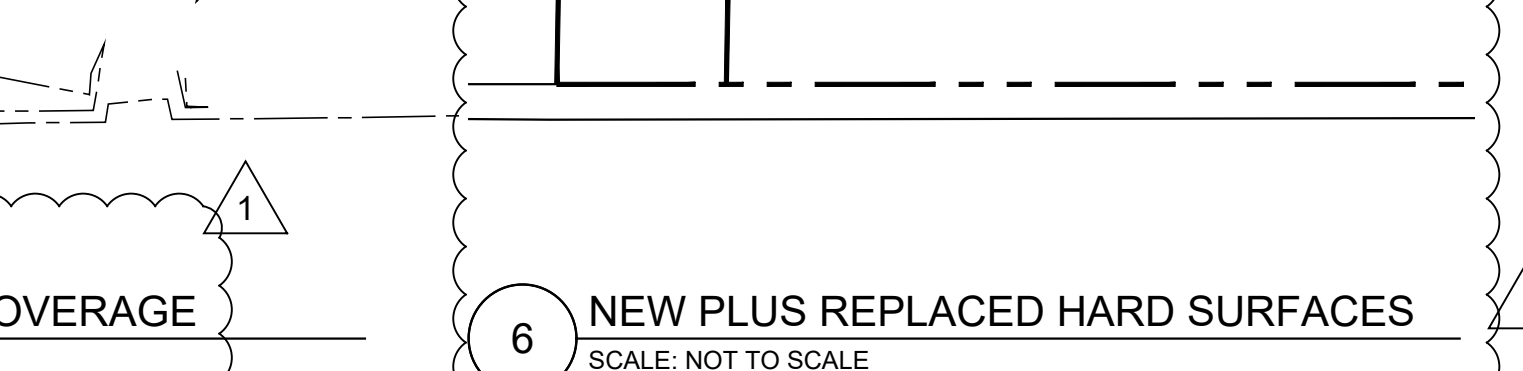
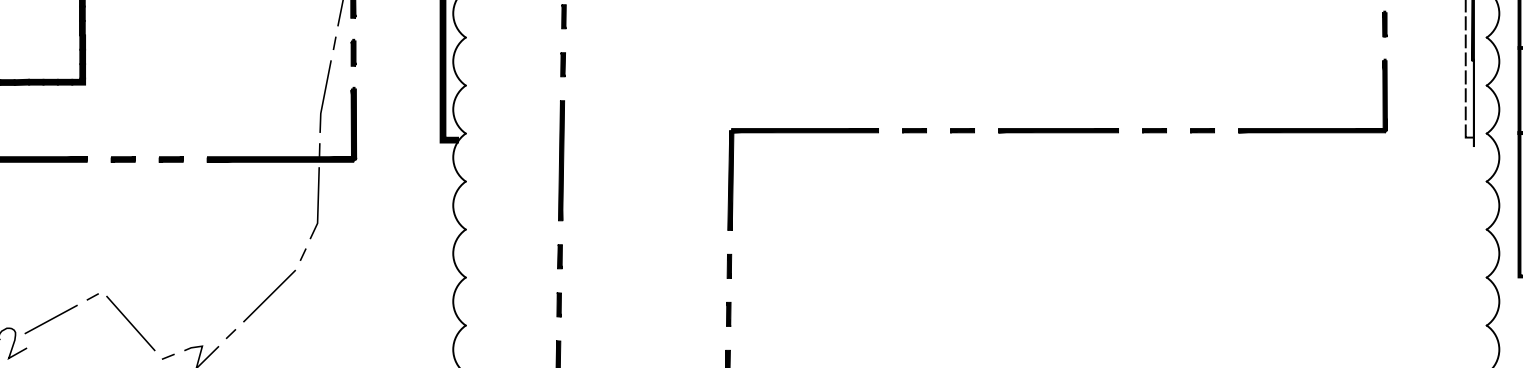
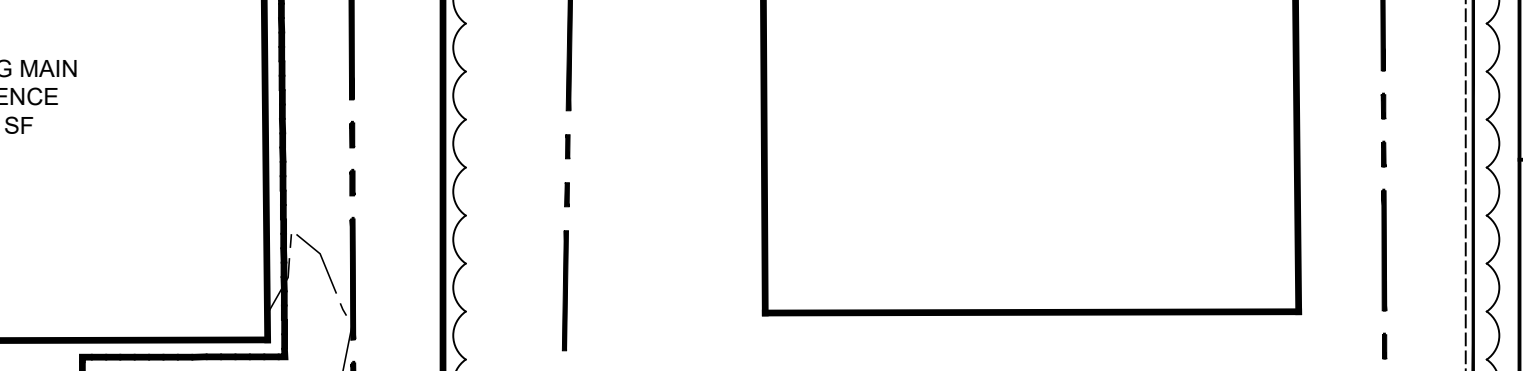
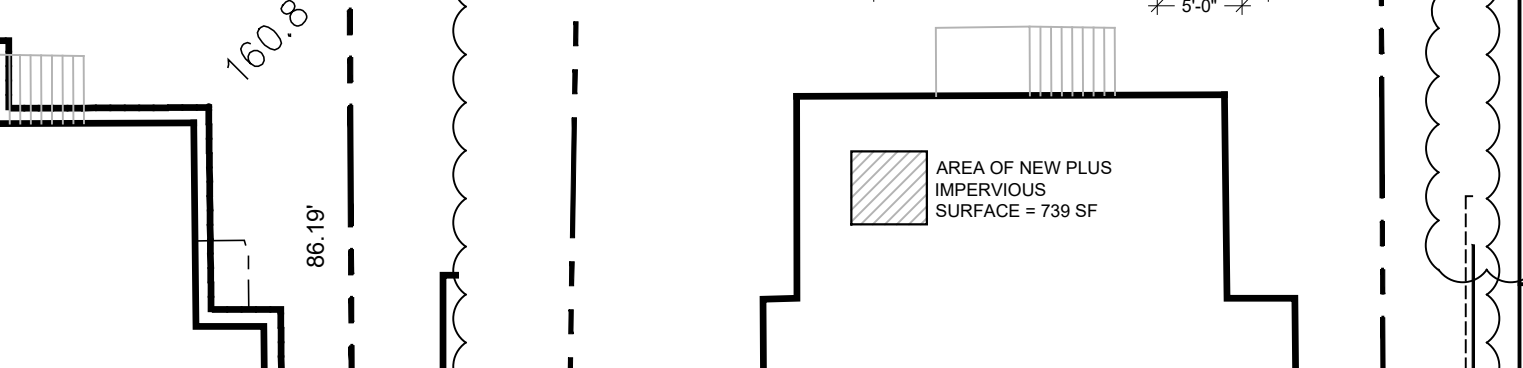
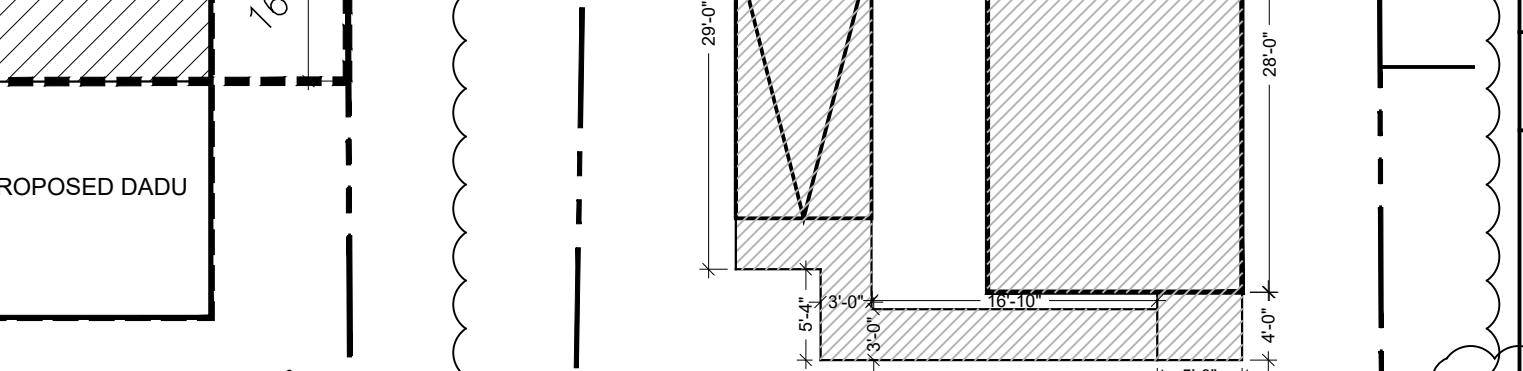
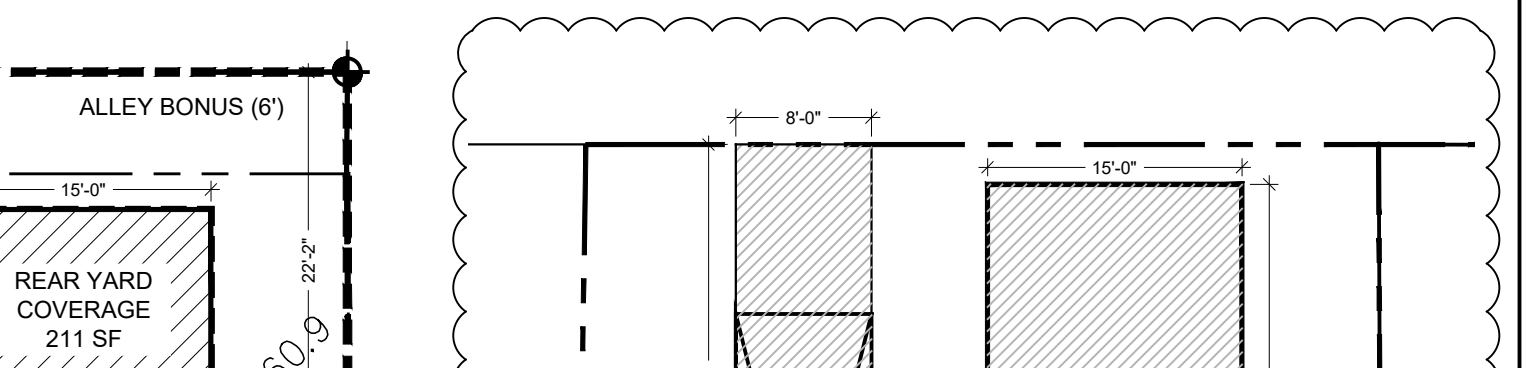
SCALE: 1/4" = 1'-0"

23.44.041.C Detached accessory dwelling units

ALL ACCESSORY DWELLING UNITS ARE REQUIRED TO MEET THE DEVELOPMENT STANDARDS IN TABLE A for 23.44.041: Development standards for detached accessory dwelling units.

TABLE B Development Standards for Detached Accessory Dwelling Units	
a	Minimum Lot Size = 3200 sf Lot size = 4574 sf
b	Minimum Lot Width = 25' Lot width = 46.67'
c	Minimum Lot Depth = 70' Lot Depth = 110.9' (to centerline of alley)
d	Maximum Lot Coverage (23.44.010 applies) Refer to #3 for lot coverage on sheet A1.1 1000 sf plus 15 percent of lot area (including half of alley)
e	Maximum Rear Yard Lot Coverage (23.44.014.D) Refer to #5 on A1.1 ALLOWED: 60% of Rear Yard Area (1115 sf) = 620 sf PROPOSED: 211 sf (20%)
f	Maximum Size - Gross Floor Area ALLOWED: 1000 sf PROPOSED: 784 sf
g	Front Yard May not be located in Front Yard
h	Minimum Side Yard REQUIRED: (E) & (W) = 5' PROPOSED: (E) = 8'-2"; (W) = 23'-11"
i	Minimum Rear Yard REQUIRED: 0' with alley PROPOSED: 8'-4" to centerline of alley
j	Location of Entry PROPOSED: Street-facing (south)
k	Maximum Height for lots with a width OF 40' to 50' (refer to 1/A1.1 for calculations) ALLOWED: Base Height = 18'; Allowance for Pitched Roof = 5' PROPOSED: Base Height = 16'; Ridge of Pitched Roof = 5'-0" Total Height (to top of ridge) = 21'-0"
l	Separation REQUIRED: 5' PROPOSED: 5'-2" (Measured eave to eave)

C.2.c. A detached accessory dwelling unit may be located in rear yard subject to 23.44.041.C



6 NEW PLUS REPLACED HARD SURFACES

SCALE: NOT TO SCALE

LAND USE COMPLIANCE

PARCEL DATA

BASE ZONE: SF 5000
MHA: Low Area
ECA: NOT APPLICABLE
LOT SIZE: 4293.7 sf
LOT WIDTH: 46.67'
LOT DEPTH: 110.9' (TO CENTER LINE OF ALLEY)
FREQUENT TRANSIT SERVICE AREA = YES

CHAPTER 23.44 - RESIDENTIAL, SINGLE-FAMILY

23.44.006 Principal Uses Permitted Outright

A. Single-family dwelling unit.

23.44.008 Development standards for uses permitted outright

H. Exterior lighting shall be shielded and directed away from residentially zoned lots.

23.44.009 Mandatory Housing Affordability in RSL zones

This project is in LOW MHA Area.

23.44.010 - Minimum lot area and maximum lot coverage

Minimum Lot Area
REQUIRED: Table A for a SF 5000 zone is 5000 sf.
EXISTING: Lot area is 4293.7 sf *SEE SHORT PLAT

Lot Coverage (See diagram & calculations 3/A1.1)
ALLOWABLE: 1000 sf plus 15 percent of lot area = 1686 sf
PROPOSED: 1237 sf (existing principal residence) + 420 sf (proposed DADU) = 1657 sf

23.44.012 - Height Limits (See average grade diagram & calculations 1/A1.1)

MAXIMUM ALLOWABLE HEIGHT: 178.9'

23.44.014 - Yards (See diagram 2/A1.1 for proposed DADU; numbers below are for existing principal residence shown on site plan on A1.0)

Front
REQUIRED: 20 feet
EXISTING: 29'-11"

Side (West)
REQUIRED: 5 feet
EXISTING: 11'-4"

Rear
REQUIRED: 25' OR 20% LOT DEPTH
EXISTING: 46.63' (MAIN RESIDENCE)
REQUIRED REAR YARD = (110.9'x.20) = 22.18'

Side (East)
REQUIRED: 5'
EXISTING: 5'

23.44.016 - Parking and garages (See site plan 1/A1.0)

A. Parking Quantity. Section 23.54.015, Table B
REQUIRED: 1 space for principal dwelling unit; 0 spaces for DADU
PROPOSED: 1 space for principal dwelling unit, 0 space for DADU

23.54.030.B.1.a: Minimum Required Size is 8 feet wide and 16 feet in length (medium)

EV READY STALL
Provide an Electric Vehicle ready space per SMC 23.84A.010.E.
"a parking space that is designed and constructed to include a fully-wired circuit with a 208/240-volt, 40-amp electric vehicle charging receptacle outlet or termination point, including conduit and wiring and the electrical service capacity necessary to serve the receptacle, to allow for future installation of electric vehicle supply equipment, as defined by Article 100 of the Seattle Electric Code."

23.44.017 - Density limits

ALLOWED: 1 unit per lot, except that up to two accessory dwelling units may also be approved...
PROPOSED: 1 new detached accessory dwelling unit (refer to this sheet for DADU land use compliance information)

23.44.020 - Tree requirements

PRESERVING EXISTING TREES OPTION USED
REQUIRED: 8.6 caliper inches [(4293.7 ÷ 1000)2] (caliper inches per 1000 sf of lot area)
PROPOSED: Providing 9 caliper inches in new trees. Plant 3 new Japanese maples (acer palmatum)

CHAPTER 23.44.040 - Accessory Uses

23.44.041 - Accessory dwelling units
23.44.041.A.5 - No off-street parking is required for accessory dwelling units



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DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
APPROVED
Subject to Errors and Omissions
1/24/2020

submital:
12-20-2019 Const. Intake
01-13-2020 Correction Cycle 1

Graham DADU
4246 S Graham St, Seattle, WA 98118

owner:
Hernandez Capital LLC

project no.: 20191003
dpd no.: 6758415-CN

LAND USE COMPLIANCE

A1.1



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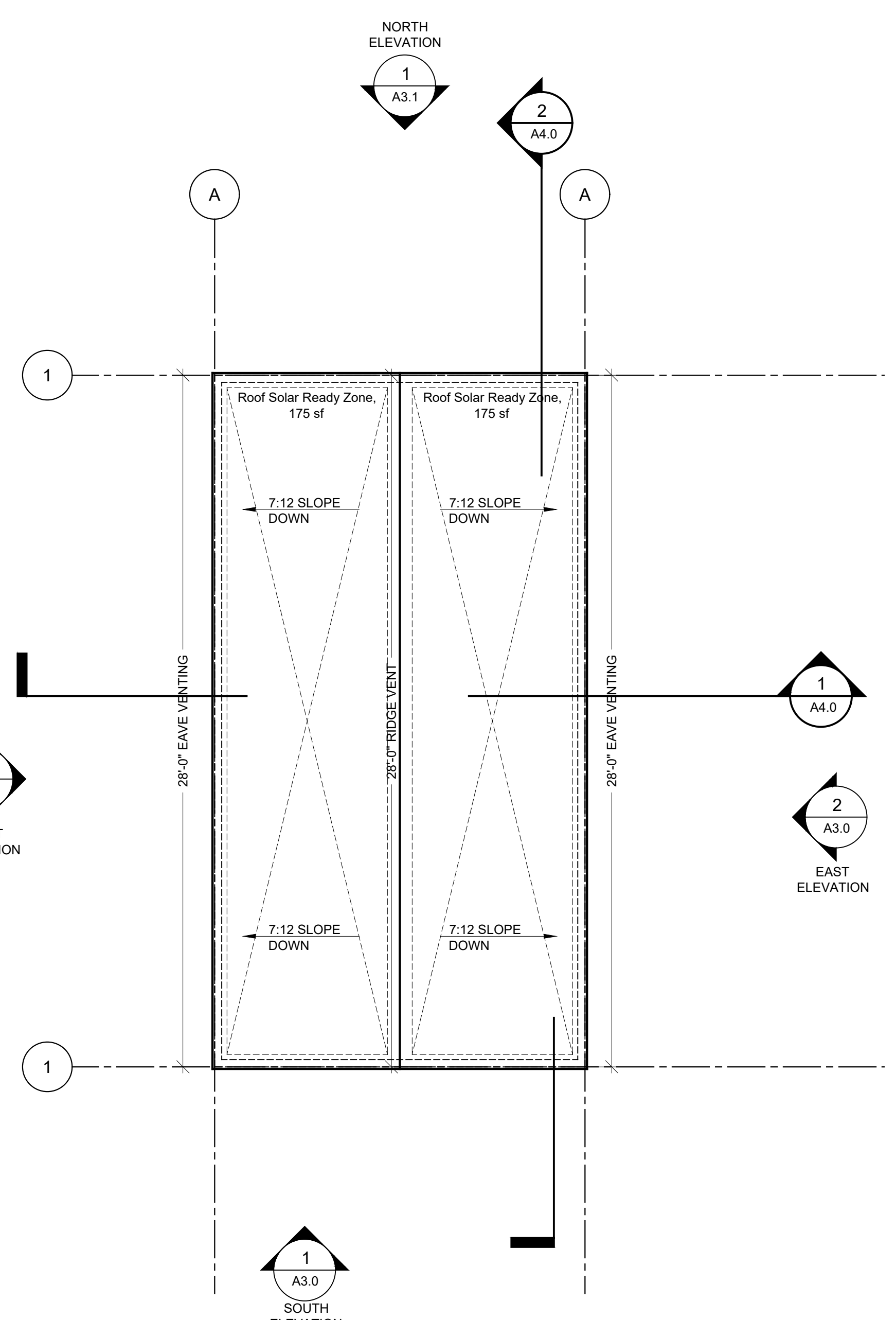
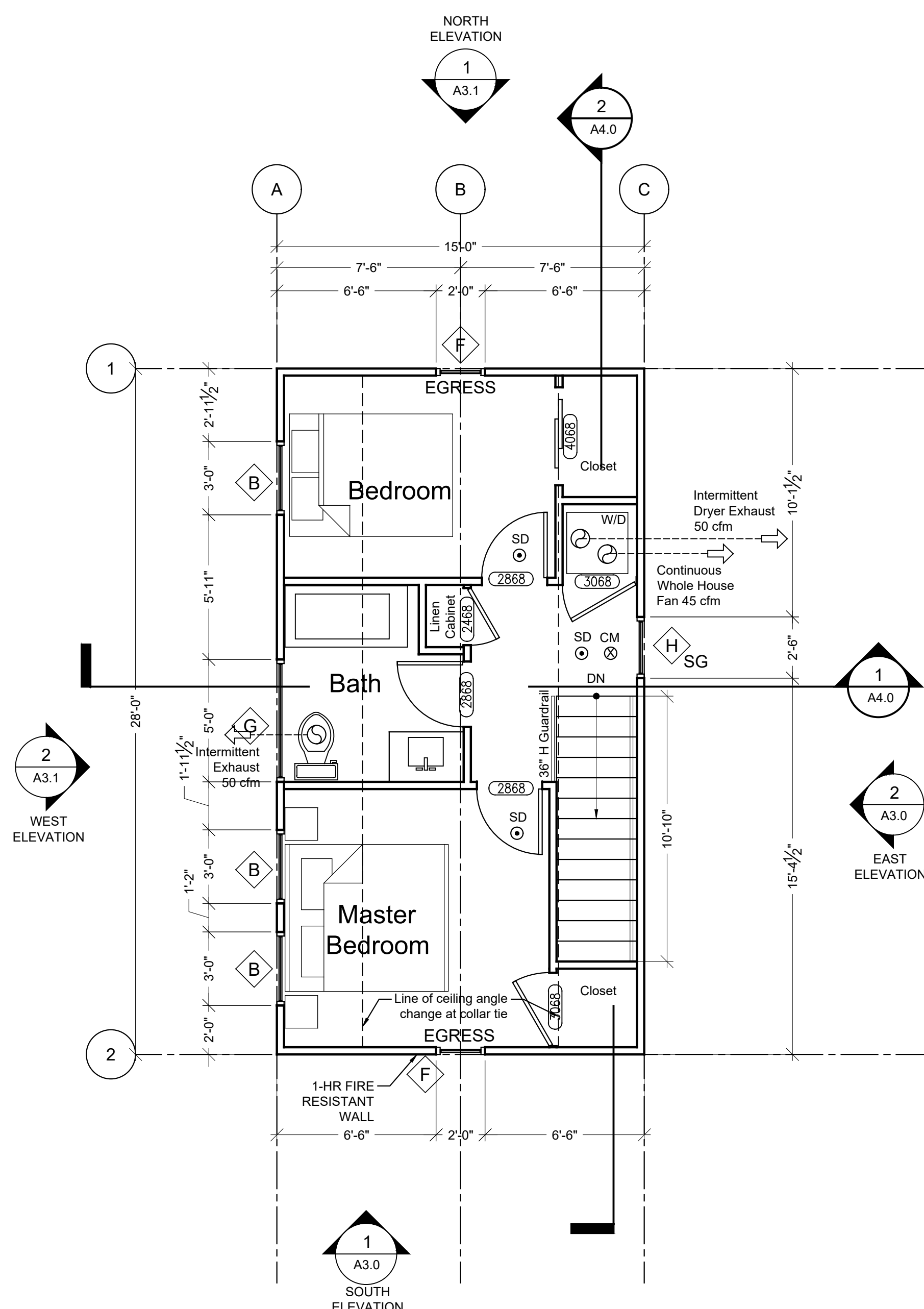
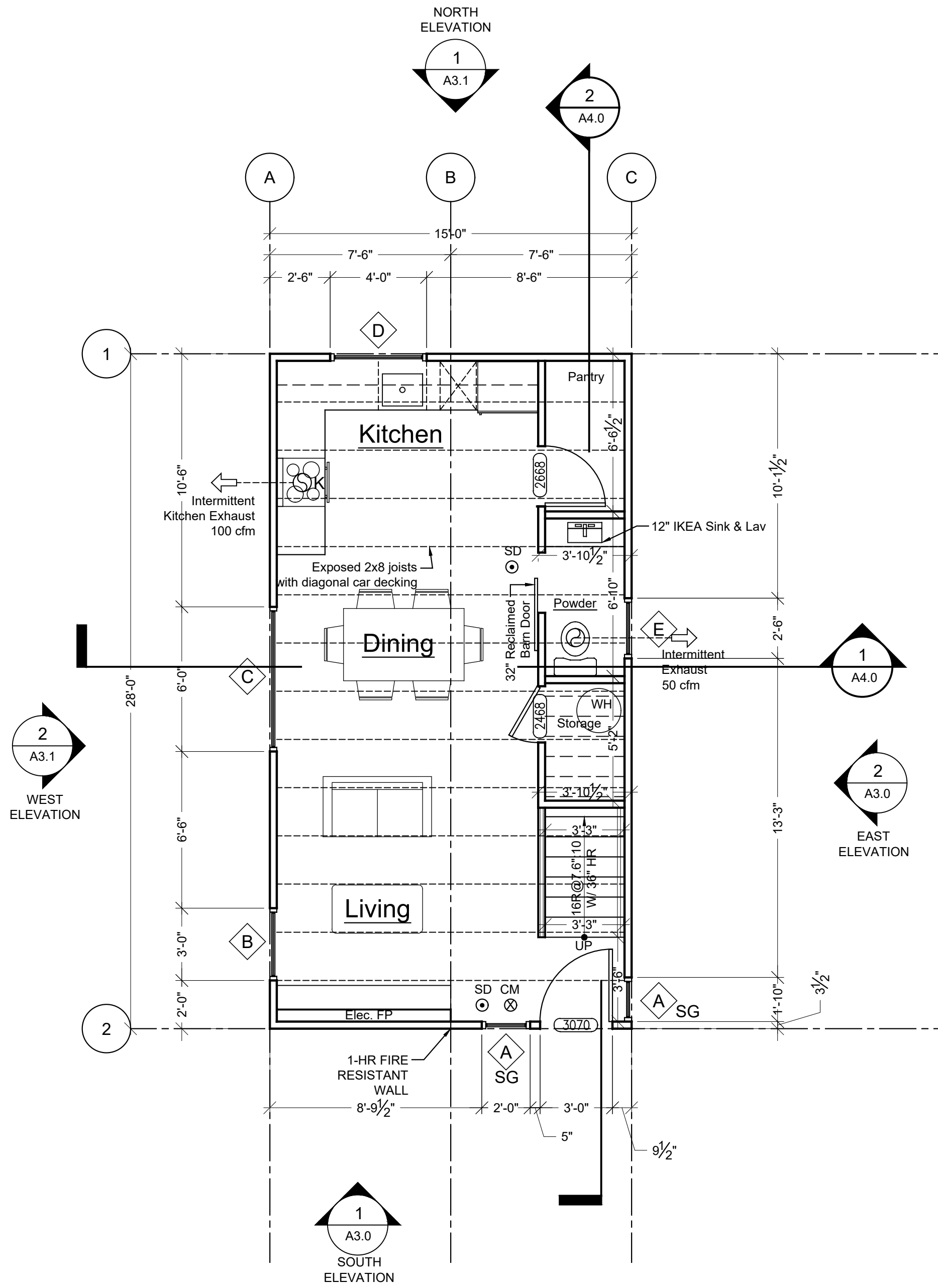
Graham DADU
4246 S Graham St, Seattle, WA 98118

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Floor Plans

A2.0



NOTES

- DIMENSIONS ARE TO FACE OF STUD OR CONCRETE WALL. EXTERIOR WALLS ARE FRAMED WITH 2x6 AND INTERIOR WALLS WITH 2x4, U.N.O.
- SRC R315.1 - PROVIDE AN APPROVED CARBON MONOXIDE ALARM OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
- CONTINUOUS WHOLE HOUSE VENTILATION SYSTEM USING EXHAUST FANS PER SRC M1507.3.4. OUTDOOR AIR INLETS PER SRC M1507.3.4.4 (WINDOW TRICKLE VENTS & OPERABLE WINDOWS).
- ALL VENTILATION SHALL BE INSTALLED IN ACCORDANCE WITH 2015 SRC M1506, M1507, R303.5.1, AND R303.5.2. BUILDING AIR LEAKAGE TESTING, DEMONSTRATING THE SPECIFIC LEAKAGE AREA IS LESS THAN OR EQUAL TO 0.00030 (SEC 502.4.5), IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE (SEC 105.4). FRESH AIR INTAKE BY OPERABLE WINDOWS & WINDOW TRICKLE VENTS PER SRC M1507.3.4.4.
- EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE (SEC 503.8.1).
- DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION (SEC 101.3.2.6 & 503.10.2).
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY (SEC 505).
- SOURCE SPECIFIC EXHAUST FANS (OVEN HOOD, BATHROOM EXHAUST, & DRYER VENTS) TO BE INTERMITTENT UNO AND SHALL COMPLY WITH SMC 403.8.1 THROUGH 403.8.11 AND 2015 SRC M1507 AND M1508.
- U103.2 - THE MAIN ELECTRICAL SERVICE OR FEEDER PANEL FOR EACH DWELLING UNIT SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED 'FOR FUTURE SOLAR ELECTRIC'.
- U103.3 - A PERMANENT CERTIFICATE, INDICATING THE BOUNDARIES OF THE SOLAR-READY ZONE, SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER, OR OTHER CONSPICUOUS LOCATION.

ALL EXTERIOR WINDOWS AND DOORS SHALL BE LABELED "NFRC CERTIFIED". OUTDOOR AIR INLETS OF 4 SQ IN MIN NET FREE AREA FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED LOCATED IN WINDOW FRAME AT TOP OF WINDOW.

X DOOR SCHEDULE				
NO.	SIZE	TYPE	MAT'L	NOTES
3070	3'-0" x 7'-0"	EXT FULL LIGHT	WOOD	FROSTED GLAZING
2868	2'-8" x 6'-8" x 1 3/4"	FLUSH	WOOD	
2668	2'-6" x 6'-8" x 1 3/8"	FLUSH	WOOD	
2468	2'-4" x 6'-8" x 1 3/8"	FLUSH	WOOD	
4068	4'-0" x 6'-8" x 1 3/8"	DBL BIPASS	WOOD	

NOTE: ALL WINDOWS AND DOORS SHALL BE LABELED "NFRC certified".

4 DOOR SCHEDULE

VENTING CALCS

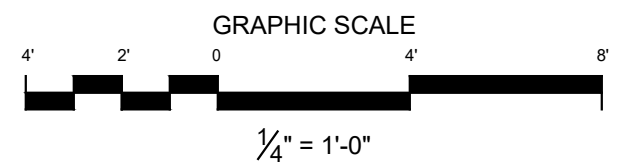
ROOF 1 AREA = 351 SF:
REQUIRED: 1/150

ROOF = 420 SF TOTAL
(420 SF / 150) x144 = 403.2 SI
403.2 SI / 56 LF = 7.2 SI/LF MIN

PROVIDE: PROVIDE 7.2 SQ IN per lineal foot
Eave & Ridge Venting - 28' both sides (28' at ridge vent)

5 ROOF VENTING CALCS

Scale: NTS





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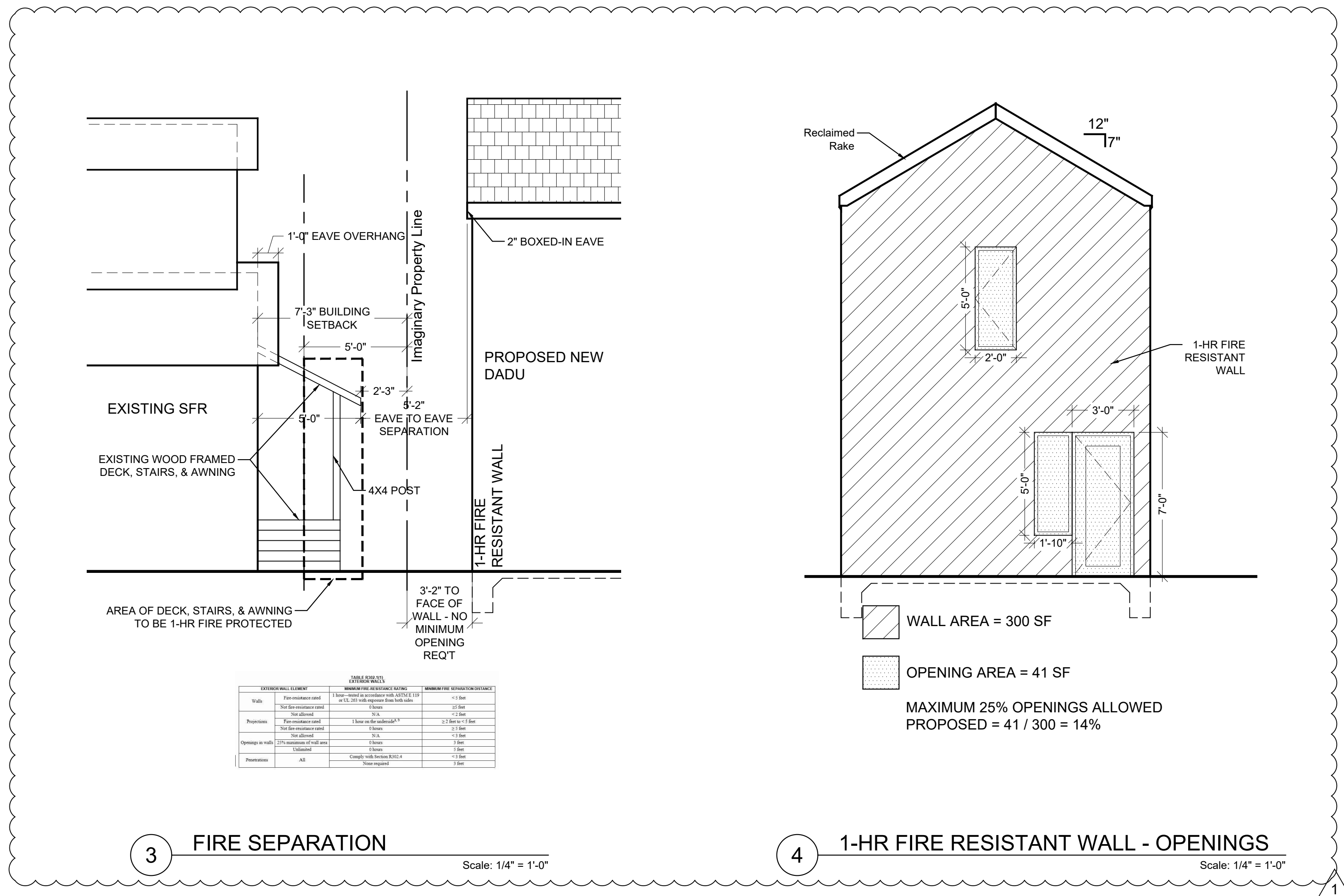
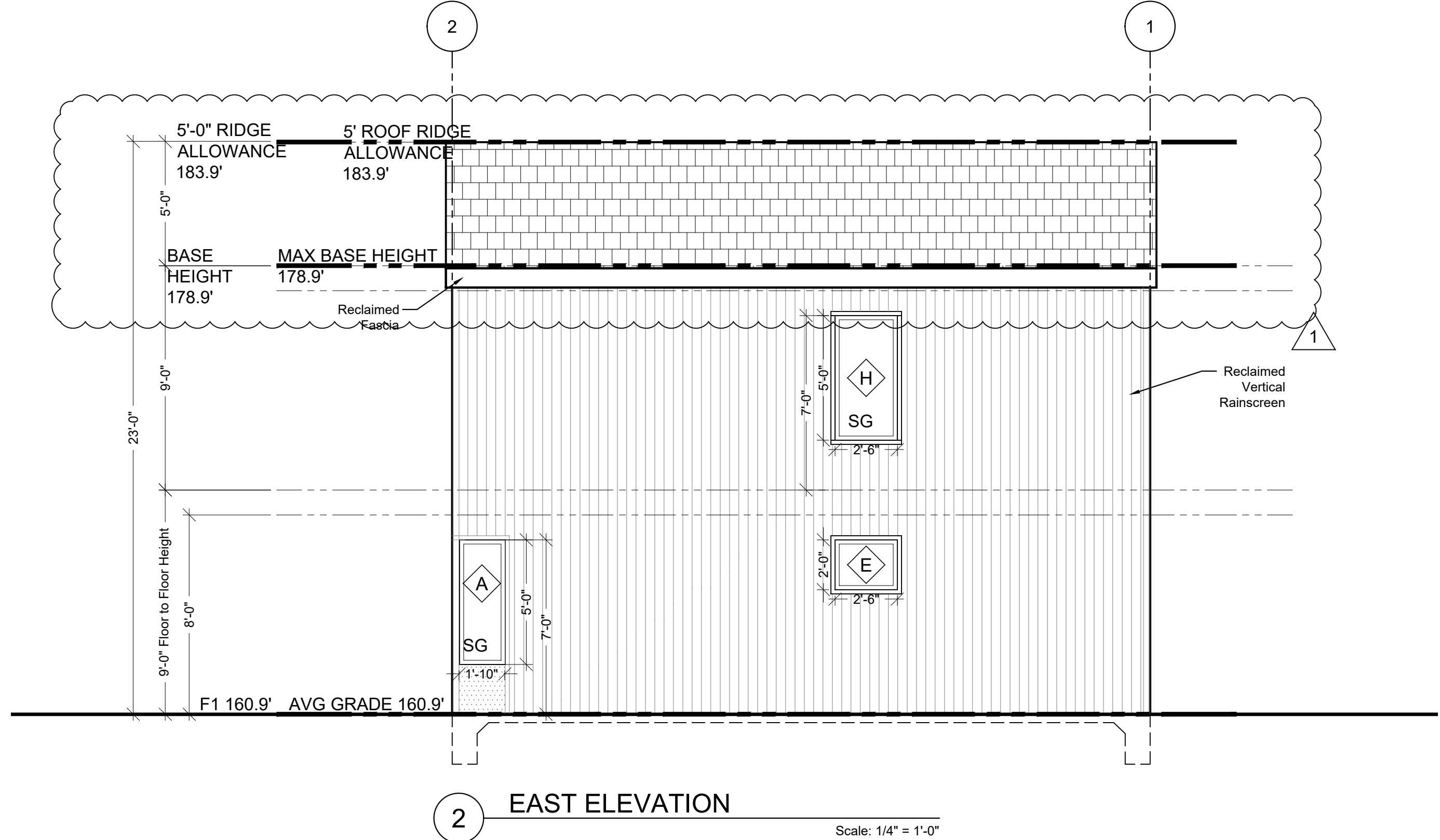
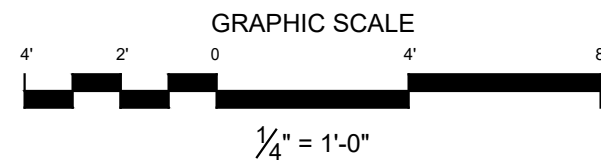
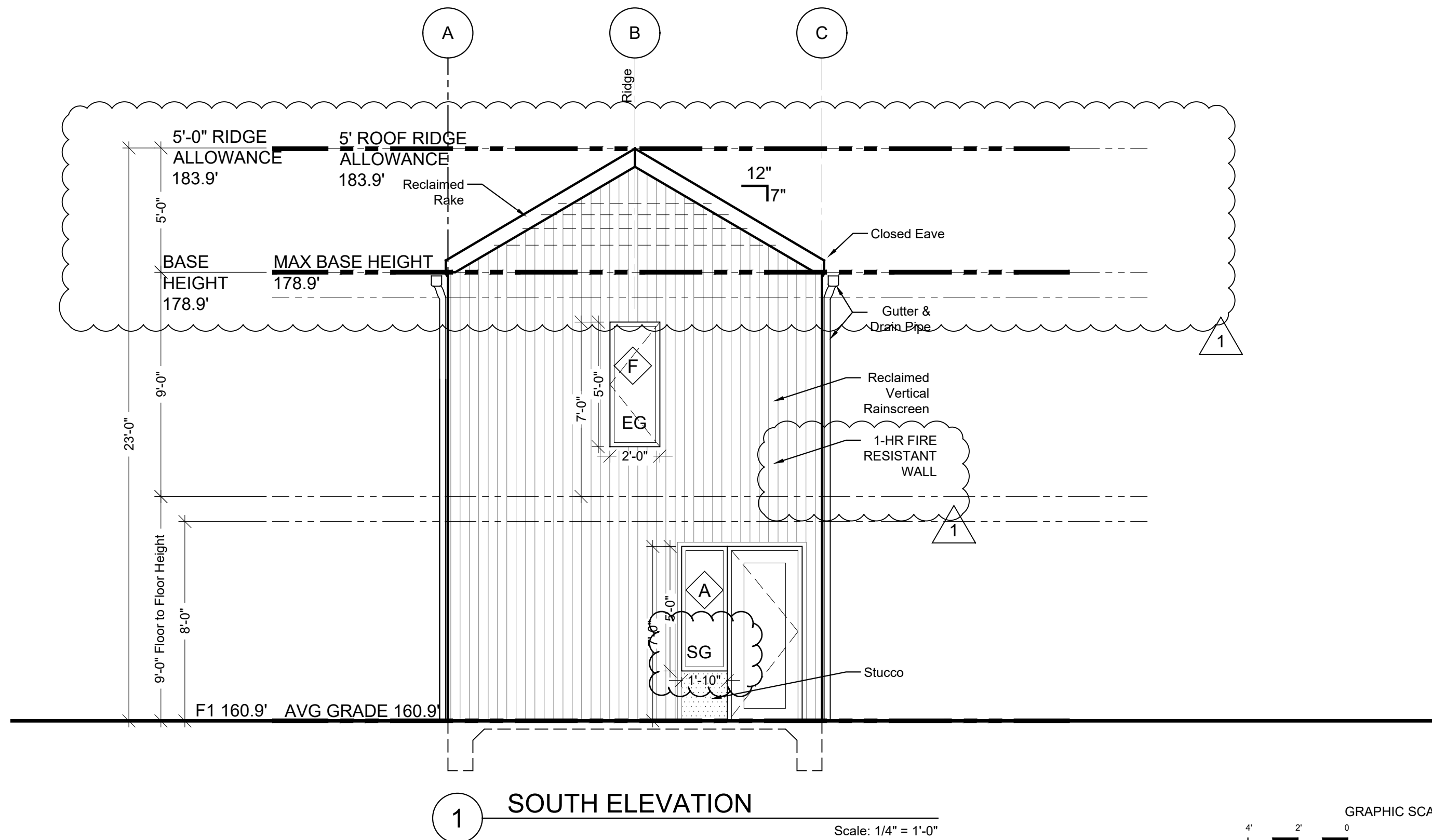
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4246 S Graham St, Seattle, WA 98118

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ELEVATIONS

A3.0



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- BUILDING AIR LEAKAGE TESTING, DEMONSTRATING THE SPECIFIC LEAKAGE AREA IS LESS THAN OR EQUAL TO 0.00030 (SEC 502.4.5), IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE (SEC 105.4).
- EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE (SEC 503.8.1).
- ALL VENTILATION SHALL BE INSTALLED IN ACCORDANCE WITH 2015 SRC M1506, M1507, R303.5.1, AND R303.5.2. BUILDING AIR LEAKAGE TESTING, DEMONSTRATING THE SPECIFIC LEAKAGE AREA IS LESS THAN OR EQUAL TO 0.00030 (SEC 502.4.5), IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE (SEC 105.4). FRESH AIR INTAKE BY OPERABLE WINDOWS & WINDOW TRICKLE VENTS PER SRC M1507.3.4.4.
- DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION (SEC 101.3.2.6 & 503.10.2).
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINARIES (SEC 505).
- ALL EGRESS WINDOWS TO CONFORM TO 2015 SRC R312.2 & R312.3. MINIMUM OPEN AREA PER R310.2.1 OF 5.7 SQ FT; MINIMUM HORIZONTAL DIMENSION OF 20" & MINIMUM VERTICAL DIMENSION OF 24".
- ALL WINDOW SILLS OF OPERABLE WINDOWS ARE 24" OR HIGHER (BUT LESS THAN 72") ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- WINDOW AND DOOR HEADERS TO HAVE A MINIMUM R-10 INSULATION.



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THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
APPROVED
Subject to Errors and Omissions
1/24/2020

submittal:
12-20-2019 Const. Intake
01-13-2020 Correction Cycle 1

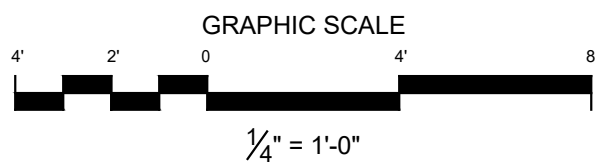
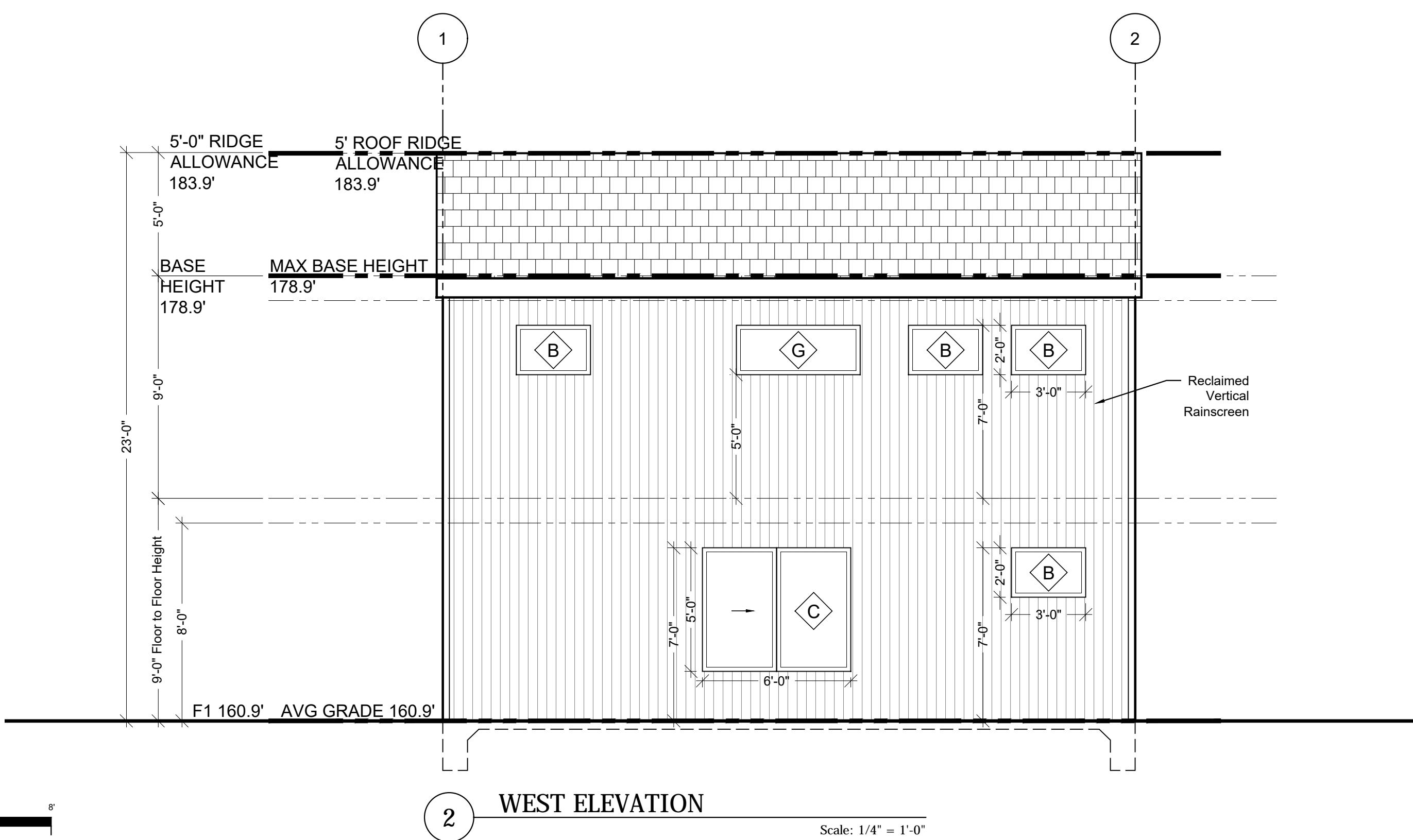
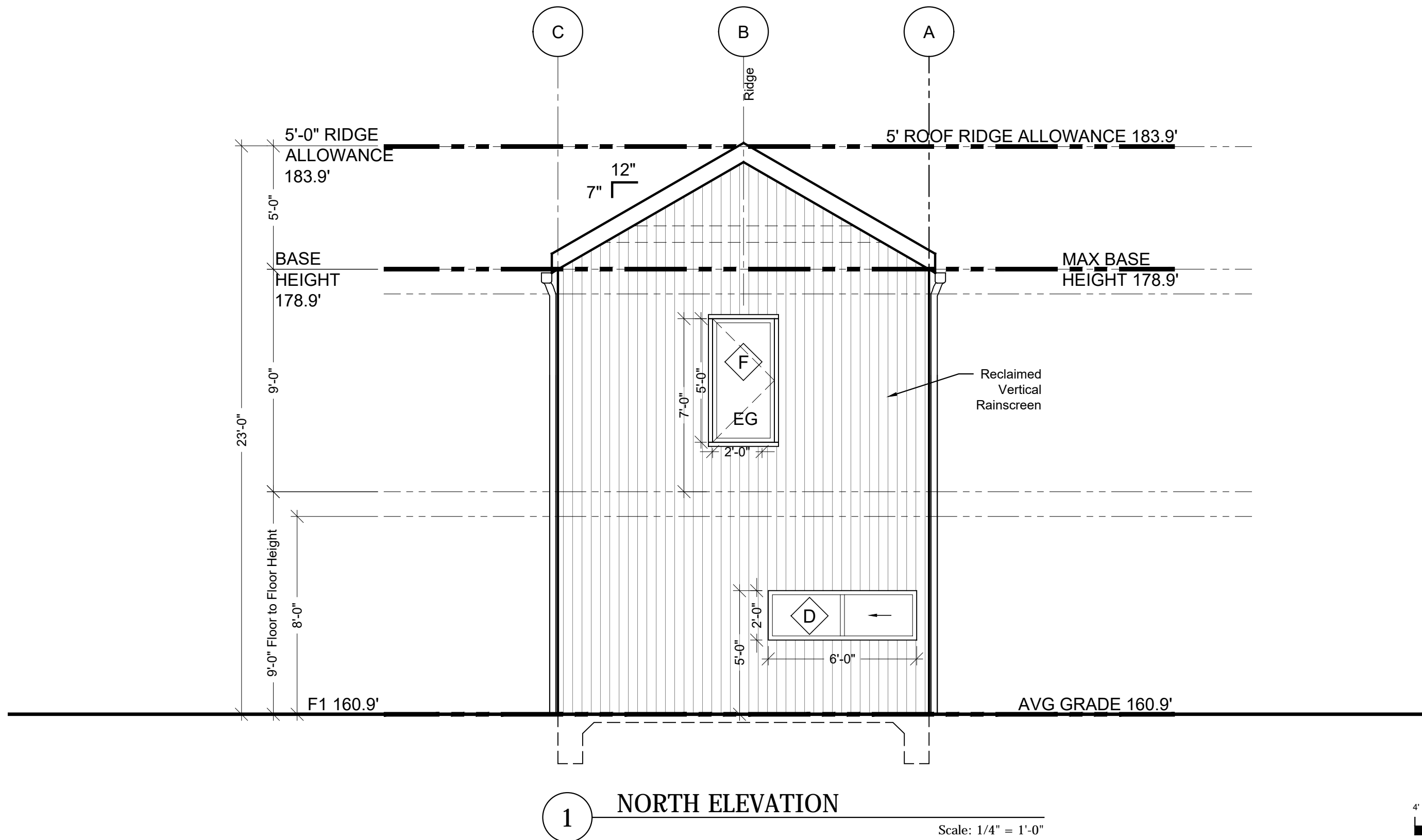
Graham DADU
4246 S Graham St. Seattle, WA 98118

owner:
Hernandez Capital LLC

project no.: 20191003
dpd no.: 6758415-CN

ELEVATIONS &
SCHEDULES

A3.1



NOTES

- DIMENSIONS ARE TO FACE OF STUD OR CONCRETE WALL. EXTERIOR WALLS ARE FRAMED WITH 2x6 AND INTERIOR WALLS WITH 2x4, U.N.O.
- SRC R315.1 - PROVIDE AN APPROVED CARBON MONOXIDE ALARM OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
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- WINDOW AND DOOR HEADERS TO HAVE A MINIMUM R-10 INSULATION.

INSULATION NOTES

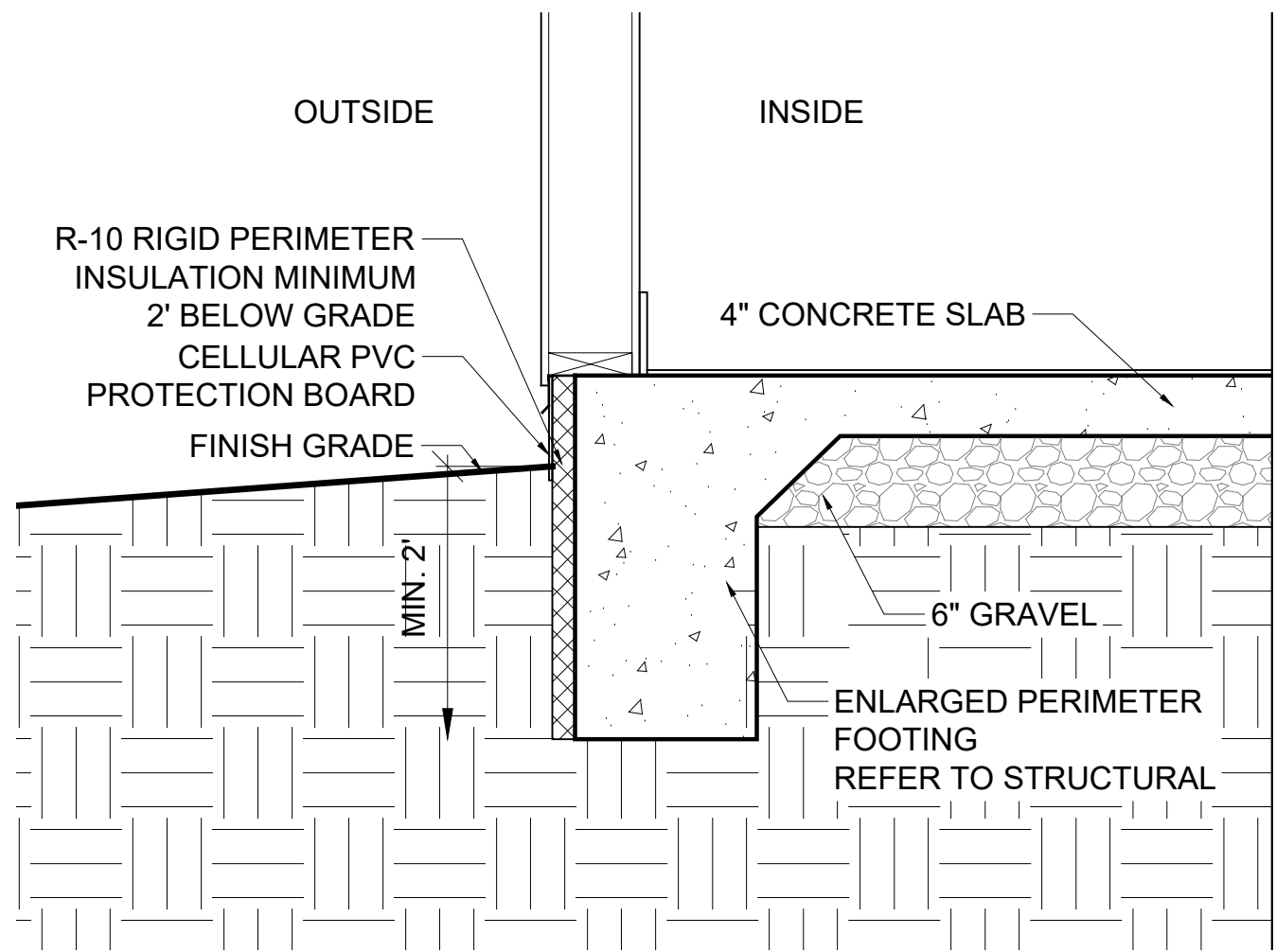
- PRESCRIPTIVE COMPLIANCE APPROACH USED BASED ON 2015 SEATTLE ENERGY CODE TABLE R402.1.1 WITH MODIFICATIONS FROM TABLE 406.2 OPTION 1a (EFFICIENT BUILDING ENVELOPE 1a).
- VERTICAL FENESTRATION U-VALUE = 0.28
- INSULATION INSTALLATION PER SEC R402.1.1 & R402.2.2.
- WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION PER SREC TABLE 402.1.1.
- ROOF R-VALUE = 49
- WOOD FRAME WALL R-VALUE = 21
- SLAB R-VALUE = 10 PERIMETER AND UNDER ENTIRE SLAB

ALL EXTERIOR WINDOWS AND DOORS SHALL BE LABELED "NFRC CERTIFIED". OUTDOOR AIR INLETS OF 4 SQ IN MIN NET FREE AREA FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED LOCATED IN WINDOW FRAME AT TOP OF WINDOW.

NO.	SIZE	TYPE	NOTES
A	22x60	FIXED	SG
B	36x60	FIXED	
C	72x60	HORIZ. SLIDER	
D	72x24	FIXED	SG
E	30x24	FIXED	
F	24x60	CASEMENT	EGRESS
G	60x24	FIXED	DOES NOT HAVE TO BE SG
H	30x60	FIXED	SG

NOTE: ALL WINDOWS AND DOORS SHALL BE LABELED "NFRC certified".

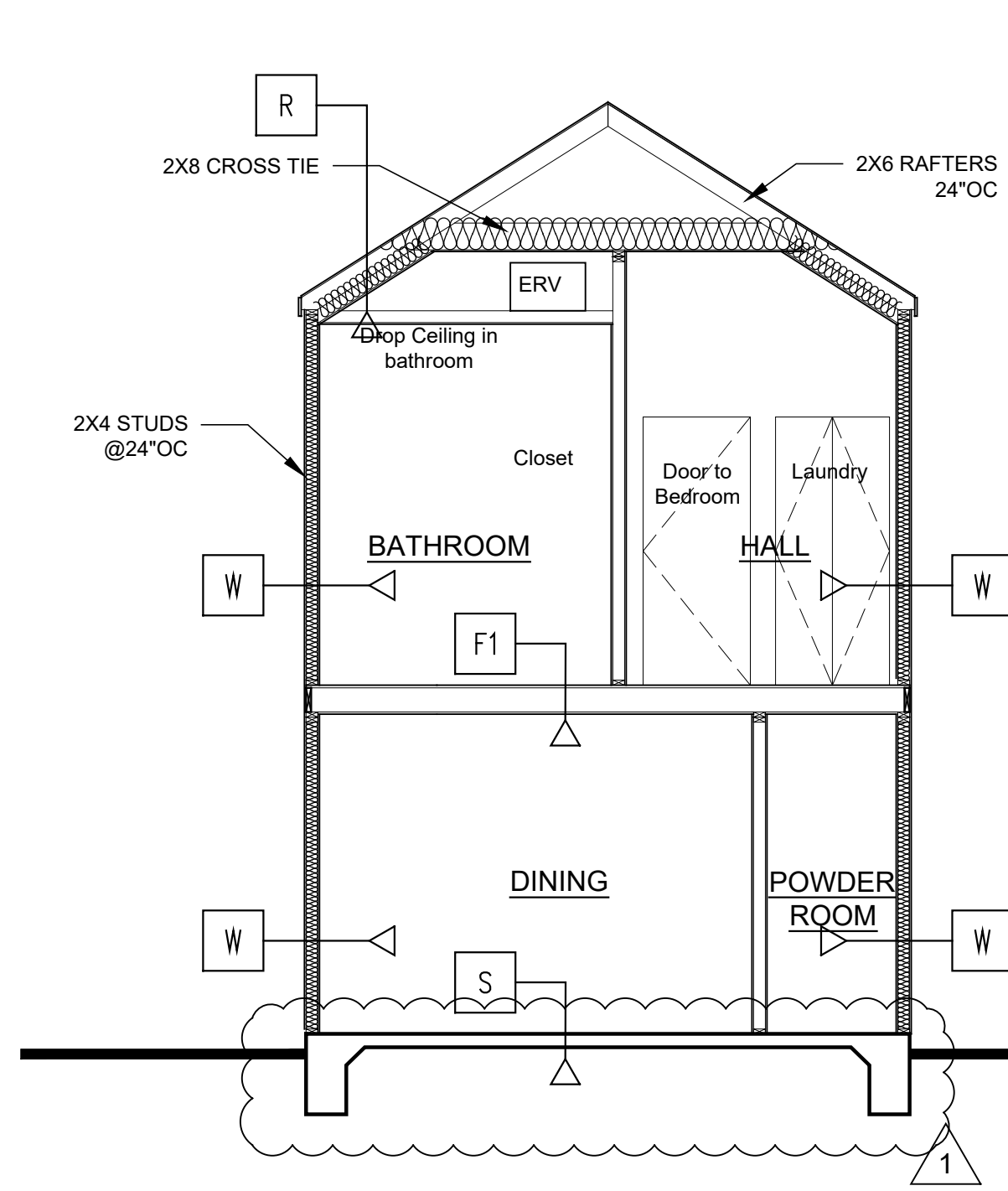
4 WINDOW SCHEDULE



8
A4.0

SLAB FOOTING DETAIL "S"

1"=1'-0"

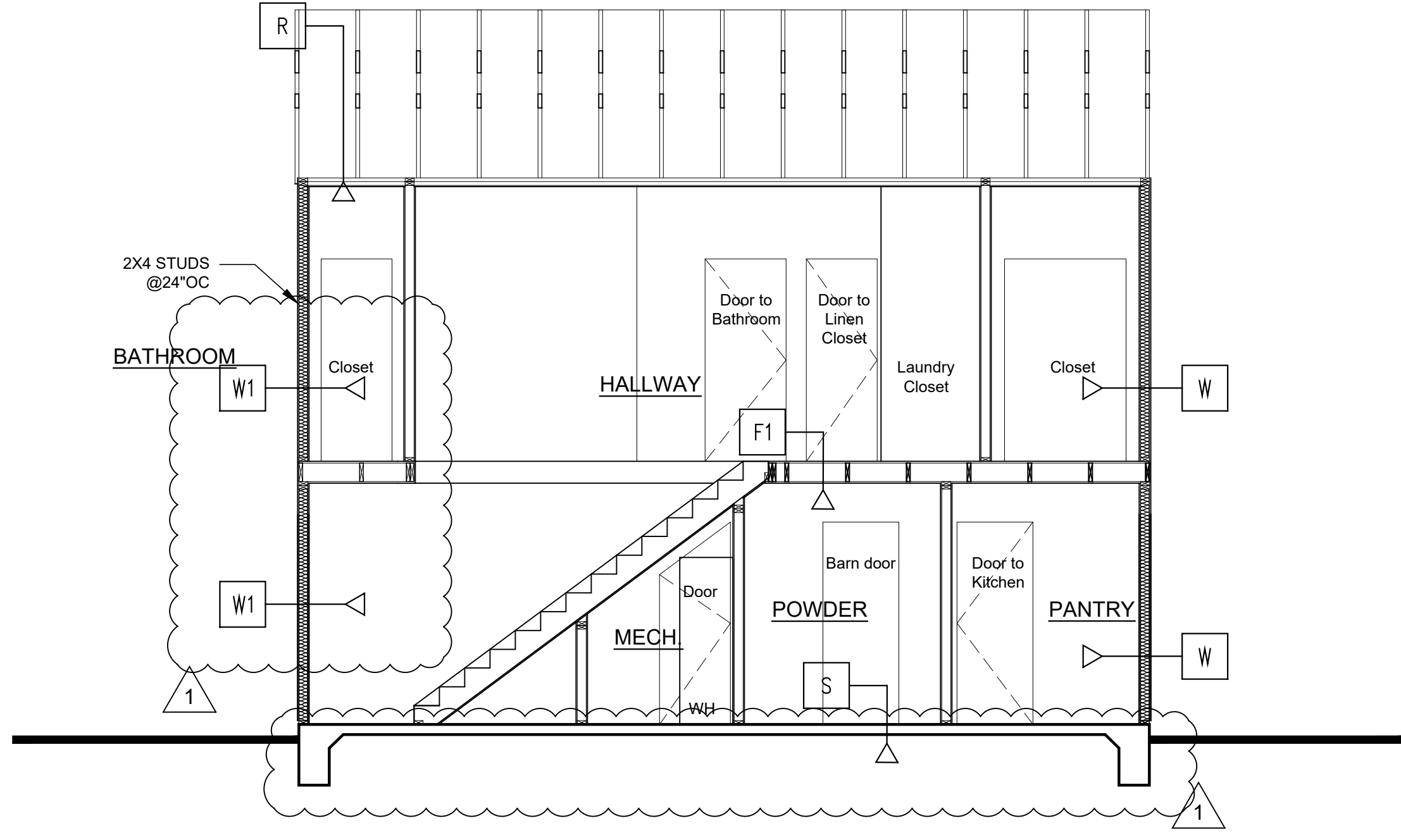


1
A4.0

Cross Section

1/4"=1'-0"

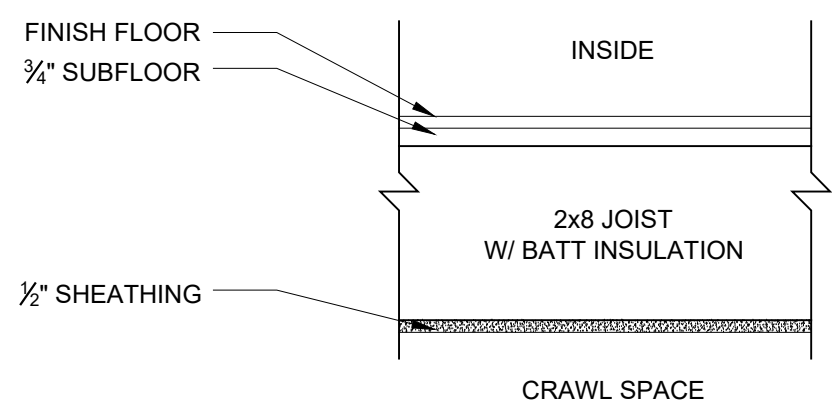
- ASSEMBLIES**
- W**
- EXTERIOR SIDING
 - 1" x 3" VERTICAL FURRING STRIPS
 - 1.5" RIGID MINERAL WOOL INSULATION (R-6)
 - WRB
 - 1/2" EXT PLYWOOD W/ WP PAPER
 - 2x4 STUDS @ 24" OC W/ R-15 BIBS INSULATION
 - 1/2" GWB
- W1**
- 1-HR FIRE RESISTANT EXTERIOR WALL
- 5/8" TYPE 'X' GWB
 - 2x6 STUDS @ 16" OC W/ R-21 INSUL
 - 5/8" TYPE 'X' GWB
- R**
- TPO ROOF
- 1/2" SHEATHING
 - 3" GPS (GRAPHITE EPS) FOAM R-15
 - FELT PAPER
 - 3/4" SHEATHING
 - 2x8 RAFTERS W/ CELLULOSE BIBS R-27
 - 1/2" GWB
- F**
- 1/2" SHEATHING
 - 2x8 JOISTS - R-38 BATT INSULATION
 - 3/4" SUB FLOOR
 - FINISH FLOORING
- F1**
- SHEATHING PER STRUCT
 - 2x8s PER STRUCT W/ R-21 INSUL
 - 5/8" TYPE 'X' GWB
- S**
- 4" REINF CONC SLAB W/ THICKENED PERIMETER FOOTING
 - 6 MIL VAPOR BARRIER
 - R-10 RIGID INSUL
 - 6" MIN GRAVEL FILL
 - COMPACT FILL



2
A4.0

Longitudinal Section

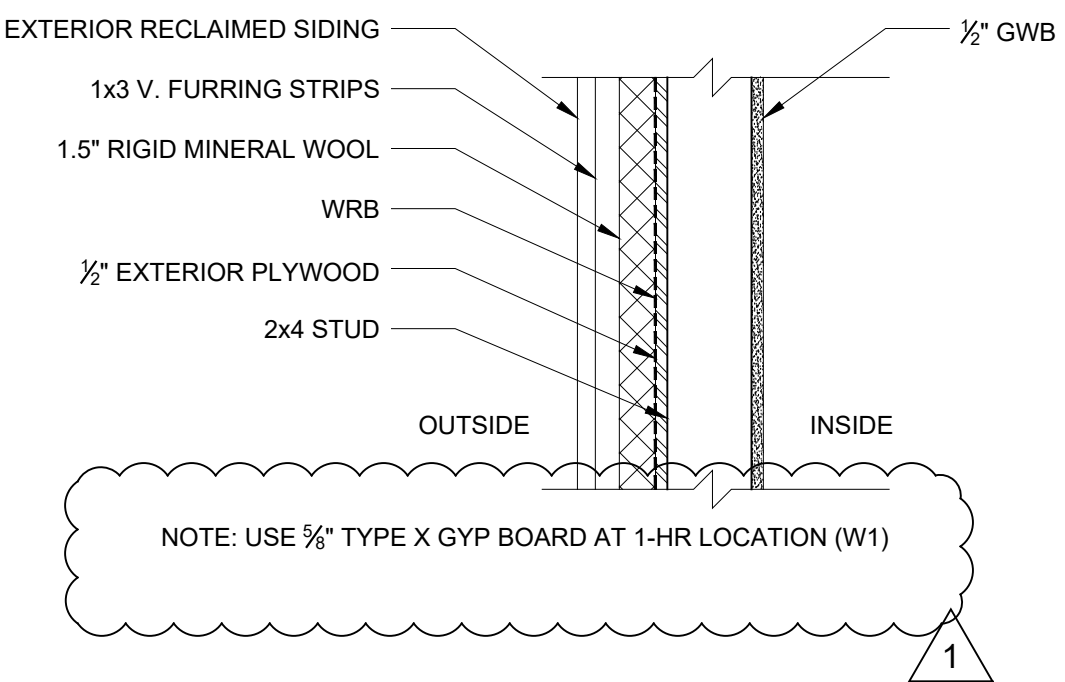
1/4"=1'-0"



5
A4.0

FLOOR ASSEMBLY (F)

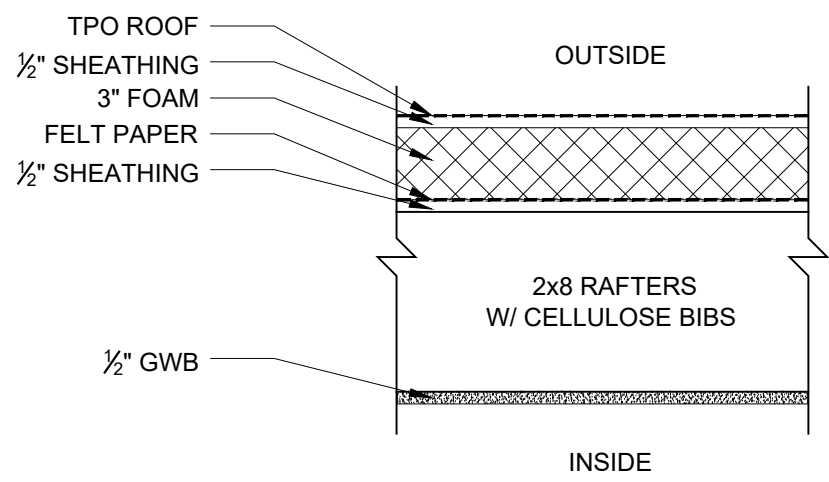
1-1/2"=1'-0"



6
A4.0

EXTERIOR WALL ASSEMBLY (W)

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



7
A4.0

ROOF ASSEMBLY (R)

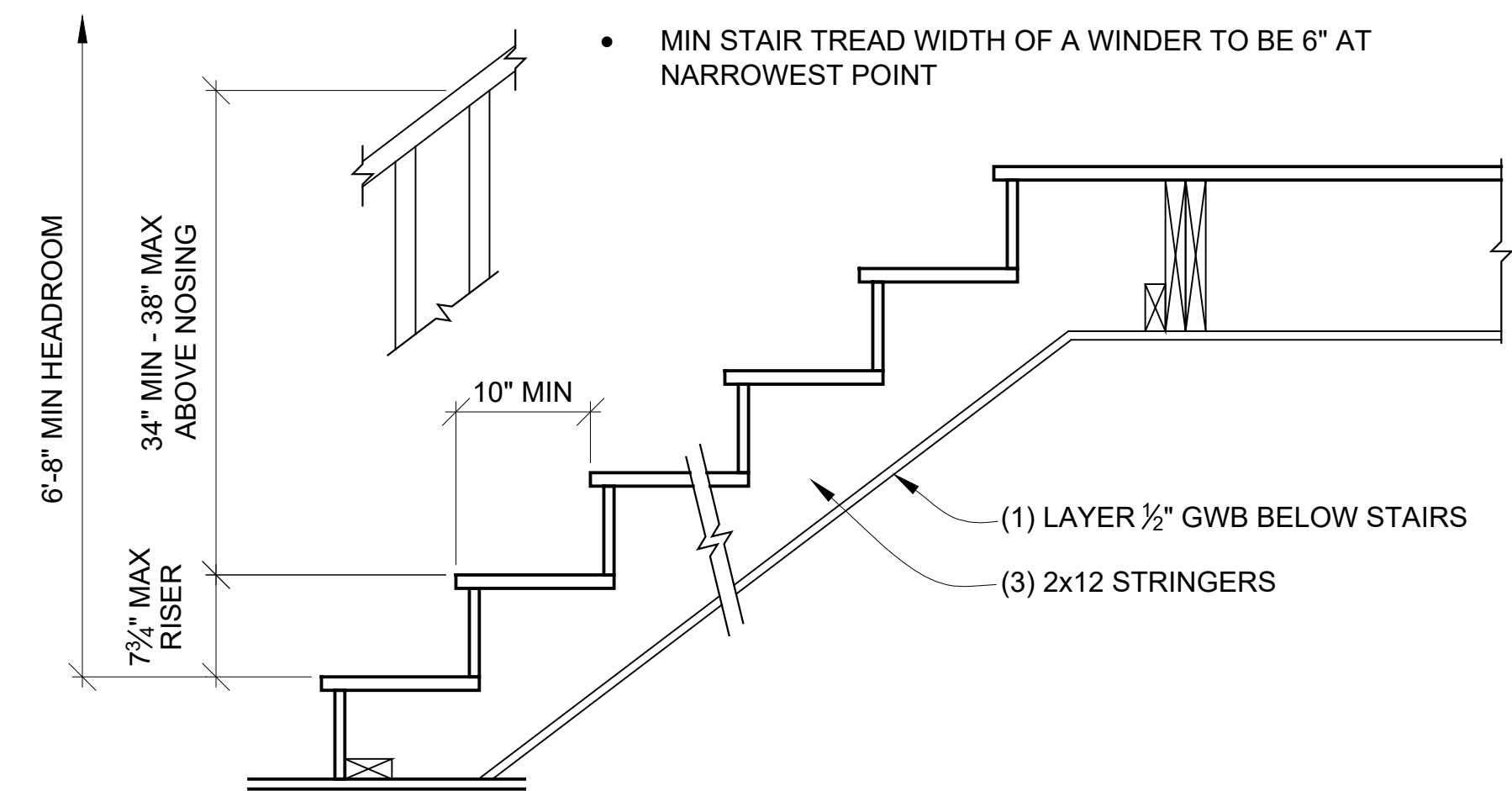
1-1/2"=1'-0"

NOTES

1. REFER TO STRUCTURAL ENGINEER DRAWINGS FOR ALL CONSTRUCTION DETAILS

NOTES:

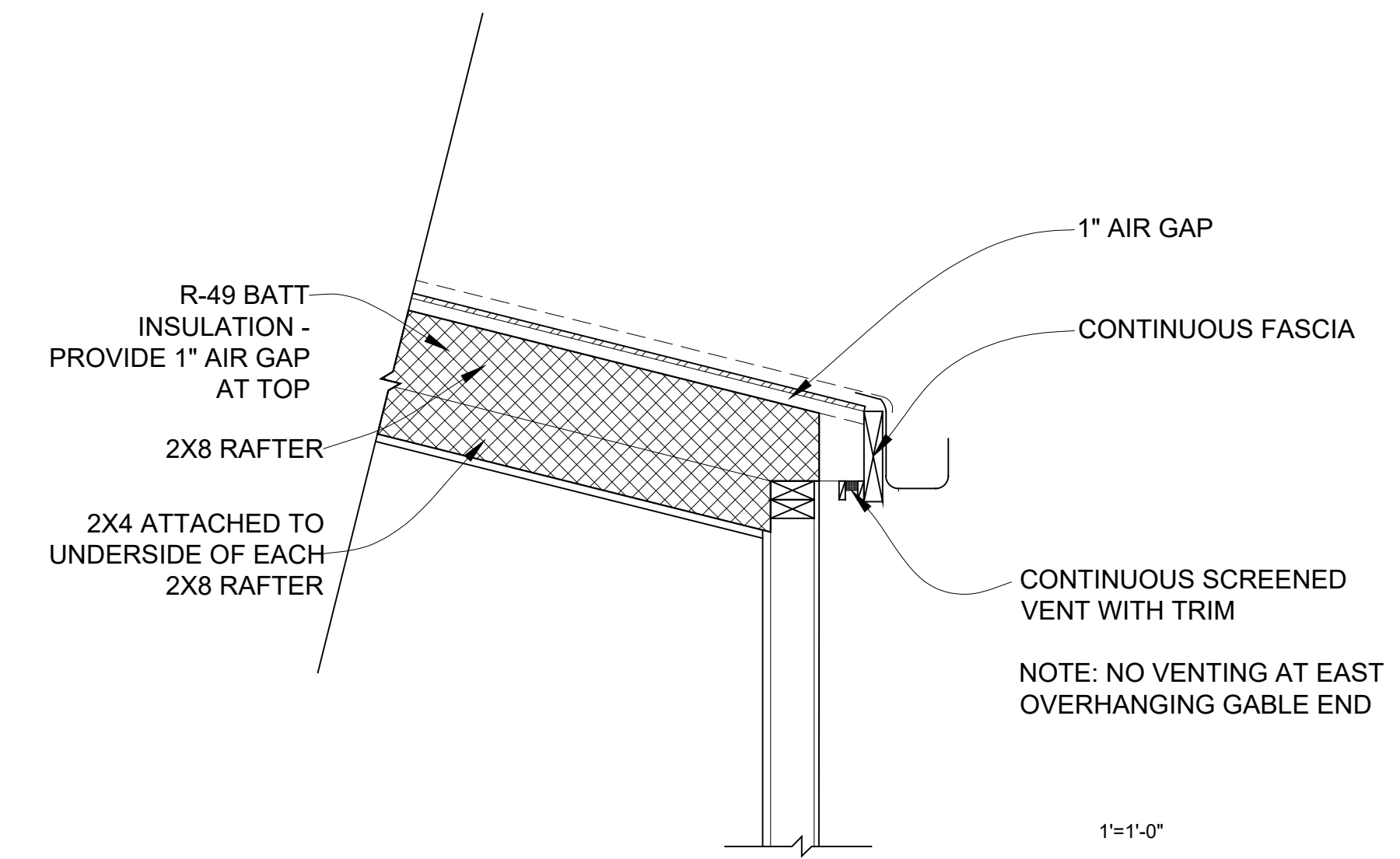
- SPACING BTWN INTERMEDIATE GUARDRAIL MEMBERS TO BE A MAXIMUM OF 4" CLEAR SUCH THAT A SPHERE OF 4" DIA SHALL NOT PASS THROUGH ANY OPENING.
- HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN THE NEWEL POSTS OR SAFETY TERMINALS PER SBC 1009.11.5
- MIN STAIR TREAD WIDTH OF A WINDER TO BE 6" AT NARROWEST POINT



3
A4.0

TYPICAL STAIR

1"=1'-0"



4
A4.0

TYPICAL DETAIL



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BUILDING SECTION -
SFR & DETAILS

A4.0