

VICINITY MAP
NOT TO SCALE

PROJECT TEAM

OWNER:
TBD

DESIGNER:
Twig and Beam
9340 54th Ave S
Seattle, WA 98118
Micheal Lentz
(206) 778-5430

SURVEYOR:
TBD

STRUCTURAL ENGINEER:
TBD

BUILDER:
TBD

LEGAL DESCRIPTION

TBD

ASSESSOR'S PARCEL NUMBER

TBD

PROJECT ADDRESS

TBD

PROJECT DESCRIPTION

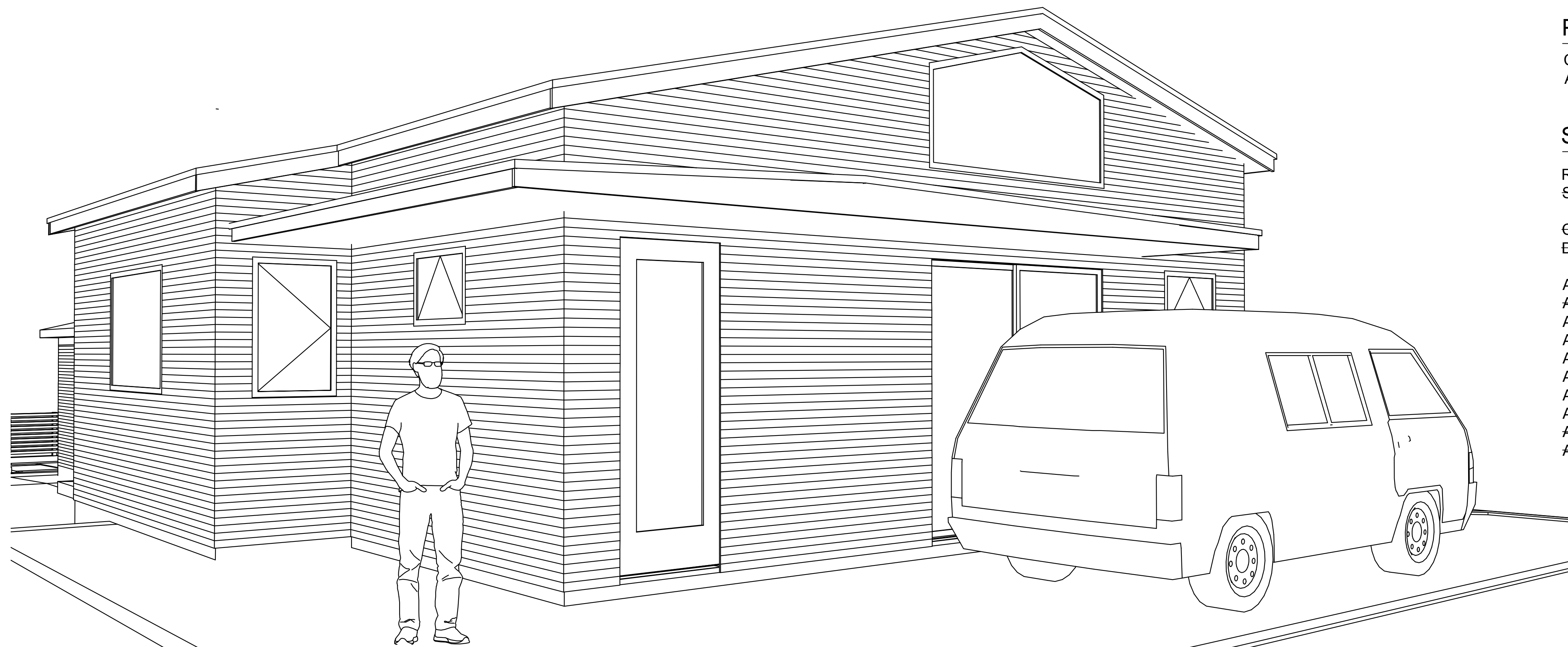
CONSTRUCT DETACHED ACCESSORY DWELLING UNIT AND ASSOCIATED SITE IMPROVEMENTS

SHEET LIST (BLDG)

RENDERINGS, PROJECT INFO, AND INDEX SURVEY

GSC
DWG

- A0 GENERAL NOTES, SYMBOLS, AND LEGEND
- A0-1 CODE HIGHLIGHTS
- A1 SITE PLAN AND LAND USE INFORMATION
- A2-1 FOUNDATION / FLOOR FRAMING PLAN AND FLOOR PLAN
- A2-2 ROOF PLAN AND ROOF FRAMING PLAN
- A3 EXTERIOR ELEVATIONS
- A4 BUILDING SECTIONS
- A5 (NOT USED)
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- A6-2 DETAILS



DADU LIVE/WORK

JURISDICTION APPROVED STAMP

GENERAL NOTES

1. WORK TO CONFORM WITH APPLICABLE CODES AND LOCAL BUILDING JURISDICTION REQUIREMENTS.
2. BUILDER TO VERIFY ALL DIMENSIONS INDICATED IN THE DRAWINGS. BRING DISCREPANCIES TO THE ATTENTION OF THE DESIGNER AND OWNER PRIOR TO COMMENCING WORK IN THE AREA OF CONFLICT. DO NOT SCALE DRAWINGS.
3. HORIZONTAL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF SHEATHING FOR EXTERIOR DIMENSIONS, AND THE FACE OF FRAMING FOR INTERIOR DIMENSIONS.
4. VERTICAL DIMENSIONS AND ELEVATIONS ARE TO TOP OF CONCRETE, TOP OF FLOOR SHEATHING, TOP OF FRAMING OR, OR TO ROUGH OPENING OF FRAMING.
5. WALLS AND ITEMS NOT OTHERWISE DIMENSIONED ARE TO BE LOCATED FLUSH WITH ADJACENT CONSTRUCTION OR WALL.
6. WHERE A PORTION OF THE WORK IS SHOWN AND/OR DETAILED IN THE DRAWINGS AND THE REMAINDER IS INDICATED IN OUTLINE, THE PARTS SHOWN AND/ OR DETAILED SHALL APPLY TO THE OTHER PORTIONS OF THAT WORK.
7. PRIOR TO AND DURING THE WORK, BUILDER TO VERIFY SITE AND STRUCTURE CONDITIONS. ANY CONDITIONS INCONSISTENT OR PROBLEMATIC WITH REGARD TO THE INTENT OF THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND OWNER PRIOR TO CONTINUING THE WORK.
8. COORDINATE ALL OPERATIONS WITH OWNER INCLUDING AREAS USED FOR STORAGE, ACCESS TO AND FROM THE SITE, TIMING OF THE WORK, OBEYING THE NOISE ORDINANCE, CONTROLLING FUMES AND DUST.
9. PROVIDE SUFFICIENT STRUCTURE IN WALLS TO SUPPORT COUNTERS SHELVES, CABINETS, ETC. INCLUDING ITEMS FURNISHED BY OWNER AND INSTALLED BY OWNER (FOIC).
10. COORDINATE AND PROVIDE REQUIRED PENETRATIONS AND PATCHING TO SUIT WORK.
11. AT FIRE RATED WALLS OR CEILING ASSEMBLIES WHERE PENETRATIONS FOR MECHANICAL, ELECTRICAL, OR PLUMBING OCCUR, PROVIDE APPROVED THROUGH PENETRATION FIRE STOP ASSEMBLIES. MAINTAIN REQUIRED RATING OF ASSEMBLIES.
12. CONTRACTOR TO ASSUME ALL MATERIALS, EQUIPMENT, ETC ARE NEW UNLESS NOTED OTHERWISE.
13. OWNER'S WORK ITEM OR EQUIPMENT FURNISHED BY OWNER TO BE INSTALLED BY CONTRACTOR OR OWNER (FOIC OR FOIO); PREPARE WORK TO RECEIVE OWNER'S WORK OR EQUIPMENT AS REQUIRED AND/OR AS DESCRIBED IN THE DRAWINGS. PREPARATION MAY INCLUDE ALL NECESSARY ROUGH-IN CONDUIT, PIPING, DEPRESSIONS, ETC..

ABBREVIATIONS

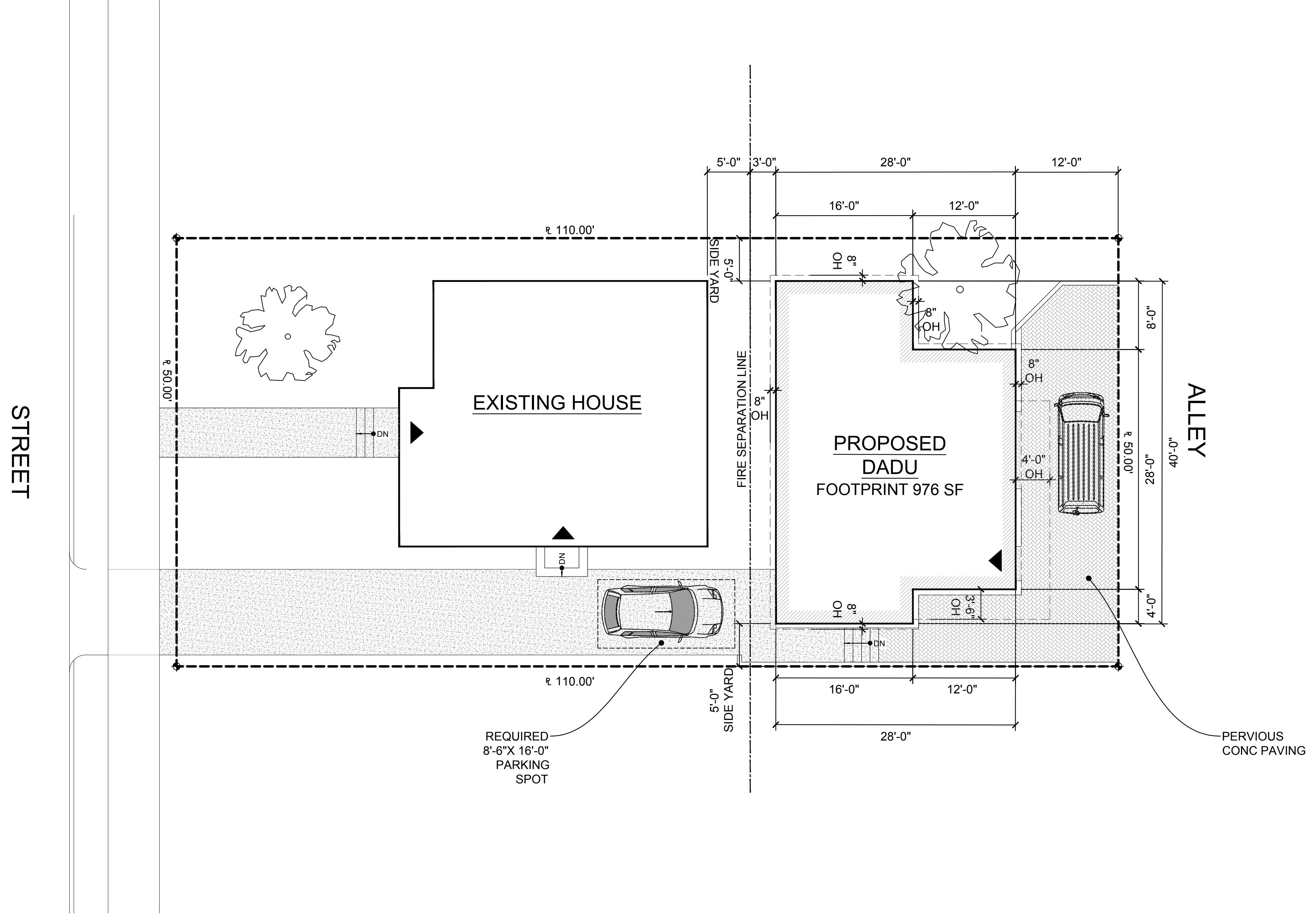
AA	AMENITY AREA	FOIC	FURNISHED BY OWNER/ INSTALLED BY CONTRACTOR	PTD	PAINTED
ABV	ABOVE	FOIO	FURNISHED BY OWNER/ INSTALLED BY OWNER	PR	PAIR
ACT	ACOUSTIC CEILING TILE	FR	FIRE RESISTANT	PCT	PORCELAIN TILE
ADJ	ADJACENT	FRS	FALL RESTRAINT SYSTEM	PT	PRESSURE TREATED
AFF	ABOVE FINISH FLOOR	FRZ	FREEZER	R&S	ROD AND SHELF
AHU	AIR HANDLING UNIT	FT	FOOT OR FEET	RAD	RADIUS
ALUM	ALUMINUM	FTG	FOOTING	RB	RESILIENT BASE
AP	ACCESS PANEL	FURR	FURRING	REF	REFERENCE
APPROX	APPROXIMATE	GALV	GALVANIZED	REFG	REFRIGERATOR
AUTO	AUTOMATIC	GC	GENERAL CONTRACTOR	REQD	REQUIRED
B/S	BUILDING STANDARD	GL	GLASS	RM	ROOM
BD	BOARD	GLB	GLU-LAM BEAM	RO	ROUGH OPENING
BLDG	BUILDING	GWB	GYPSUM WALL BOARD	SCHD	SCHEDULE
BM	BEAM	HB	HOSE BIB	SECT	SECTION
BYD	BEYOND	HDWD	HARDWOOD	SH	SHELF
C	CONDUIT	HM	HOLLOW METAL	SHT	SHEET
CAB	CABINET	HRV	HEAT RECOVERY VENTILATOR	SIM	SIMILAR
CB	CATCH BASIN	HT	HEIGHT	SL	SLIDER
CG	CORNER GUARD	ID	INSIDE DIAMETER	SOG	SLAB ON GRADE
CIP	CAST IN PLACE	IF	INSIDE FACE	SS	STAINLESS STEEL
☐	CENTERLINE	INCD	INCADESCENT	STD	STANDARD
CLG	CEILING	INSUL	INSULATION	STL	STEEL
CLR	CLEAR	IN	INCH	STR	STRUCTURE/STRUCTURAL
CNTR	COUNTER	INT	INTERIOR	SUSP	SUSPENDED
COL	COLUMN	KIT	KITCHEN	TEL	TELEPHONE
CON	CONNECTED	LED	LIGHT EMITTING DIAODE	TYP	TYPICAL
CONC	CONCRETE	LINO	LINOLEUM	TOS	TOP OF SLAB
CONT	CONTINUOUS	MARM	MARMOLEUM	TOW	TOP OF WALL
CORR	CORRIDOR	MAT	MATERIALS	UC	UNDER COUNTER
CPT	CARPET	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
CT	CERAMIC TILE	MECH	MECHANICAL	VCT	VINYL COMPOSITE TILE
CTR	CENTER	MFG	MANUFACTURER	W/	WITH
CU	COOLING UNIT	MIN	MINIMUM	WD	WOOD
CUH	CABINET UNIT HEATER	MINI	MINI-SPLIT	W/O	WITHOUT
CUST	CUSTOM	MO	MASONRY OPENING	WT	WEIGHT
°	DEGREES	MR	MIRROR	WWF	WELDED WIRE FABRIC
DET	DETAIL	MTD	MOUNTED	WRB	WEATHER RESISTIVE BARRIER
DIAG	DIAGONAL	MTL	METAL		
DIA	DIAMETER	MUL	MULLION		
DIM	DIMENSION	NA	NOT APPLICABLE		
EF	EXHAUST FAN	NIC	NOT N CONTRACT		
EG	EXISTING GRADE	NOM	NOMINAL		
EGR	EGRESS	NTS	NOT TO SCALE		
EL	ELEVATION	O/	OVER		
ELEC	ELECTIC	OC	ON CENTER		
EMER	EMERGENCY	OD	OUTSIDE DIAMETER		
EP	ELECTRIC PANEL	OFF	OFFICE		
EQ	EQUAL	OPNG	OPENING		
EQUIPT	EQUIPMENT	OPP	OPPOSITE		
ES	EXPOSED STRUCTURE	PA	PLANTING AREA		
(E)	EXISTING	PART	PARTITION		
EXIST	EXISTING	PCST	PRECAST		
EXP	EXPOSED	☐	PROPERTY LINE		
EXT	EXTERIOR	PLAM	PLASTIC LAMINATE		
FA	FIRE ALARM	PLYWD	PLYWOOD		
F-C	FIBER-CEMENT	POLY	POLYETHYLENE		
FD	FLOOR DRAIN				
FE	FIRE EXTINGUISHER				
FEC	FIRE EXTINGUISHER CABINET				
FF	FACTORY FINISH				
FG	FINISH GRADE				
FIN FLR	FINISH FLOOR				
FLUOR	FLOURESCENT				

SYMBOLS

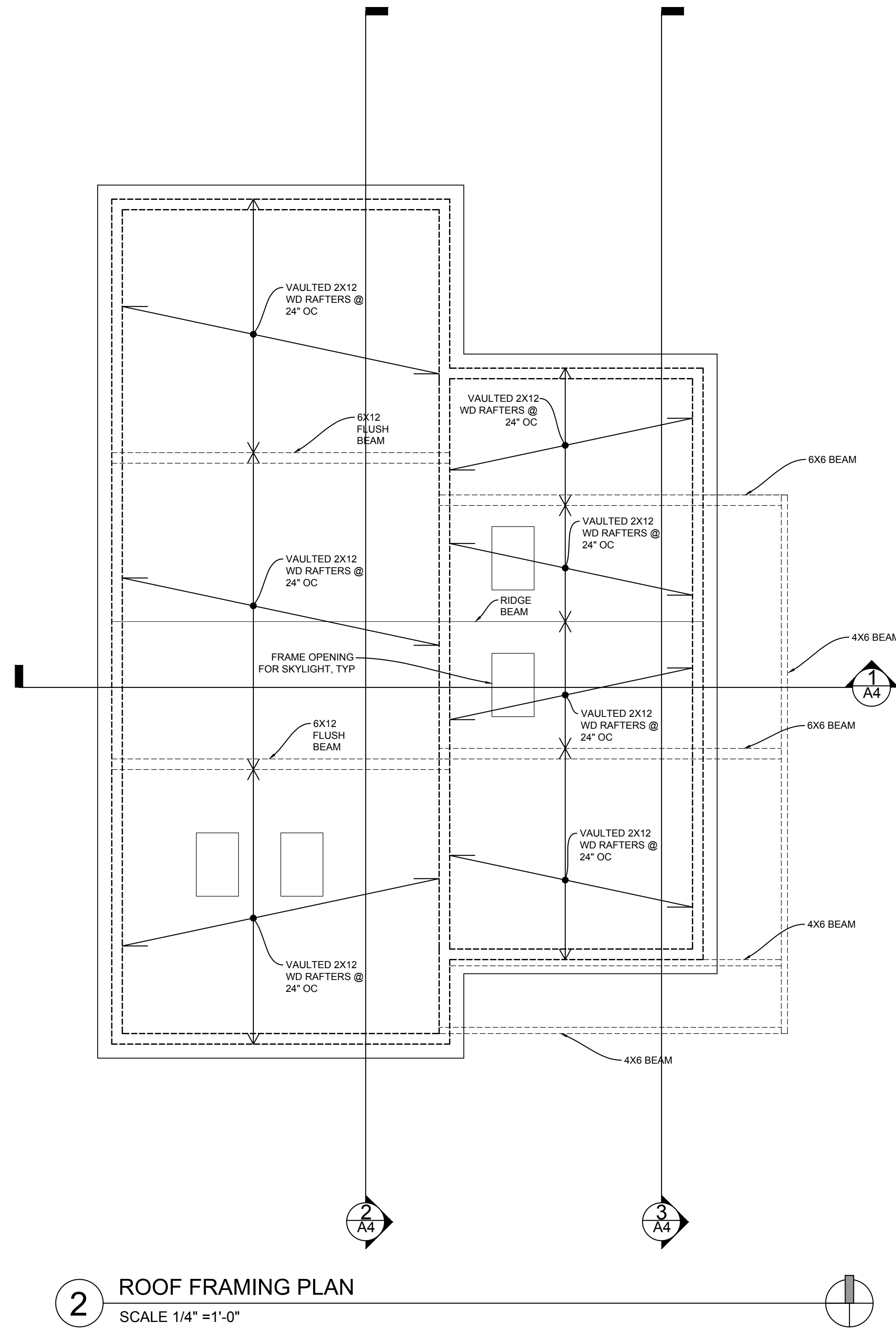
	TEMPERED GLASS
	NORTH ARROW
	TITLE SCALE
	DOOR NUMBER
	GRID LINE
	WINDOW OR SLIDING DOOR DESIGNATION
	ROOM NAME
	BENCHMARK OR MONUMENT
	- SPOT ELEVATION
	PROPERTY CORNER
	UTILITY POLE
	PLAN DETAIL CALLOUT
	SECTION DETAIL CALLOUT
	INTERIOR ELEVATION CALLOUT
	EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

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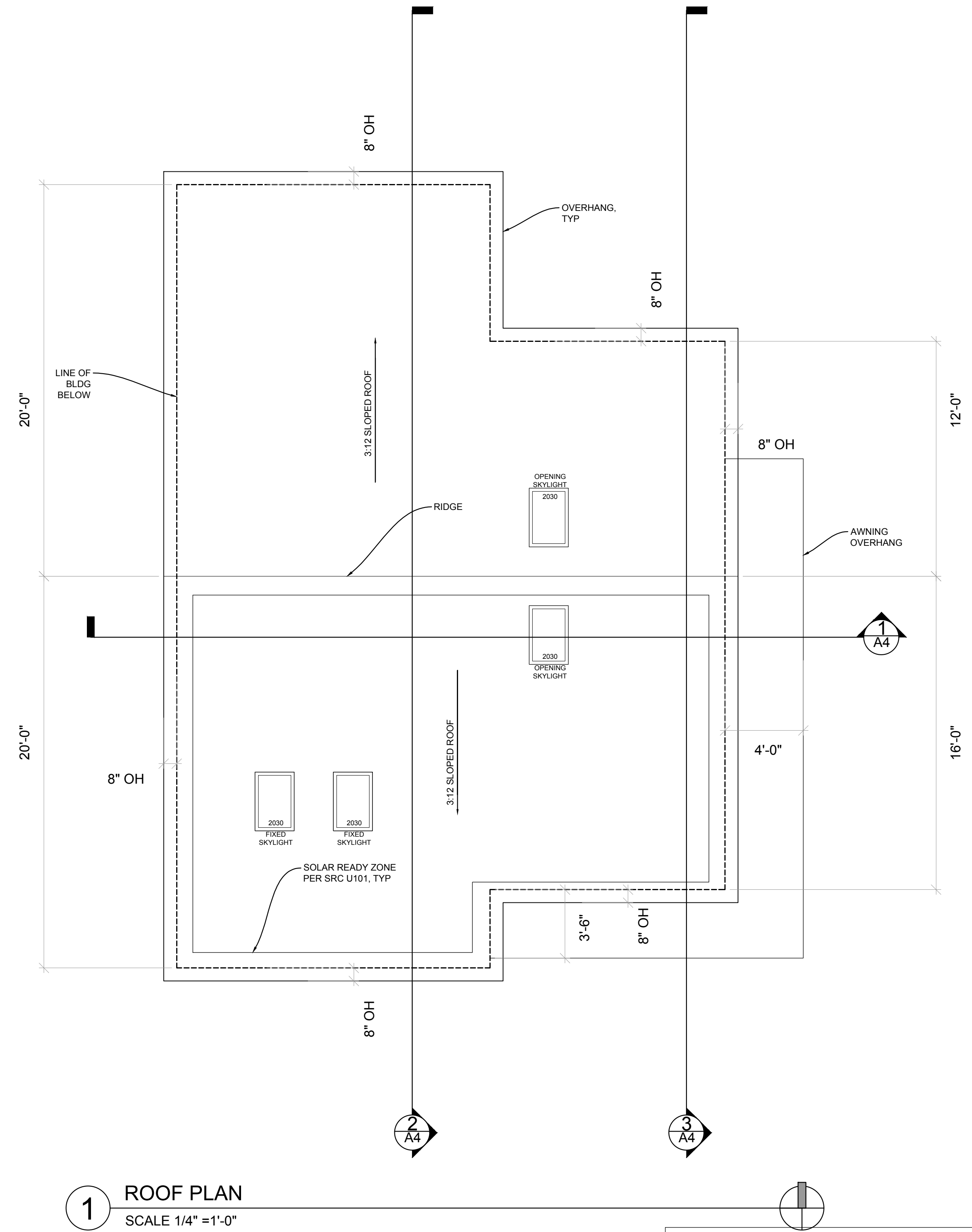
1 SITE PLAN
SCALE 1/8" = 1'-0"



JURISDICTION APPROVED STAMP

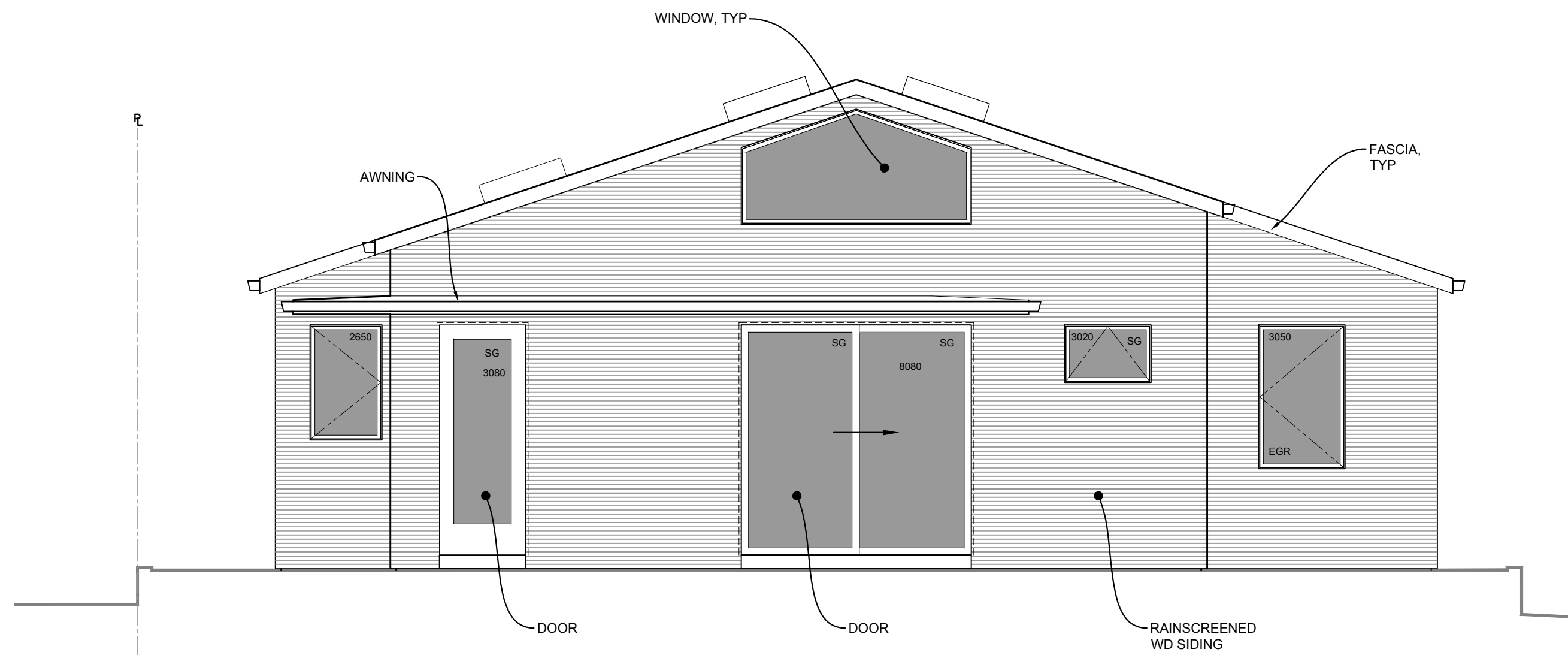


2 ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

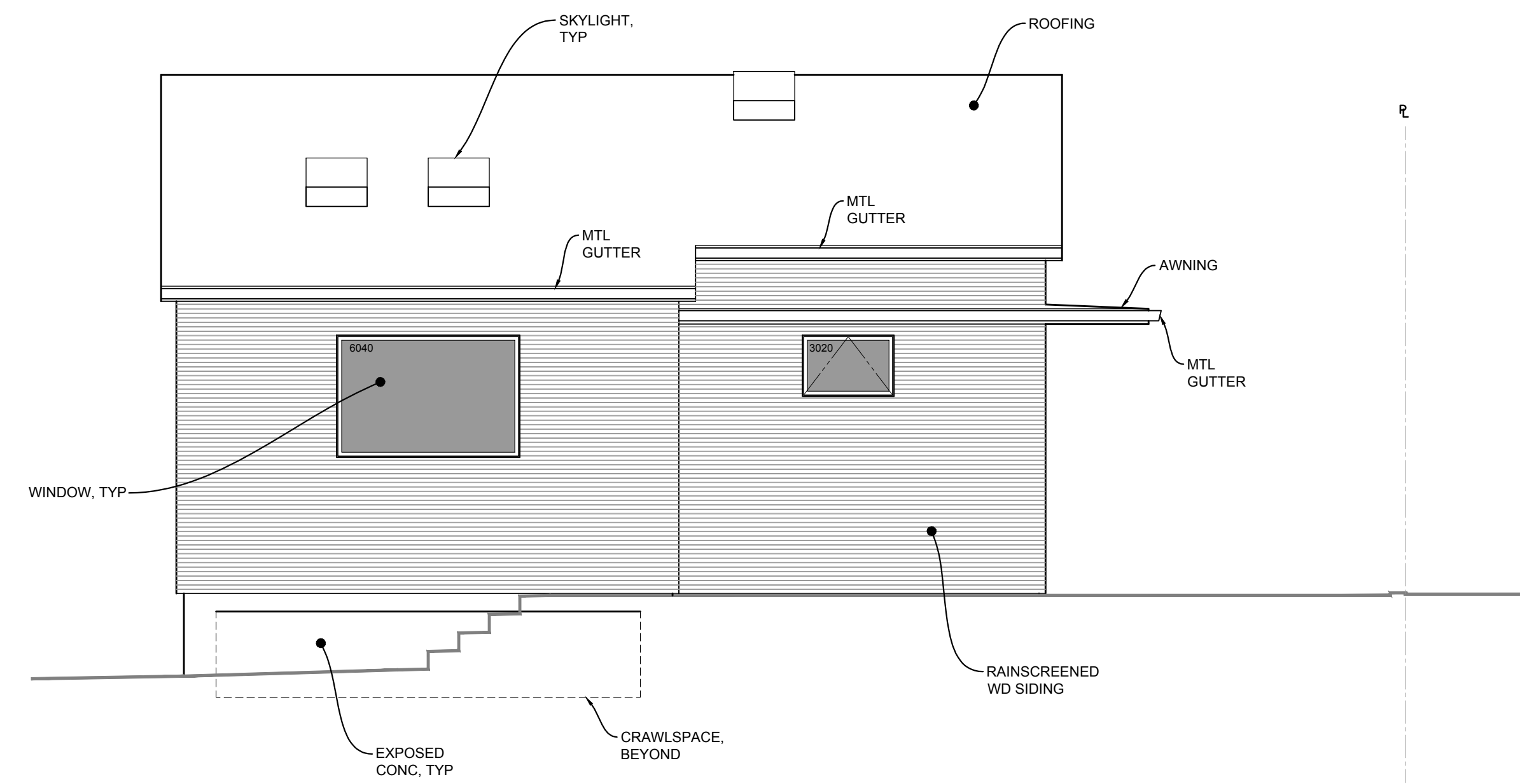


1 ROOF PLAN
SCALE 1/4" = 1'-0"

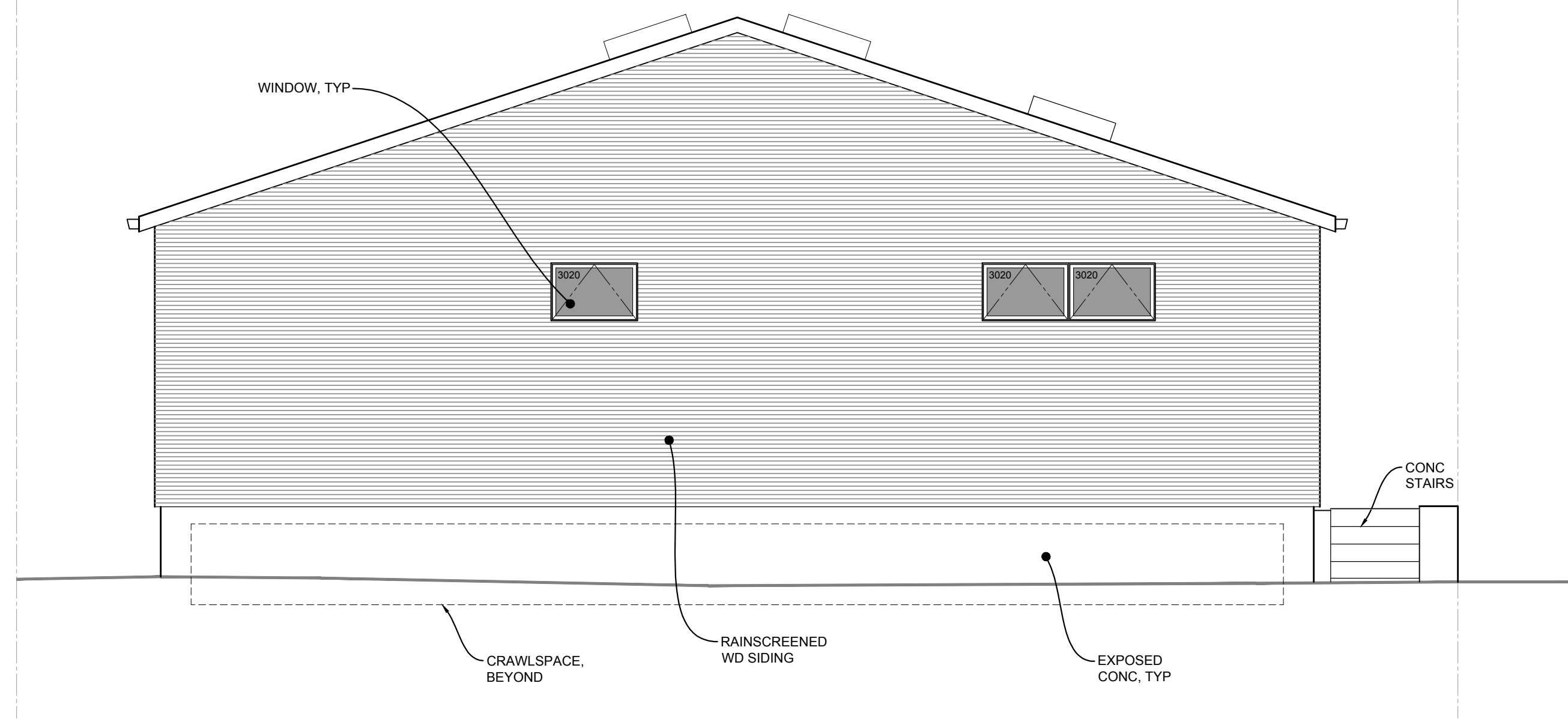
JURISDICTION APPROVED STAMP



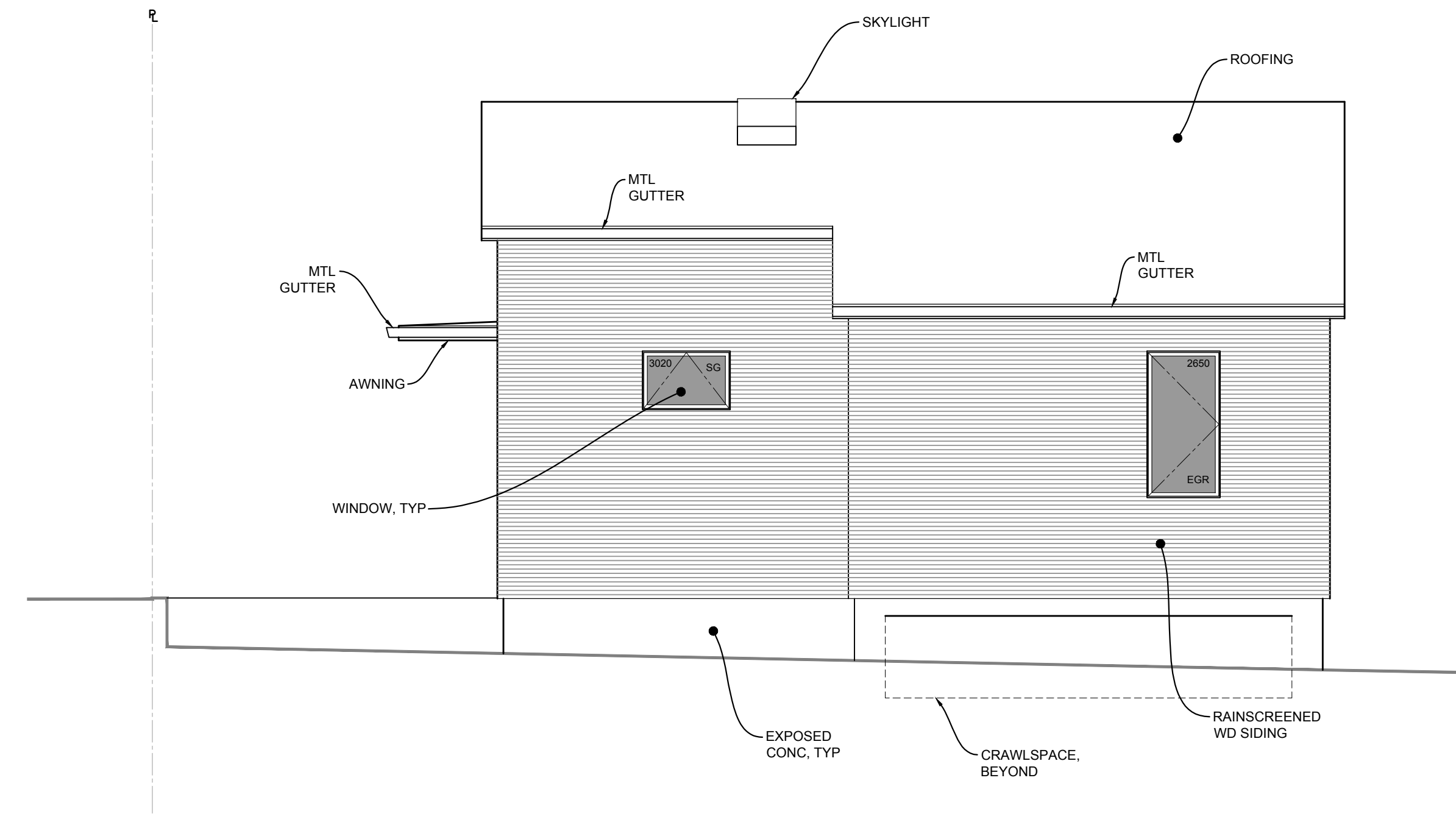
3 EAST ELEVATION
SCALE 1/4" = 1'-0"



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

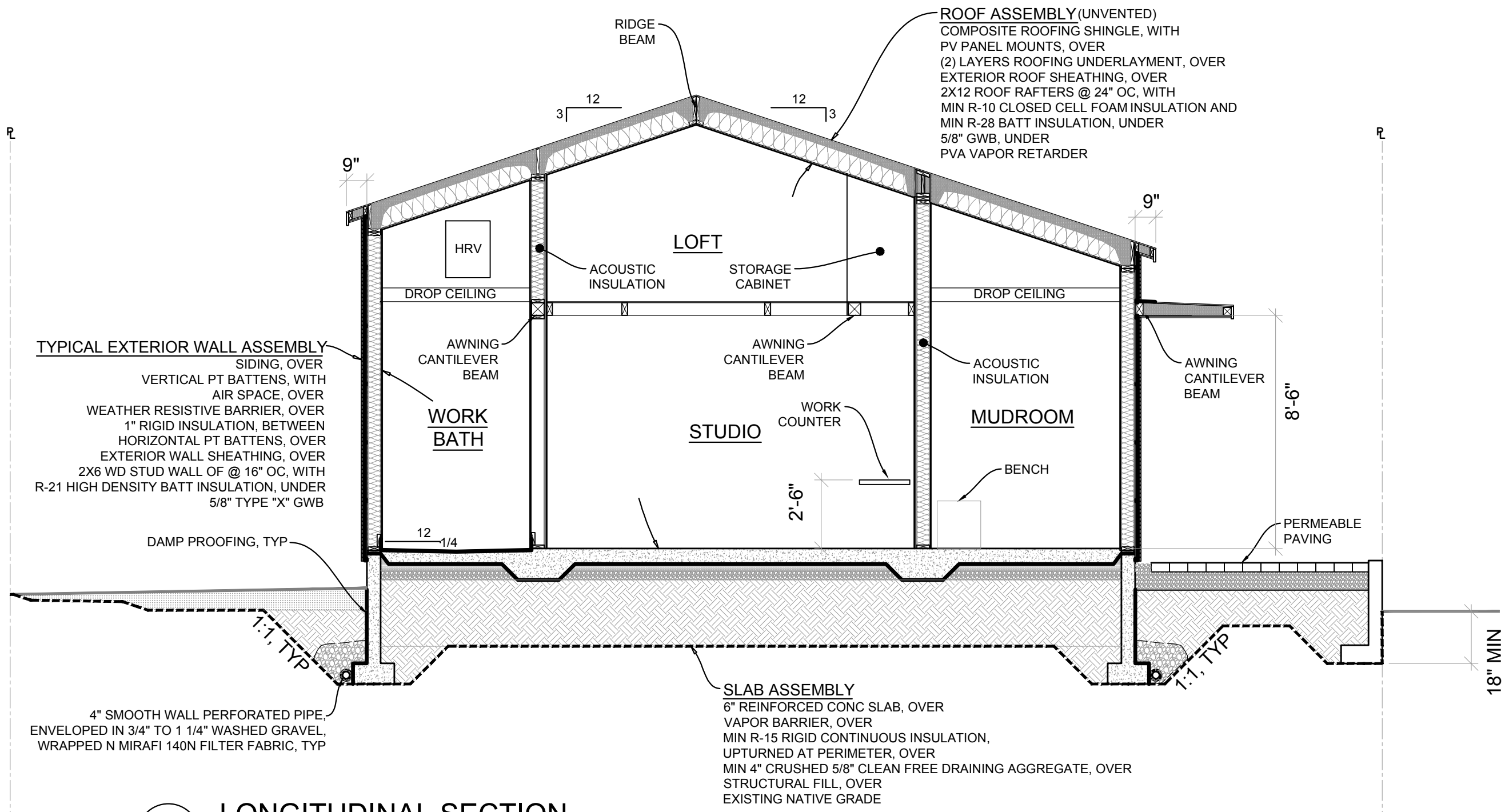


2 WEST ELEVATION
SCALE 1/4" = 1'-0"

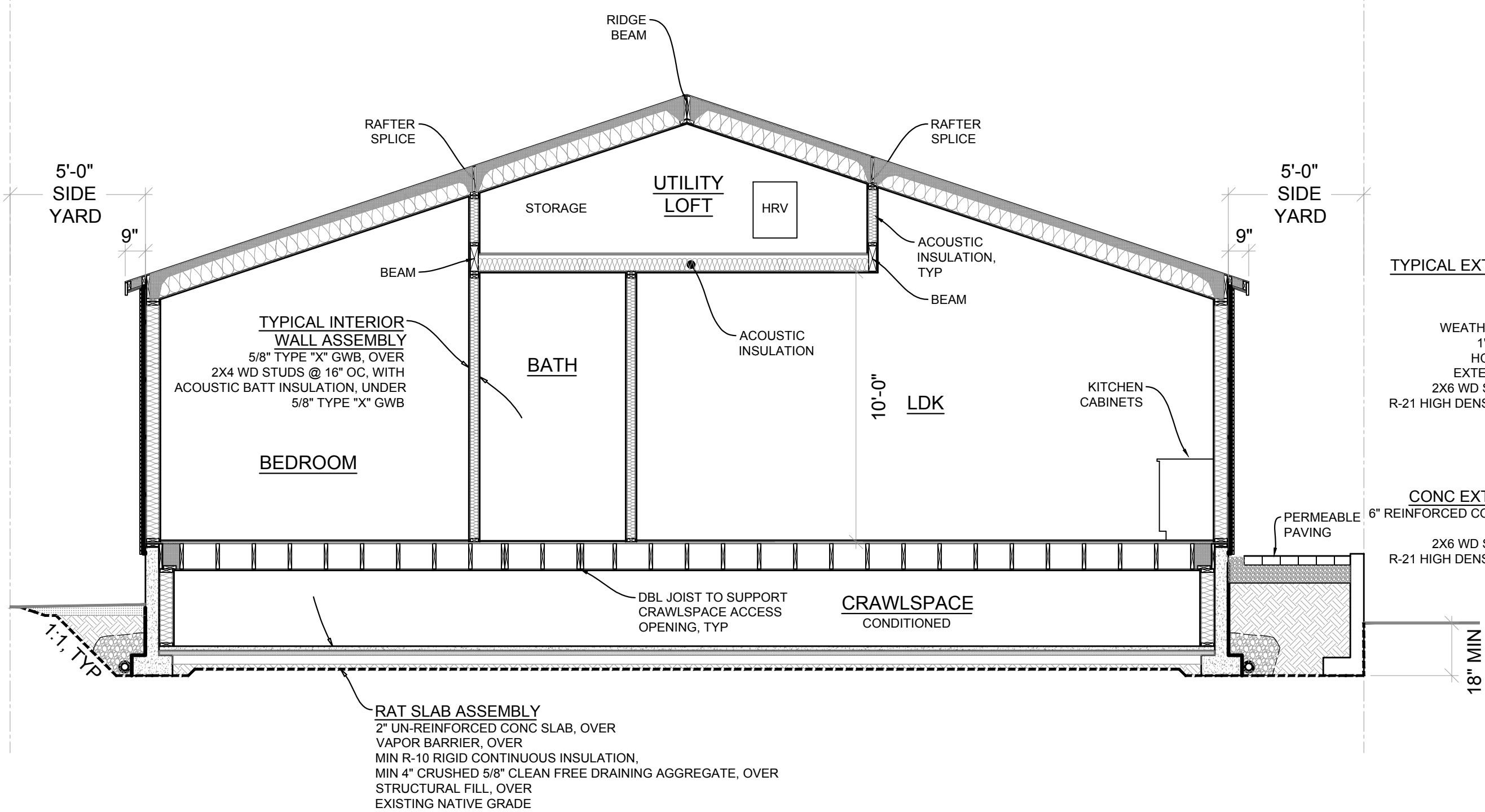


1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

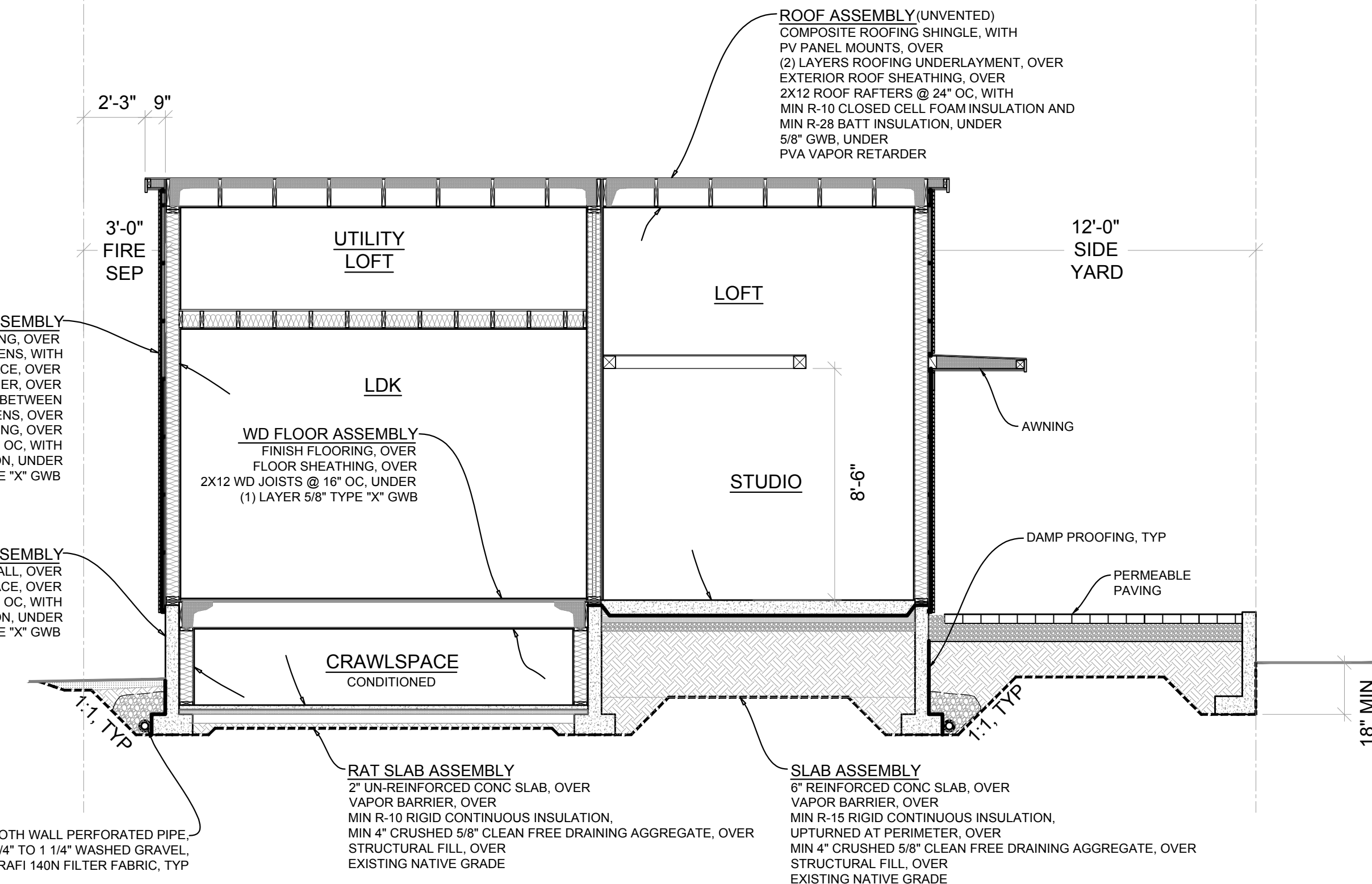
JURISDICTION APPROVED STAMP



3 LONGITUDINAL SECTION
SCALE 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE 1/4" = 1'-0"



1 CROSS SECTION
SCALE 1/4" = 1'-0"

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twig & BEAM

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ISSUE
PHASE ONE SELECTION
2020.02.17

PROJECT NO.
020.DADU live/work

PROJECT
DADU design
CITY OF SEATTLE
PRE-APPROVAL SUBMISSION

DRAWN BY
MPL
DESCRIPTION
Building Sections

A4

Pre-approved plans for Accessory Dwelling Units Submission

Name and contact information for individual(s) or firm submitting design:

twig&BEAM

9340 54th Ave S

Seattle, WA 98118

Contact: Micheal Lentz

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(206)778-5430

Project description:

This proposed DADU unit is geared towards a working studio artist who wants dedicated workspace separate from the main living space. The living area is a generous one-bedroom unit. A mudroom, conducive to the Seattle climate, is provided. This one-story proposal is suitable for larger flat lots, particularly if there is alley access. The proposal shows a beyond code insulated shell, making it suitable meeting green building objectives. The plan can accommodate various types of roof configurations.

Narrative describing how the submission fulfills the design criteria:

This submission best targets for the Accessible DADUs category. It would be easily adapted to full accessibility. It is also expanding on the specified categories by giving specific attention to artists.

Estimate of construction cost:

Ballpark estimate \$350,000.

See plan set for:

Floor plans with dimensioned room sizes.

Building sections showing assemblies.

Building elevations.

Major materials.

Three-dimensional views:

See "model views" folder.

List of mechanical systems:

Electric powered house - HRV, electrical range, electric domestic water heater, electric dryer, ductless mini-split - house can be oriented for active solar. A separate heating system is proposed for the work studio.

Photographs:

Project is not built, no photos available.

Price for the plan and hourly rate for any further work: \$750 and \$125/hr.







