

CONSTRUCTION PLAN AND ROOF PLAN GENERAL NOTES

- PRIOR TO ORDERING AND THE INSTALLATION OF ALL FIXTURES, FITTINGS, AND EQUIPMENT, GENERAL CONTRACTOR SHALL REFER TO MANUFACTURER SPECIFICATIONS FOR SPECIFIC ITEM REQUIREMENTS AND CONFIGURATIONS (TYP)
- INFORM ARCHITECT OF ANY DISCREPANCIES IN PLANS OR UPON FIELD VERIFICATION (TYP)
- MILLWORK SHOWN IS FOR REFERENCE ONLY. SEE MILLWORK DRAWINGS FOR CONFIGURATIONS AND DIMENSIONS
- PROTECT ALL DOORS, WINDOWS, EQUIPMENT, AND FINISHED SURFACES AT ALL TIMES
- DIMENSIONS ARE SHOWN TO FRAMING OF WALL, TYP - UNO
- REFER TO ENLARGED PLANS AND DETAILS FOR CRITICAL LAYOUT DIMENSIONS.
- ALL HOSE BIBS (HB) TO BE FROST FREE TYPE
- SEE FINISH SCHEDULE FOR ROOFING MATERIAL
- METAL GUTTERS, EXPOSED DOWNSPOUTS, AND FLASHING ARE TO BE FORMED OF MATERIAL TO MATCH THE METAL ROOF
- ALL DOWNSPOUT LEADERS, ROOF DRAIN PIPES, AND AREA DRAINS SHALL BE PIPED AND DISCHARGE IN ACCORDANCE W/ THE CITY OF SEATTLE STORMWATER CODE DEPENDANT ON SPECIFIC SITE REQUIREMENTS.
- ALL WATER LINES IN UNHEATED AREAS SHALL BE INSULATED
- ALL BAFFLES TO MAINTAIN VENT OPENINGS IN CEILING SHALL BE PROPERLY INSTALLED.
- INSULATION SHALL BE INSTALLED BEHIND ALL PARTITIONS AND IN CORNERS, FITTED AROUND WIRING AND PIPES, AND INSTALLED BEHIND BATHTUBS AND SHOWERS.
- ALL OPENINGS AROUND INTERIOR PLUMBING PIPES IN EXTERIOR WALLS SHALL BE SEALED.

- ALL PLUMBING FIXTURES SHALL CONFORM TO THE FOLLOWING FLOW RATES PER UPC AS ADOPTED BY THE CITY OF SEATTLE:
 - LAVATORY FAUCETS: 1.2 GPM AT 60 PSI
 - KITCHEN FAUCETS: 1.8 GPM AT 60 PSI
 - SHOWERHEADS: 1.8 GPM AT 80 PSI
 - WC: 1.28 GALLONS OF WATER/FLUSH
- ALL EXTERIOR WALLS TO BE WALL TYPE "W1", UNO
- ALL INTERIOR WALLS TO BE WALL TYP "W3", UNO
- ALL SAFETY TEMPERED OR LAMINATED GLAZING SHALL CONFORM TO SRC R308 AND BE AFFIXED W/ A PERMANENT LABEL PER IRC R308
- ALL GLAZING IN GUARD RAILS SHALL CONFORM TO SRC R308.4.4 AND SBC 2407
- ALL STAIRS/STEPS SHALL HAVE MINIMUM 10.0" TREADS & MAXIMUM 7.75" RISER
- ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE MAXIMUM STAIR RISER HEIGHT SHOULD NOT EXCEED 7.75".
- INSTALL PT FINISHED GWB AT ENCLOSED USEABLE SPACE UNDER STAIRS.

- "ENTRY PORCH / 100" SHALL NOT BE WITHIN 12 FEET OF THE CENTERLINE OF ANY ALLEY, OR WITHIN 12 FEET OF ANY REAR LOT LINE THAT IS NOT AN ALLEY LOT LINE, OR CLOSER TO ANY SIDE LOT LINE IN THE REQUIRED REAR YARD THAN THE SIDE YARD REQUIREMENT OF THE PRINCIPAL STRUCTURE ALONG THAT SIDE, OR CLOSER THAN 5 FEET TO ANY ACCESSORY STRUCTURE.

PLAN KEY NOTES

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| C1 | CLOSET | C13 | 30" COOKTOP W/ WALL OVEN BELOW, AND OVERHEAD MICROWAVE W/ VENT | C24 | MINI-SPLIT INDOOR AIR HANDLER UNIT. SEE SPECS. BOTTOM OF UNIT LOCATED 8'-6" AFF. CENTER ON WALL. |
| C2 | BUILT-IN DESK | C14 | OVERHEAD CABINETS | C25 | HOSE BIB |
| C3 | STACKED ELEC. WASHER & DRYER (220V). VENT DRYER THRU FLOOR TO EXTERIOR | C15 | BUILT-IN CUSTOM BOOKSHELF AND SCREEN | C26 | IN GROUND HOSE BIB |
| C4 | SOIL & SEEDUM GREEN ROOF, NOT TO BE USED AS A DECK | C16 | 150 AMP ELECTRICAL PANEL. CENTER IN WALL. | C27 | FAUCET, SINK, WALL MIRROR AND 30" VANITY. MAINTAIN 21" MIN FIXTURE CLEARANCE TO FRONT OF VANITY PER SRC |
| C5 | BUILT-IN TABLE | C17 | BUILT-IN OUTDOOR BENCH | C28 | WC, MAINTAIN 21" MIN FIXTURE CLEARANCE TO FRONT PER SRC |
| C6 | BUILT-IN BENCH W/ STORAGE UNDER SEAT | C18 | WOOD SCREEN BETWEEN ENTRY PORCH POSTS | C29 | RECESSED MEDICINE CABINET |
| C7 | WATER HEATER: A.O. SMITH SIGNATURE 50-GALLON SHORT 4500-WATT DOUBLE ELEMENT ELECTRIC WATER HEATER OR EQ. ALT. ELEC WH SHALL COMPLY W/ UL174 OR UP1453. DISCHARGE PIPING SHALL CONFORM TO SPC 608.5, GC TO PROVIDE PROVISIONS AS REQ'D. | C19 | RAISED OUTDOOR PLANTER | C30 | TILED NICHE IN SHOWER WALL |
| C8 | BUILT-IN SHELVING | C20 | EXPOSED POST, SEE FRAMING PLANS | C31 | SHOWER: SHOWER FIXTURE, FULL HEIGHT TILED WALLS AND TILED FLOOR W/ WATERPROOFING. EXTEND WATERPROOFING TO EXTERIOR WALLS |
| C9 | 30" COUNTER-DEPTH REFRIGERATOR/FREEZER W/ ICE-MAKER | C21 | FRAMED ENTRY PORCH W/ COMPOSITE DECKING AND PT WD FRAMING, SEE STRUCTURAL PLANS. | C32 | MINI-SPLIT INDOOR AIR HANDLER UNIT. SEE SPECS. UNIT LOCATED IN CEILING. |
| C10 | PANTRY CLOSET W/ BUILT-IN SHELVING | C22 | MINI-SPLIT INDOOR AIR HANDLER UNIT. SEE SPECS. UNIT LOCATED IN CEILING. | C33 | 36" HIGH, 1/2" THICK LAMINATED GLASS (CONSTRUCTED OF FULLY TEMPERED GLASS) GUARDRAIL TO BE CR LAURENCE GRS™ GUARD SYSTEM W/ TAPER-LOC DRY GLAZED SHOE SYSTEM (ICC-ES EVALUATION REPORT ESR-3269). PROVIDE AN ATTACHED TOP RAIL OR HANDRAIL PER MFR. THE TOP RAIL OR HANDRAIL SHALL BE SUPPORTED BY A MINIMUM OF THREE GLASS PANELS. SEE DETAILS. |
| C11 | 18" DISHWASHER. DISHWASHER SHALL COMPLY W/ SECTION 414.0 OF THE UPC AS ADOPTED BY THE CITY OF SEATTLE | C23 | MINI-SPLIT INDOOR AIR HANDLER UNIT. SEE SPECS. UNIT LOCATED IN CEILING. | C34 | 1 1/4" ROUND WOOD HANDRAIL ON METAL STANDOFFS. HANDRAIL TO BE 1 1/2" CLEAR FROM WALL AND 36" ABOVE STAIR NOSING. |
| C12 | FAUCET AND SINK | C24 | MINI-SPLIT INDOOR AIR HANDLER UNIT. SEE SPECS. UNIT LOCATED IN CEILING. | C35 | AREA W/ WALL TYPE "W2" AT WINDOW HEIGHT ONLY - SEE EXTERIOR ELEVATIONS. |

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| C36 | 4" BOX GUTTER, PITCH 1/8" PER FT MIN. FROM GUTTER HIGH POINT TO DOWNSPOUTS. PROVIDE SS FINE MESH GUTTER GUARD | C39 | MAIN ENTRANCE TO DADU. IF THE ENTRANCE IS LOCATED ON A FACADE FACING A SIDE LOT LINE OR A REAR LOT LINE, THE ENTRANCE MAY NOT BE WITHIN 10 FEET OF THAT LOT LINE UNLESS THAT LOT LINE ABUTS AN ALLEY OR OTHER PUBLIC RIGHT-OF-WAY. |
| C37 | DOWNSPOUT LOCATION, SEE ELEVATIONS | C40 | SAFETY GLAZING REQUIRED AT THIS LOCATION, SEE GENERAL NOTE #18 |
| C38 | POP OUT WINDOW BELOW AT 2ND FLOOR | C41 | REMOVE POP OUT DETAIL AND MAKE WINDOW FLUSH W/ EXTERIOR WALL IF EXTERIOR WALL HAS A FIRE SEPARATION DISTANCE OF LESS THAN 5', WHEN MEASURED FROM THE ADJACENT DWELLINGS OR PRIVATE PROPERTY LINES. |

LEGEND

- WOOD FRAMED WALL
- MILLWORK (DASHED LINE INDICATED OVERHEAD CABINETS)

NOTE: REFER TO WALL TYPES, WALL DETAILS AND FINISH SCHEDULE FOR COMPLETE WALL BUILD UP



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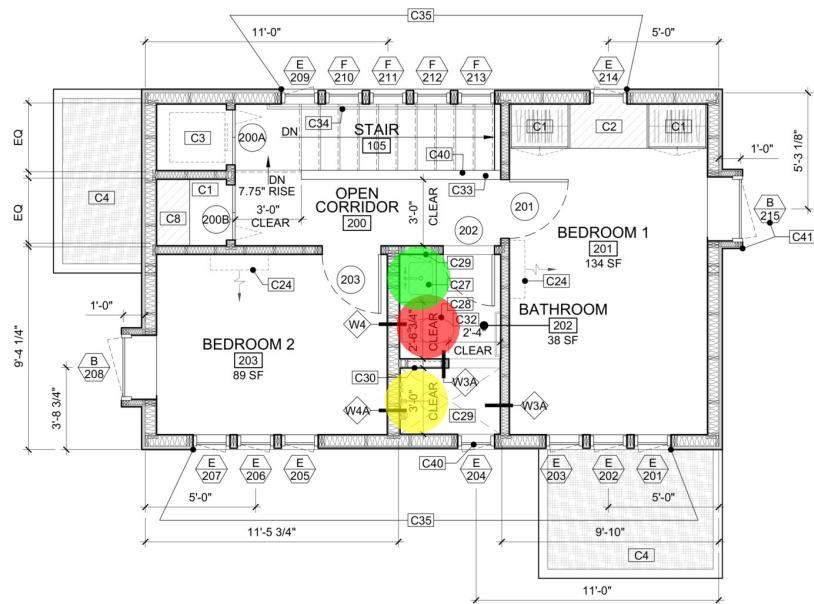
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MOA /// FAMILY ADU
SEATTLE, WA
PRE-APPROVED DADU PLANS
STANDARD PLAN #6800959-SP

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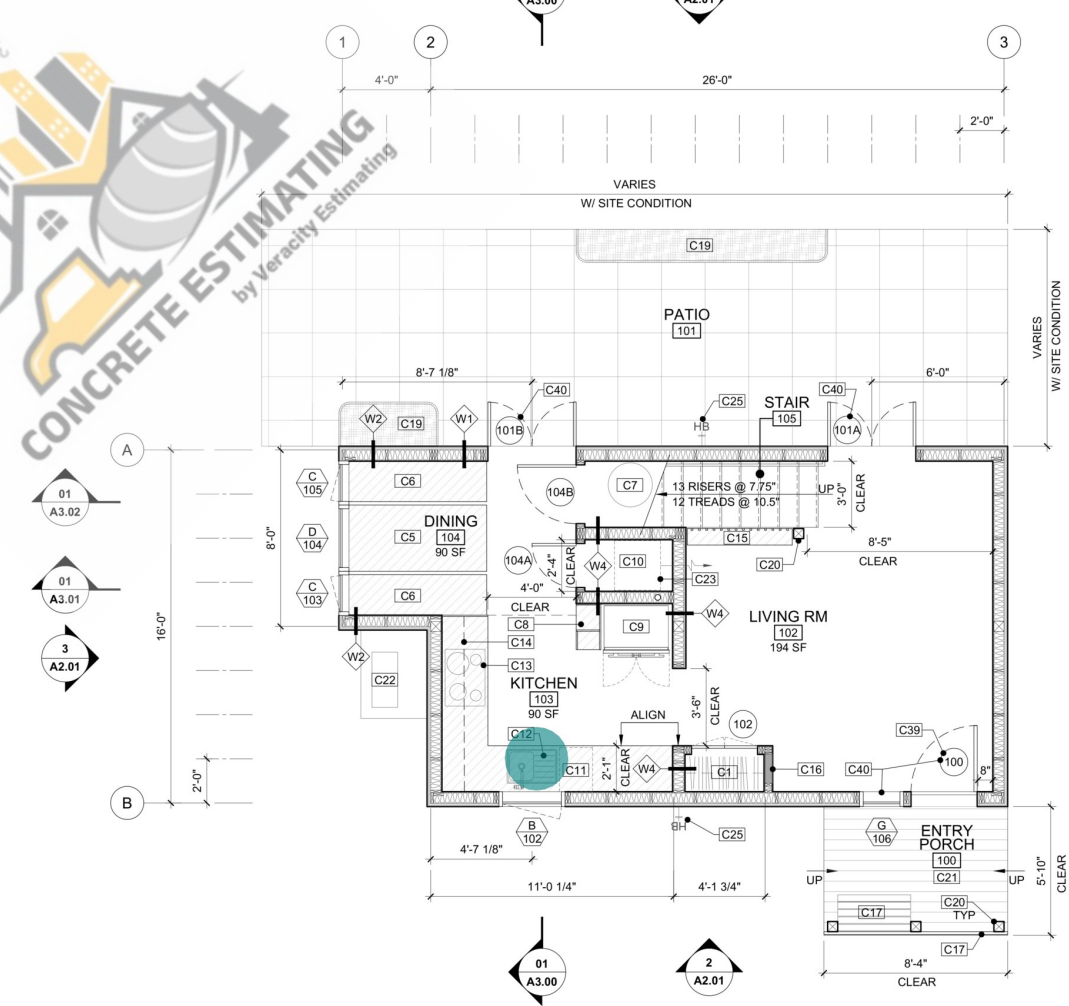
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DRAWING No:
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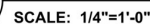
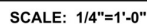
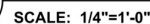
Kitchen Sink W/ Faucet
Water Closet
Lavatory W/ Faucet
Showerhead W/ Drain



2 2ND FLOOR ALTERNATE CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"



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



ORIGINAL DRAWING AT 24x36