

Pre-Approved DADU Submission: "Scandi"



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Project Description:
 "Scandi" is a practical 1 Bedroom - 1 Bathroom 600 sqft contemporary DADU that can fit on most lots throughout the Seattle area. The simple foundation, and framing layout makes it easier and cheaper than ever to construct. With no stairs, dedicated laundry room, full bathroom, large kitchen and ample storage this wonderful unit is applicable to many different individuals and households. The "Scandi" can alternate to have a pitched roof and lap siding to match a more Cape Code or Craftsman principle residence without sacrificing style, size or ease of build. The simple shed roof can easily be oriented towards the sun to increase solar collection efficiency and can be installed very easily. Additionally, all rain water on the roof can collect in one specific basin to facilitate rain water retention.

Design Criteria:
 This DADU fulfills several of the design criteria listed. Most notably this DADU should be featured as either an accessible DADU or Low-Cost DADU.

Accessibility: Initially, it's easy to see how this DADU is easily accessible for people of all ages and mobility levels. The simple ground floor design has no stairs, plenty of storage, and a large bathroom. The counter-heights can easily be altered to meet ADA standards as can the toilet and shower clearances by simply reducing the size of the vanity. Having a dedicated laundry room where washer & dryer are side by side rather than stacked is absolutely necessary for either the elderly or less mobile and is well featured in this design.

Low-Cost: This simple slab-on-grade design could be formed and framed by even the homeowner themselves. No expensive trusses, rafters, beams or posts are needed for this design. This house has been designed with the option of a pre-manufactured framing package to minimize waste, further reducing costs and reducing the environmental impact of building a new structure. Simple, commonly found window and door package keeps costs down as well.

Exterior Materials:
 -7 1/4" Hardie Lap & Panel
 -Cedar Accent Siding
 -Ply-Gem Windows
 -Jeld Wen Doors
 -Exterior Windows & Door L-Metal Trim
 -Open Eaves to Expose Vent Channels
 -Aluminum Gutters

Interior Materials:
 -Luxury Vinyl Plank, Carpet, Tile (Hardwoods optional)
 -Gray Finished Cabinets
 -Arctic white quartz countertop
 -MDF Painted Base, Sill & Casing
 -MDF Full door casing
 -Drywall wrapped windows w/ MDF Sill
 -Interior accent wall (optional wood vs painted)

Construction Estimate:
 Our estimate to build is \$112,750. Including contracting fees, the cost to build would start at \$142,750.

Price to purchase license: \$800
 Hourly Rate: \$60/Hr

Construction Costs Estimate

Pre-Con		Interior	
Survey	3000	Doors & Milwork	1500
Architecture	4000	Insulation	1500
Total	7000	Drywall	7000
		Floors	1500
Site Work		Interior Paint	1500
Backfill	5000	Trim Work	1500
Concrete for Walls	1500	Total	14500
Concrete Pumping	750		
Excavation	10000	Finishes	
Foundation Walls Labor	2500	Appliances	3000
Ground Plumbing	1250	Cabinets	3500
Sewer & Drainage Connection	5000	Carpet	750
Slab Concrete	1500	Closets	500
Slab Labor	1000	Countertop	1500
Total	28500	Decking	0
		Electrical Trim	1000
Structure		Glass and Mirrors	750
Framing Labor	7000	Landscaping	4000
Framing Material	9000	Lighting Fixtures	750
Windows	2000	Plumbing Fixtures	1500
Roofing Labor & Material	3000	Railings	0
Siding	3000	Tile	2000
Siding Material	2500	Total	19250
Exterior Painting	2000		
Total	28500	Total	112750
		Contractor Fee	30000
Utilities			
Electrical Rough In	5500		
HVAC	1000		
Plumbing Rough In	5000	Total Price	142750
SCL Connection	3000		
Total	14500		



WATERCOLOR RENDERING NTS

REVISION TABLE	DESCRIPTION
NUMBER	DATE

"Scandi" Model

General

DRAWINGS PROVIDED BY:
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 (206) 601-7265

DATE:
 2/4/2020

SCALE:
 N/A

SHEET:
 P-1

FLOOR PLANS: "Scandi" SDPD Pre-Approved Set



NUMBER	DATE	REVISION	DESCRIPTION

Bedroom 1

Flooring: Carpet 1001-527-235 - Quiet Reflection Color: Dockside // Traffic Master 8# 5/16" Carpet Pad
 Walls: 1/2 Ultralight Textured Sheetrock.
 Paint: SW ProMar 400 Eggshell High Reflective White SW: 7757
 Baseboard: 1/2"x4" MDF Painted White
 Window Sill: 3/4" MDF Painted White
 Apron: 5/8"x2 1/2" MDF Painted White
 Lighting: Commercial Electric 6in. Recessed
 Doors: Jeld-Wen 6 panel Colonist molded composite mdf
 Closet: Closet-maid wall mounted wire shelf w/ rod.

Laundry Room

Flooring: Daltile Octagon and Dot Matte White with Black Dot 12 in. x 12 in. x 6 mm Ceramic Mosaic Floor Tile
 Walls: 1/2 Ultralight Textured Sheetrock.
 Paint: SW ProMar 400 Eggshell High Reflective White SW: 7757
 Appliance: Whirlpool WFW560CHW & Whirlpool WED6620HW
 Fan: Panasonic Model# FV-0811RQ1
 Baseboard: 1/2"x4" MDF Painted White
 Lighting: Commercial Electric 6in. Recessed
 Doors: Jeld-Wen 6 panel Colonist molded composite mdf

Bathroom

Flooring: Daltile Octagon and Dot Matte White with Black Dot 12 in. x 12 in. x 6 mm Ceramic Mosaic Floor Tile
 Walls: 1/2 Ultralight Textured Sheetrock.
 Paint: SW ProMar 400 Eggshell High Reflective White SW: 7757
 Baseboard: 1/2"x4" MDF Painted White
 Lighting: Commercial Electric 6in. Recessed
 Bath Fan: Panasonic Model# FV-0811RQ1
 Doors: Jeld-Wen 6 panel Colonist molded composite mdf
 Tub: Delta Classic 400 60 in. Rectangular Alcove Bathtub in High Gloss White
 Tub Surround: Classic 400 32 in. x 60 in. x 60 in. 3-Piece Direct-to-Stud Alcove Surround High Gloss in White
 Towel Bar: Glacier Bay Constructor 24 in. Towel Bar in Chrome
 Toilet Paper Holder: Glacier Bay Constructor Single Post
 Toilet Paper Holder in Brushed Nickel
 Toilet: Glacier Bay 2-piece 1.1 GPF/1.6 GPF High Efficiency Dual Flush Complete Elongated Toilet in White
 Mirror: HEMNES Mirror cabinet with 2 doors, black-brown, 47 1/4x38 5/8"
 Vanity: HEMNES / ODENSVIK Sink cabinet with 4 drawers, black-brown, 48 3/8x19 1/4x35"
 Faucet: SVENSKÅR Bath faucet with strainer, chrome plated

Utility

Flooring: Daltile Octagon and Dot Matte White with Black Dot 12 in. x 12 in. x 6 mm Ceramic Mosaic Floor Tile
 Walls: 1/2 Ultralight Textured Sheetrock.
 Paint: SW ProMar 400 Eggshell High Reflective White SW: 7757
 Water Heater: Rheem 27 kWh Electric Tankless
 Baseboard: 1/2"x4" MDF Painted White
 Lighting: Commercial Electric 6in. Recessed
 Doors: Jeld-Wen 6 panel Colonist molded composite mdf

Living Room

Flooring: LVP Seaside Oak Model# I179351L
 Walls: 1/2 Ultralight Textured Sheetrock.
 Paint: SW ProMar 400 Eggshell High Reflective White SW: 7757
 Baseboard: 1/2"x4" MDF Painted White
 Lighting: Commercial Electric 6in. Recessed
 Doors: Jeld-Wen 6 panel Colonist molded composite mdf
 Exterior Door: Jeld-Wen Framed Glass Panel
 Window Sill: 3/4" MDF Painted White
 Apron: 5/8"x2 1/2" MDF Painted White

Kitchen

Flooring: LVP Seaside Oak Model# I179351L
 Walls: 1/2 Ultralight Textured Sheetrock.
 Paint: SW ProMar 400 Eggshell High Reflective White SW: 7757
 Baseboard: 1/2"x4" MDF Painted White
 Window Sill: 3/4" MDF Painted White
 Apron: 5/8"x2 1/2" MDF Painted White
 Lighting: Commercial Electric 6in. Recessed
 Cabinet Base: Sektion Base
 Cabinet Faces: Voxtorp walnut effect veneer
 Countertop: 2cm Artic White Quartz
 Backsplash: Daltile Restore Bright White 3 in. x 6 in. Ceramic Modular Wall Tile
 Appliances: GE Stainless Steel Kitchen Appliance Package Model# GEKITGDF510PSMSS
 Sink: HILLESJÖN 1 1/2 bowl dual mount sink, 29 1/2x18 1/8"
 Disposal: InSinkErator Badger 500 1/2 HP Continuous Feed Garbage Disposal
 Faucet: KOHLER Sous Pro-Style Single-Handle Pull-Down Sprayer Kitchen Faucet in Vibrant Stainless

Mechanical

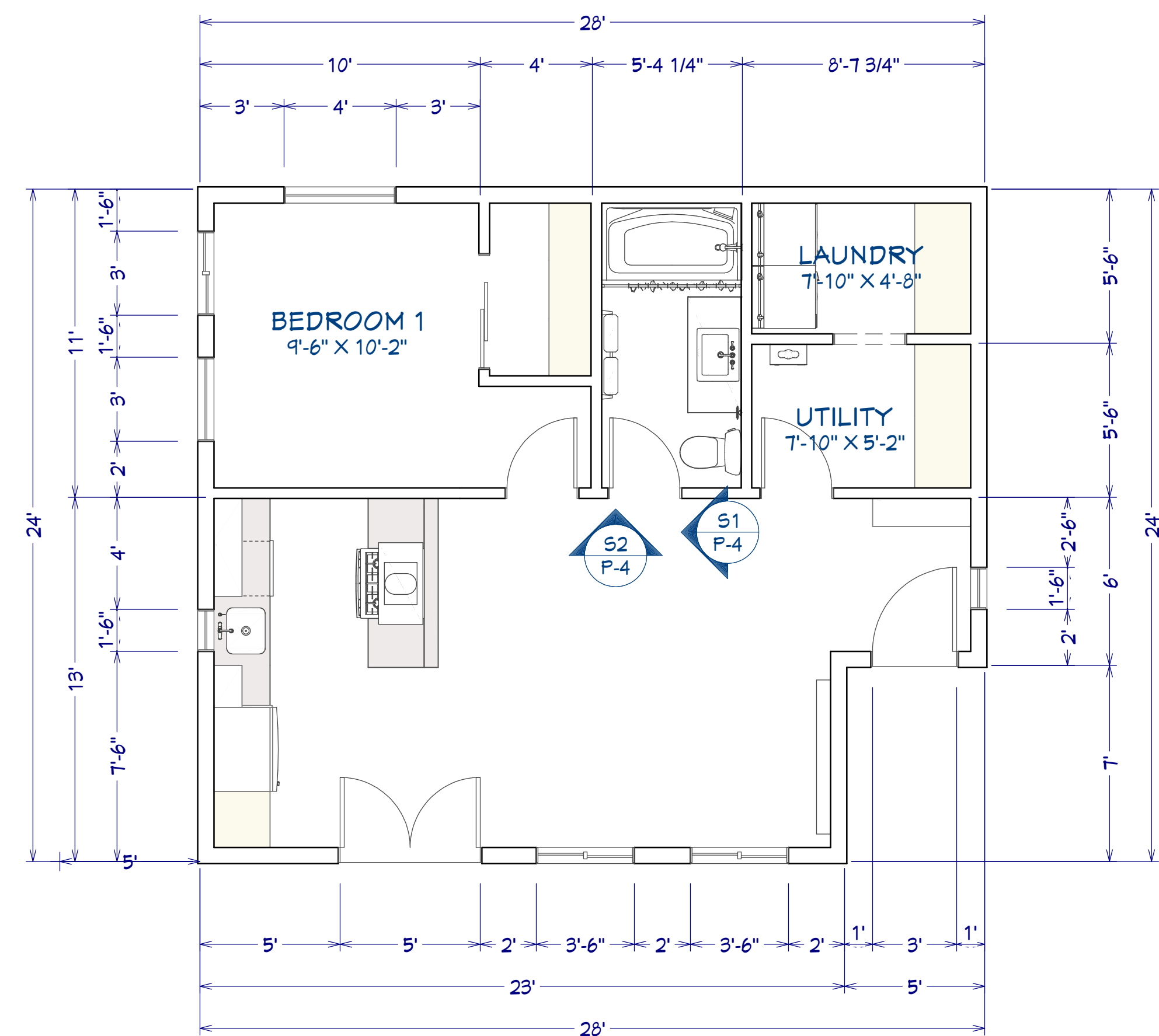
HVAC: Ductless High Efficiency Mini-Split Heat Pump
 Water: Rheem Electric Tankless 27 kWh

"Scandi" Model

Floor Plans & Materials

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DATE:
 2/4/2020
 SCALE:
 1/4" = 1"
 SHEET:
 P-2



1st Floor



ILLUSTRATION: NTS

ELEVATIONS: "Scandi" SDPD Pre-Approved Set



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"Scandi" Model

Elevations

DRAWINGS PROVIDED BY:
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DATE:

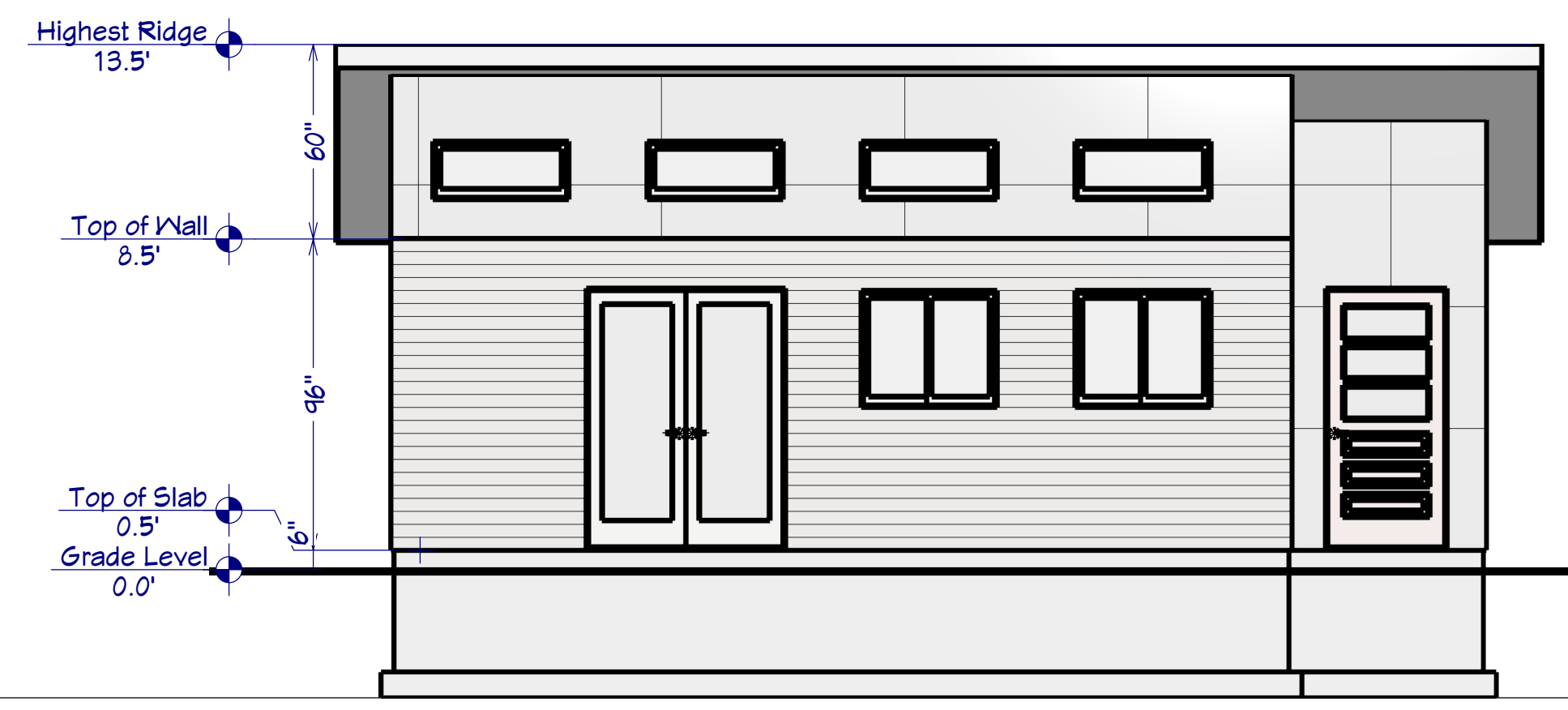
2/4/2020

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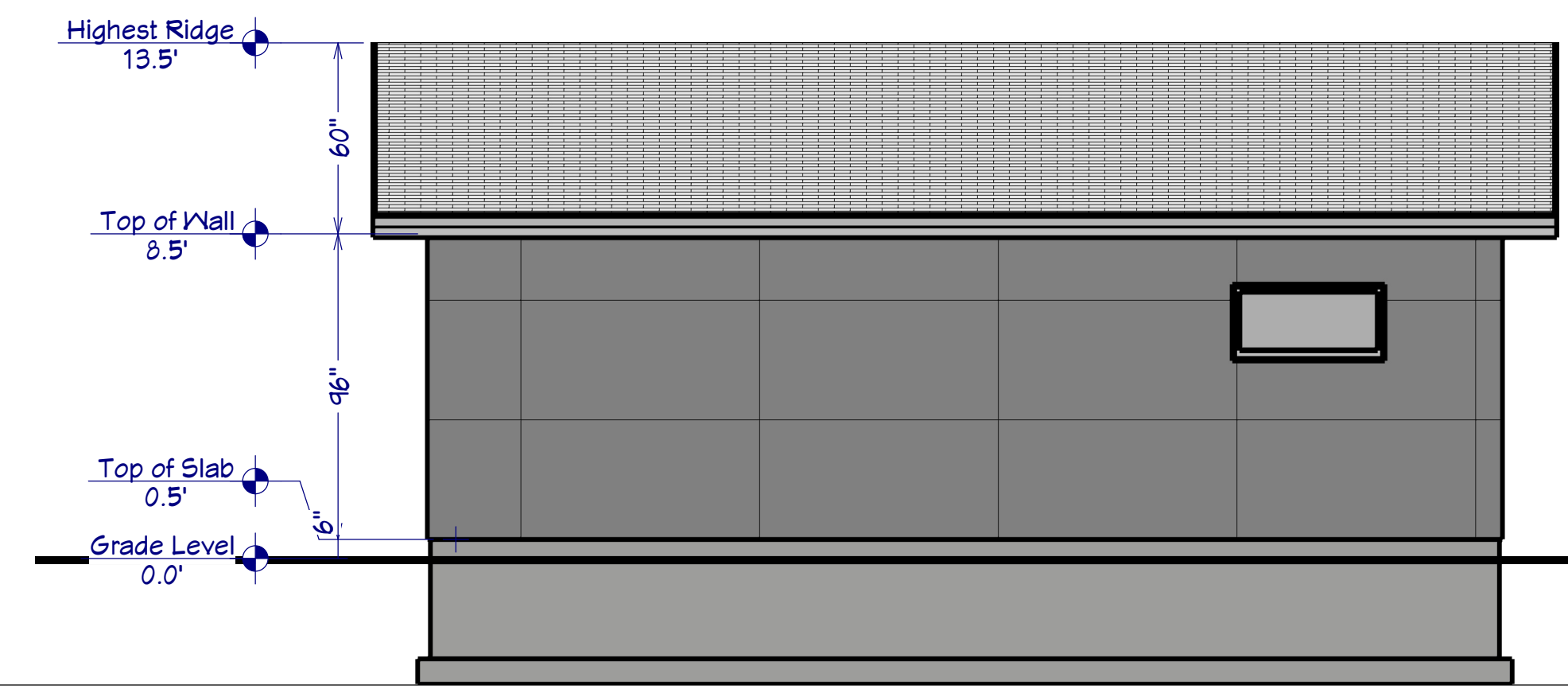
1/4" = 1"

SHEET:

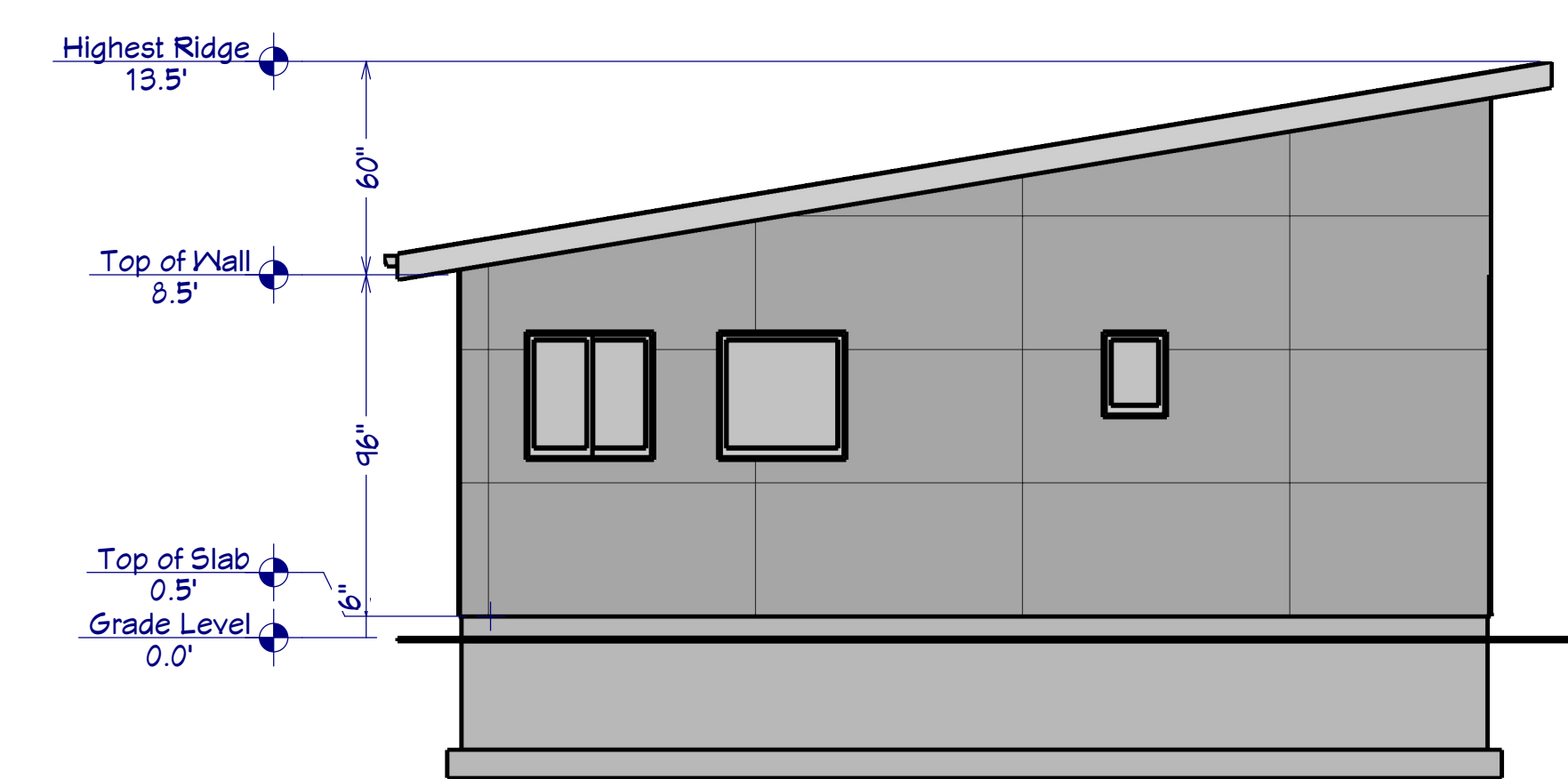
P-3



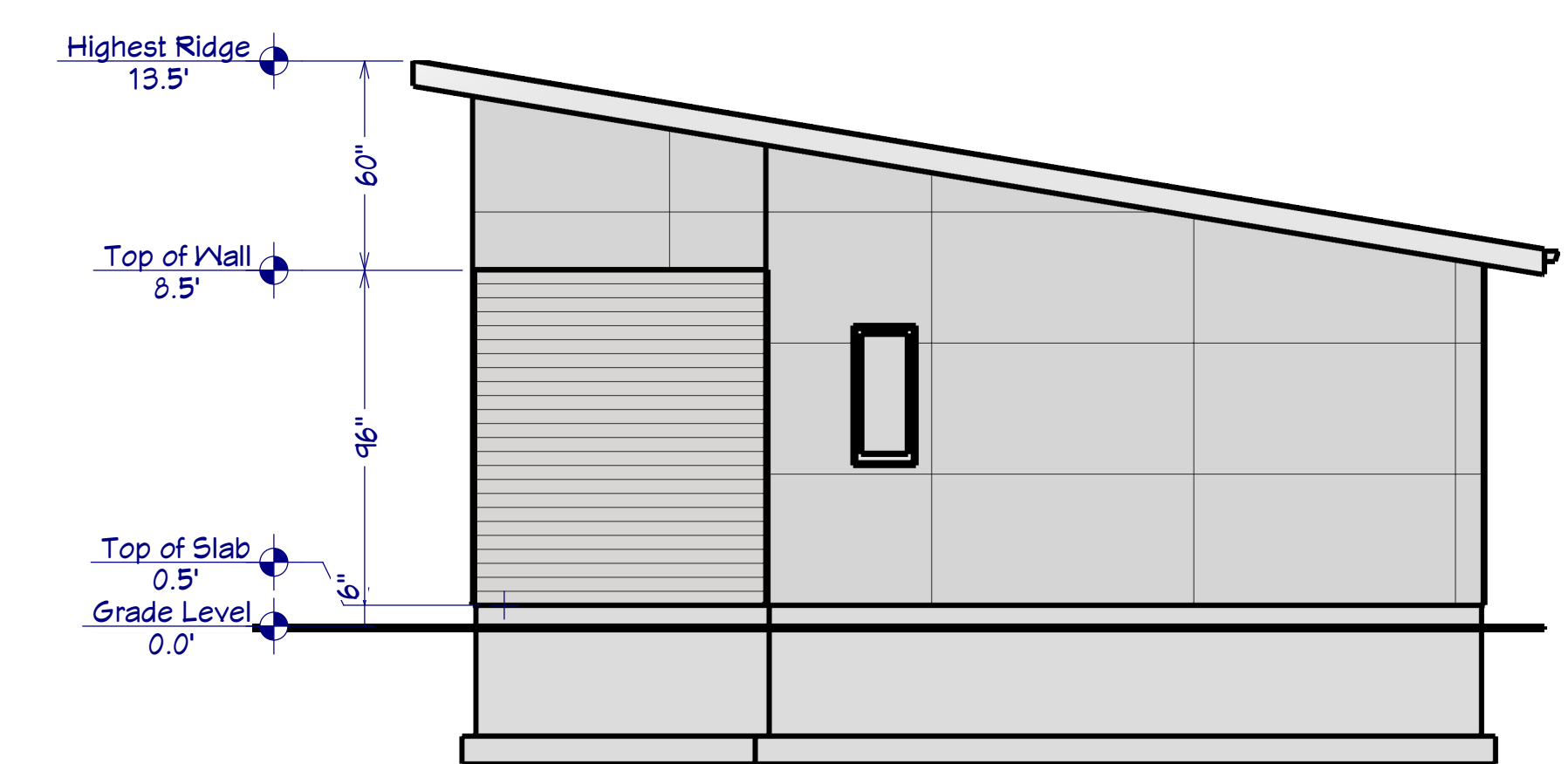
Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Left

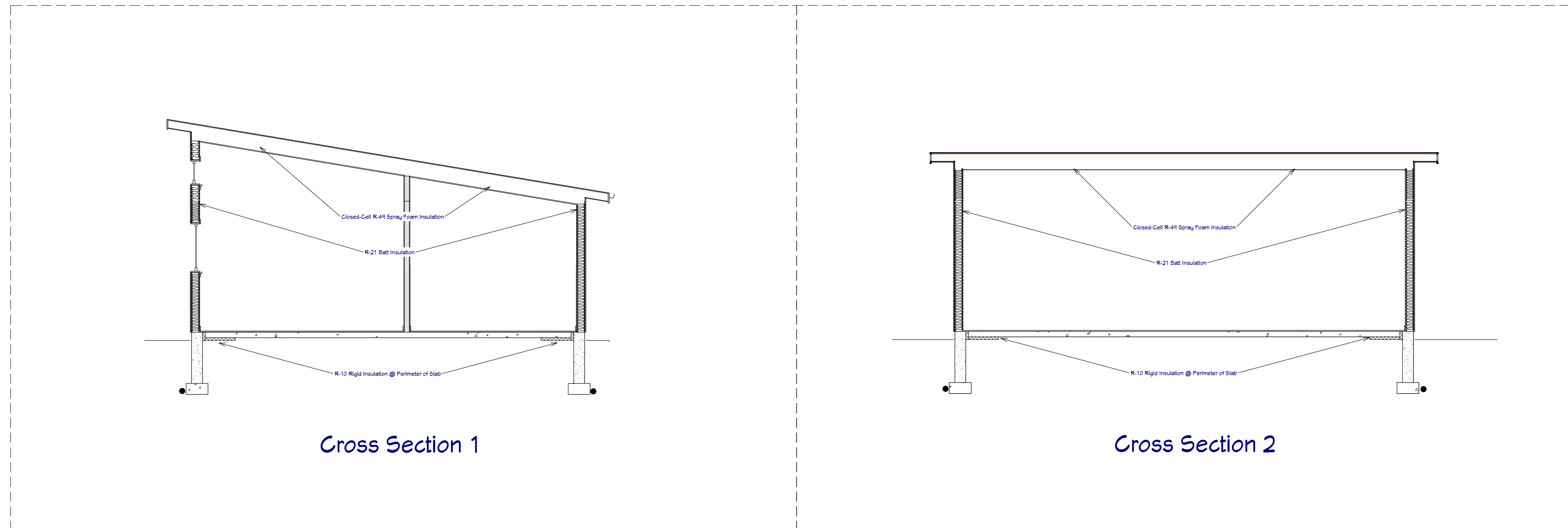


Exterior Elevation Right

SECTIONS: "Scandi" SDPD Pre-Approved Set



REVISION TABLE	
NUMBER	DATE



Cross Section 1

Cross Section 2

"Scandi" Model

Sections

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DATE:

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SCALE:

1/4" = 1"

SHEET:

P-4

RENDERINGS: "Scandi" SDPD Pre-Approved Set



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"Scandi" Model

Renderings

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DATE:

2/4/2020

SCALE:

N/A

SHEET:

P-5



ILLUSTRATION ONLY - NTS



ILLUSTRATION ONLY - NTS



OPTIONAL ROOF & WINDOW STYLE
ILLUSTRATION ONLY - NTS



ILLUSTRATION ONLY - NTS