

Pre-Approved DADU Submission: "Malm"

Designer Name: Duncan McCormick
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Project Description:
"Malm" is a beautiful 1 Bedroom - 1 Bathroom 800 sqft contemporary DADU that can fit on most lots throughout the Seattle area with its small footprint. The simple foundation, roof and framing layout makes it easier and cheaper than ever to construct. A beautiful full bathroom, large kitchen and spacious living area in this wonderful unit is applicable to many different individuals and households. 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 an low-cost for size DADU.

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 ¼" Hardie Lap & Panel
 - 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 \$155,000. Including contracting fees, the cost to build would start at \$187,750.

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

Construction Costs Estimate

Pre-Con		Interior	
Survey	3000	Doors & Milwork	3000
Architecture	4000	Insulation	3500
Total	7000	Drywall	9000
		Floors	3250
Site Work		Interior Paint	1750
Backfill	5000	Trim Work	2500
Concrete for Walls	1500	Total	23000
Concrete Pumping	750		
Excavation	10000	Finishes	
Foundation Walls Labor	2500	Appliances	3000
Ground Plumbing	2000	Cabinets	7500
Sewer & Drainage Connection	5000	Carpet	750
Slab Concrete	1500	Closets	500
Slab Labor	1000	Countertop	2000
Total	29250	Decking	0
		Electrical Trim	1000
Structure		Glass and Mirrors	750
Framing Labor	10000	Landscaping	4000
Framing Material	14000	Lighting Fixtures	500
Windows	2500	Plumbing Fixtures	1500
Roofing Labor & Material	5000	Railings	1000
Siding	7000	Tile	3250
Siding Material	4000	Total	25750
Exterior Painting	3000		
Total	45500	Total	112750
Utilities		Contractor Fee	30000
Electrical Rough In	7000		
HVAC	7500		
Plumbing Rough In	7000	Total Price	155000
SCL Connection	3000		
Total	24500		



WATERCOLOR RENDERING NTS



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISD BY

"Malm"

General

DRAWINGS PROVIDED BY:
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(206) 601-7265

DATE:
2/17/2020

SCALE:

SHEET:
P-1

FLOOR PLANS: "Malm" SDPD Pre-Approved Set

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

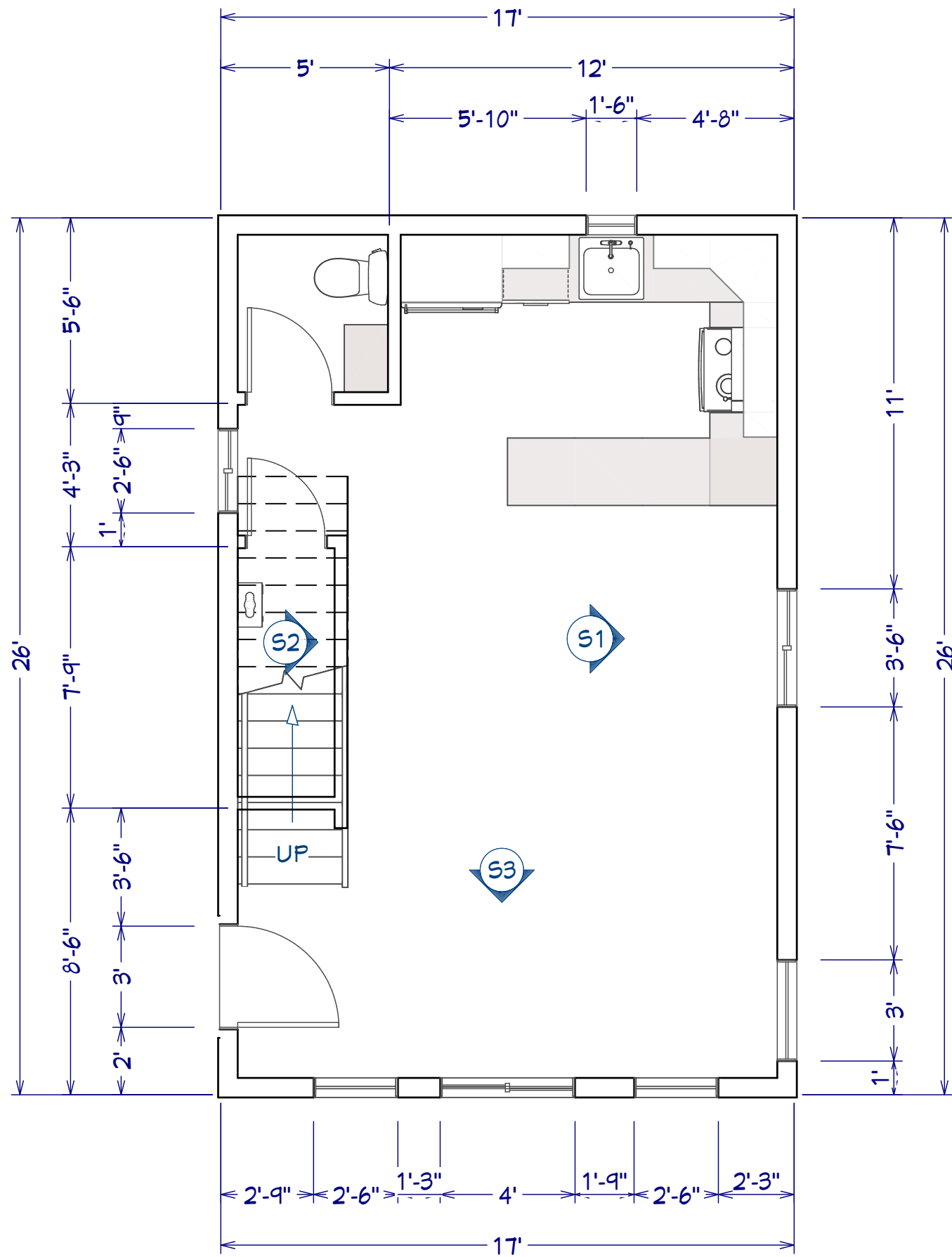
Flooring: LVP Seaside Oak Model# 1179351L
Walls: 1/2 Ultralight Textured Sheetrock.
Paint: SW ProMar 400 Eggshell High Reflective White SW: 7757
Baseboard: 1/2"x4" MDF Painted White
Lighting: Commercial Electric 6in. Recessed
Doors: Jeld-Wen 6 panel Colonist molded composite mdf
Exterior Door: Jeld-Wen Framed Glass Panel
Window Sill: 3/4" MDF Painted White
Apron: 5/8"x2 1/2" MDF Painted White

Kitchen

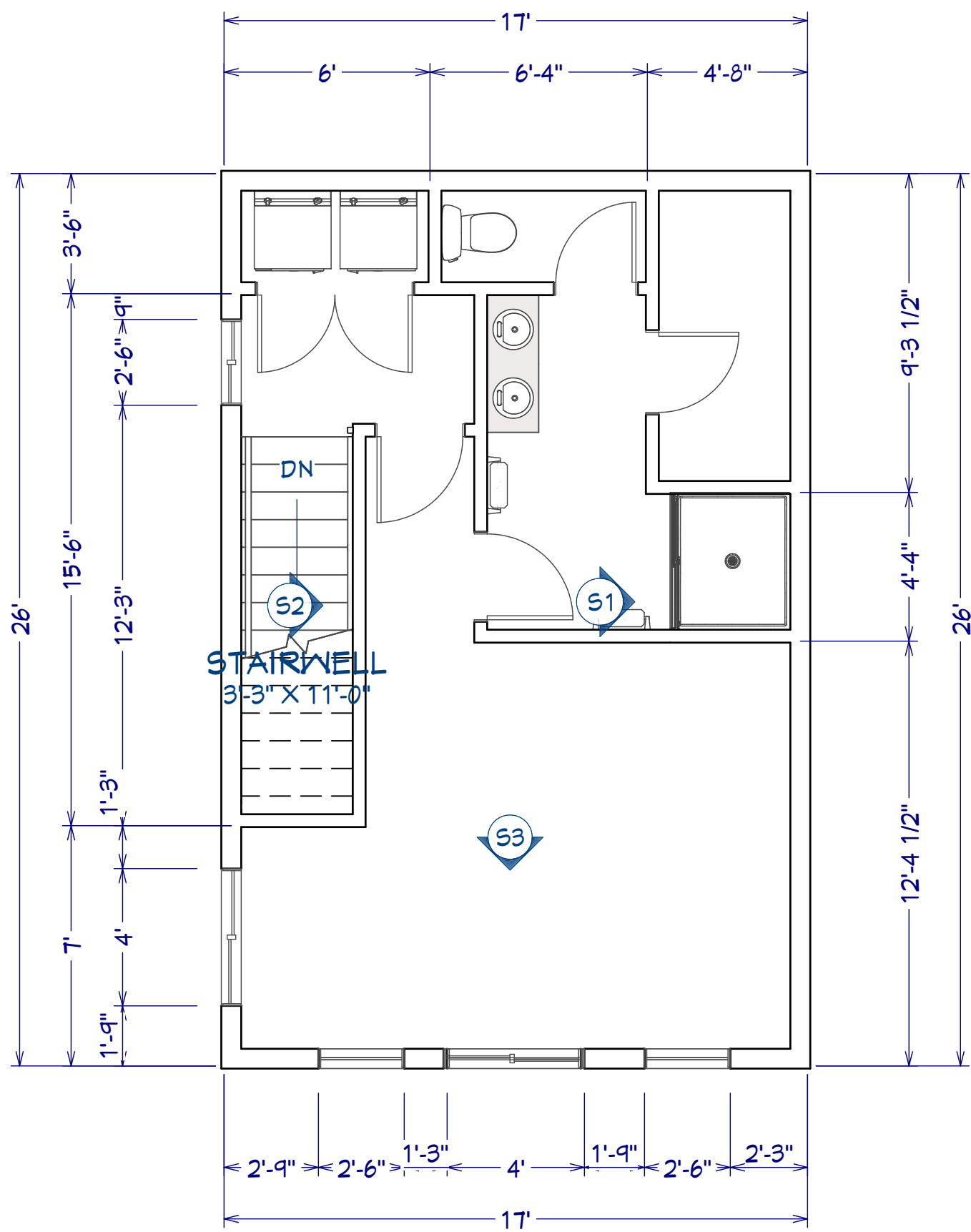
Flooring: LVP Seaside Oak Model# 1179351L
Walls: 1/2 Ultralight Textured Sheetrock.
Paint: SW ProMar 400 Eggshell High Reflective White SW: 7757
Baseboard: 1/2"x4" MDF Painted White
Window Sill: 3/4" MDF Painted White
Apron: 5/8"x2 1/2" MDF Painted White
Lighting: Commercial Electric 6in. Recessed
Cabinet 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

HYAC: Ductless High Efficiency Mini-Split Heat Pump
Water: Rheem Electric Tankless 27 KWh



1st Floor



2nd Floor



DB²

REVISION TABLE	
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"Malm"

Floor Plans

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ELEVATIONS: "Scandi" SDPD Pre-Approved Set



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Elevations

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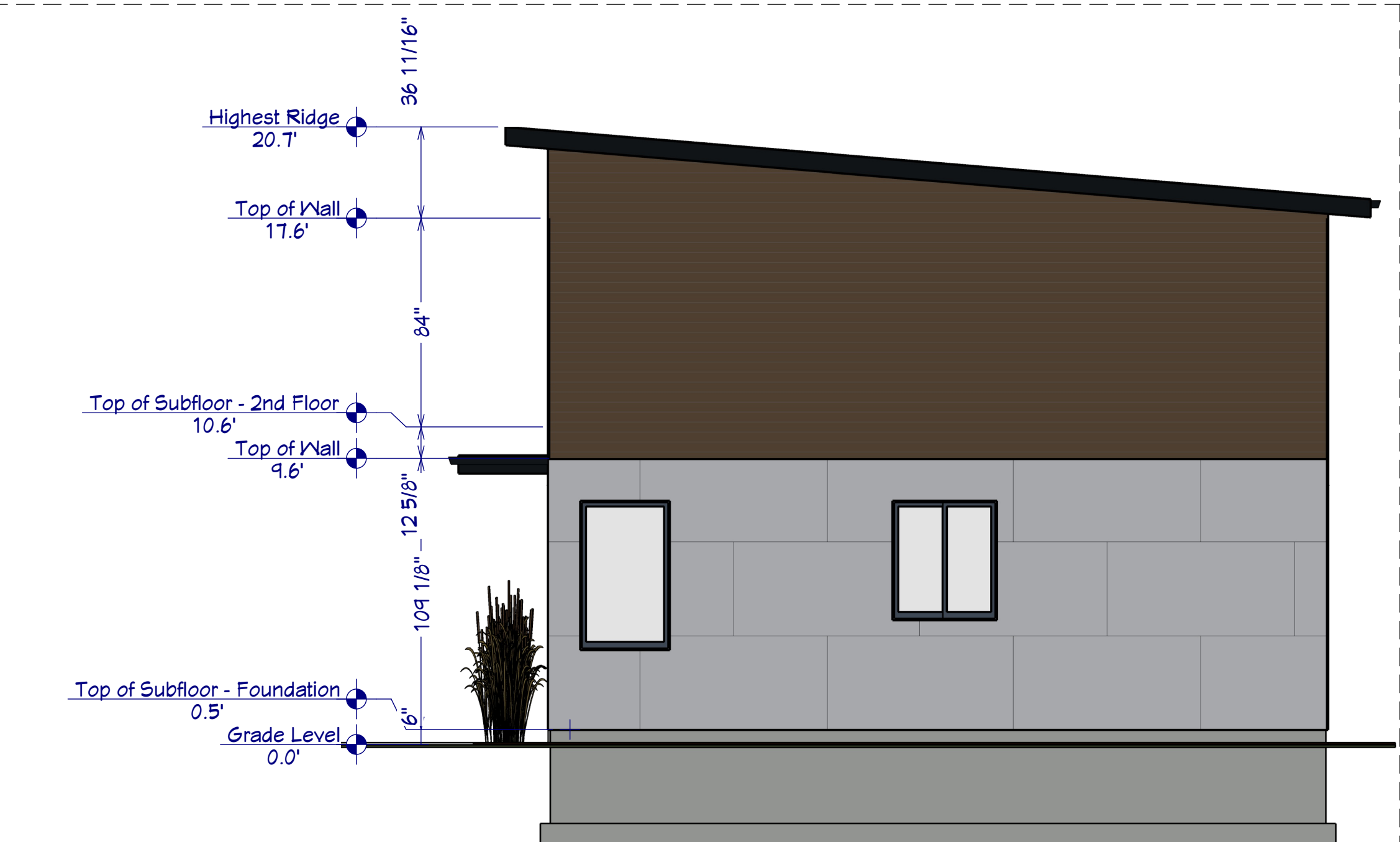
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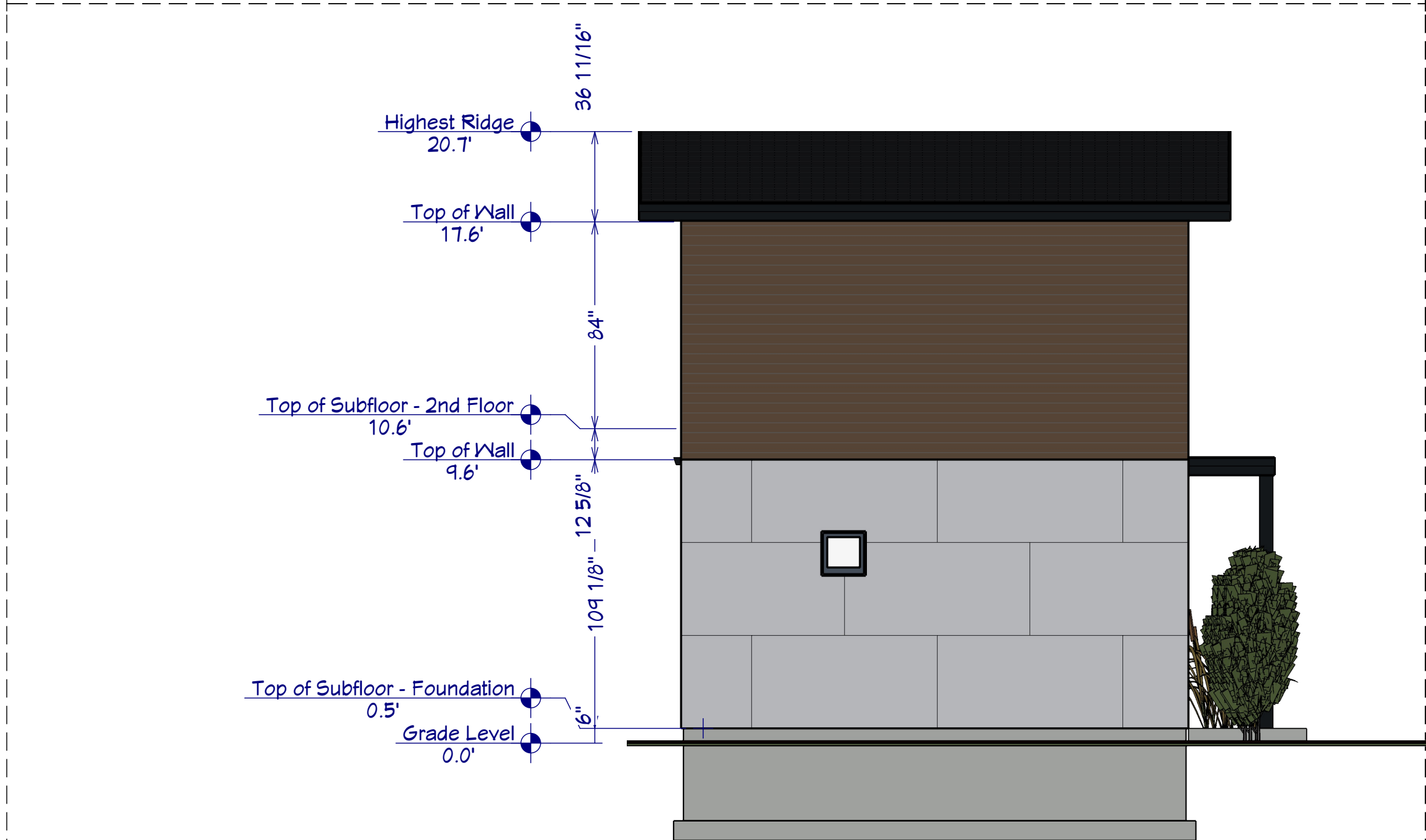
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Exterior Elevation Left



Exterior Elevation Right



Exterior Elevation Back



Exterior Elevation Front

SECTIONS: "Malm" SDPD Pre-Approved Set



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Basic Sections

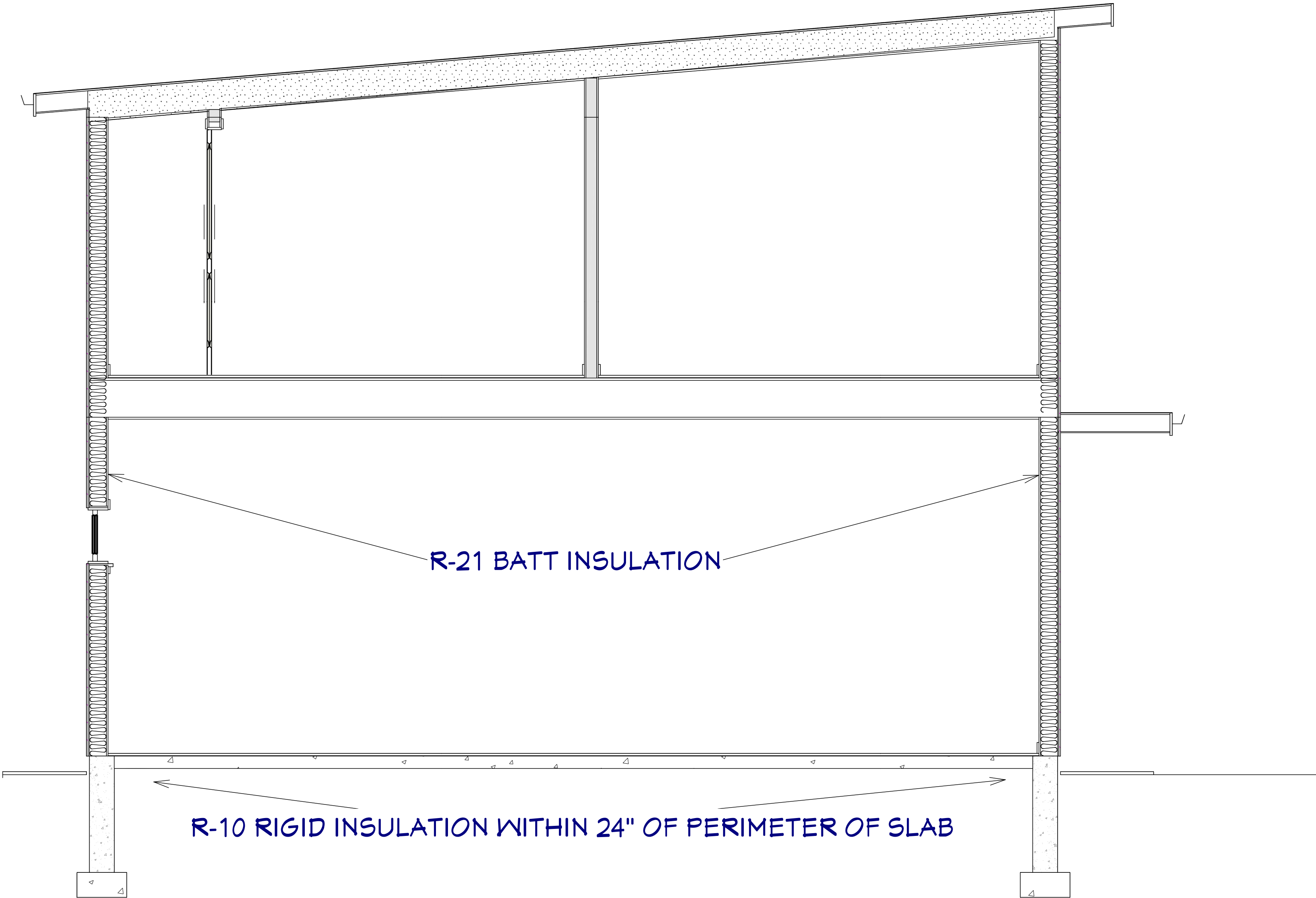
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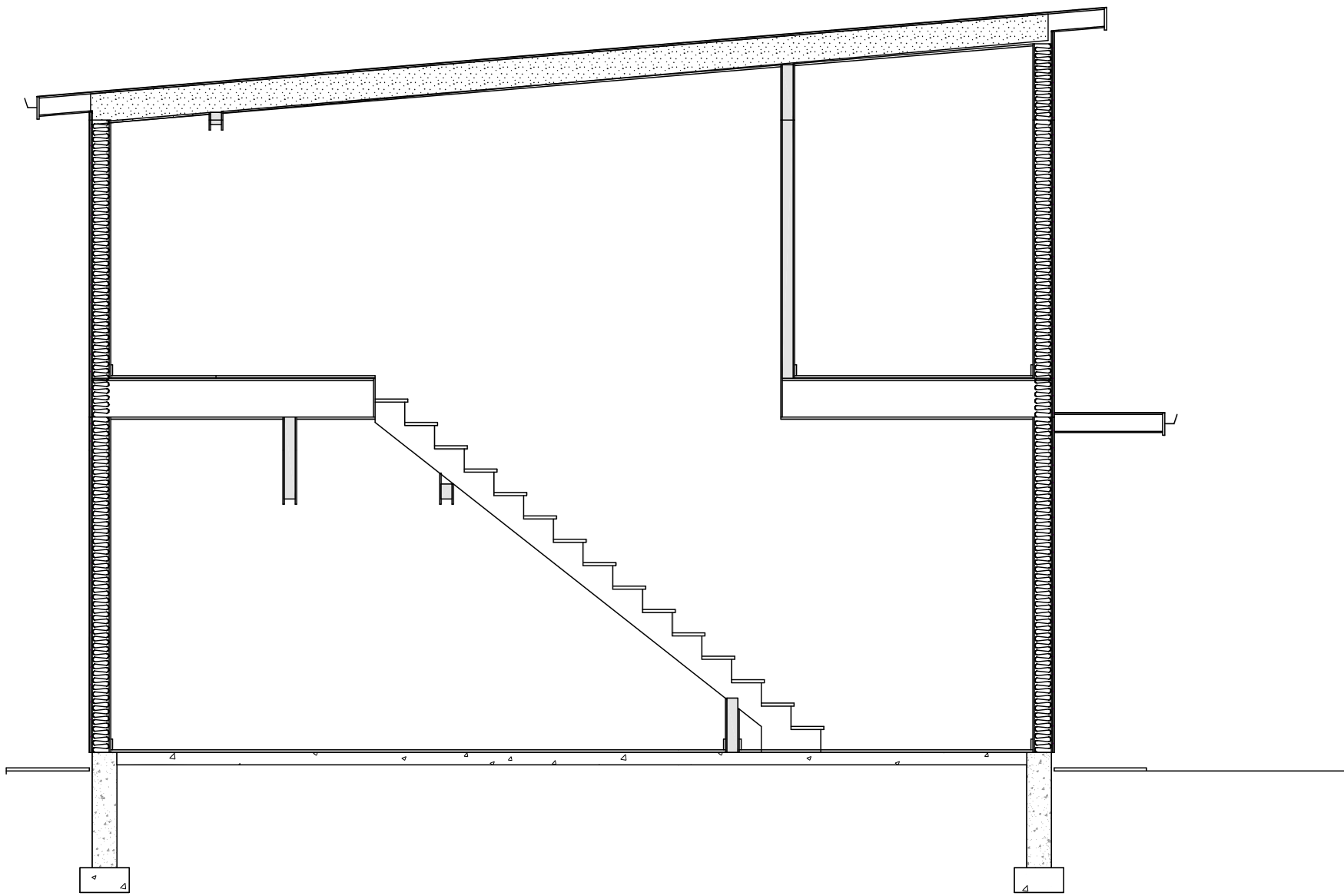
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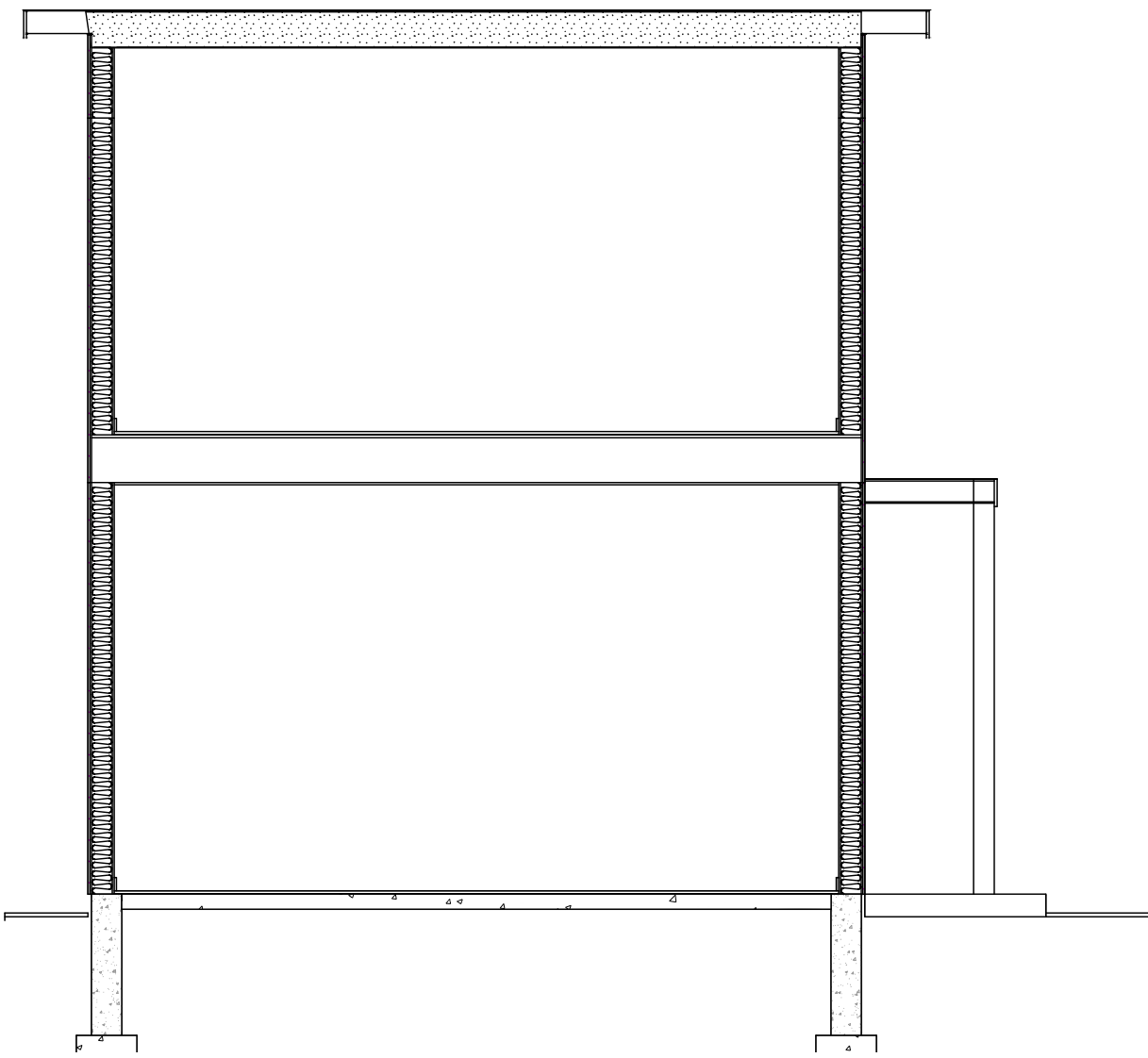
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Cross Section 1



Cross Section 2



Cross Section 3

Renderings/Photos: "Malm" SDPD Pre-Approved Set



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Photos

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