

# Pre-Approved DADU Submission: "Spruce"

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Project Description:  
"Spruce" is a functional 2 Bedroom - 1.5 Bathroom 1000 sqft 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. Young emerging families can easily call this DADU home with the spacious bedrooms and bathroom on the 2nd floor. 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 a family-friendly DADU. Additionally, this DADU can easily accomodate a garage addition to the left of the house. The sliding patio doors would be replaced with a door into the garage.

Family Friendly DADU: This spacious DADU lives larger than 1,000sqft. with appropriate sized bedrooms, bathrooms and kitchen, one can easily raise a family within this unit. 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. The simple roof and general layout reduces the need for expensive beams and rafters. This design can easily accommodate a garage addition to the left of the structure. The patio doors would simply be replaced with a door leading into the garage.

Exterior Materials:  
-7 ¼" Hardie Lap & Bead & Batten Siding  
-Ply-Gem Windows  
-Jeld Wen Doors  
-Exterior Windows & Door L-Metal Trim  
-Open Eaves to Expose Vent Channels  
-Aluminum Gutters

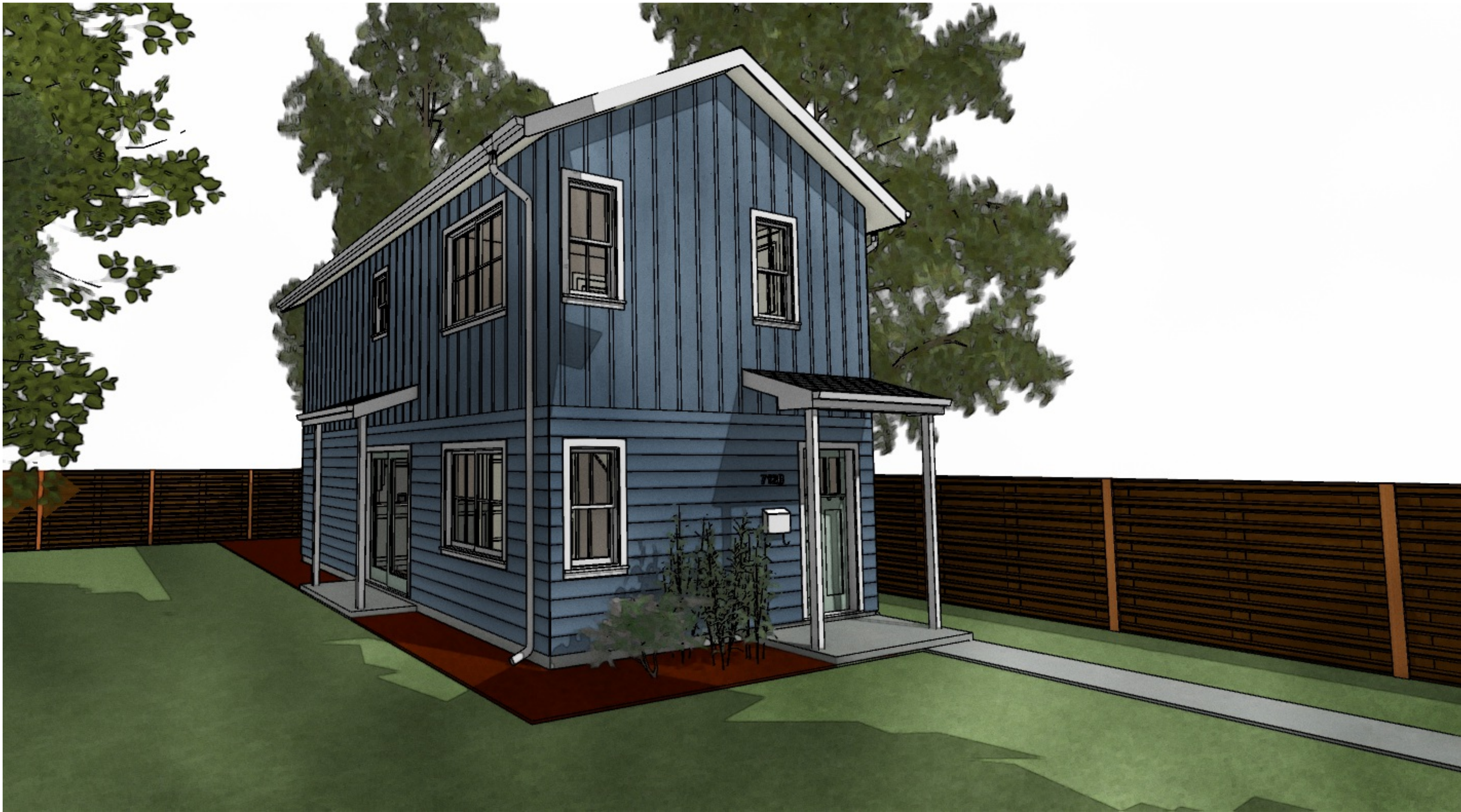
Interior Materials:  
-Luxury Vinyl Plank, Carpet, Tile (Hardwoods optional)  
-Gray Finished Cabinets  
-Arctic white quartz countertop  
-MDF Painted Base, Sill & Casing  
-MDF Full door casing  
-Drywall wrapped windows w/ MDF Sill  
-Interior accent wall (optional wood vs painted)

Construction Estimate:  
Our estimate to build is \$189,500. Including contracting fees, the cost to build would start at \$237,000.

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

## Construction Costs Estimate

Pre-Con		Interior	
Survey	3000	Doors & Milwork	8500
Architecture	4000	Insulation	5000
Total	7000	Drywall	11250
		Floors	4550
Site Work		Interior Paint	3000
Backfill	5000	Trim Work	3500
Concrete for Walls	1500	Total	35750
Concrete Pumping	750		
Excavation	10000	Finishes	
Foundation Walls Labor	2500	Appliances	3000
Ground Plumbing	2000	Cabinets	8500
Sewer & Drainage Connection	5000	Carpet	1250
Slab Concrete	1500	Closets	1000
Slab Labor	1000	Countertop	2000
Total	29250	Decking	0
		Electrical Trim	1250
Structure		Glass and Mirrors	1000
Framing Labor	14000	Landscaping	4000
Framing Material	19000	Lighting Fixtures	750
Windows	2000	Plumbing Fixtures	1500
Roofing Labor & Material	7000	Railings	0
Siding	9000	Tile	3750
Siding Material	5000	Total	28000
Exterior Painting	4000		
Total	60000	Total	189750
Utilities		Contractor Fee	47500
Electrical Rough In	8500		
HVAC	9500		
Plumbing Rough In	8500	Total Price	237000
SCL Connection	3000		
Total	29500		



WATERCOLOR RENDERING NTS



NUMBER	DATE	REVISION TABLE		REVISION BY	DESCRIPTION
		1	2		

"Spruce"

General

DRAWINGS PROVIDED BY:  
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DATE:

2/17/2020

SCALE:

SHEET:

P-1



FLOOR PLANS: "Spruce" 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

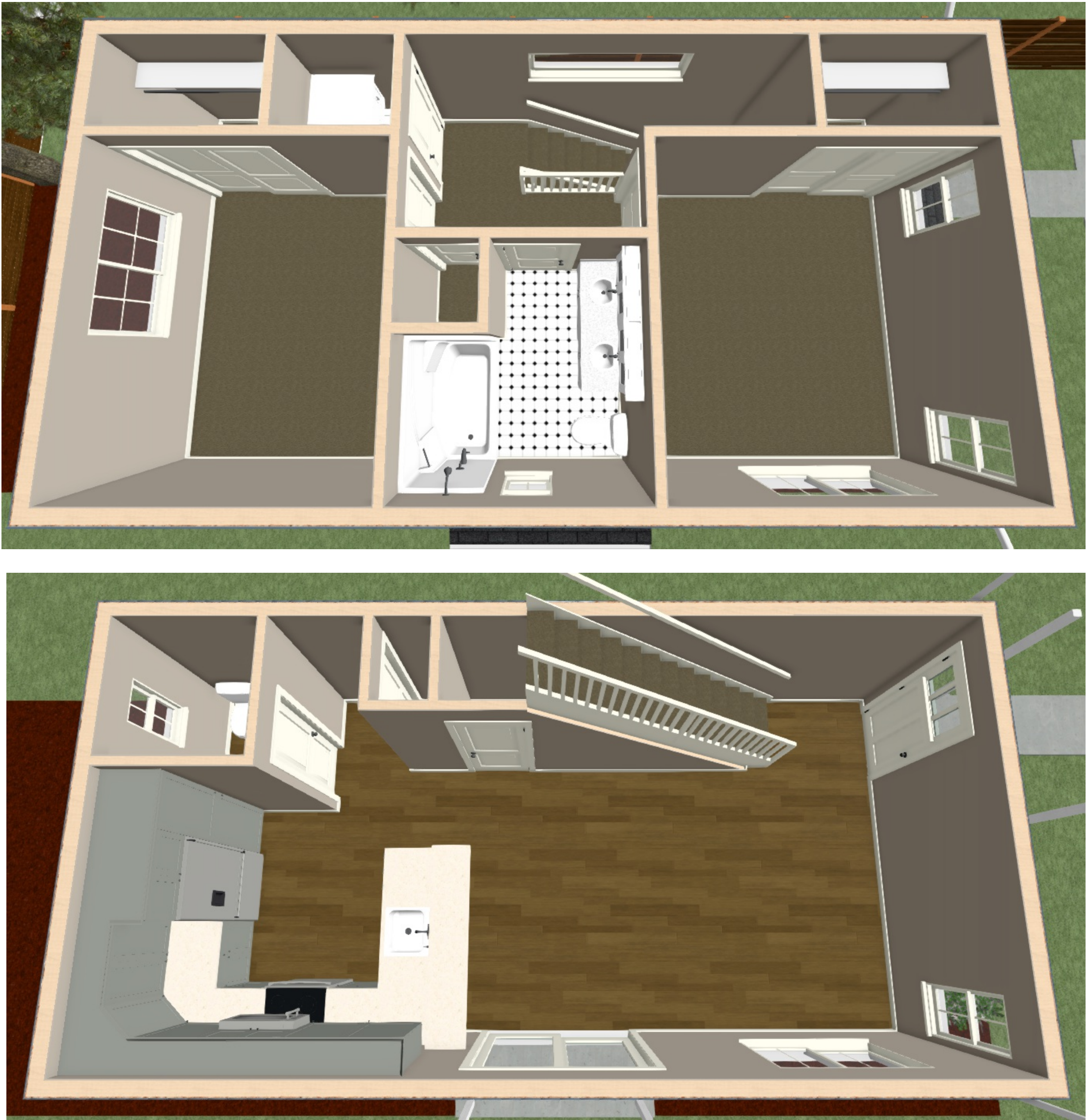
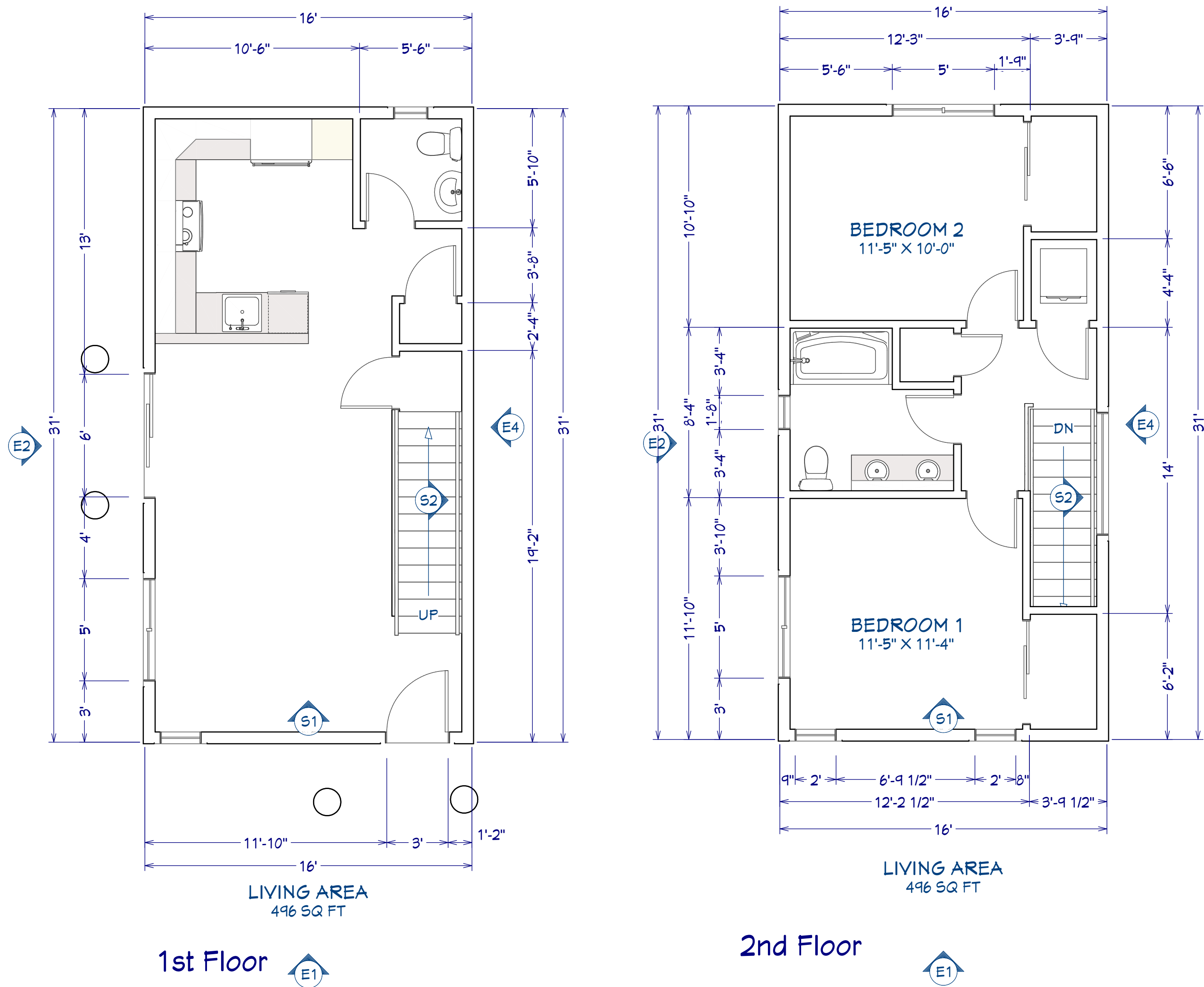
Flooring: LVP Seaside Oak Model# I179351L  
Walls: 1/2 Ultralight Textured Sheetrock.  
Paint: SW ProMar 400 Eggshell High Reflective White SW: 7757  
Baseboard: 1/2"x4" MDF Painted White  
Lighting: Commercial Electric 6in. Recessed  
Doors: Jeld-Wen 6 panel Colonist molded composite mdf  
Exterior 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

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



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Floor Plans

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ELEVATIONS: "Spruce" SDPD Pre-Approved Set



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Elevations

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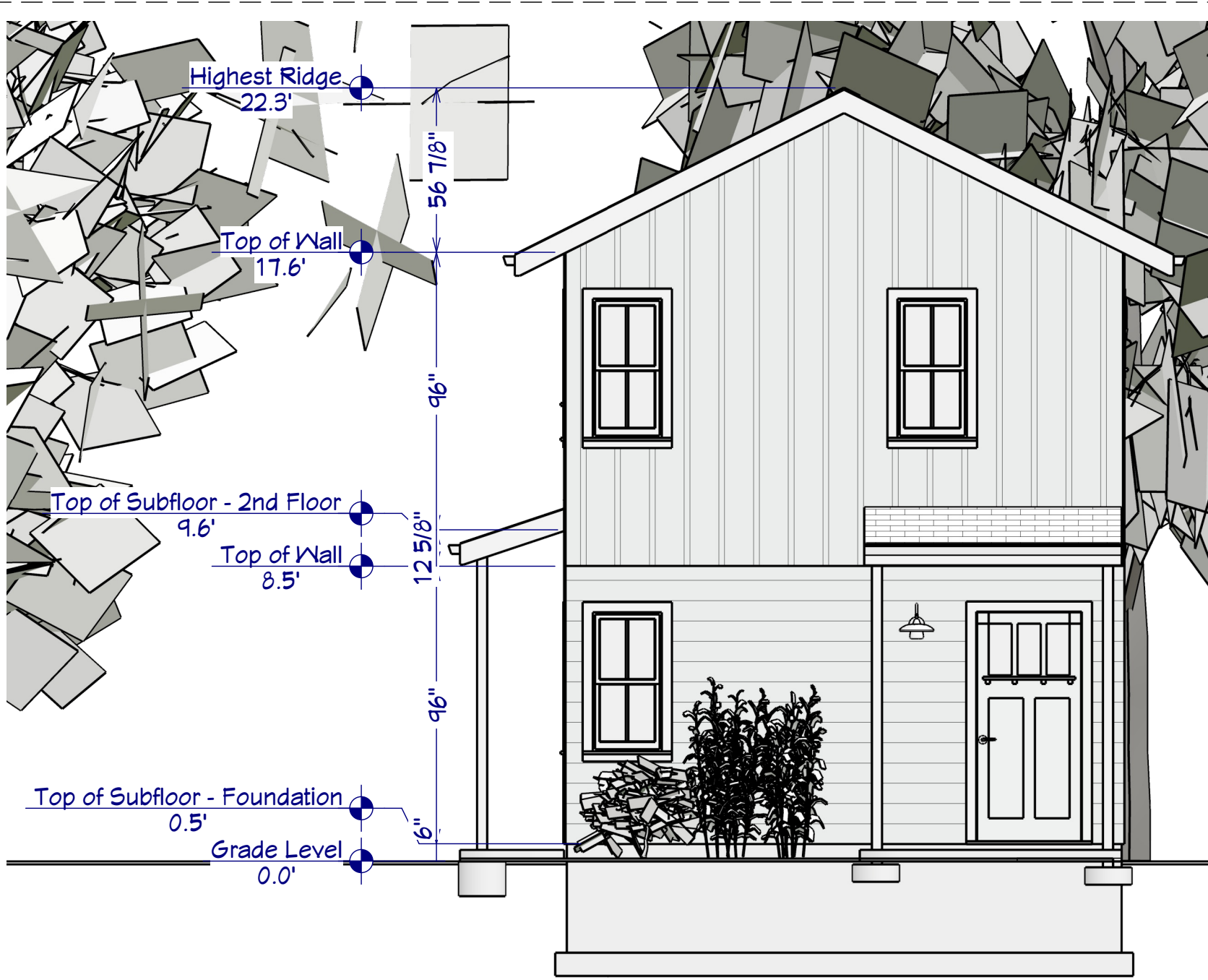
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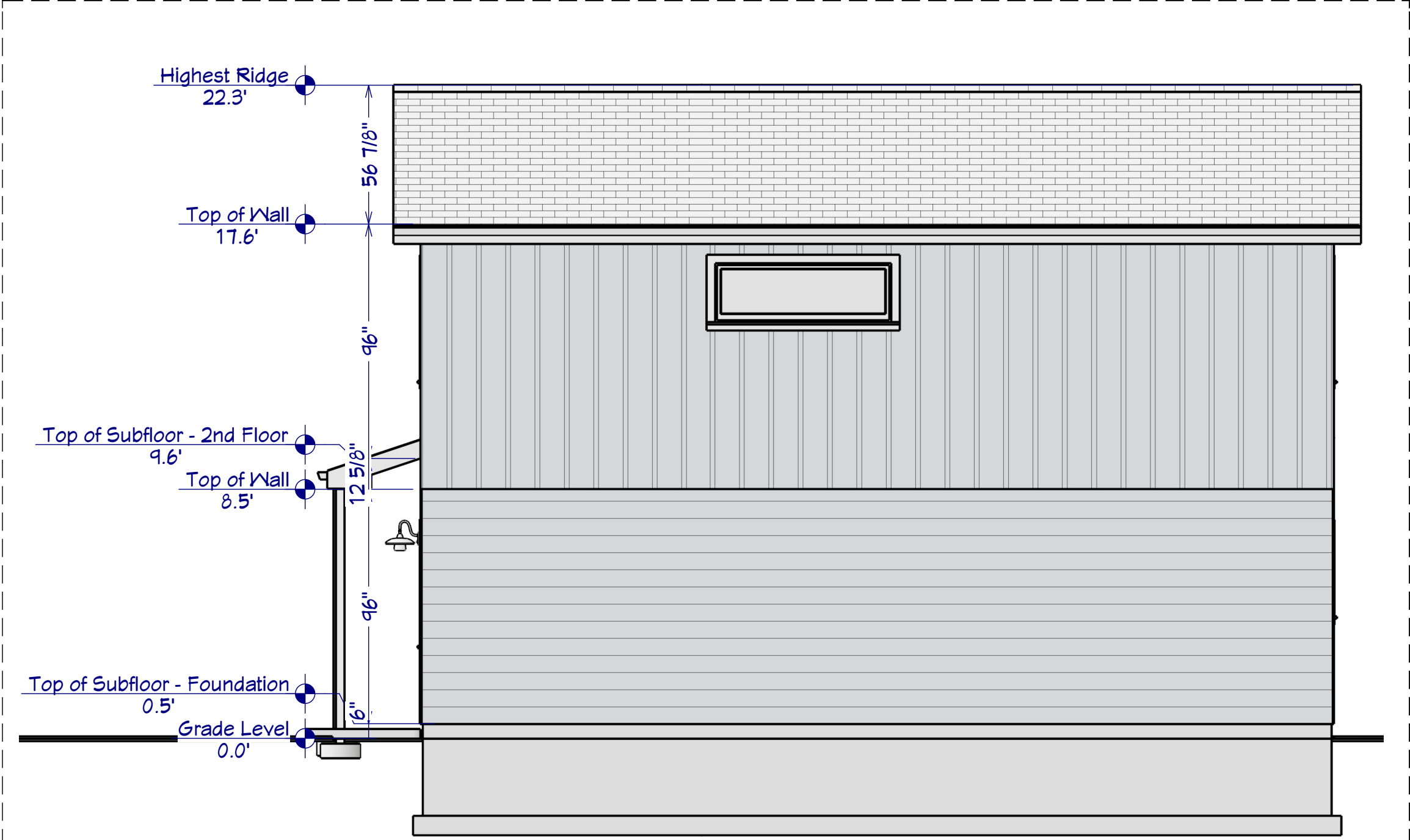
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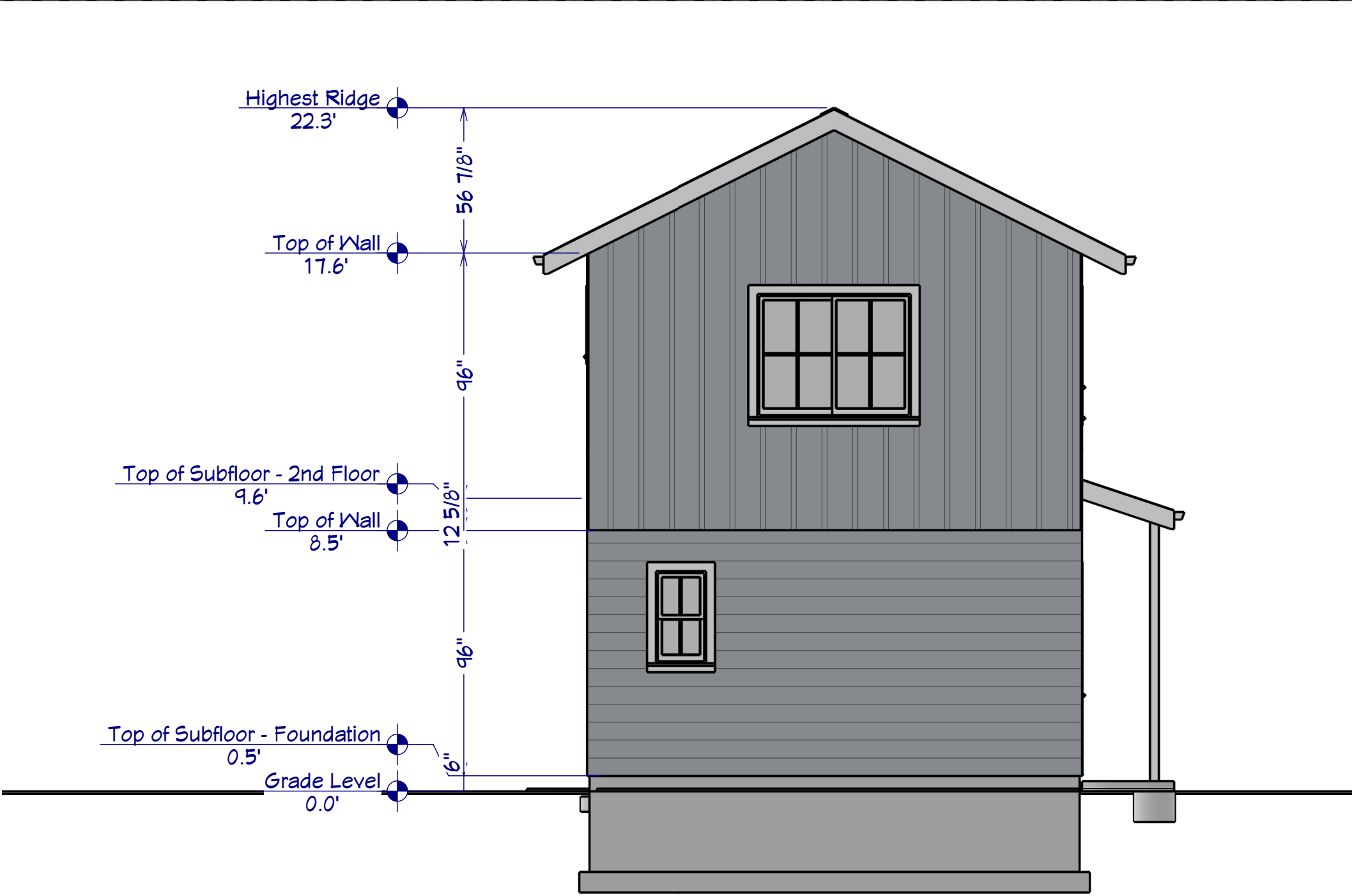
Elevation 2



Elevation 1



Elevation 4



Elevation 3

SECTIONS: "Spruce" SDPD Pre-Approved Set



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Basic Sections

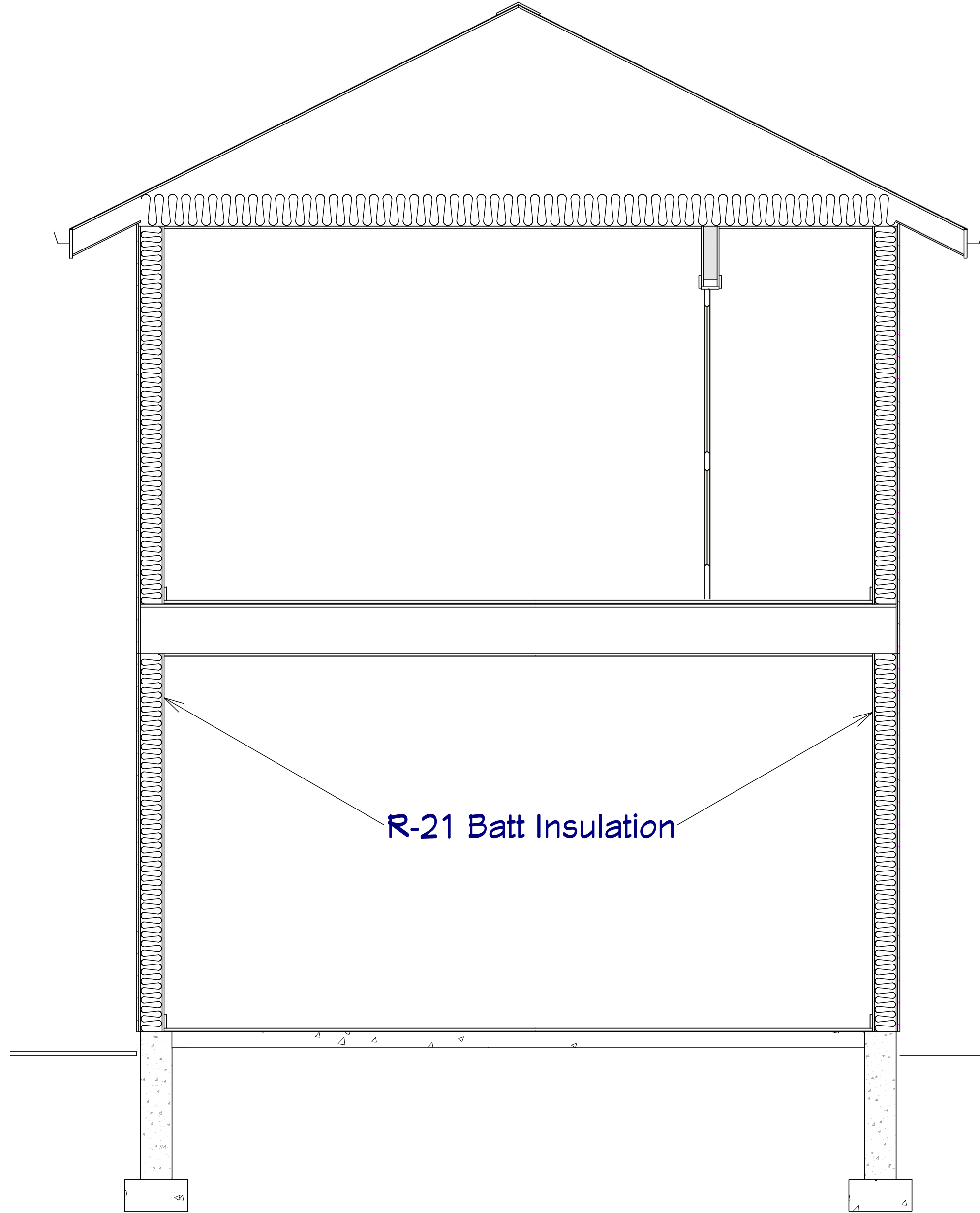
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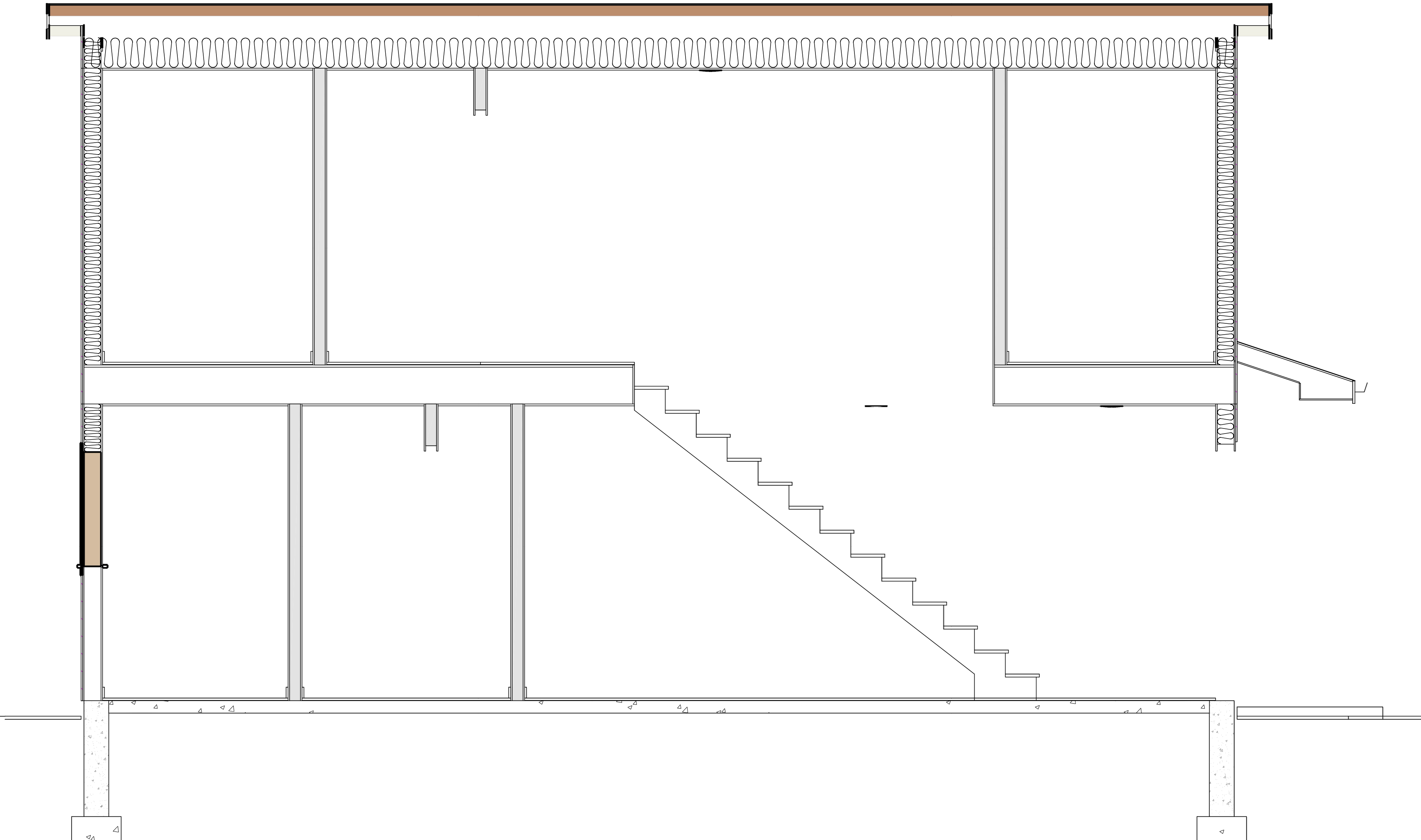
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Cross Section 1



Cross Section 2



# Renderings/Photos: "Spruce" SDPD Pre-Approved Set



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Photos

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