

Feb 17, 2020

To Whom It May Concern;

MyKabin LLC is pleased to present the following submission for your DADU pre-approved plans process consideration.

**Contact info:**

G. Clint Jones, Co-Founder

MyKabin LLC

206-551-1624

[clint@mykabin.com](mailto:clint@mykabin.com)

**Project Description:**

This project proposal is for our Olympic model. The Olympic features a studio 255SF floorplan. It offers a narrow footprint and shortened length designed both for trucking to a site in one completed unit as well as fitting in narrow rear yards while maximizing space. The unit is lofted throughout and provides a large storage loft to provide a spacious interior feel with ample windows for natural light and plenty of storage and cabinet space. Although the unit is shortened, it is designed to accommodate a queen-sized murphy style bed while still allowing flexible living space. This floor plan is available in both the traditional and modern roof styles.

**Narrative:**

MyKabin provides accessible DADU units that are affordable, usable, thoughtfully designed, and minimum 4 Star Built Green. All units are designed to work with a low impact foundation system which enables overall lower costs, guaranteed pricing to the clients, and a shorter construction timeline compared to traditional stick-built construction methods. We offer traditional and modern designs to allow for flexibility to coordinate with existing architectural design and style preferences. Our design keeps our outside footprint as small as possible to maintain privacy and lot aesthetics, while allowing ample interior living space. We also work with our clients to customize certain elements of the interior layout for personalization. Our units are typically assembled in place but are designed to be Labor and Industries (L&I) inspected and then craned in if desired/available.

**Estimate of Construction Cost:**

This unit has a guaranteed price to the consumer that includes permitting, foundation, installation/construction, and utility hook-ups starting at: \$125,000 + tax. Whether built in place or crane-in, the pricing for either method of construction will not change the base price of the unit.

**Major Materials:**

We utilize structural insulated foam panels (SIPs) for the entire shell on all our products and a beam system for our foundation. Our installation process is streamlined and repeatable from site to site allowing us to ensure a lower cost and quicker construction timeline. Our units typically have horizontal cement board siding, such as Hardy Plank, along with a standing seam metal roof. Other options are available depending on desired aesthetic. We use energy efficient Milgard Trinsic Series windows. All our units are minimum 4 Star Built Green.

**Mechanical Systems:**

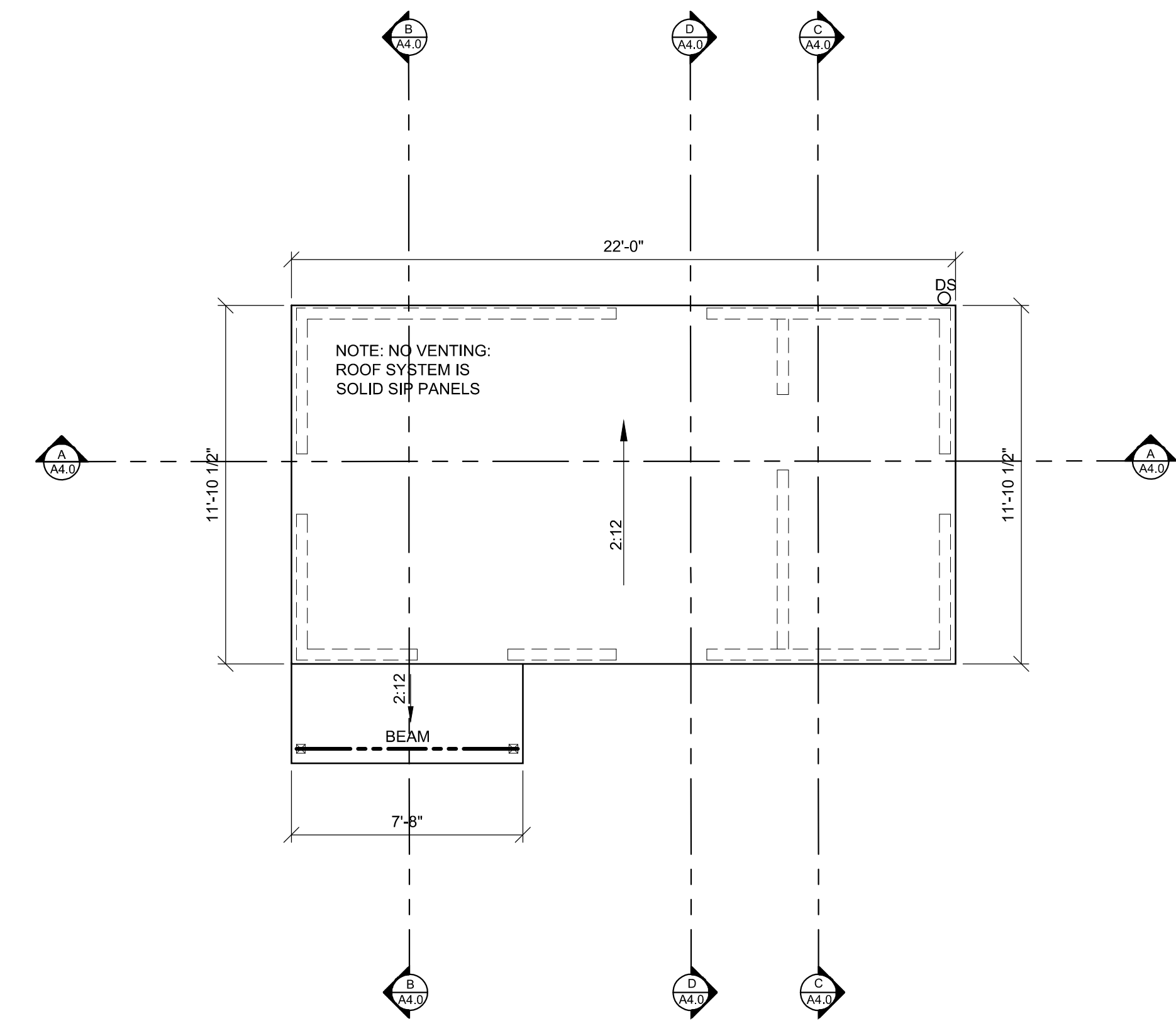
For units that are under about 600SF, we use electric resistance heating as our units are incredibly energy efficient. On our larger units we use a heat pump. All units can be upgraded to heat pump if desired. Our base model packages start with a traditional electric tank water heater but may be upgraded to an electric OnDemand System. All units are equipped with an energy recovery ventilator (ERV) unit as a standard feature.

**Plan Pricing:**

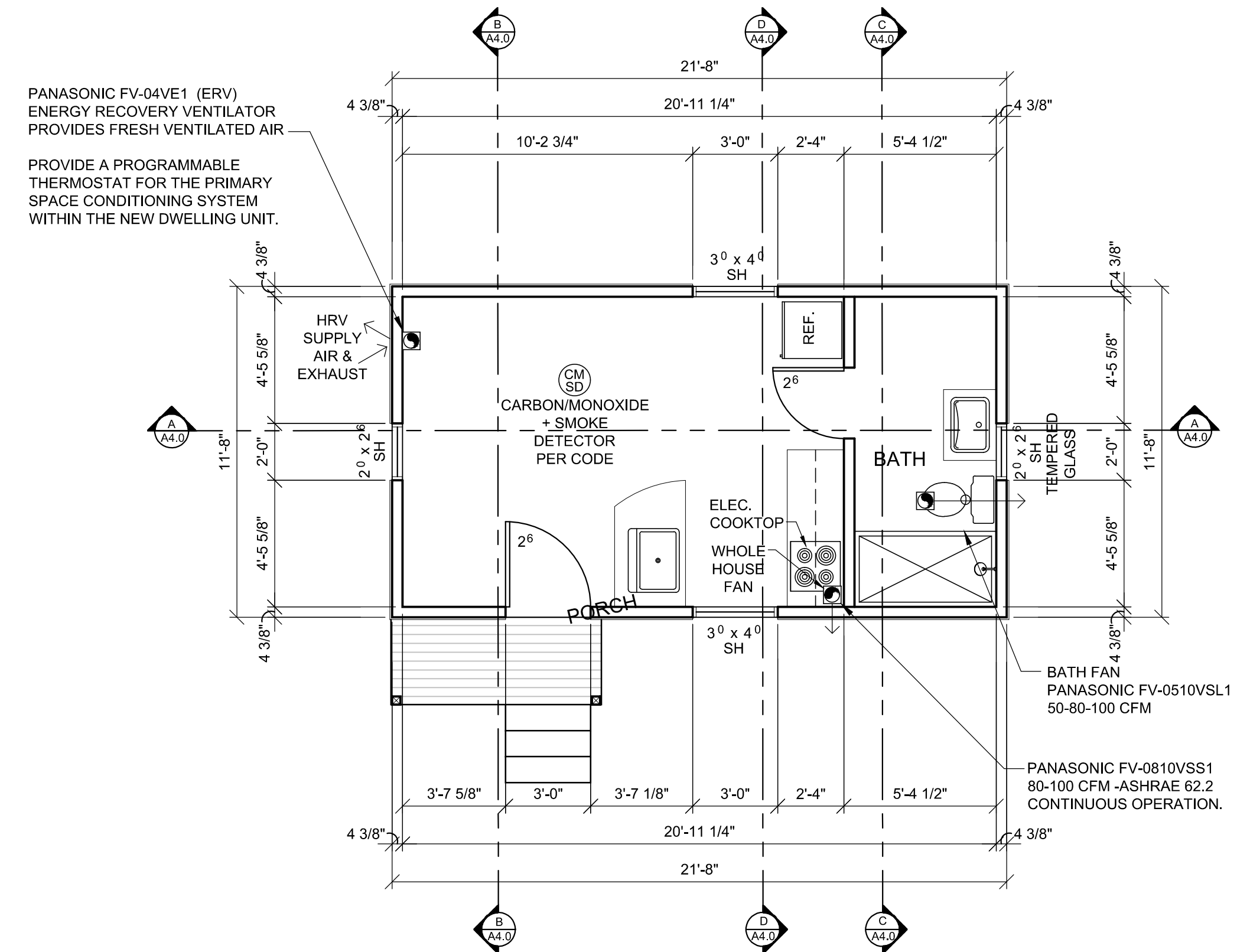
We will offer this plan set for \$1,000.00 with additional work requested to be performed at an hourly rate of \$125.00/hr.







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



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FENESTRATION SCHEDULE**

QUAN	MFG/MODEL	TYPE	WIDTH	HEIGHT	U-FACTOR	MATERIAL	NFRC 100 CERT.
2	MILGARD TRINSEC 2210	SH/SG	2'-0"	2'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
2	MILGARD TRINSEC 2210	SH	3'-0"	4'-0"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	RELIABILT Model #218787	FULL LITE/SG	3'-0"	6'-8"	U=0.27	STEEL INSULATED CORE - LOW E	YES

**REVISION HISTORY**  
1 08-28-2019 - Permit Corrections

**MyKabin LLC**  
13222 SE 30th St Suite A-1  
Bellevue, WA 98005  
**DRAWN BY**  
G. Clint Jones

**CLIENT**  
XXXXX

**ISSUE**  
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**RE-ISSUE**  
MM-DD-YY

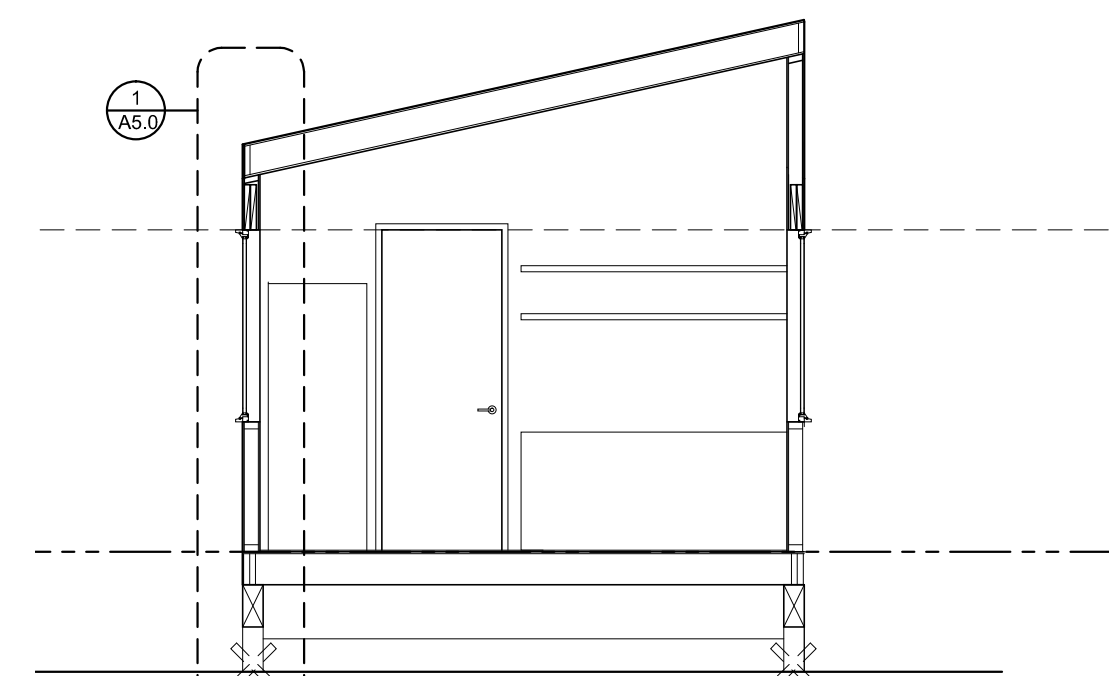
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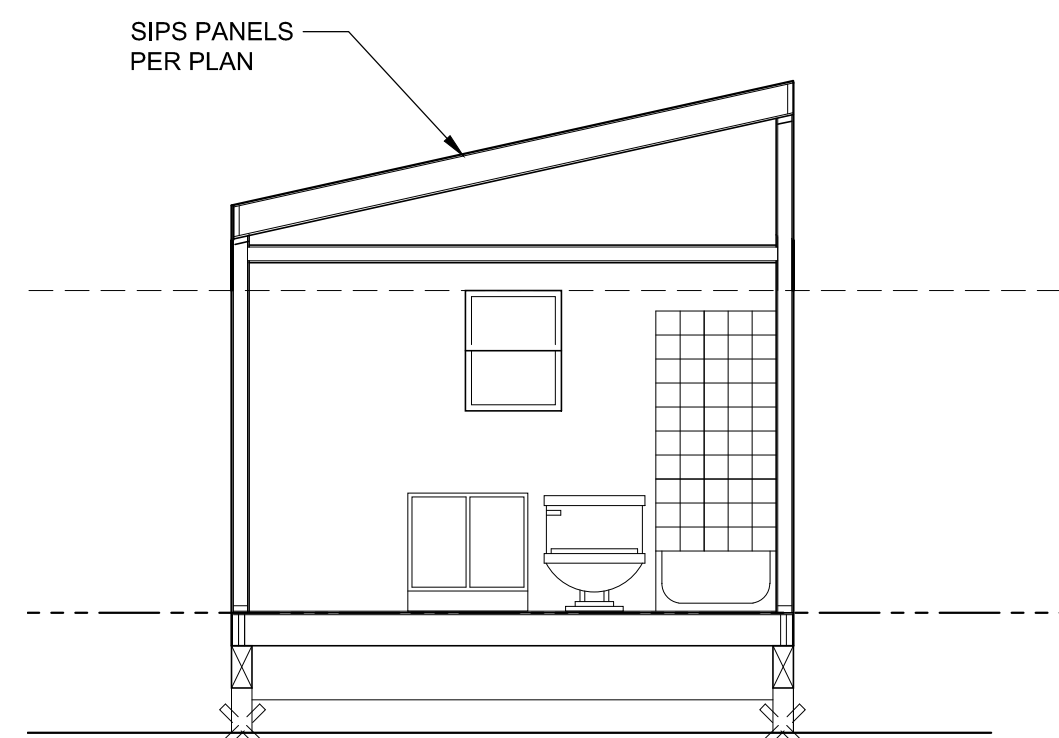
**Floor Plan**  
**Roof Plan**



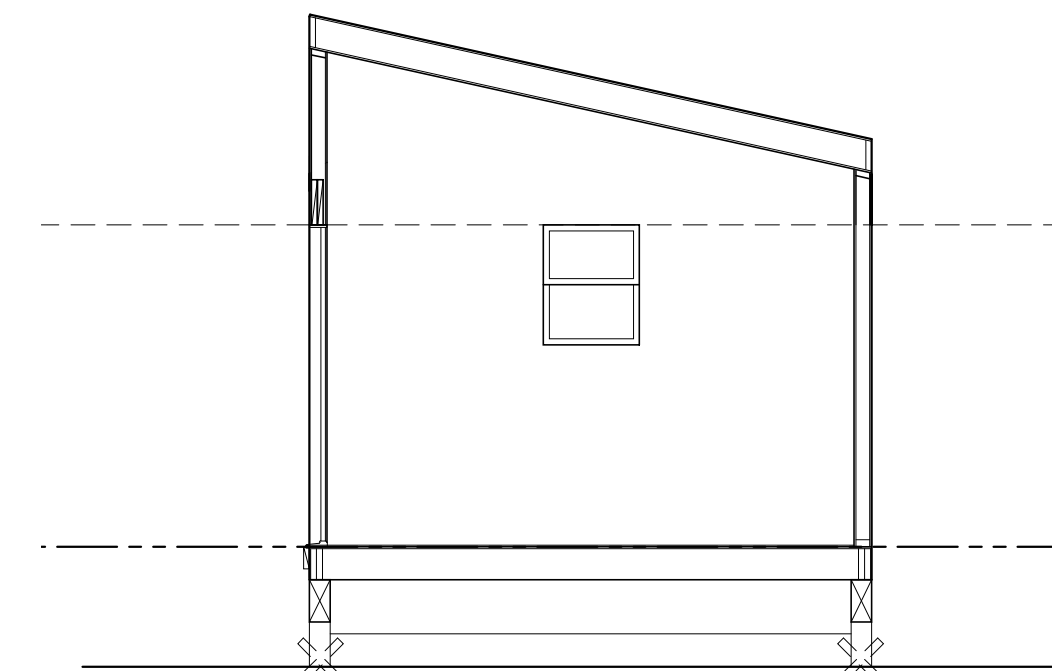
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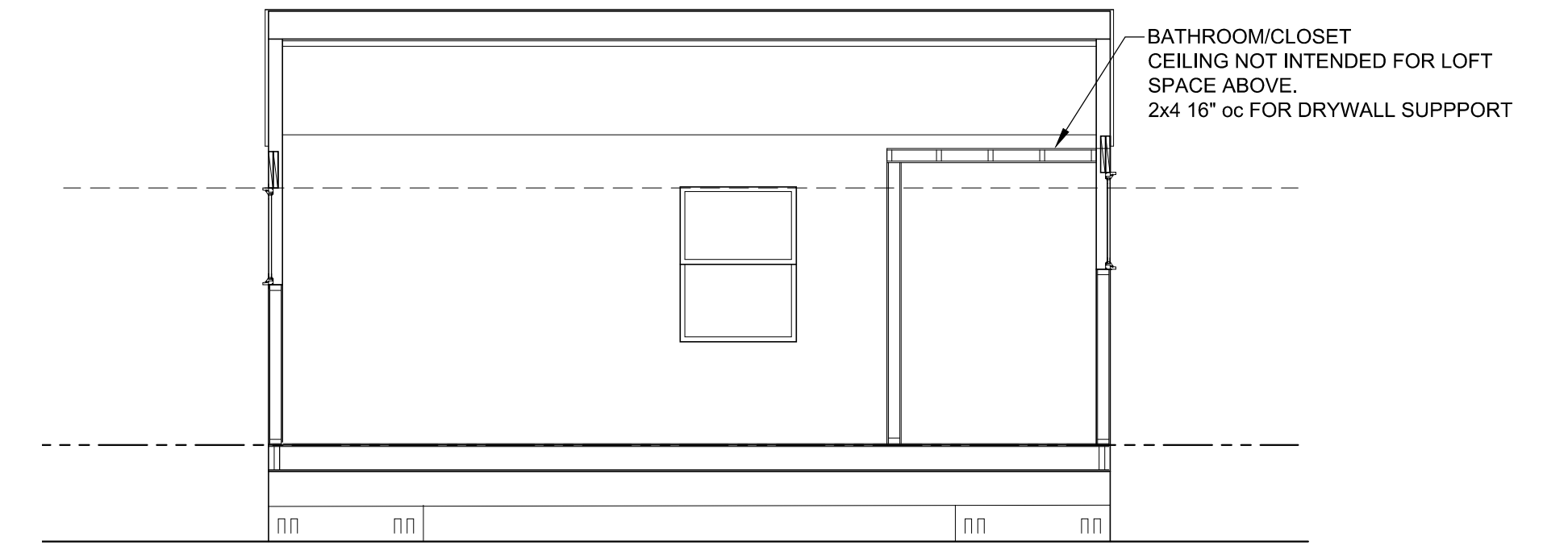
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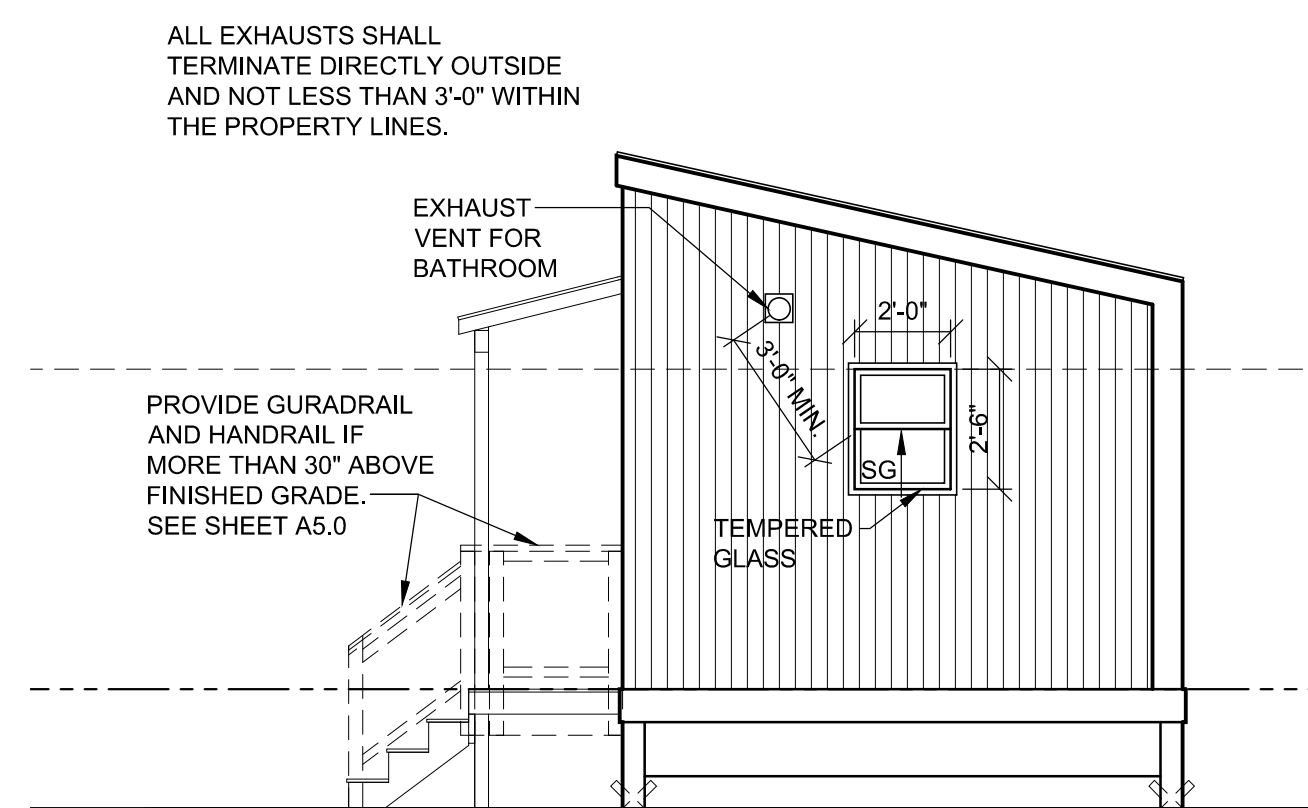
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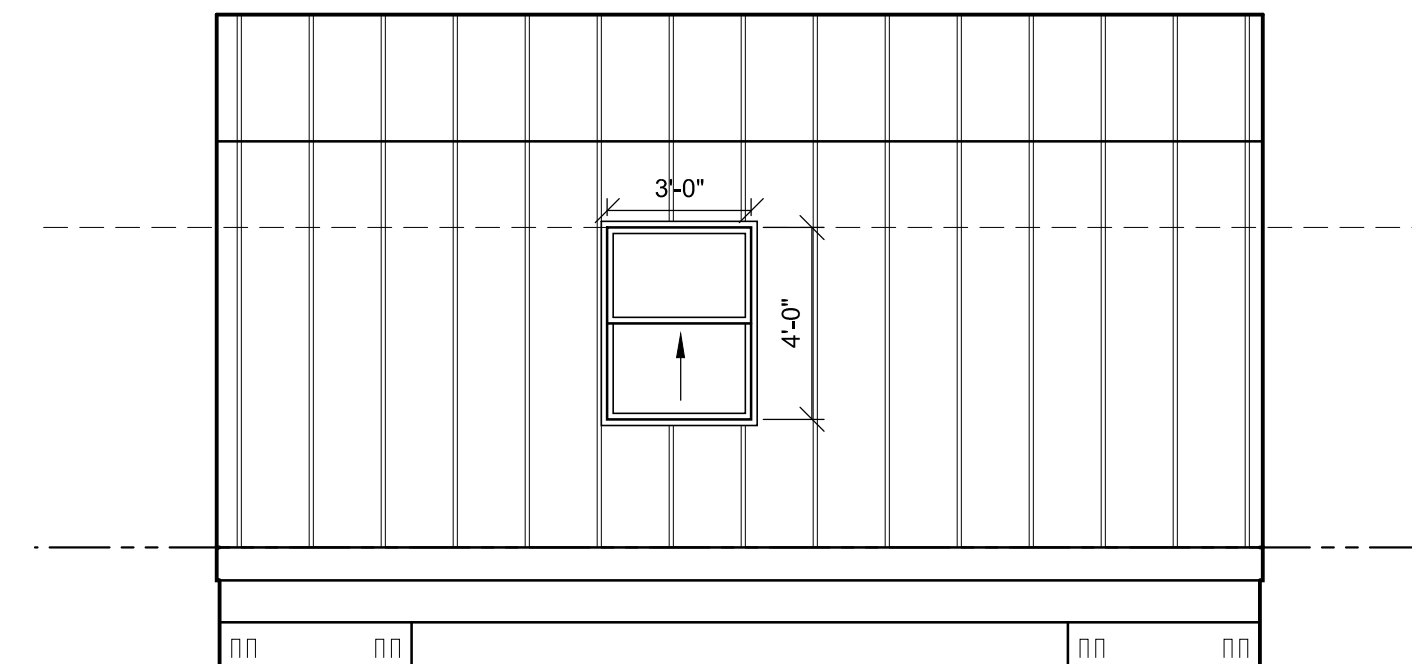
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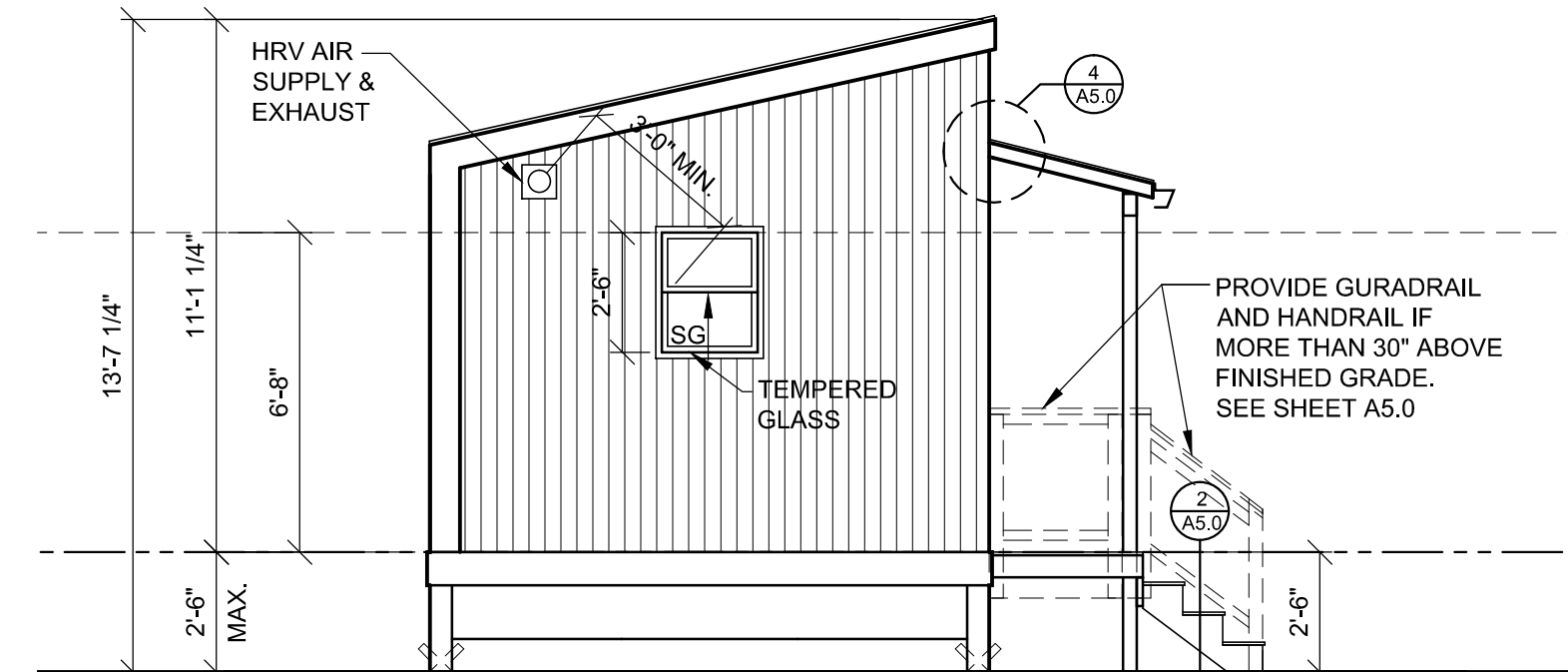
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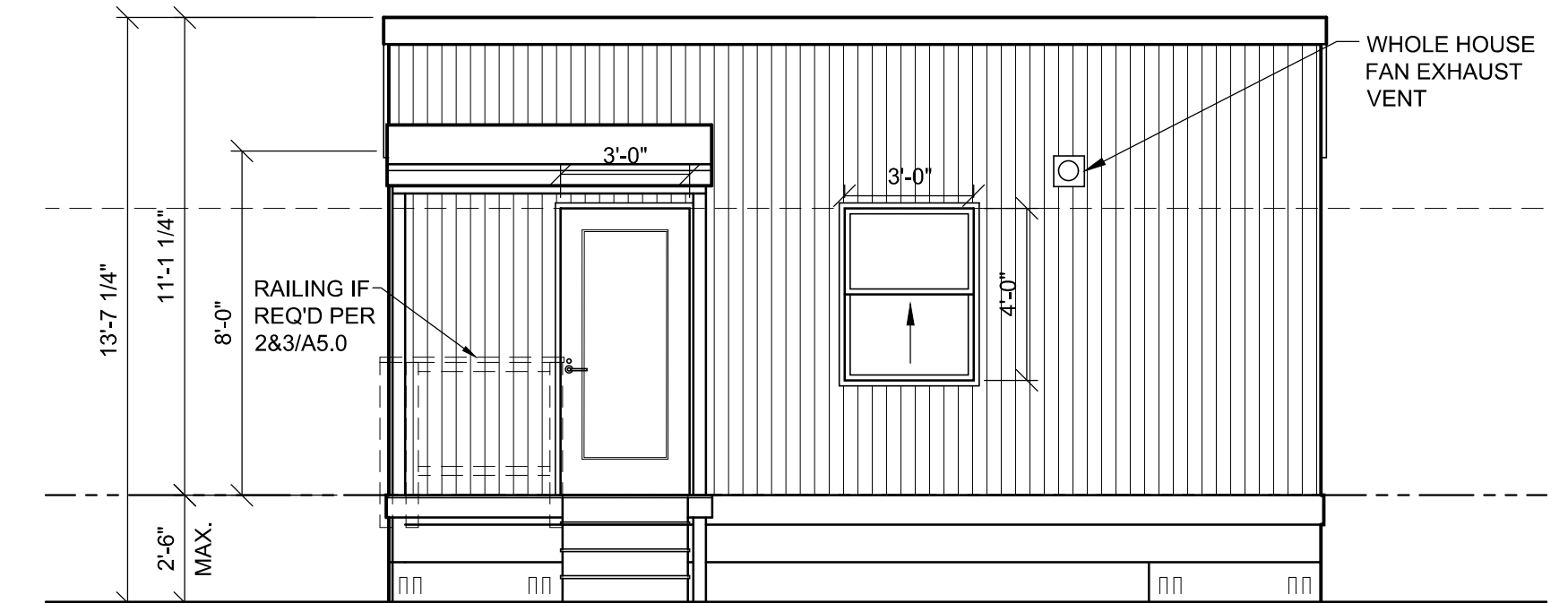
**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

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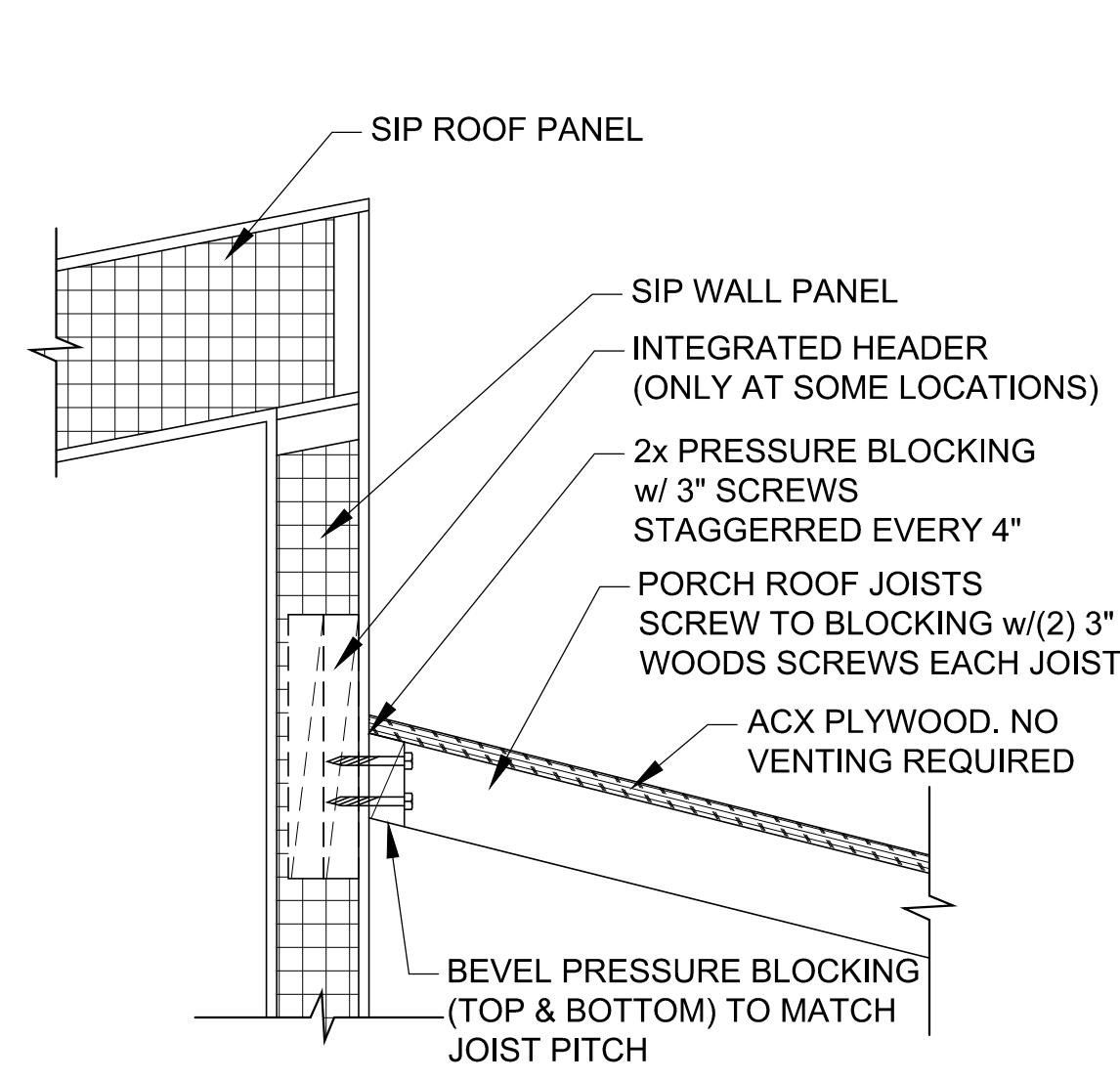
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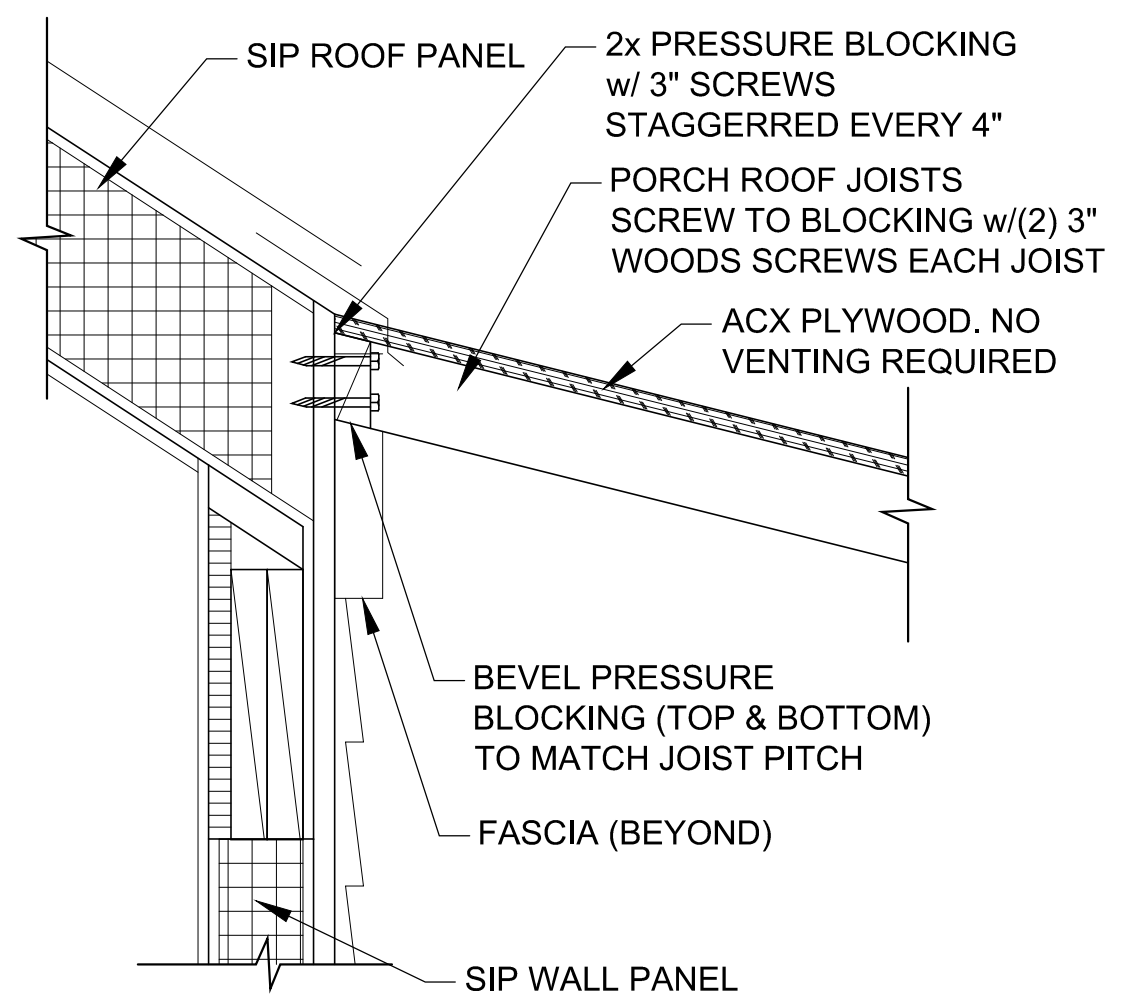
**Elevations**  
**Sections**



**A4.0**

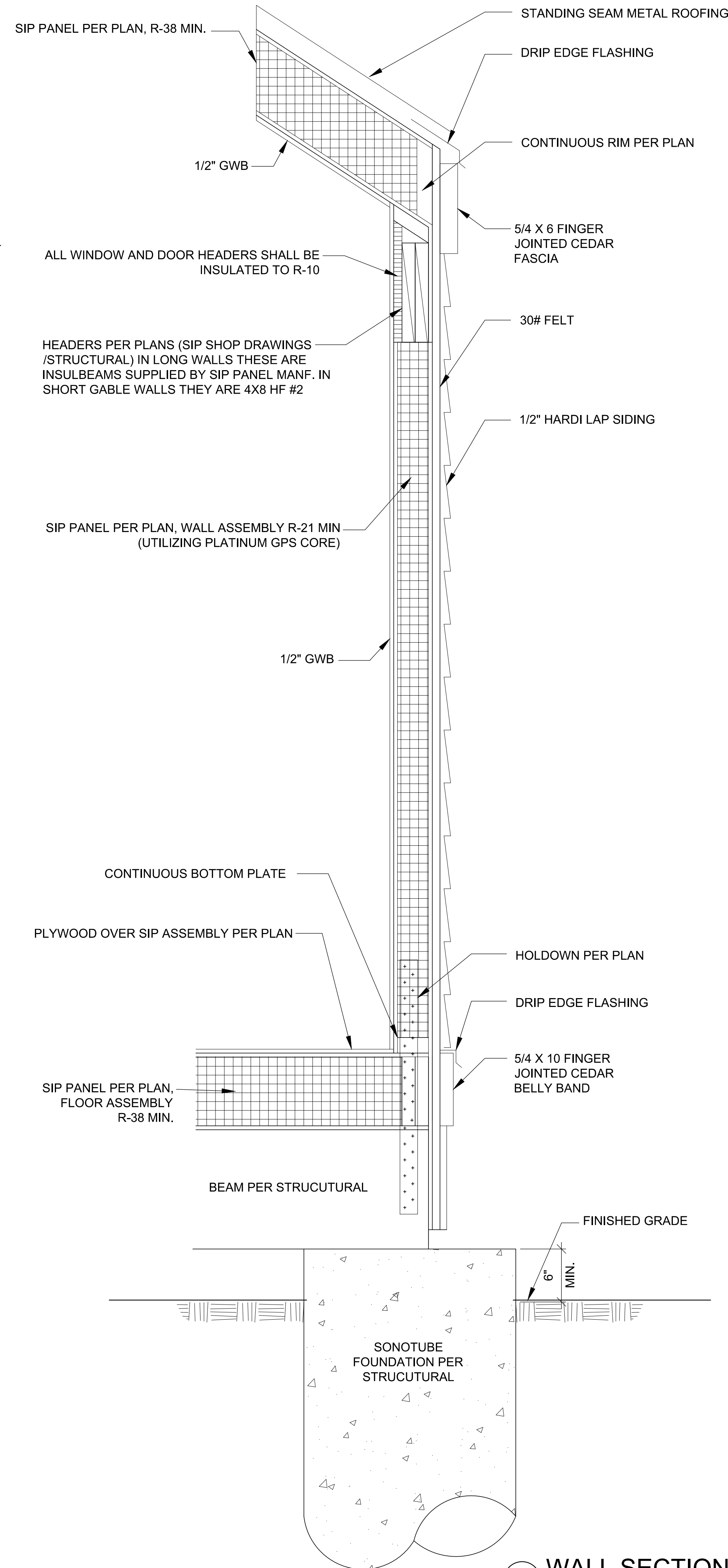


at Modern Roof Style

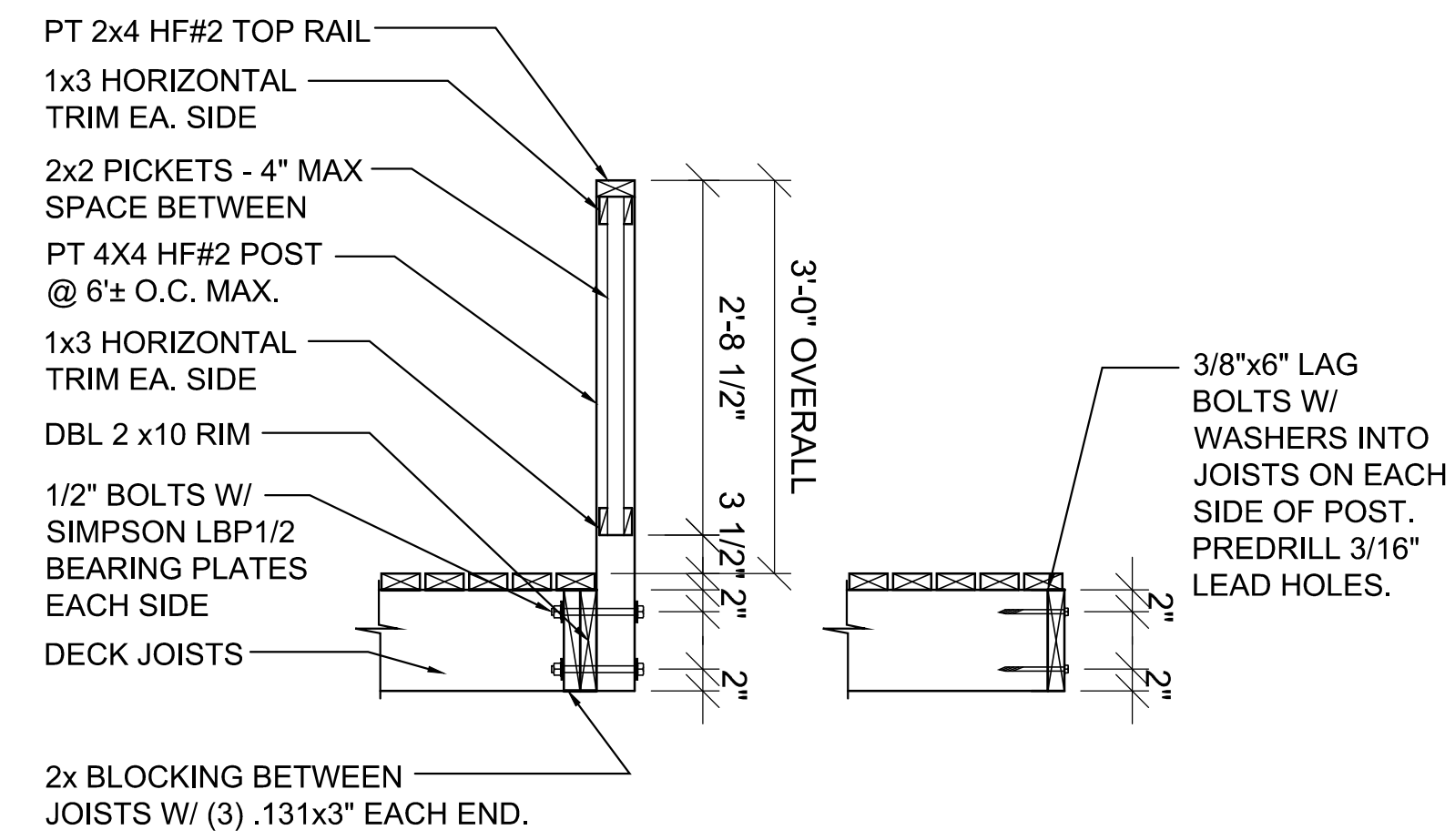


at Traditional Roof Style

**4 PORCH ROOF CONNECTION**  
SCALE: 1-1/2" = 1'-0"

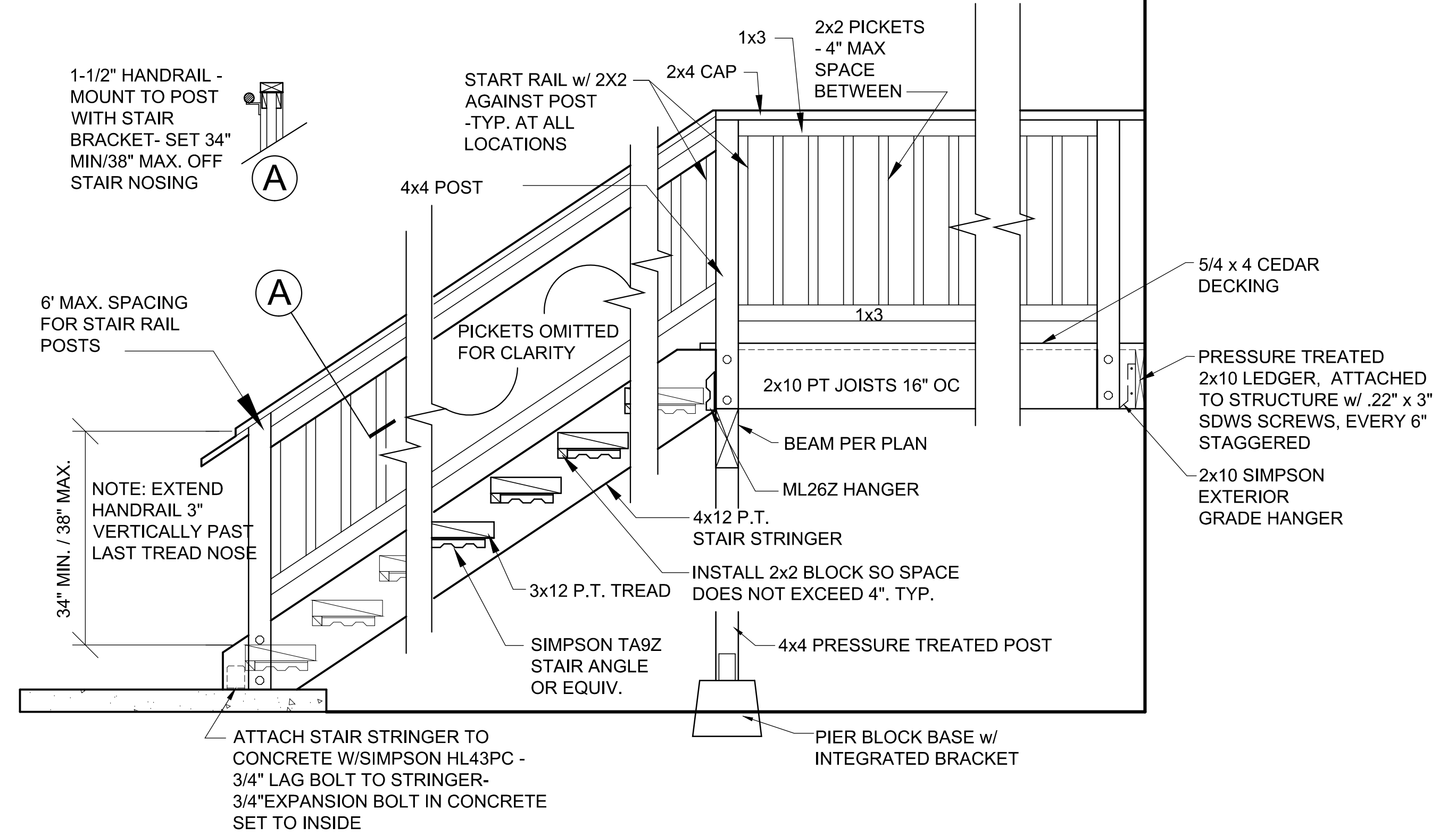


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SCALE: 1/4" = 1'-0"

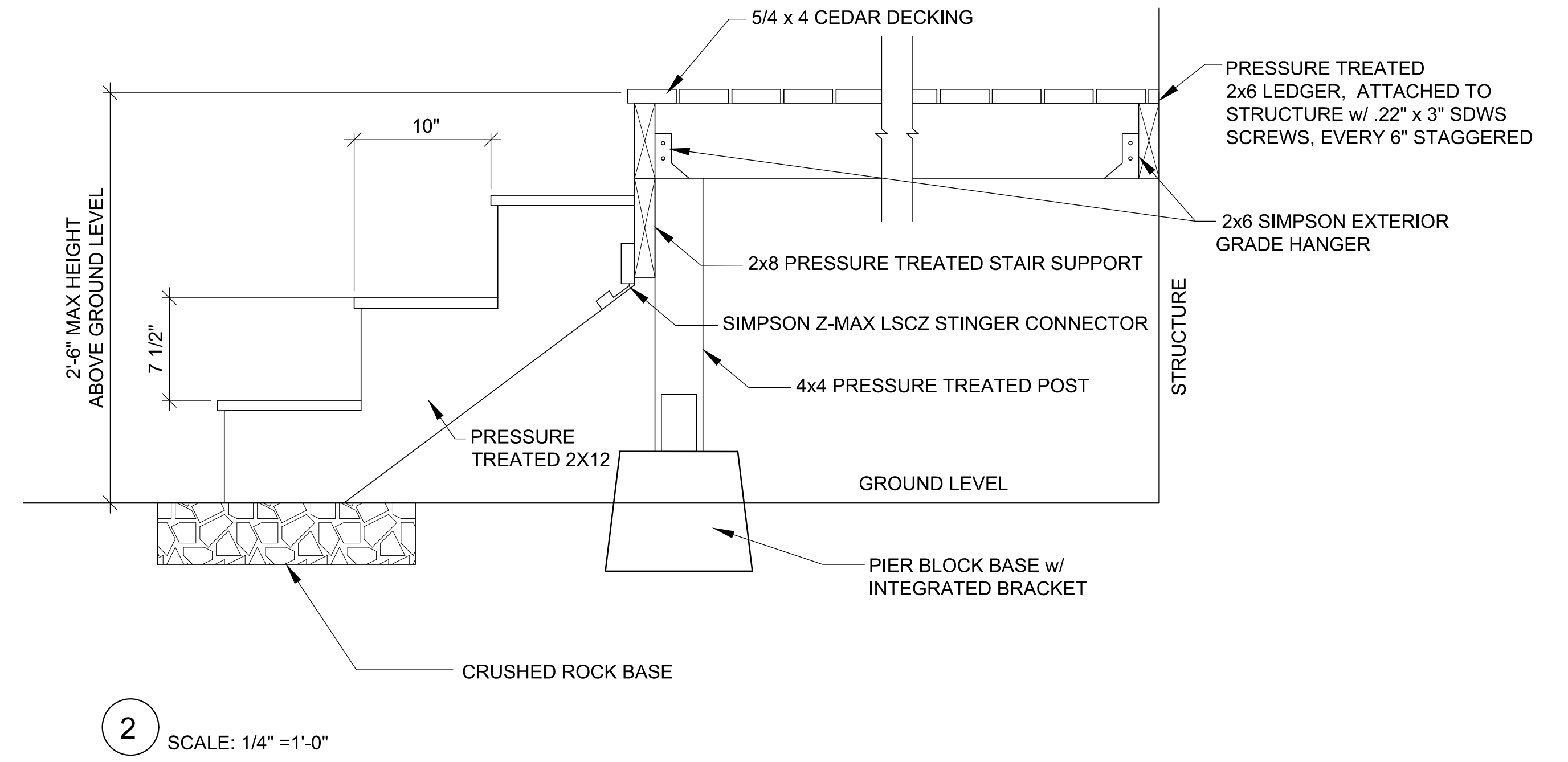


**3A OPTIONAL DECK RAILING DETAIL**  
SCALE: 3/4" = 1'-0"

DECK RAILS ARE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.



**3 OPTIONAL DECK / STAIR DETAIL**  
SCALE: 3/4" = 1'-0"



**2**  
SCALE: 1/4" = 1'-0"

REVISION HISTORY

MyKabin LLC  
13222 SE 30th St Suite A-1  
Bellevue, WA 98005

CLIENT  
Chris & Laura Miller  
12533 2nd Ave NW  
Seattle, WA . 98177

ISSUE  
10/15/19

PROJECT NO.  
PROJECT MILLER

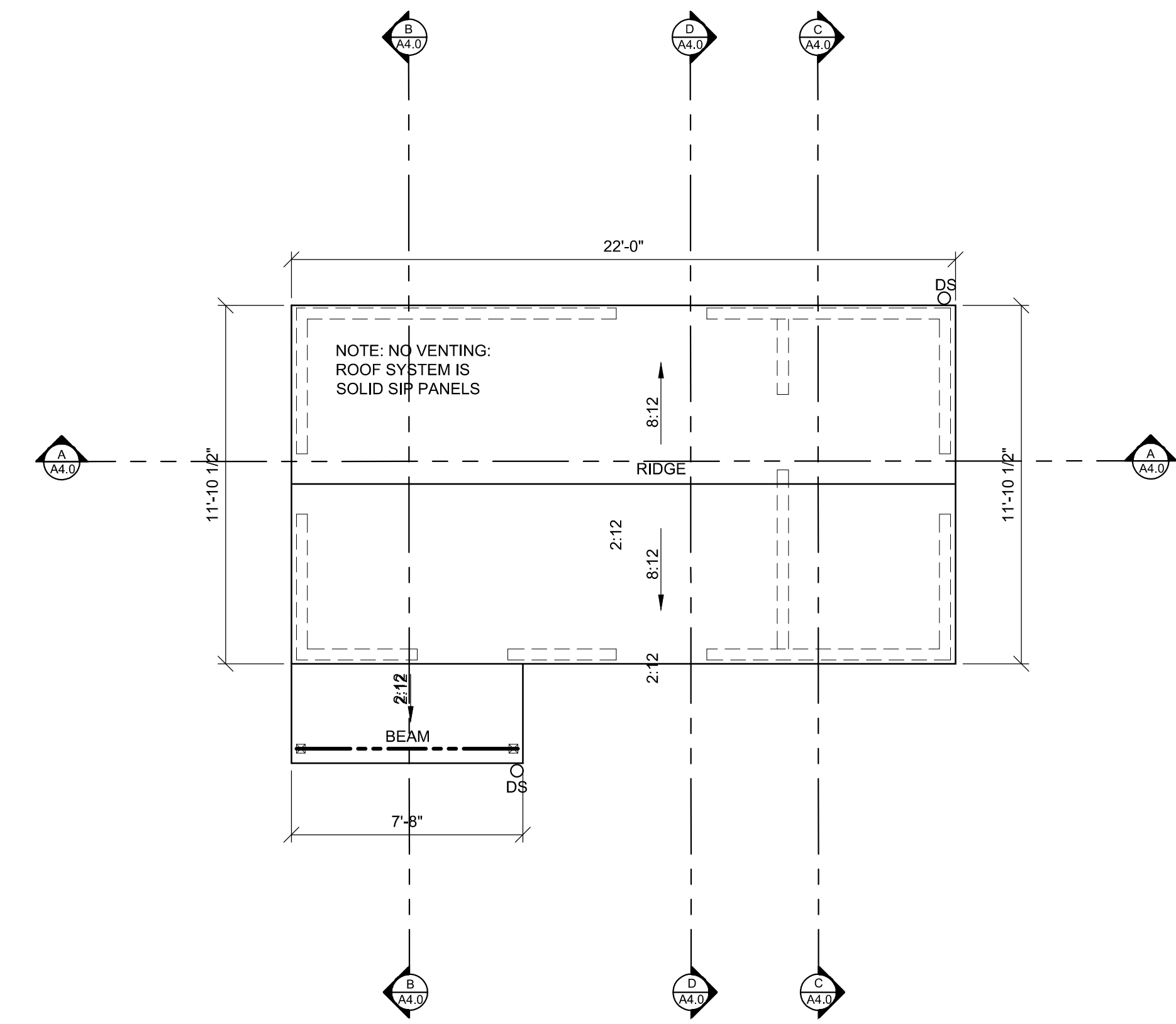
Wall Section  
and Details



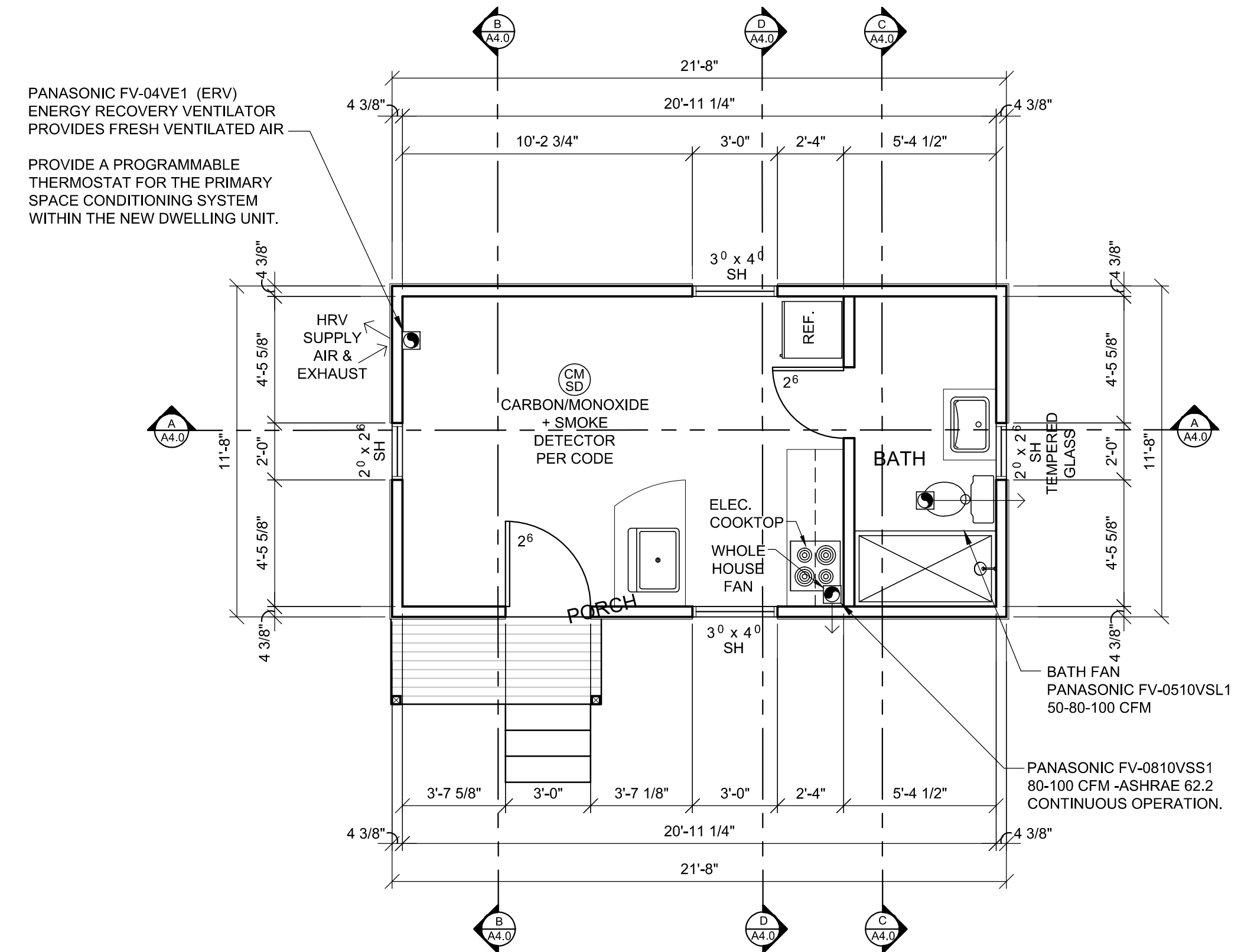
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DRAWN BY  
G. Clint Jones

RE-ISSUE



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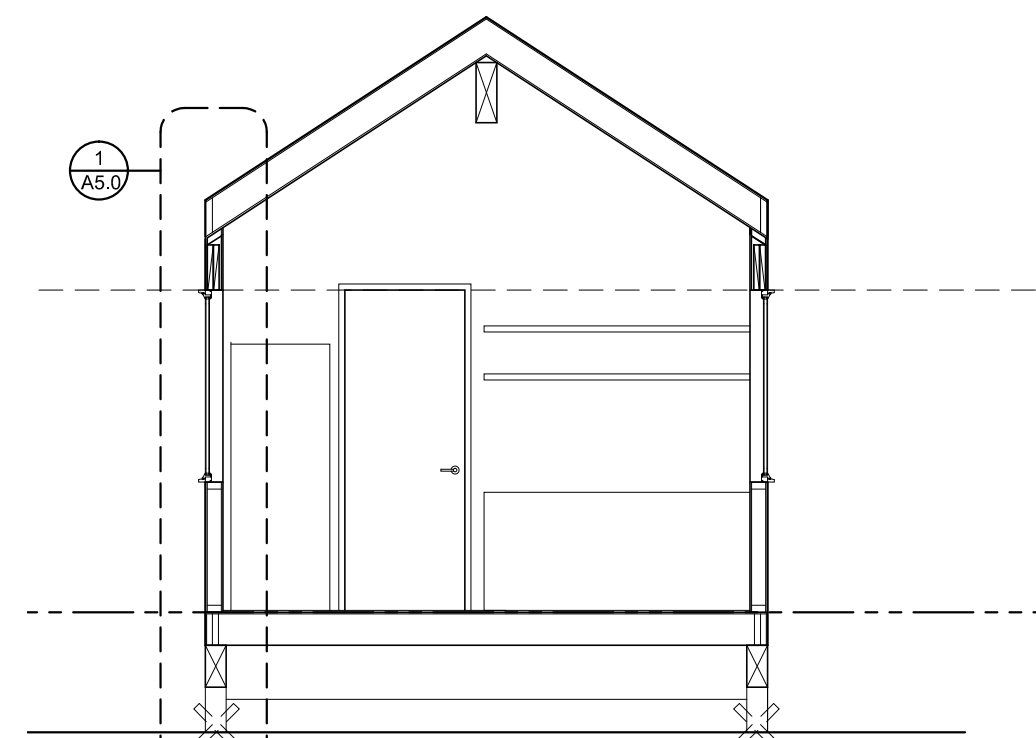
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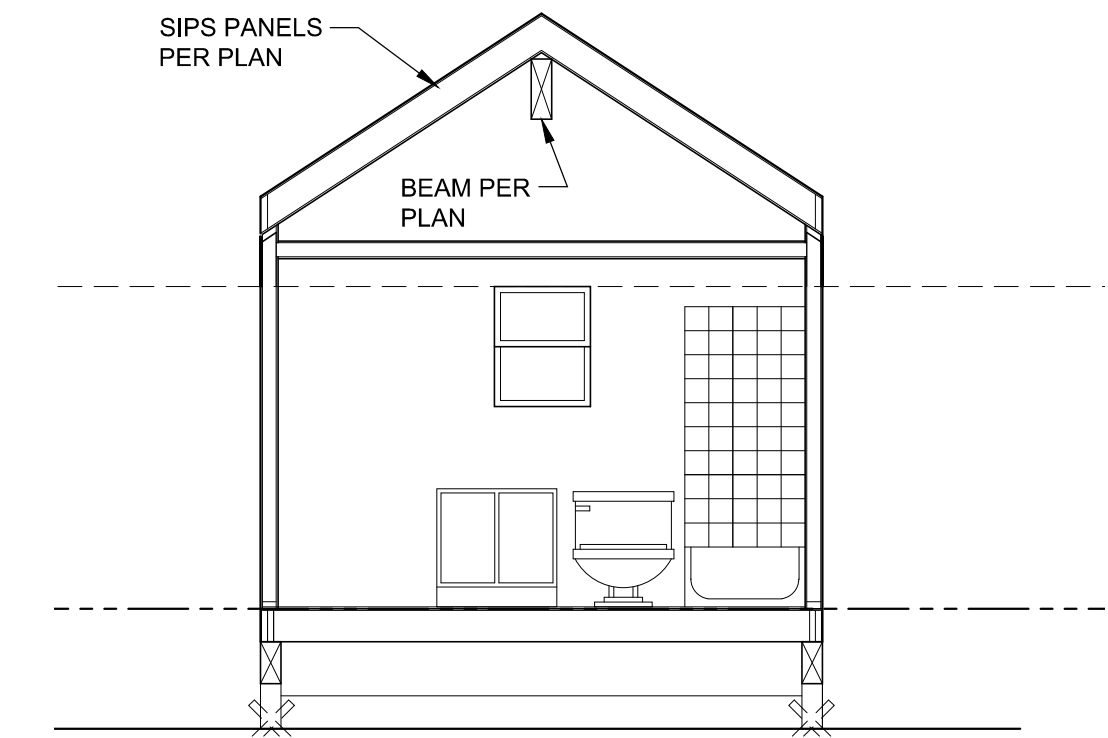
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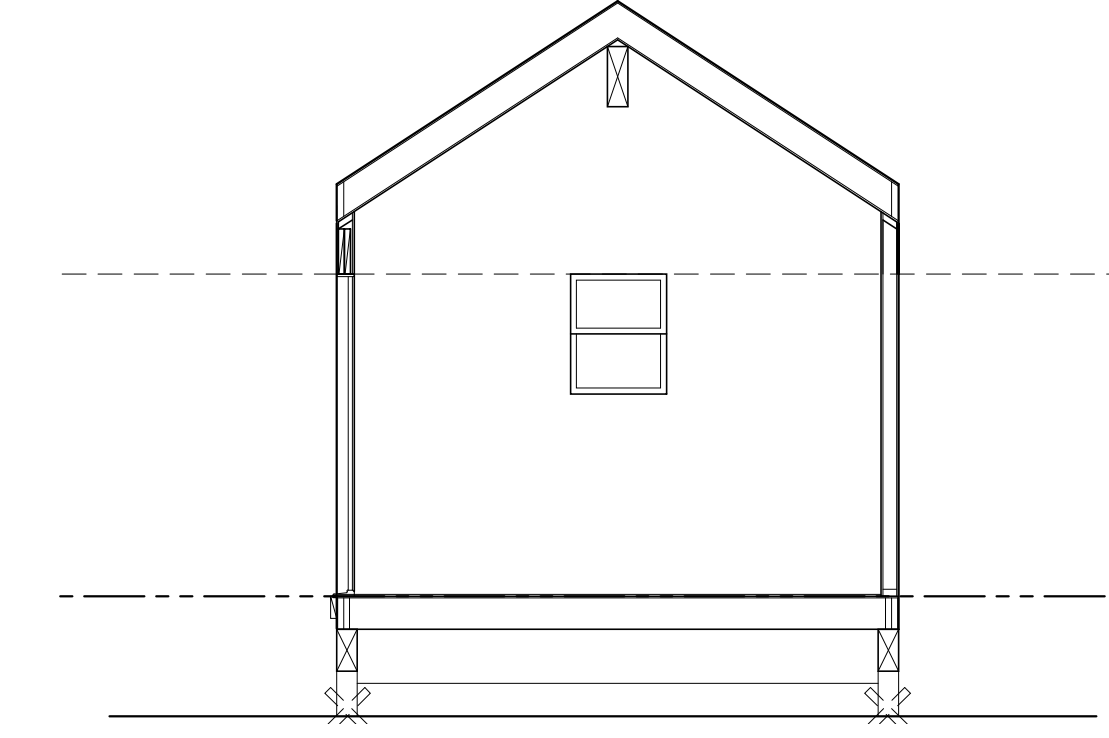
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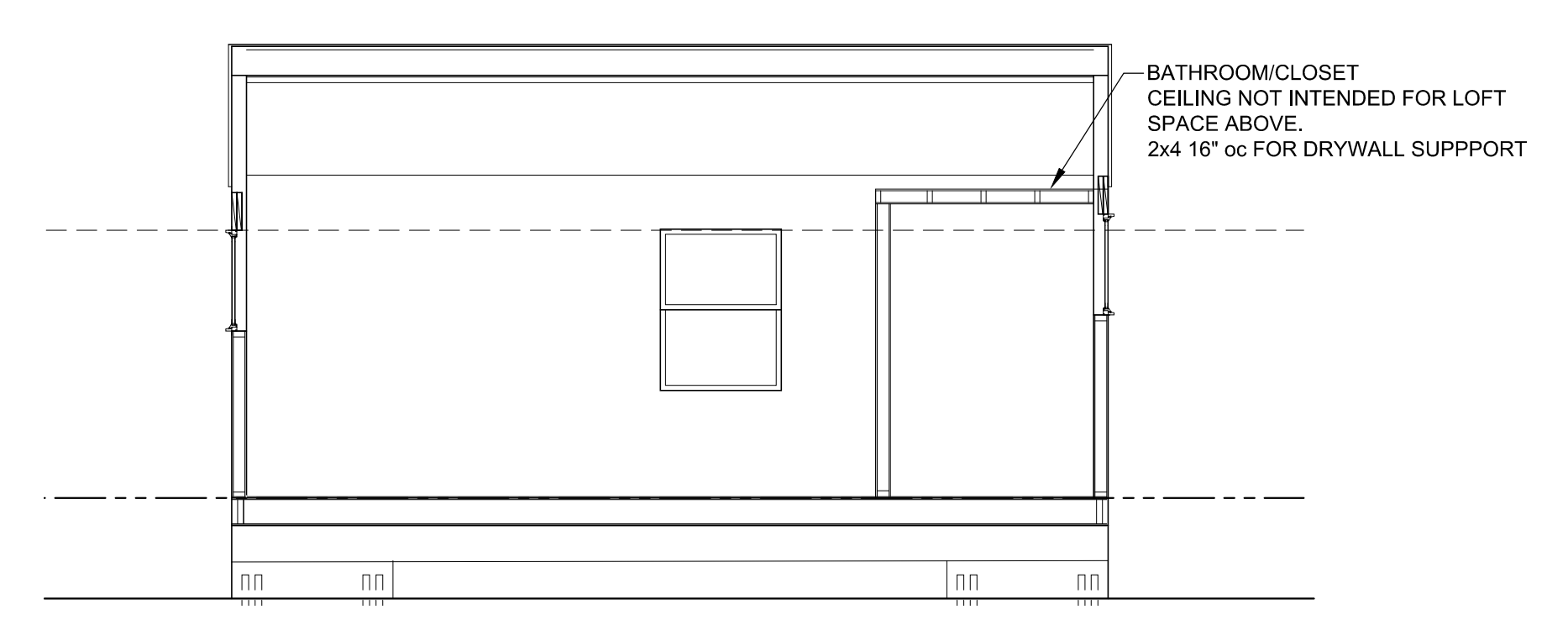
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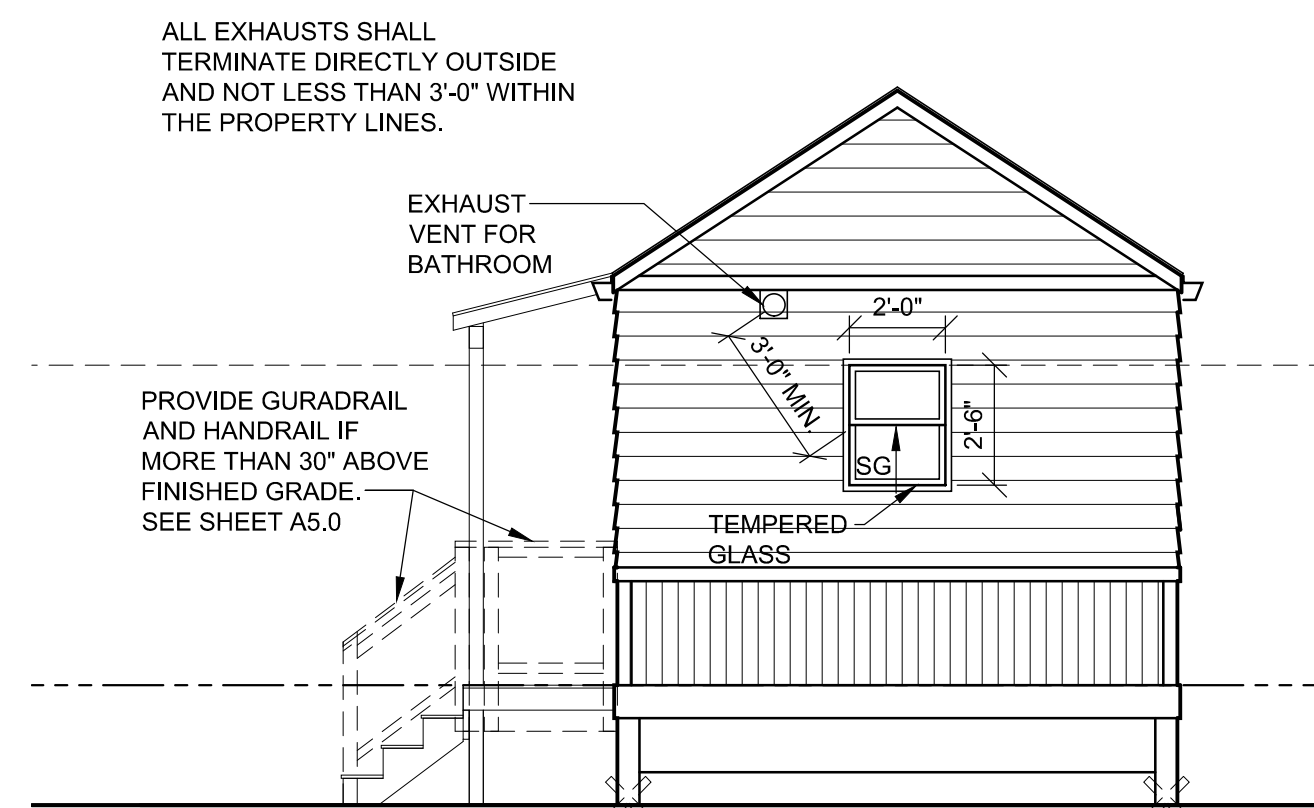
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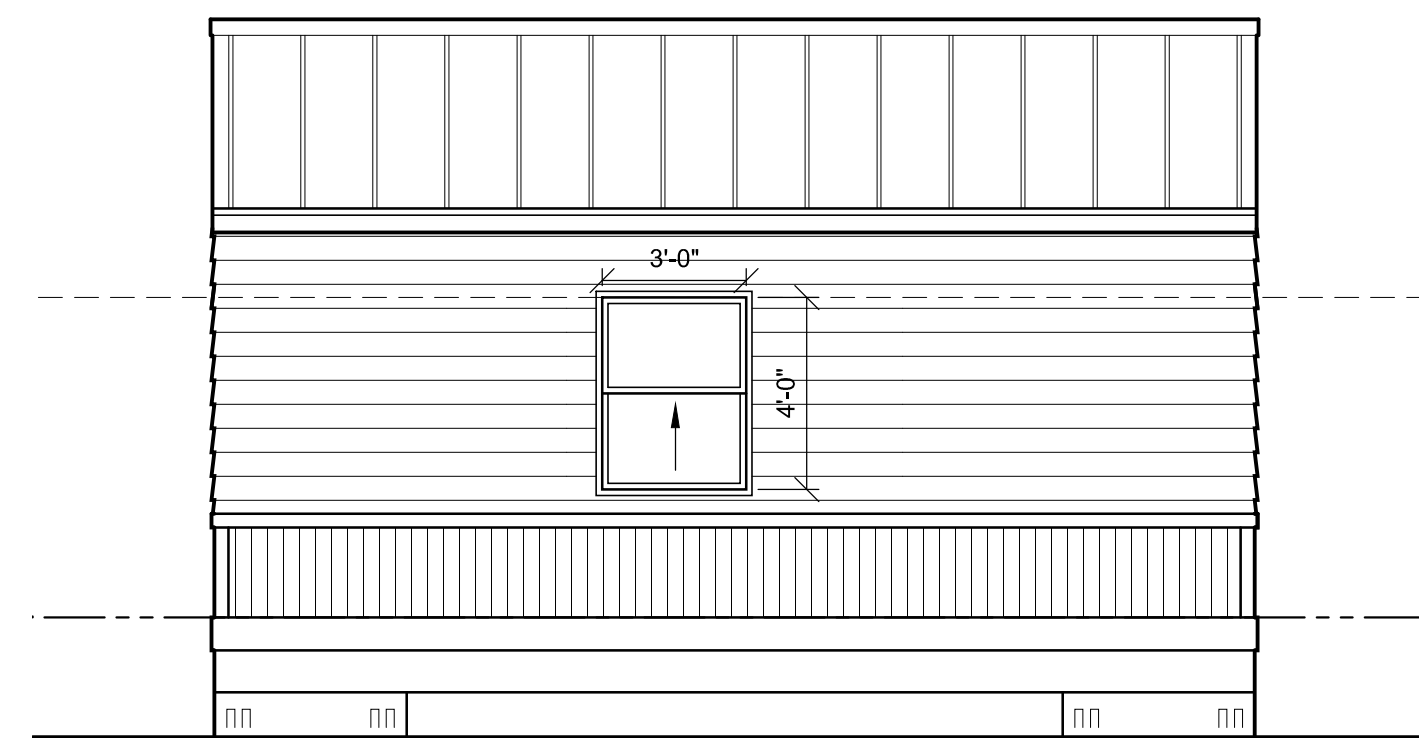
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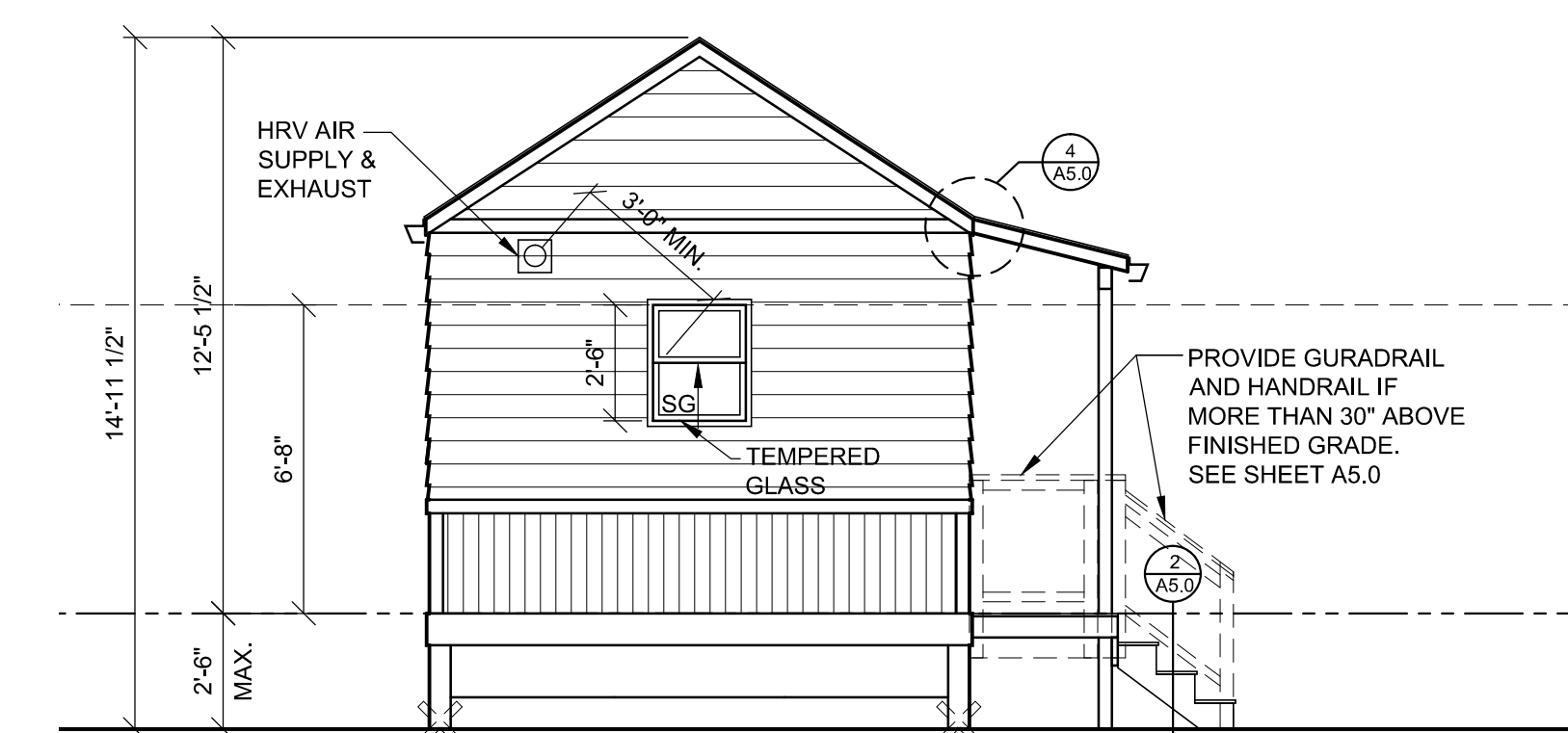
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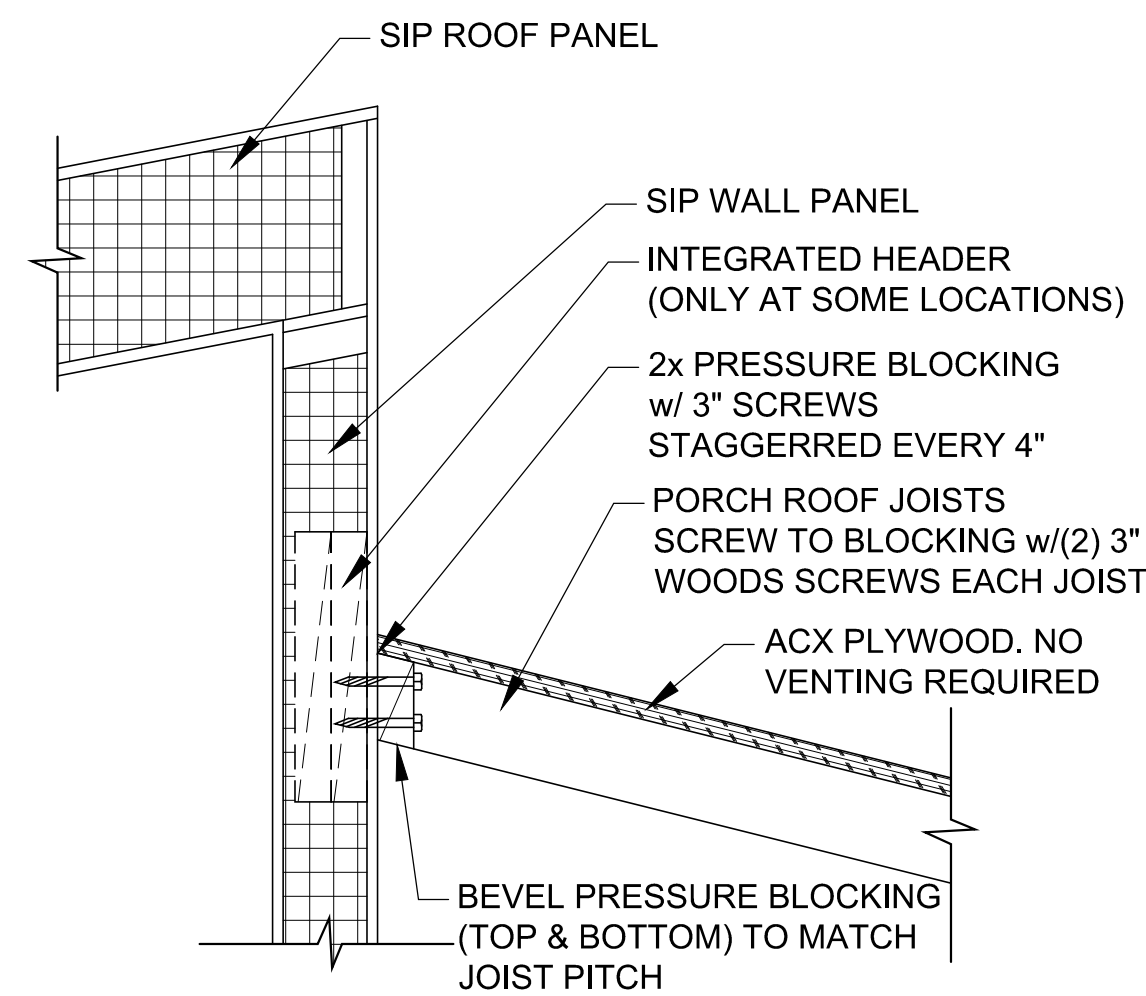
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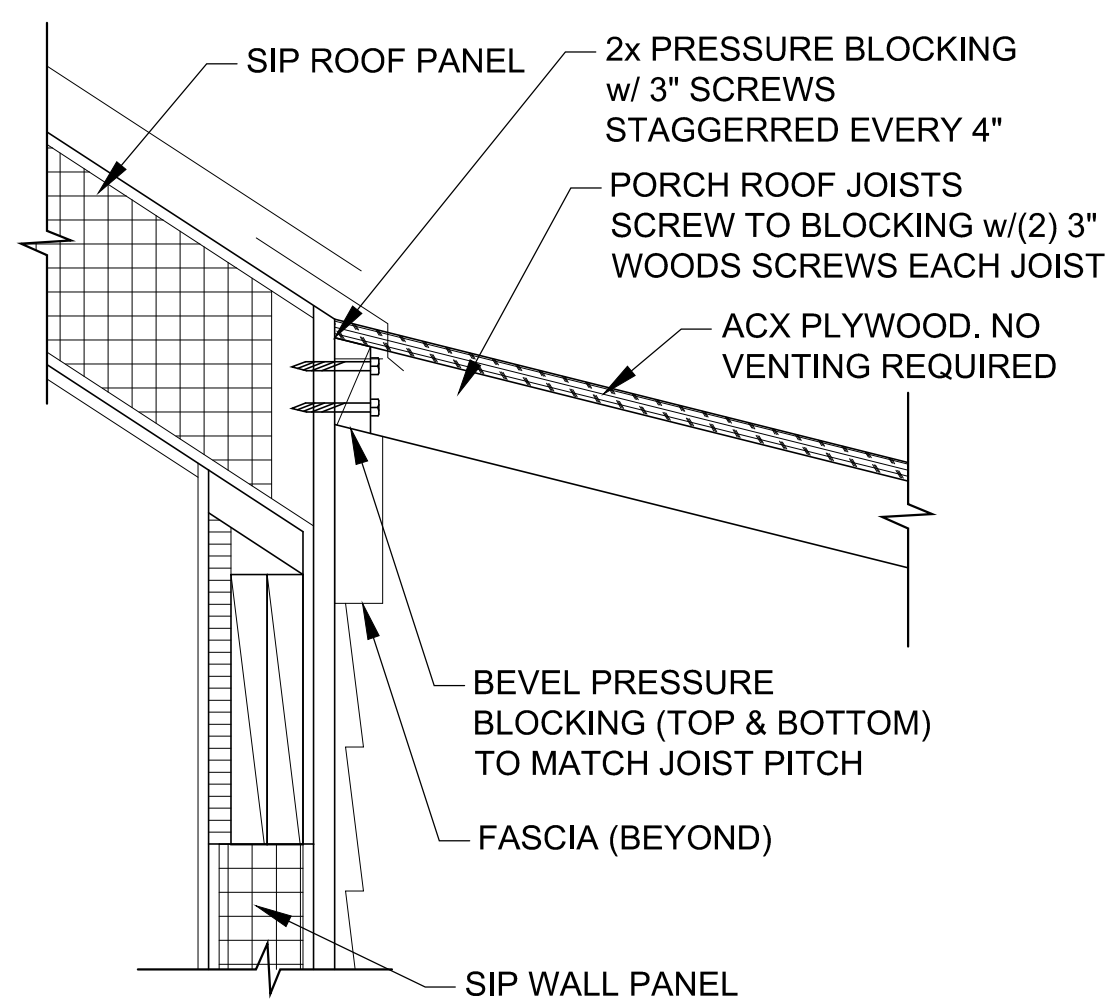
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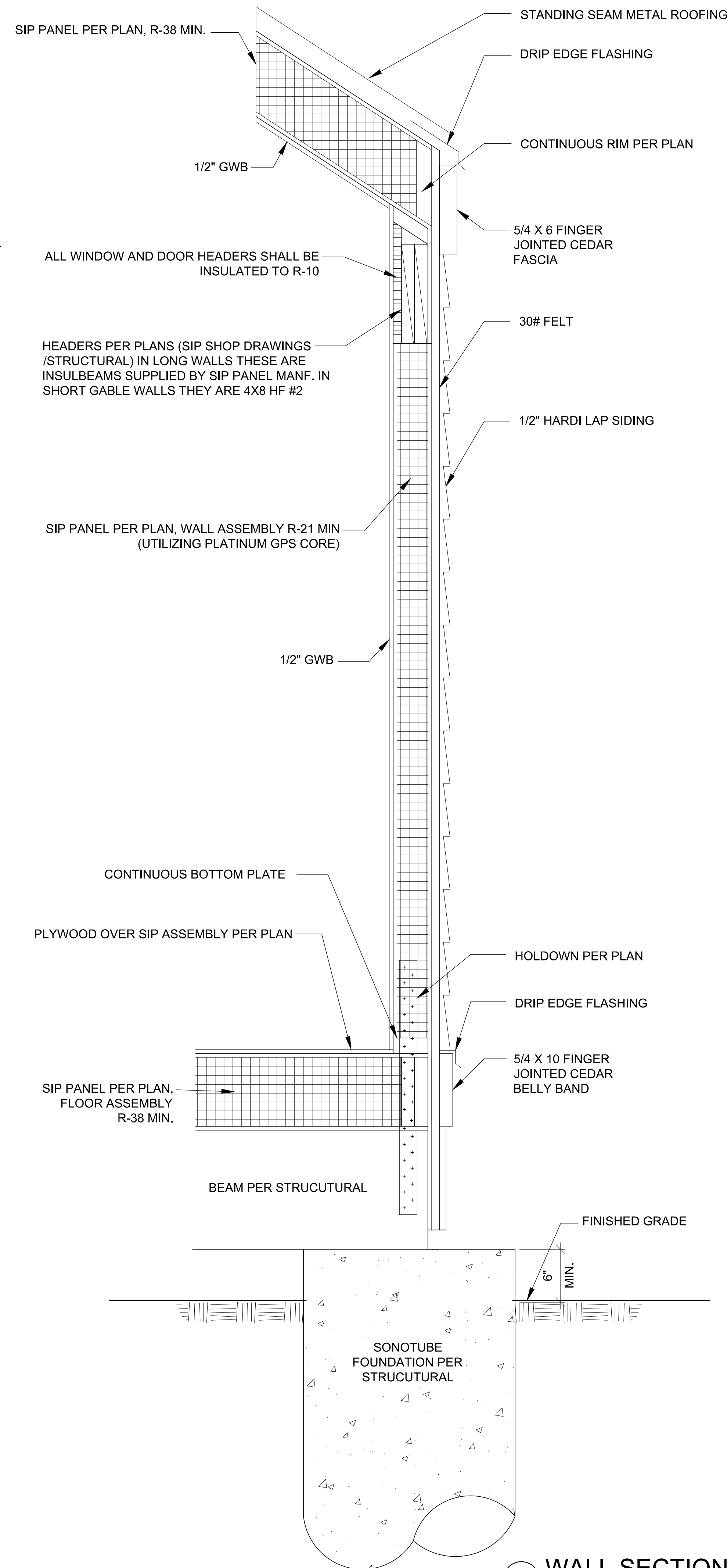


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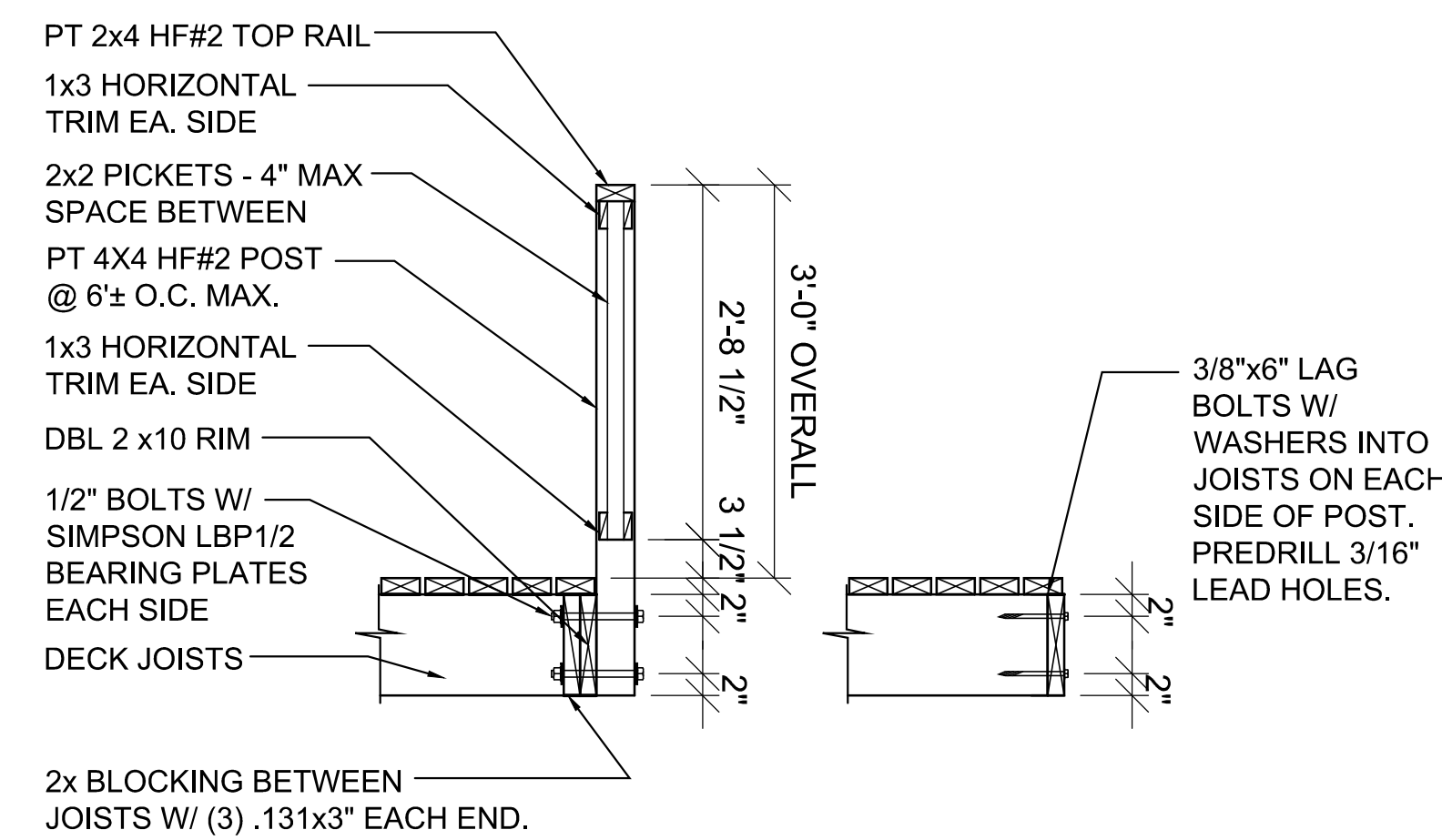


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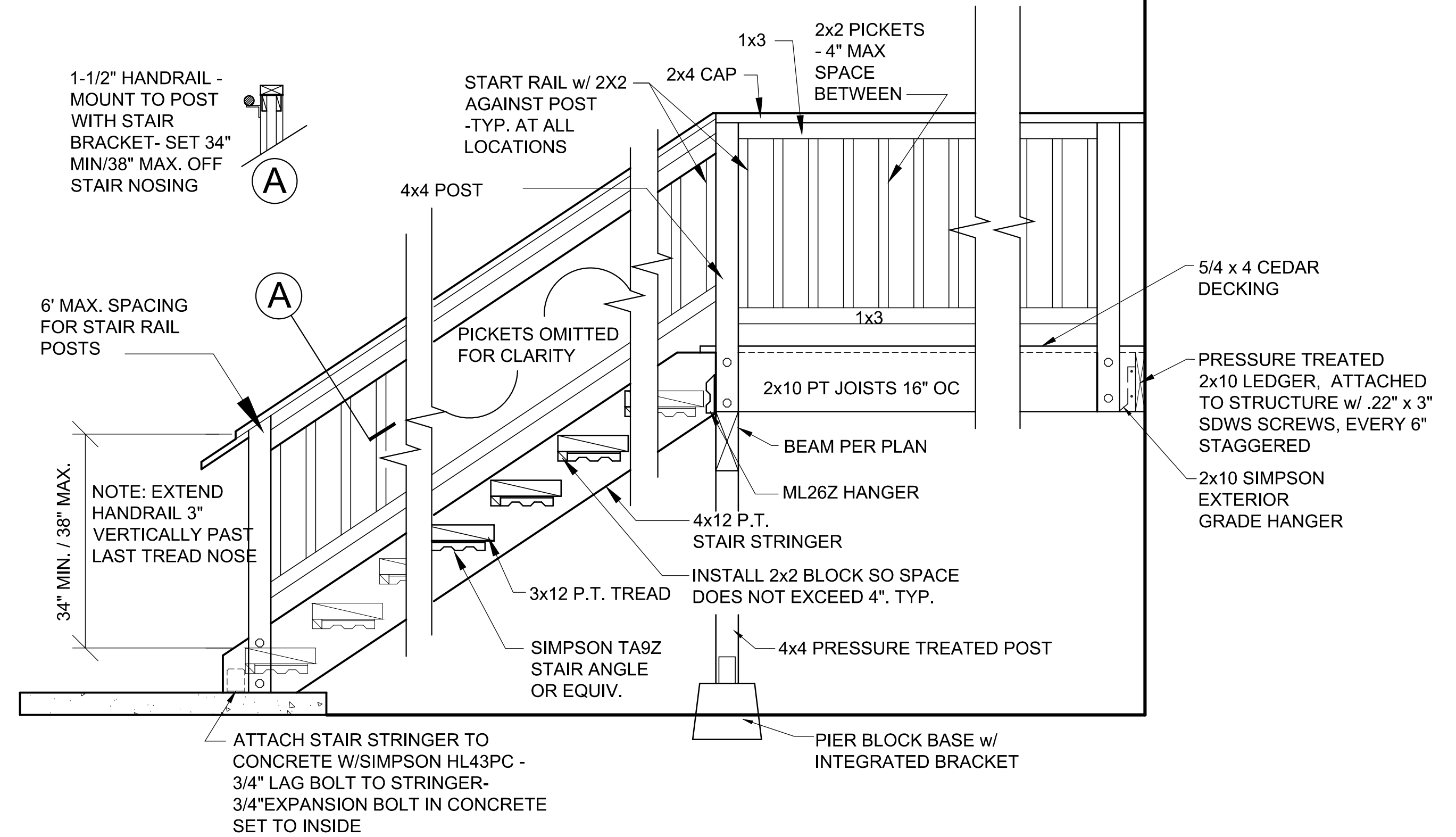


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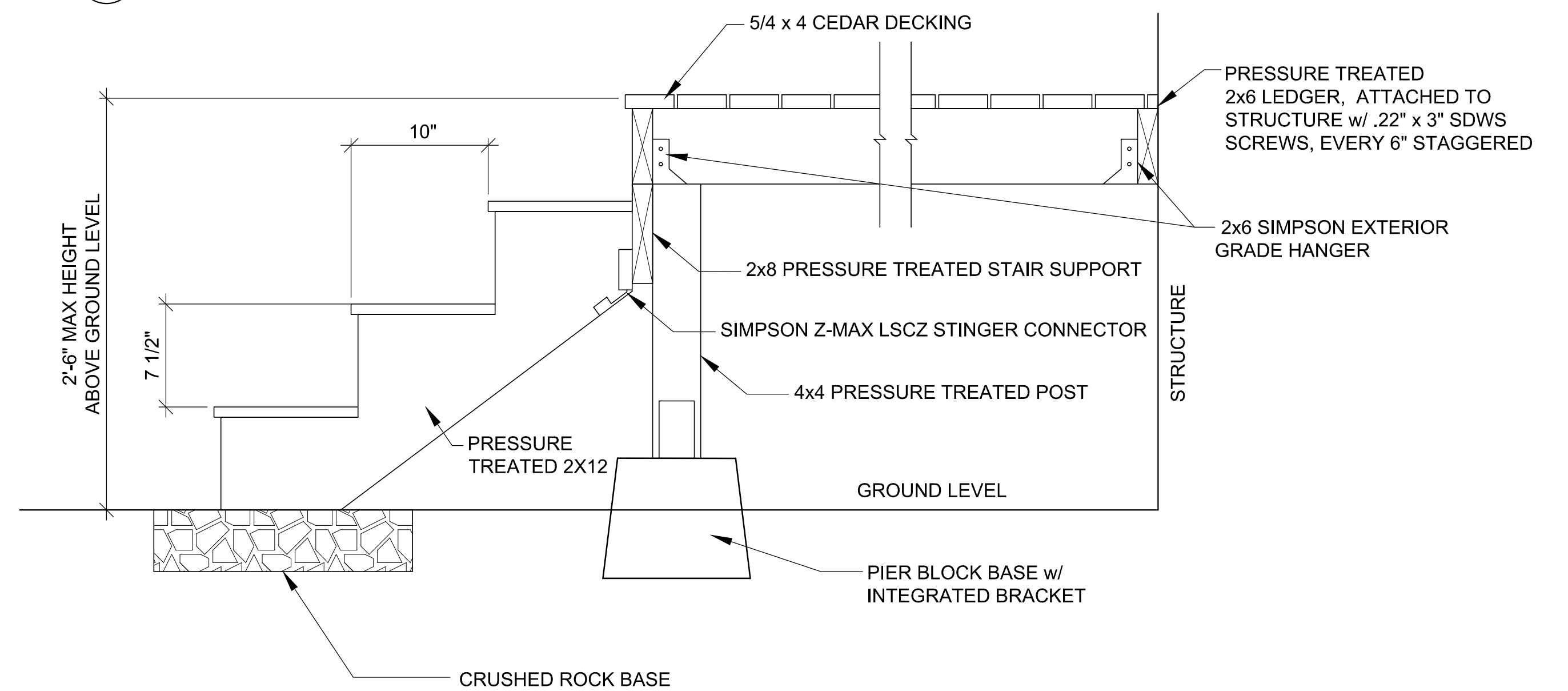


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