

SDCI DADU PROTOTYPE

SEATTLE, WA

PHASE ONE REVIEW
20-02-17

PROJECT TEAM:

Jake Schell, *Jake Schell, Architect PLLC*
jake@schellarchitect.com

Zach Strietz, Collaborator
zstrietz@gmail.com

Mark Rylant, CEO *Buildhouse*
mark@bldhouse.com

CONSTRUCTION ESTIMATE:

ESTIMATE INCLUDES L&I PERMITTING FEES, SITE WORK, AND FOUNDATION THROUGH COMPLETE DELIVERY INCLUDING APPLIANCES AND HARDWARE. ESTIMATE DOES NOT INCLUDE CITY OF SEATTLE PERMITTING FEES OR ADDITIONAL CONSULTING FEES.

OPTION 1: ELEVATED ONE BED DADU W CARPORT: \$314,495.00

OPTION 2: ONE BED DADU AT GRADE: \$290,495.00

OPTION 3: TWO BED DADU WITH FLEX/BEDROOM AT GRADE: \$340,495.00

RE-USE FEES: \$1000

ADAPTATION HOURLY RATE: \$150/HR

PROJECT DESCRIPTION:

THE PROJECT IS AN L&I-CERTIFIED DADU THAT COMBINES PRE-FABRICATED MODULES WITH A SITE-BUILT FOUNDATION AND STEEL SUPER STRUCTURE TO DELIVER EXCEPTIONAL QUALITY WITH BROAD APPLICABILITY.

THIS INNOVATIVE APPROACH REDUCES CONSUMER RISK THROUGH QUALITY CONTROL AND ACCELERATED CONSTRUCTION SCHEDULE. SYSTEMS AND COMPONENTS ARE DESIGNED TO ALLOW FOR MULTIPLE CONFIGURATIONS THAT ADDRESS BROAD RANGING SITE CONDITIONS, USER PRIVACY, AND CULTURAL CONSIDERATIONS.

NO/LOW MAINTENANCE APPROACH TO COMPONENTS AND MATERIALS EMPLOYING STEEL STRUCTURE AND DECKING AND SUSTAINABLY HARVESTED WOOD CLADDING PROTECTED BY LARGE OVERHANGS. STORMWATER CAN BE EASILY CONTROLLED WITH A SINGLE GUTTER AND DOWNSPOUT OFF OF A SINGLE SLOPE ROOF AND AN OPTIONAL PV ARRAY CAN BE EASILY CLAMPED TO A METAL ROOF WITHOUT PENETRATIONS.

UTILITIES STRATEGY:

UTILITIES CONNECT FROM GRADE TO THE ELEVATED UNIT VIA AN INSULATED CHASE IN THE BELLY OF THE STAIR AND ARE DISTRIBUTED IN THE FLOOR ASSEMBLY.

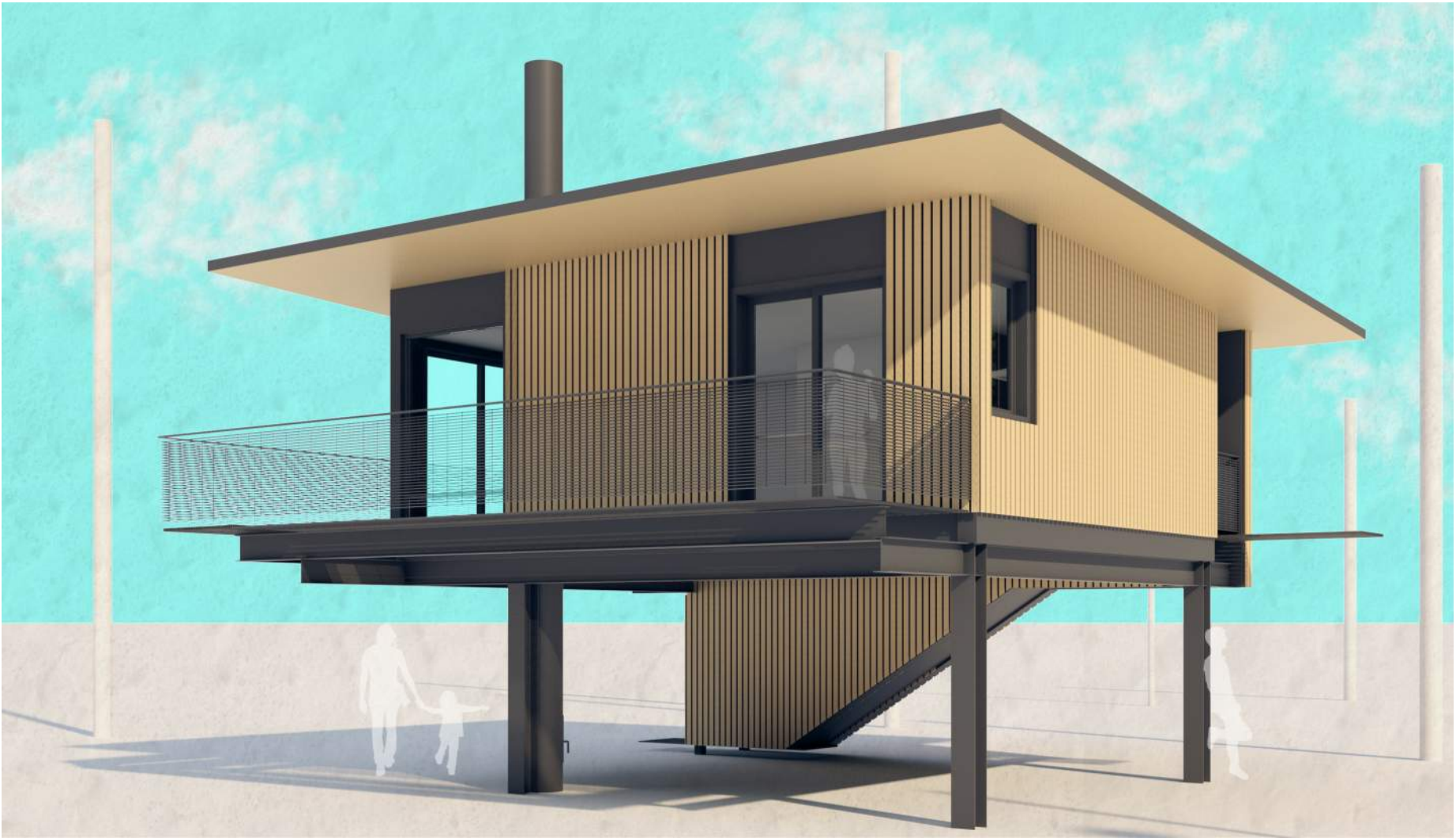
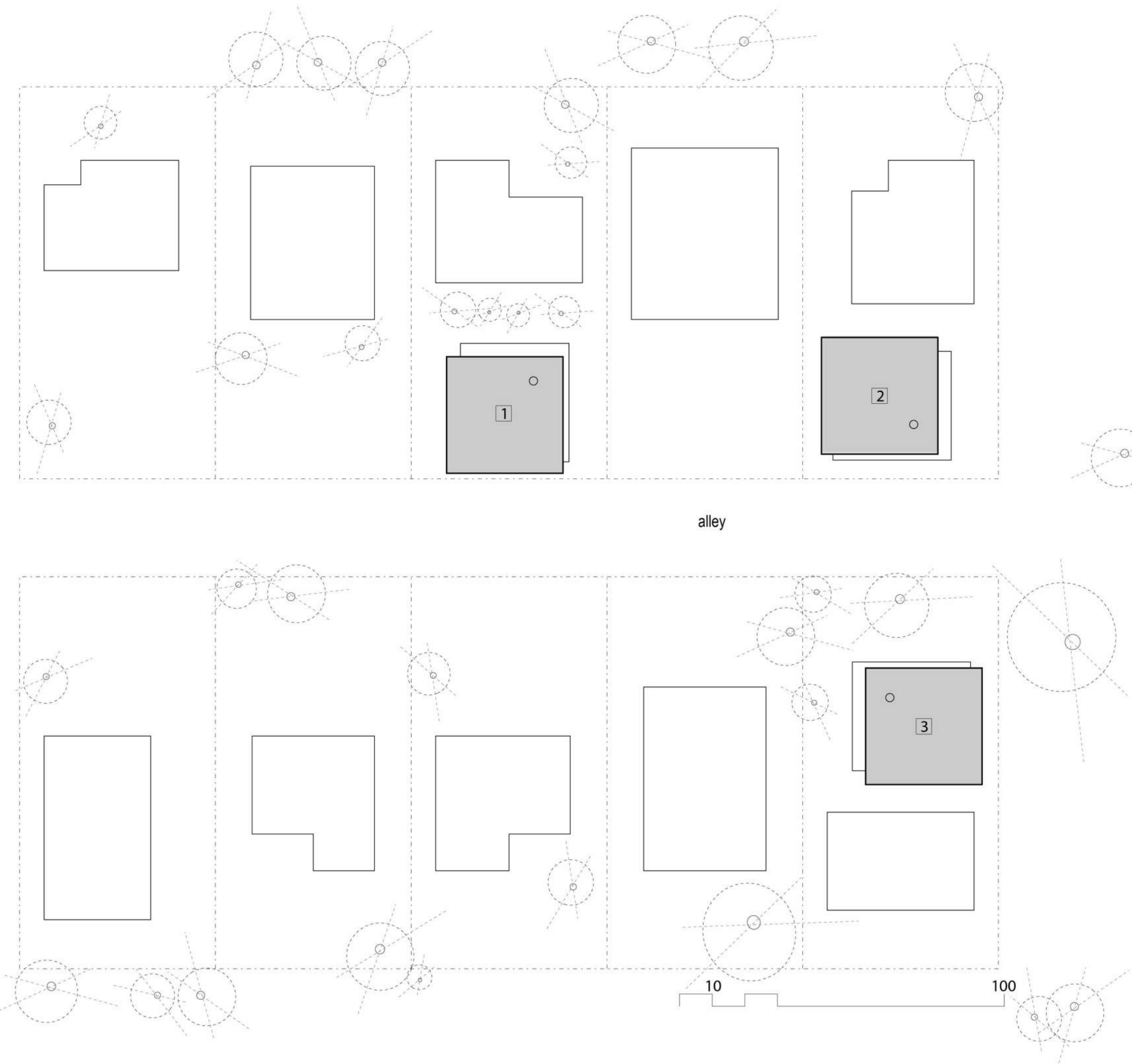
HEAT:
ELECTRIC ENVI HEATER AT BATH.
HIGH-EFFICIENCY GAS FIREPLACE AT THE LIVING AREA.
HIGH-EFFICIENCY GAS FIREPLACE AT THE COVERED AREA AT GRADE.
OPTIONAL SOLAR ARRAY CLAMPED TO SEAMS AT METAL ROOF

WATER AND WASTE:
ON-DEMAND GAS HOT WATER HEATER ABOVE STACKED W/D

VENTILATION:
CONTINUOUS CFM FAN @ BATH CEILING

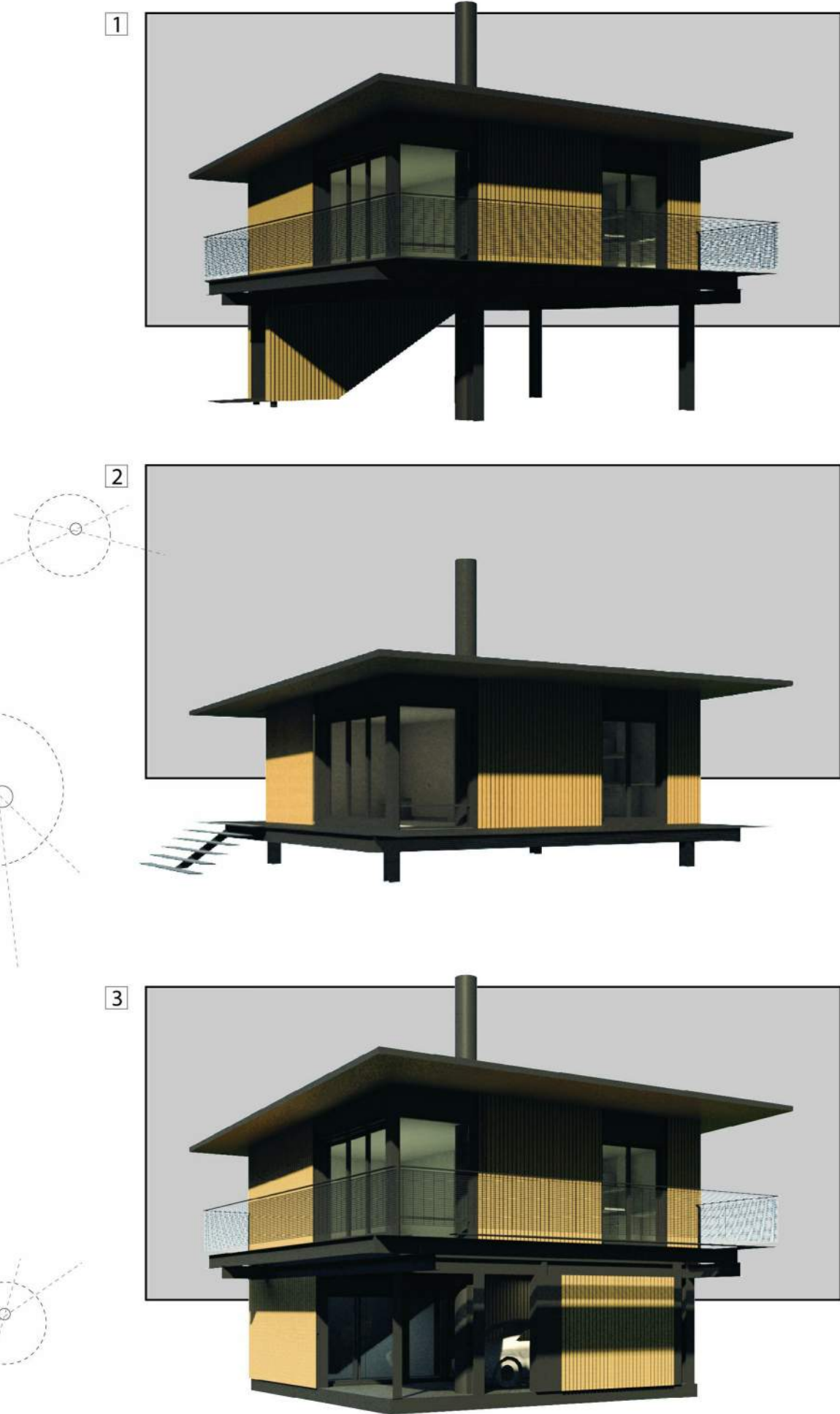
SITE ADAPTABILITY

A modular approach to construction allows for a "kit of parts" approach to design. Components may be mirrored, rotated, elevated, etc in response to unique site constraints and client programs.



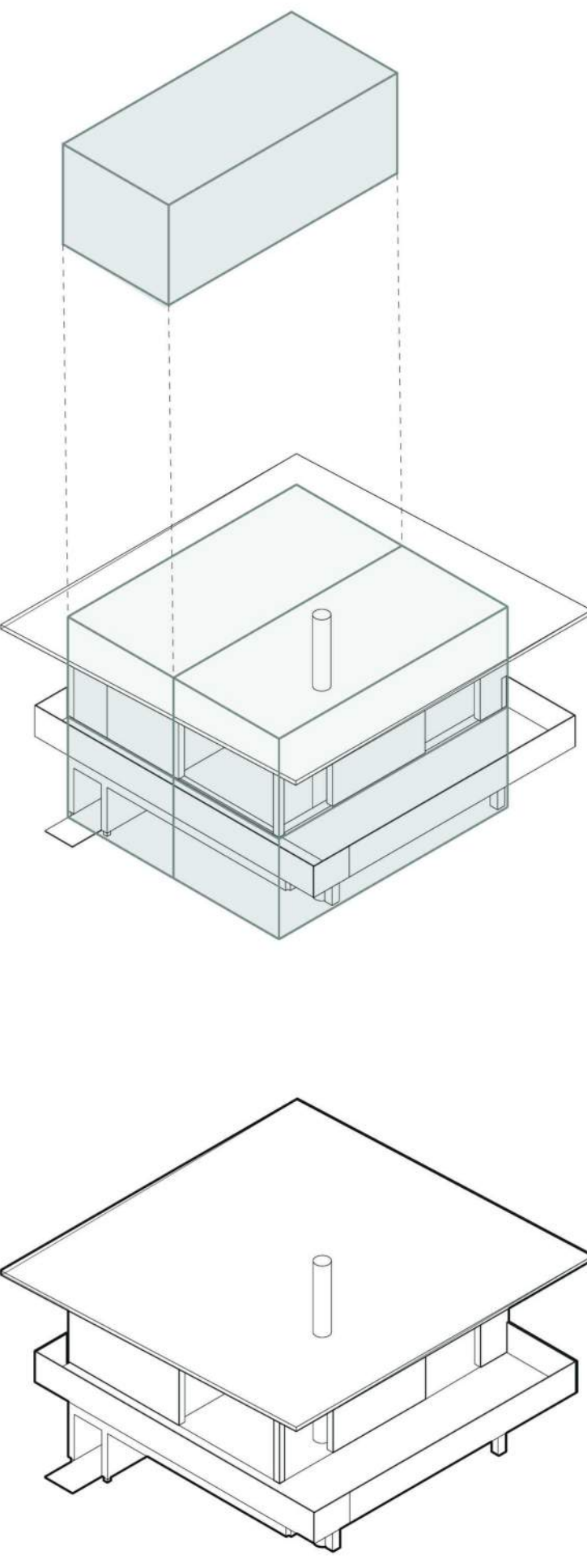
DESIGN VARIANTS

Clients can choose design variants based on their needs. A ground level plan responds to concerns about ACCESSIBILITY. Elevating the unit above grade provides GARAGE and FAMILY FRIENDLY options, as well a covered outdoor living area.



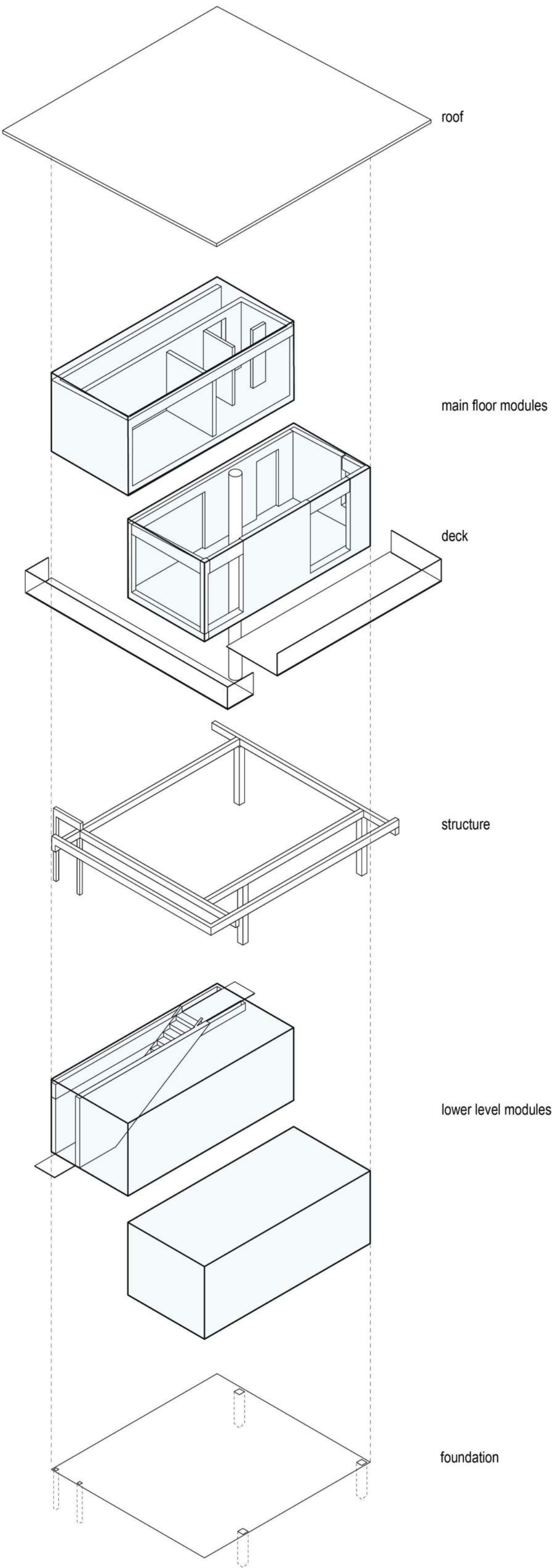
MODULAR CONSTRUCTION

Basic module dimensions measure 12'x26'. Clients can choose designs from 2 to 4 modules depending on their needs with designs ranging from approximately 480 to 1000 square feet.

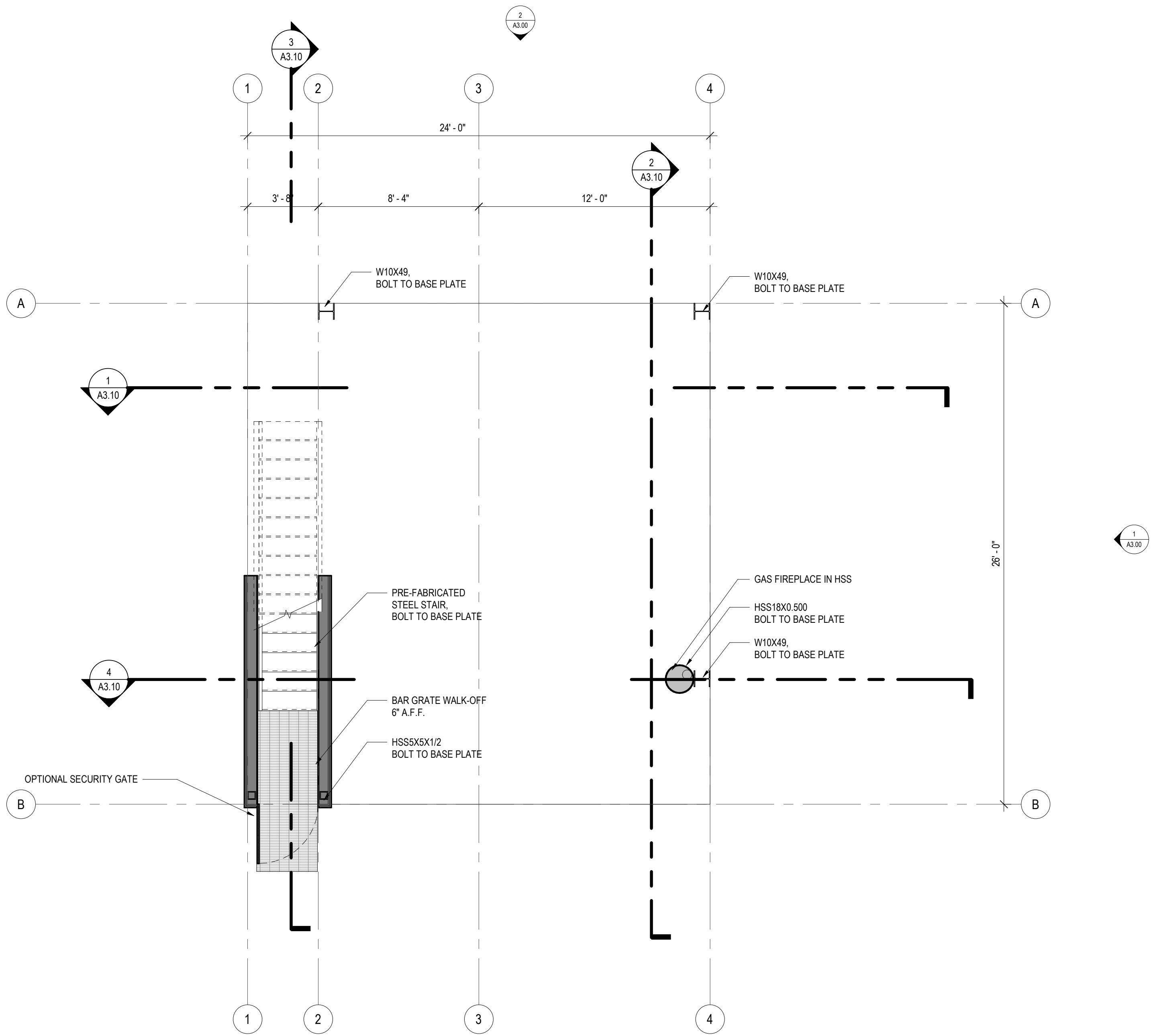


RAPID ASSEMBLY

Construction schedule is reduced by allowing modules to be fabricated in the factory while work on site is in process. After site and foundation work is complete, a steel super structure is erected, pre-fabricated modules are installed by small crane, and the roof trusses and roof are installed on site.



	project SDCI DADU PROTOTYPE SEATTLE, WA
principal architect JS project manager JS drawn by JS, ZS, MR Author checked by job no. 20-002 date 20-02-17	
revisions: no. date by	
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GENERAL INFORMATION	
A0.00	



1 00 LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"



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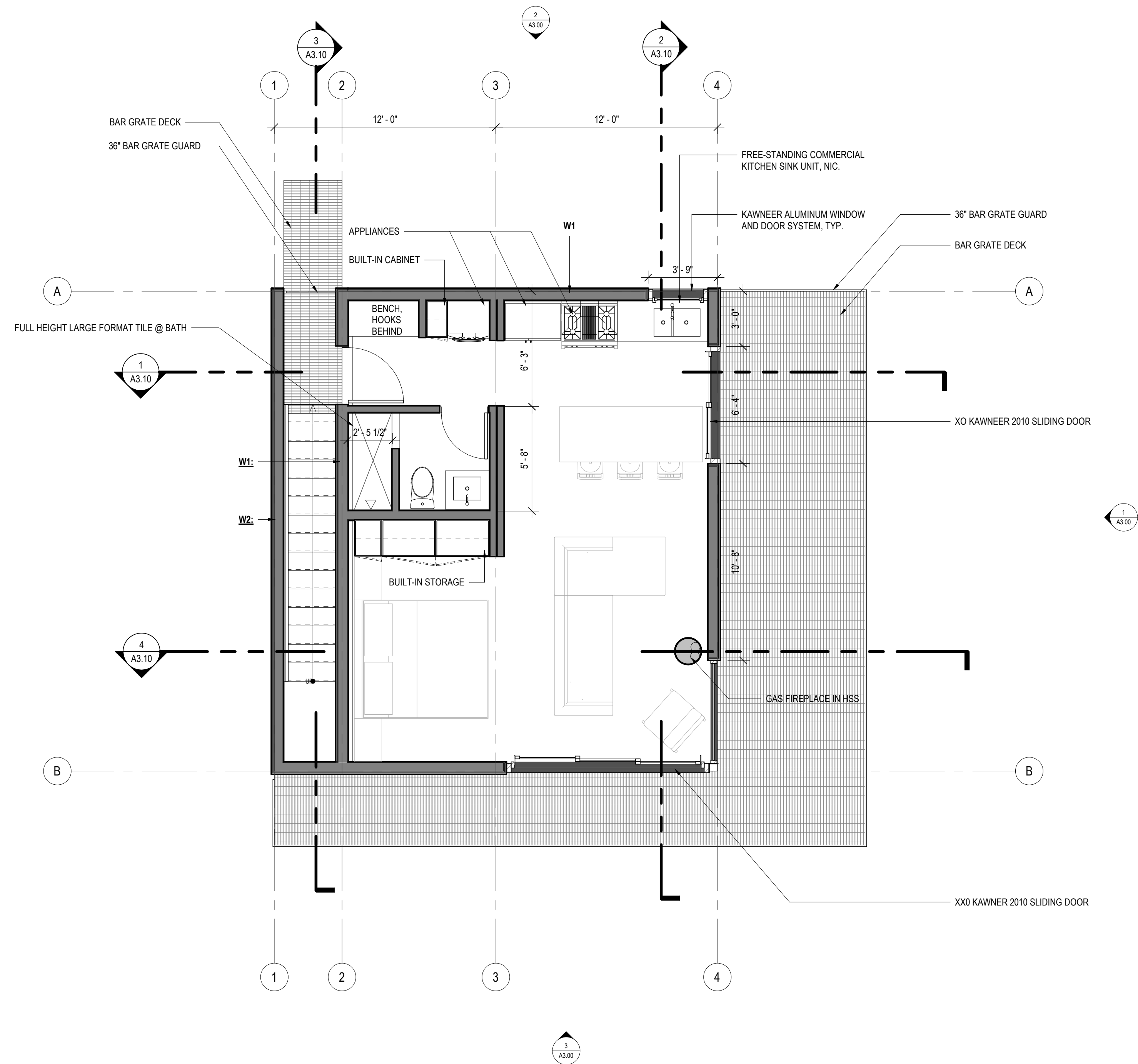
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LOWER LEVEL
PLAN

A2.00



1 01 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

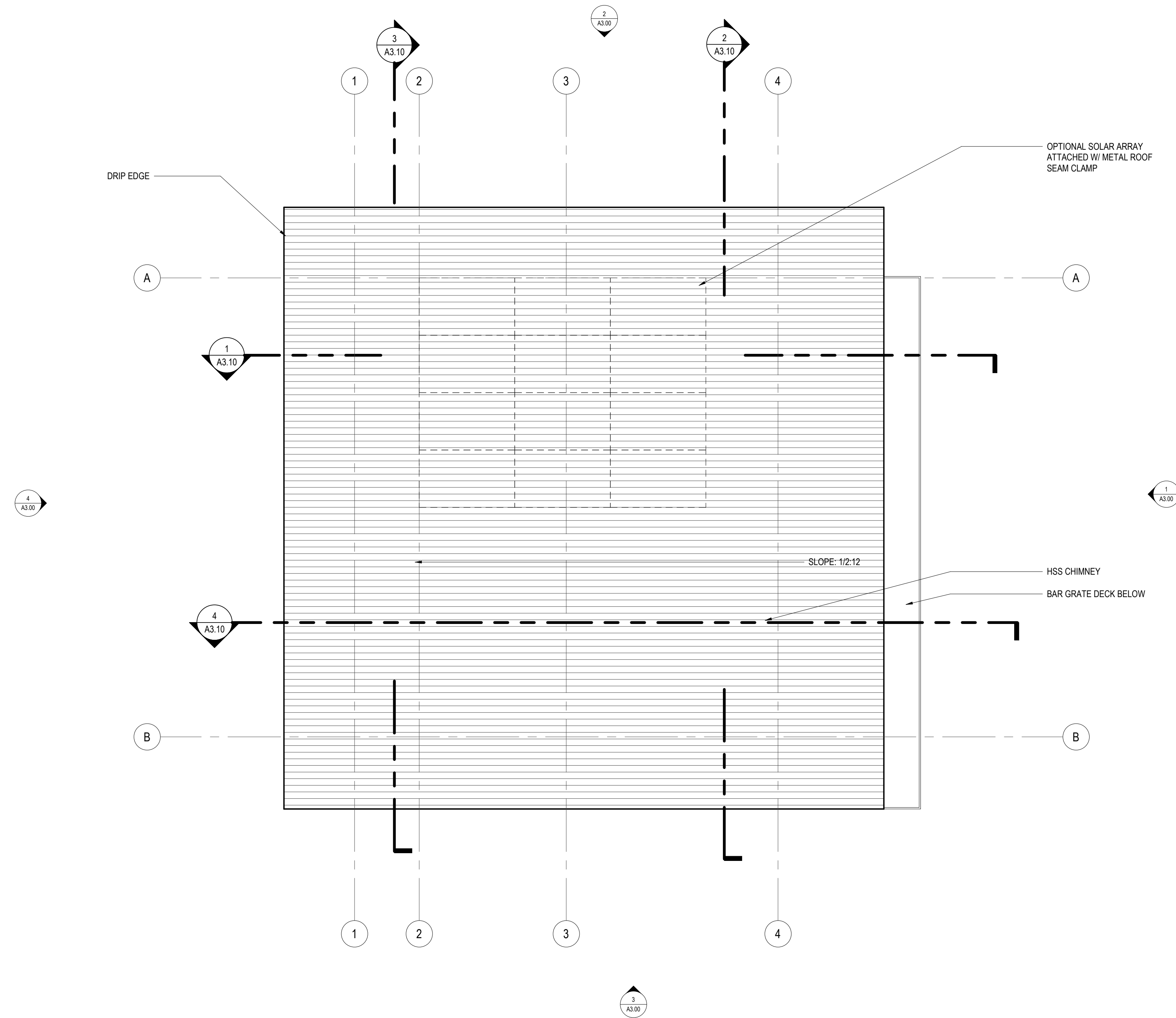


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1 03 ROOF PLAN
SCALE: 1/4" = 1'-0"



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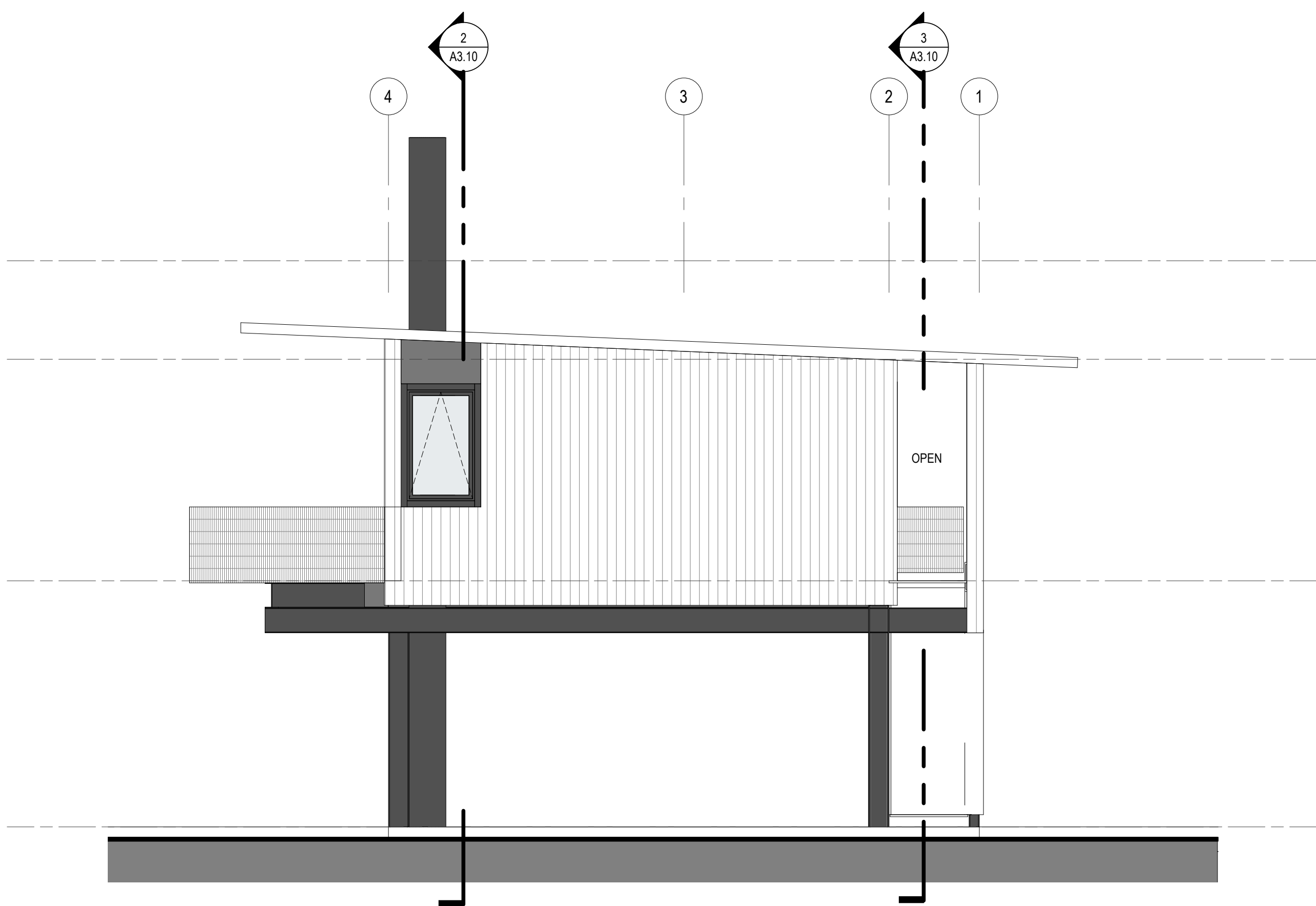
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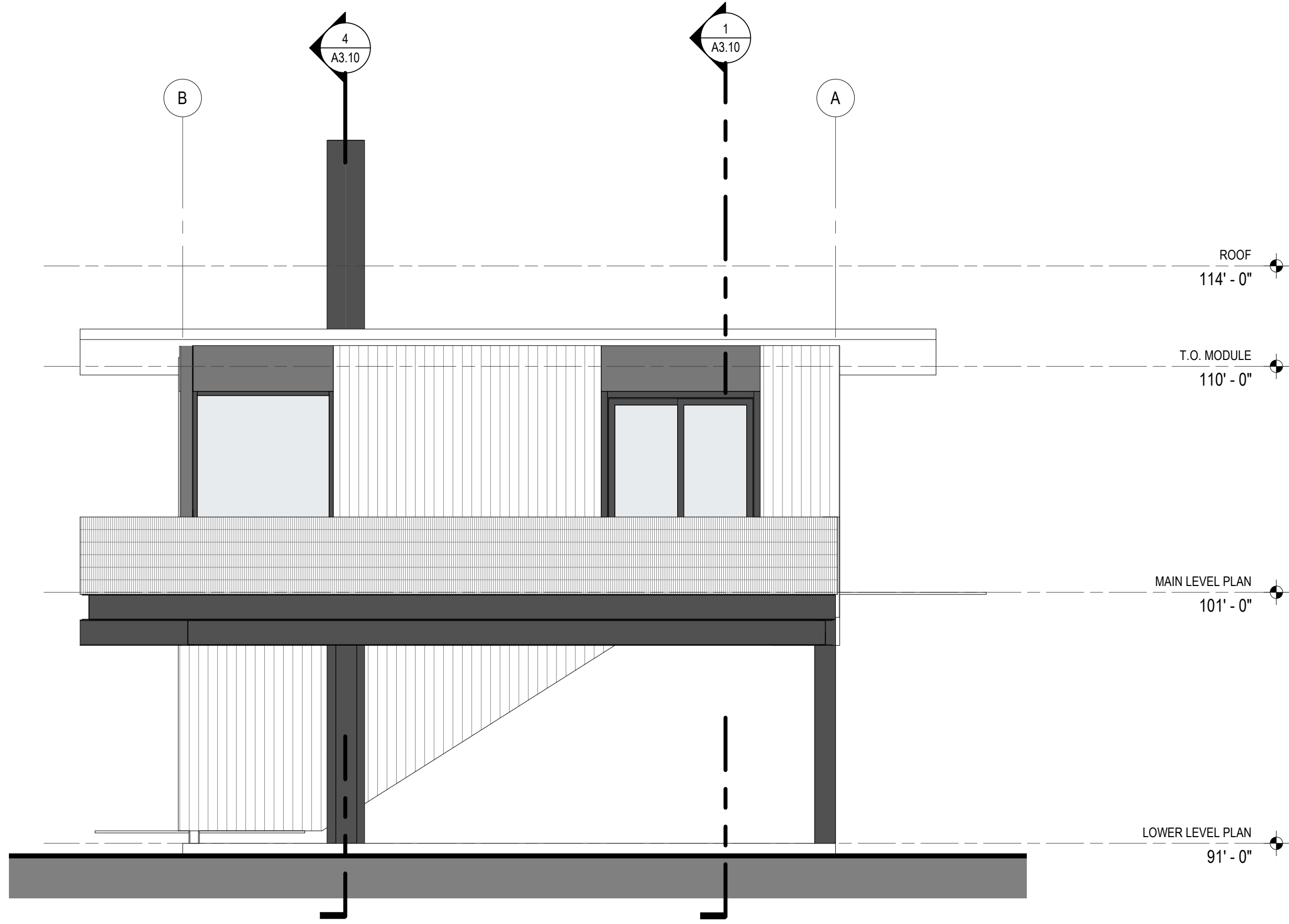
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ROOF PLAN

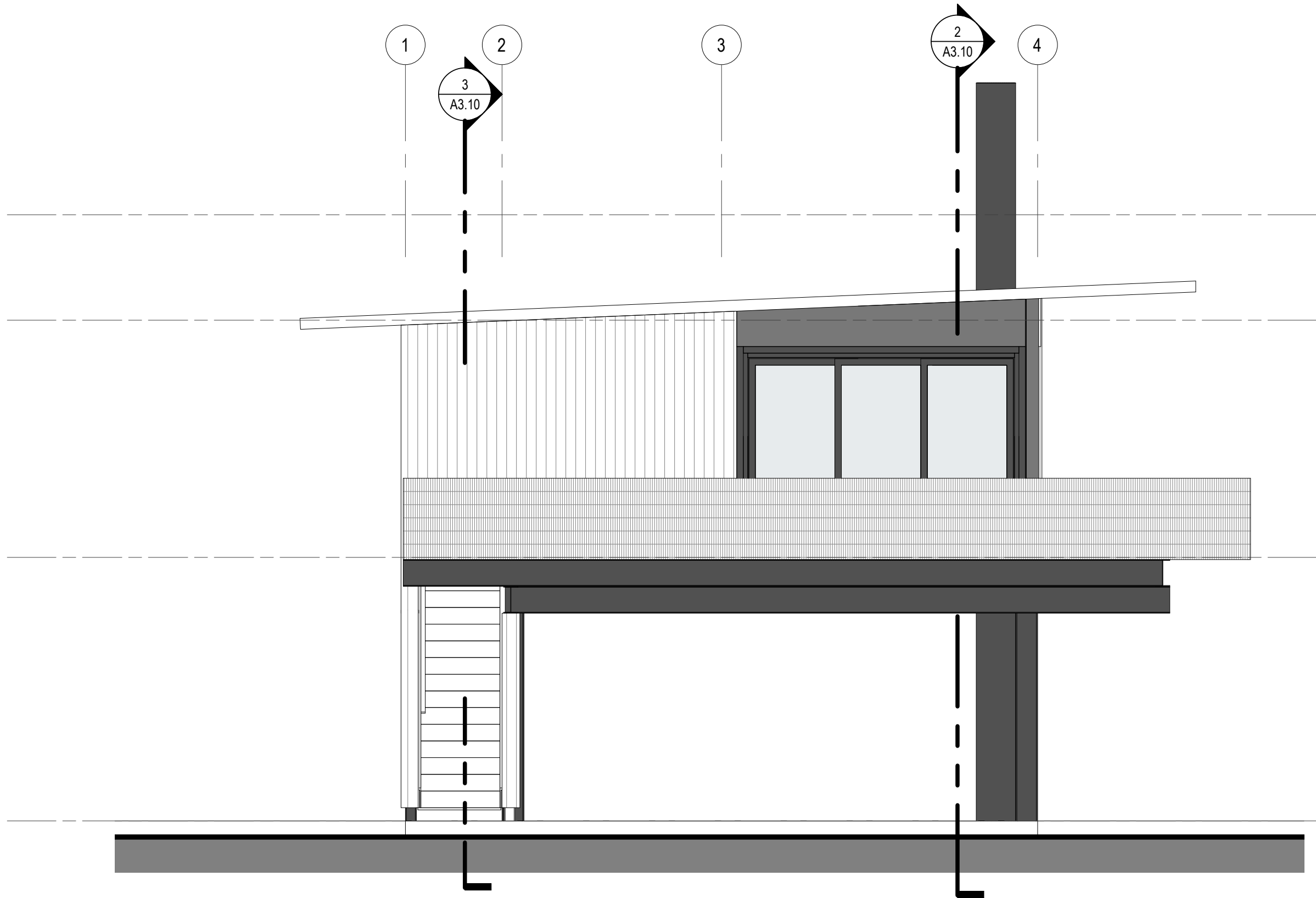
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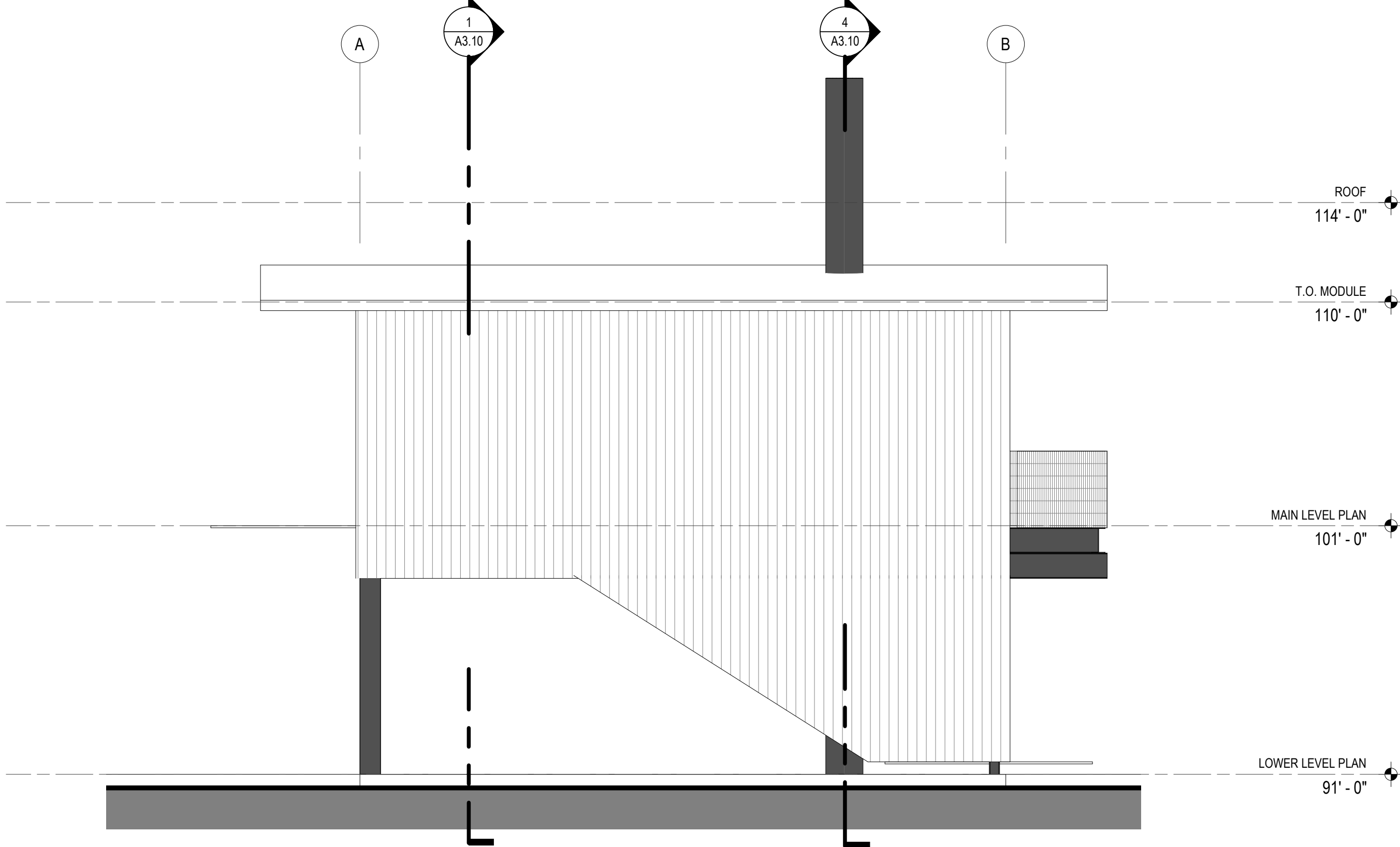
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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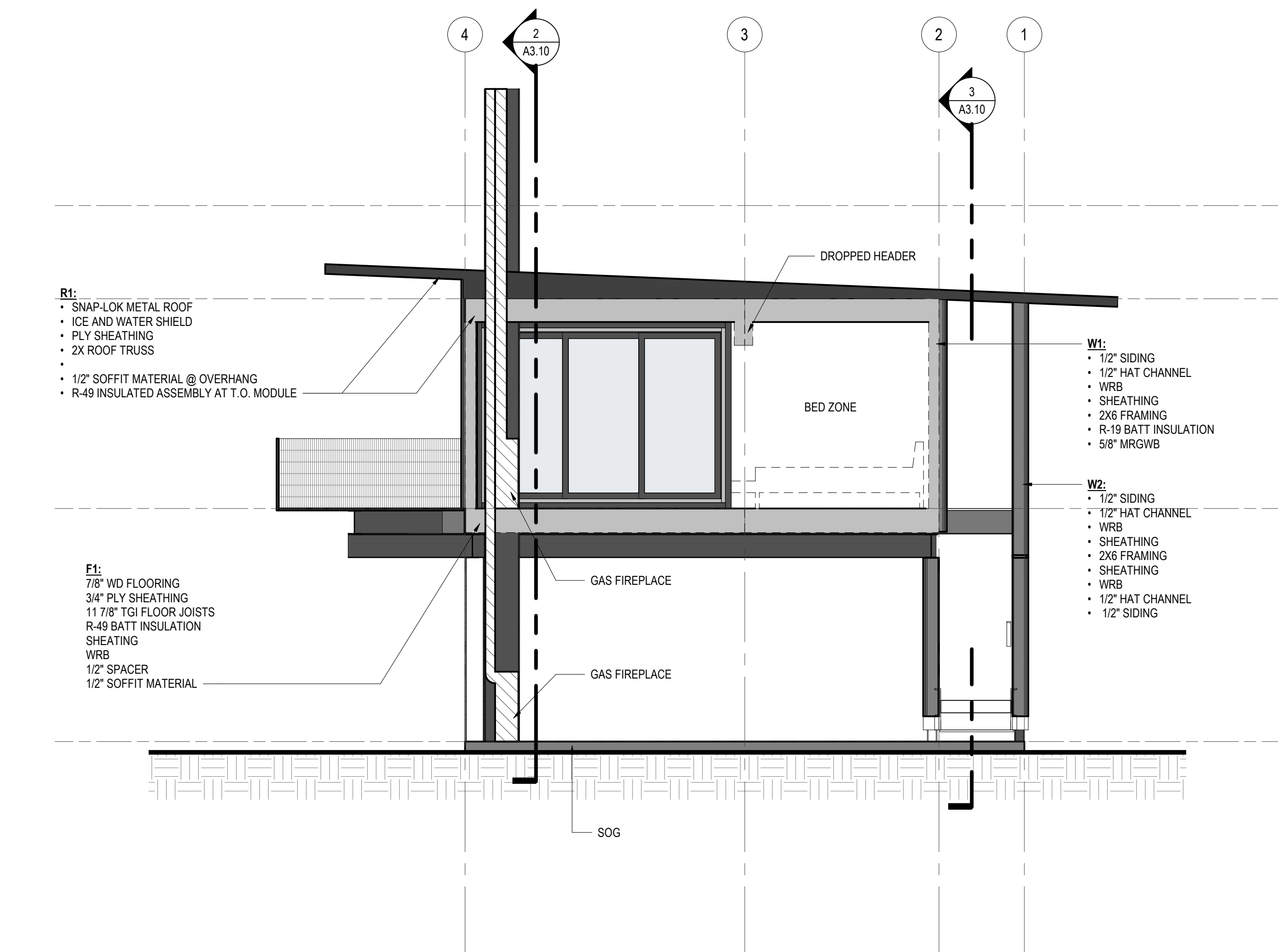
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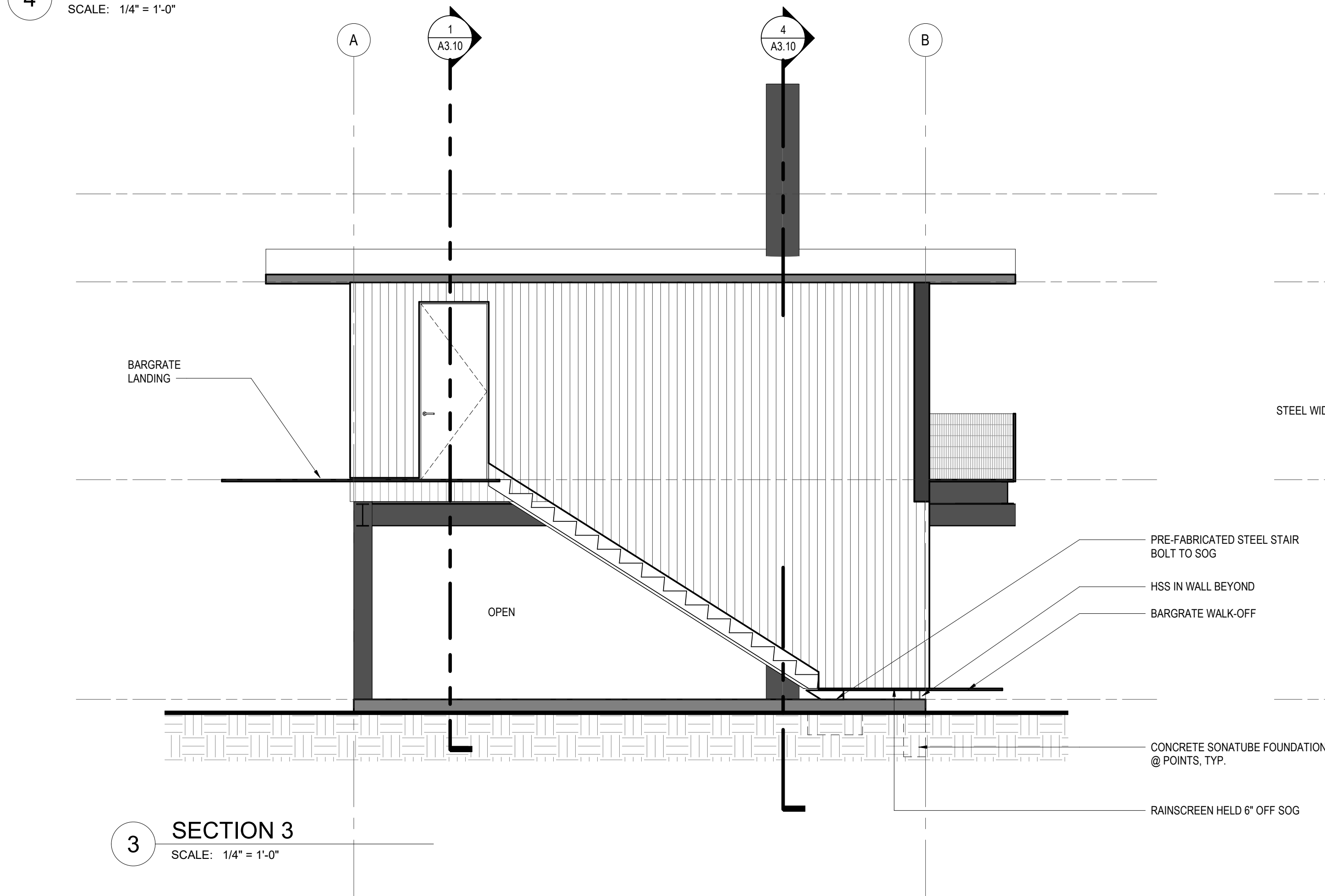
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EXTERIOR
ELEVATIONS

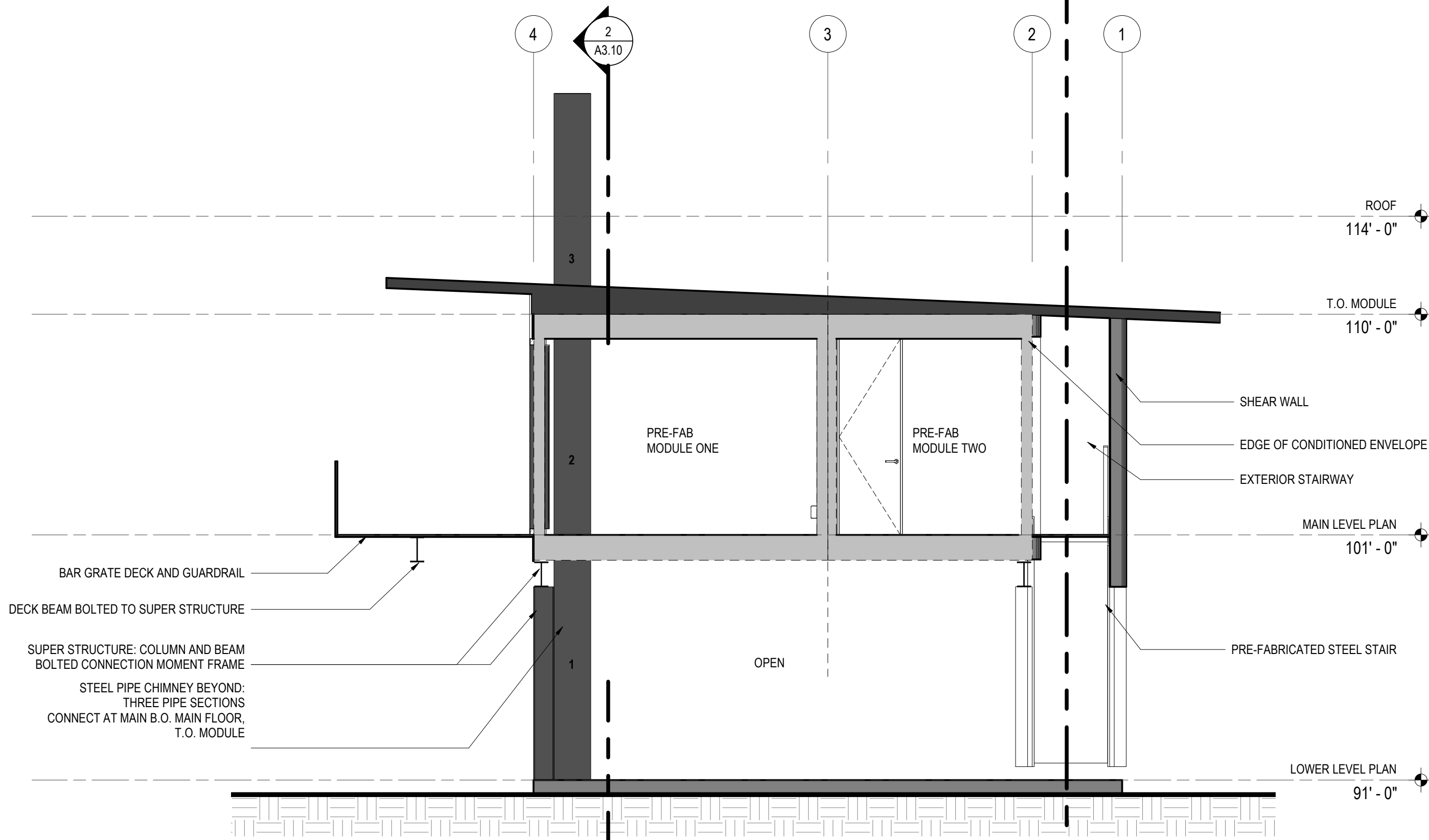
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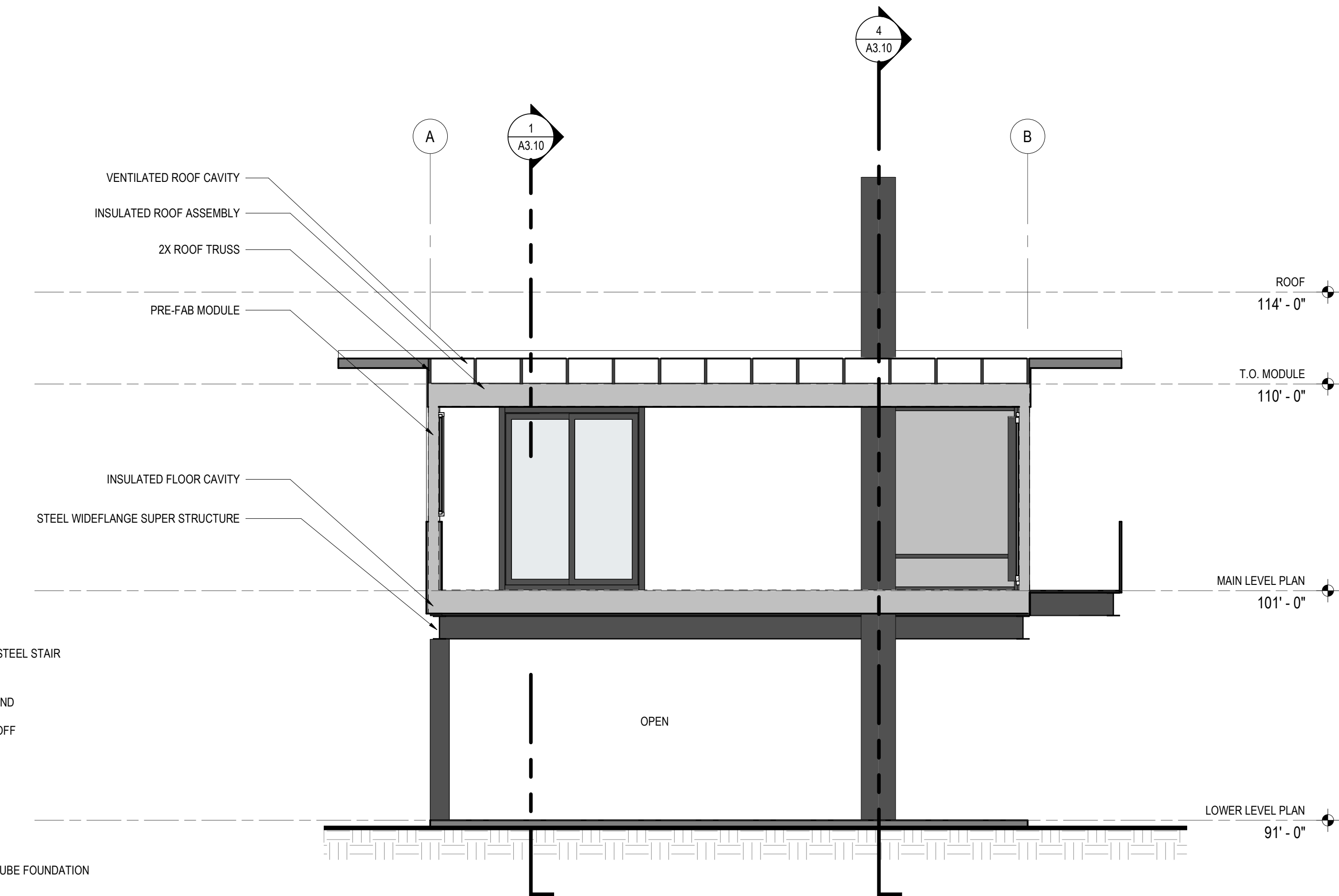
4 SECTION 4
SCALE: 1/4" = 1'-0"



3 SECTION 3
SCALE: 1/4" = 1'-0"



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



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



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BUILDING
SECTIONS

A3.10