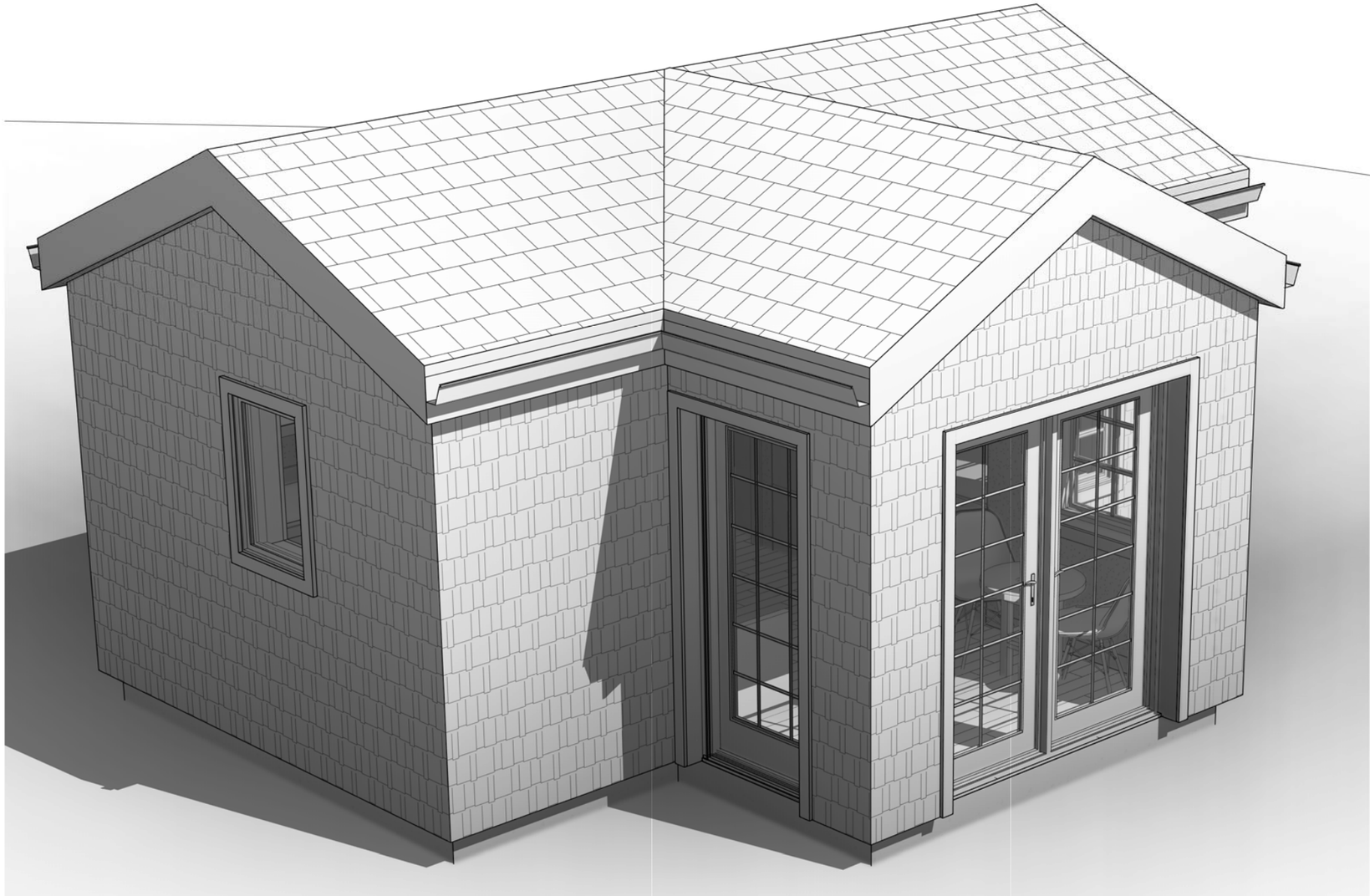
SDCI PRE APPROVED DADU

ORIGINALLY DESIGNED (UNDER PERMIT # 6588433-CN) TO FIT TIGHT LOT CONSTRAINTS, THE PROPOSED DADU ALLOWS FOR A COMPLETE YET COMPACT DWELLING UNIT THAT HAS THE ABILITY TO EASILY ADAPT TO SITE AND ZONING CONSTRAINTS. THE DADU'S MODEST FOOTPRINT WAS ESTABLISHED TO ALLOW FOR THE CONVERSION OF DATED SINGLE CAR GARAGES WITHIN PROPERTY SETBACKS, WHICH HAS BECOME A COMMON LIFELINE FOR PROPERTIES WITH LIMITED SITE AVAILABILITY. THE EXPANSION OF THE FOOTPRINT IN THE ENTRANCE ATTACHMENT ALLOWS FOR THE CONSIDERATION OF YARD SETBACKS AS WELL AS PROXIMITY TO THE PRIMARY DWELLING UNIT, AND ITS PROJECTED FORM ALLOWS FOR OPPORTUNITIES TO GATHER LIGHT AND CONNECT TO THE PRIMARY RESIDENCE. THE UNITS SIMPLIFIED FORM ALLOWS THE STRUCTURE TO MAINTAIN THE VERNACULAR OF THE NORTHWEST REGION WHILE STAYING BENIGN ENOUGH TO FIT WITHIN MOST CONTEXTS.

THE PROPOSED PLAN STRIVES FOR A MANAGEABLE AND EFFICIENT DESIGN THAT CAN BE BUILT AFFORDABLY AND REQUIRES A MINIMAL NUMBER OF SPECIALIZED TRADES. FOR THE MOST PART THE DWELLING CAN BE BUILT BY A COMPETENT HOMEOWNER DUE TO SIMPLIFIED FOUNDATIONS, FRAMING, AND INSULATION WITH ONLY MINOR WORK NEEDED FROM ELECTRICAL AND PLUMBING TRADES. THE TRADITIONAL AND SUBDUED CONSTRUCTION INHERENT IN THE DESIGN ALLOWS THE DADU TO SIT WITHIN OLDER SEATTLE NEIGHBORHOODS WITHOUT DIMINISHING THE CHARACTER OF THE SURROUNDING STRUCTURES. IN DOING SO THIS RESIDENCE WOULD EASILY FUNCTION IN MOST BACK YARDS, EITHER MATCHING OR STANDING OUT FROM THE PRIMARY RESIDENCE WITH CAREFUL CONSIDERATION TO FINISHES. THE PROPOSED SPACE PLAN PROVIDES AN EFFICIENT LAYOUT THAT ALLOWS FOR ALL MAJOR FUNCTIONS OF A RESIDENCE WHILE STILL MAINTAINING A MINIMAL FOOTPRINT. THE NORTH AND WEST WALLS ARE PROPOSED WITH BLANK FACADES TO ALLOW FOR FIREPROOFING IF LOCATED ADJACENT TO PROPERTY LINES AND TO ALLOW FOR PRIVACY FROM NEIGHBORING RESIDENCES. THE OPEN NATURE OF THE CENTRAL STUDIO SPACE ALLOWS FOR A GREATER CONNECTION TO THE EXPECTED AMENITY OF THE LOTS YARD, WHILE ALSO ALLOWING FOR THE SPACE TO OPEN UP TO THE EXTERIOR FOR A MUCH MORE GENEROUS SPACE. THE SINGLE-STORY NATURE OF THE RESIDENCE, AS WELL AS THE MINIMAL NUMBER OF EGRESS PATHWAYS THROUGH THE SPACE MAKE THE DWELLING APT FOR PROPERTIES THAT NEED ACCESSIBLE FUNCTIONS. MINOR ADJUSTMENTS TO CASEWORK AND THE ADDITION OF RAMPS PER THE SITE'S CONDITIONS WOULD EASILY ALLOW FOR THIS DADU TO FUNCTION AS AN ACCESSIBLE RESIDENCE.

PROPOSED DADU HAS A FOOTPRINT OF 265 SQFT



COST ESTIMATE

COST ESTIMATE: $135K-$200K BASED ON SITE CONDITIONS AND ENLISTMENT OF GENERAL CONTRACTOR.
ESTIMATE BASED ON CONSTRUCTION OF PERMIT #6588433-CN IN SUMMER - EARLY FALL OF 2019 WHICH RESULTED IN A CONSTRUCTION COST OF ABOUT $135K. COSTS INCLUDE DEMOLITION OF EXISTING GARAGE AND TIE IN TO EXISTING SIDE SEWER. MAJORITY OF WORK COMPLETED BY LABOR ORGANIZED BY THE HOMEOWNER, SPECIFIC TRADES COMPLETED BY LICENSED ELECTRICAL AND PLUMBING SUBCONTRACTORS. ALL WORK OVERSEEN BY HOMEOWNER, NO GENERAL CONTRACTOR WAS HIRED.

PROJECT TEAM

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PRICE PER PLAN	$1,000
HOURLY RATE	$100/HR

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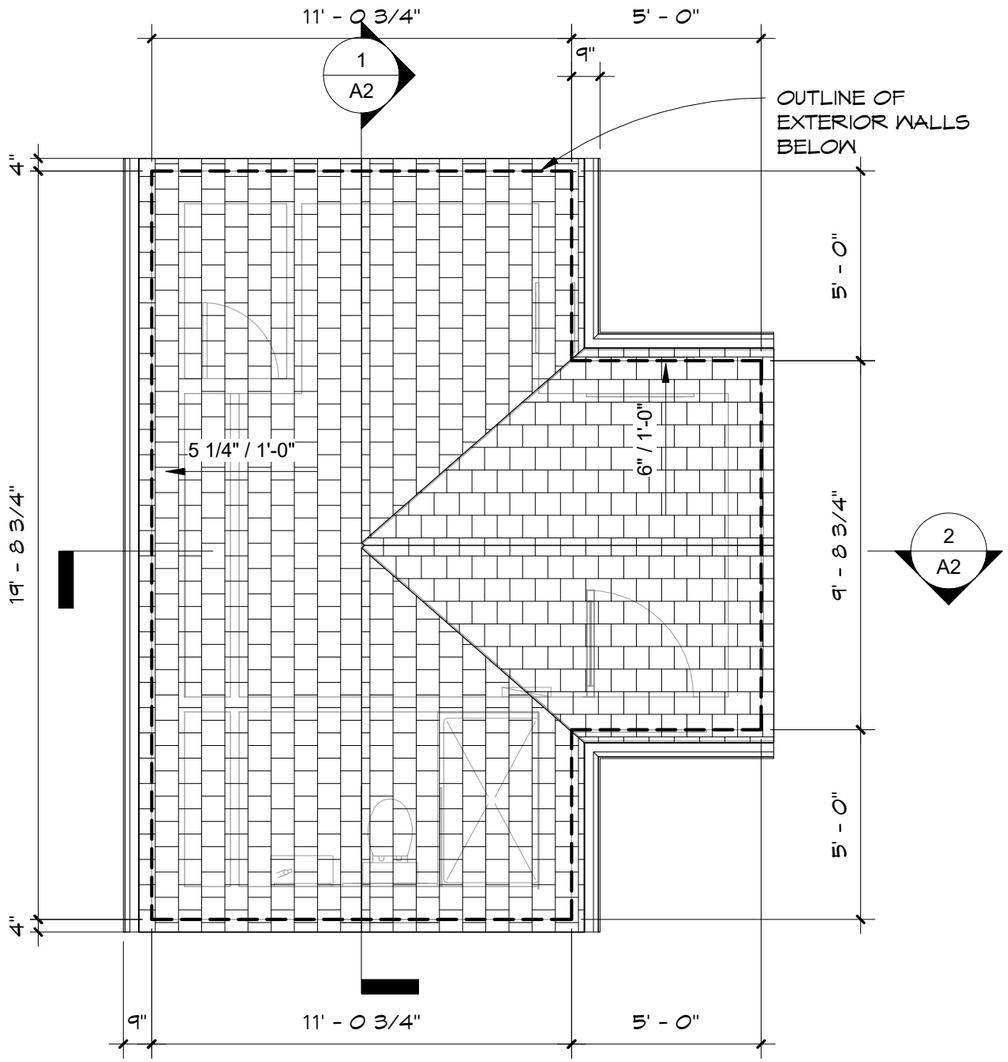
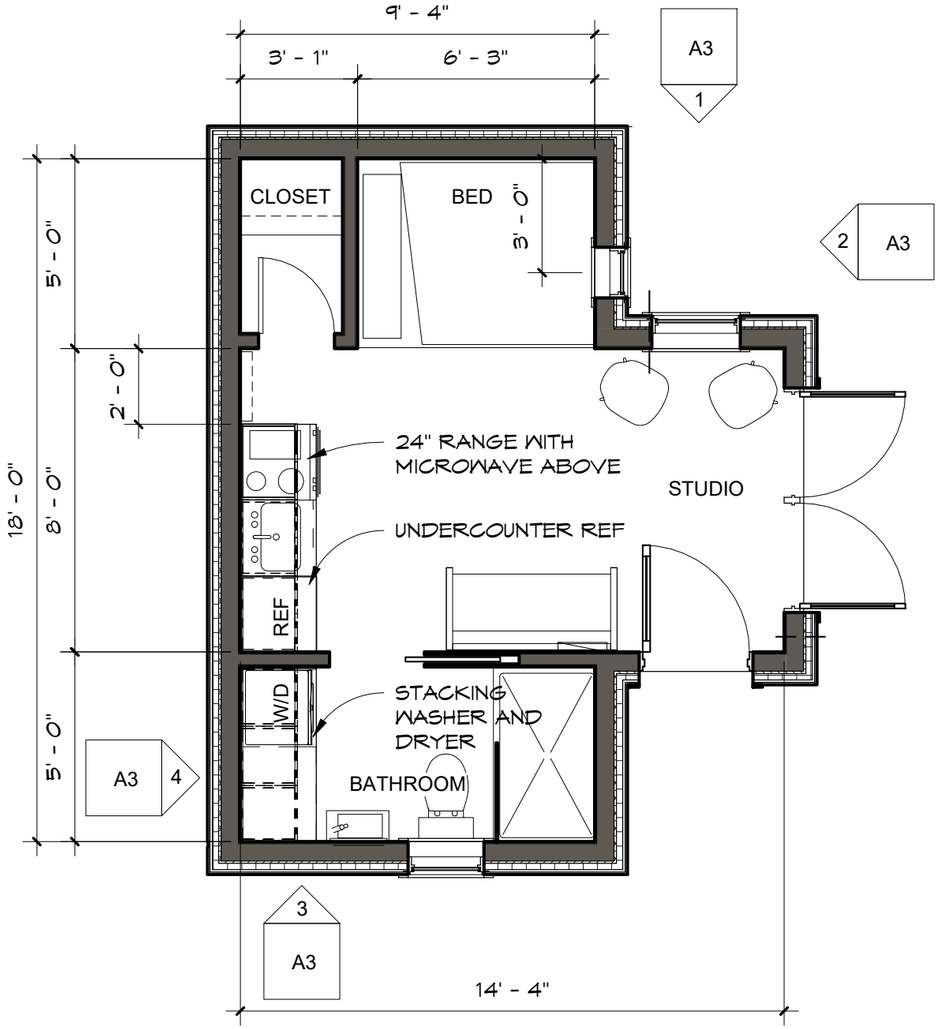


N 2 ROOF PLAN

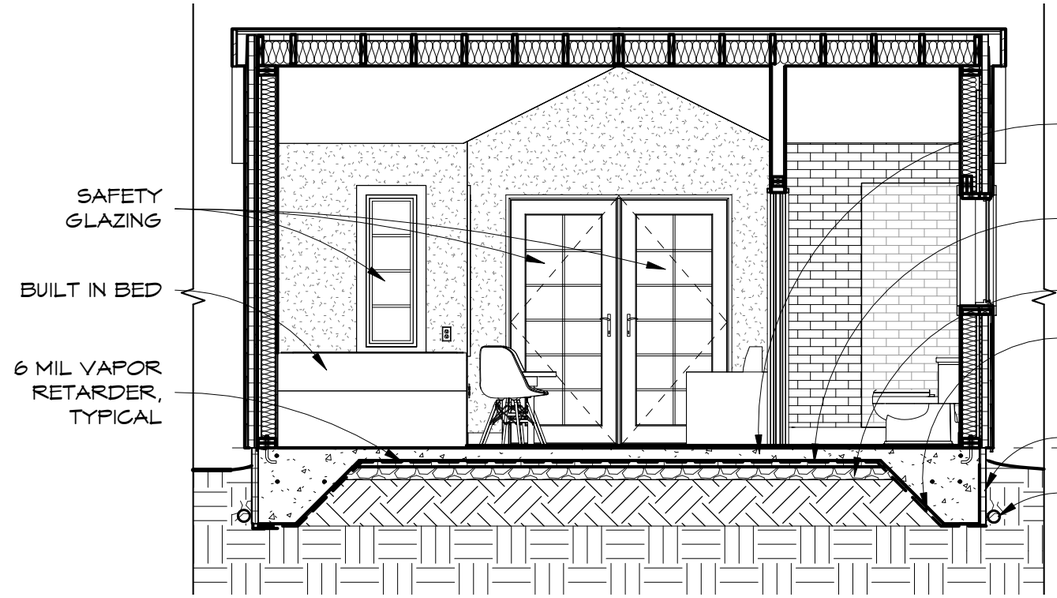
SCALE: 1/4" = 1'-0"



265 SQFT PLAN

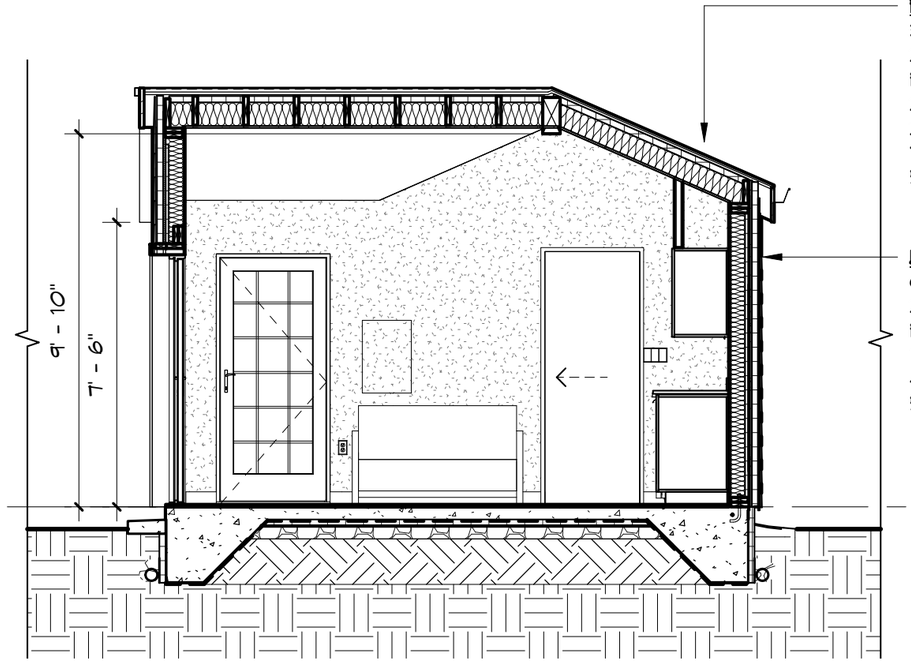
N 1 CONSTRUCTION PLAN

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



1 EAST BUILDING SECTION

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



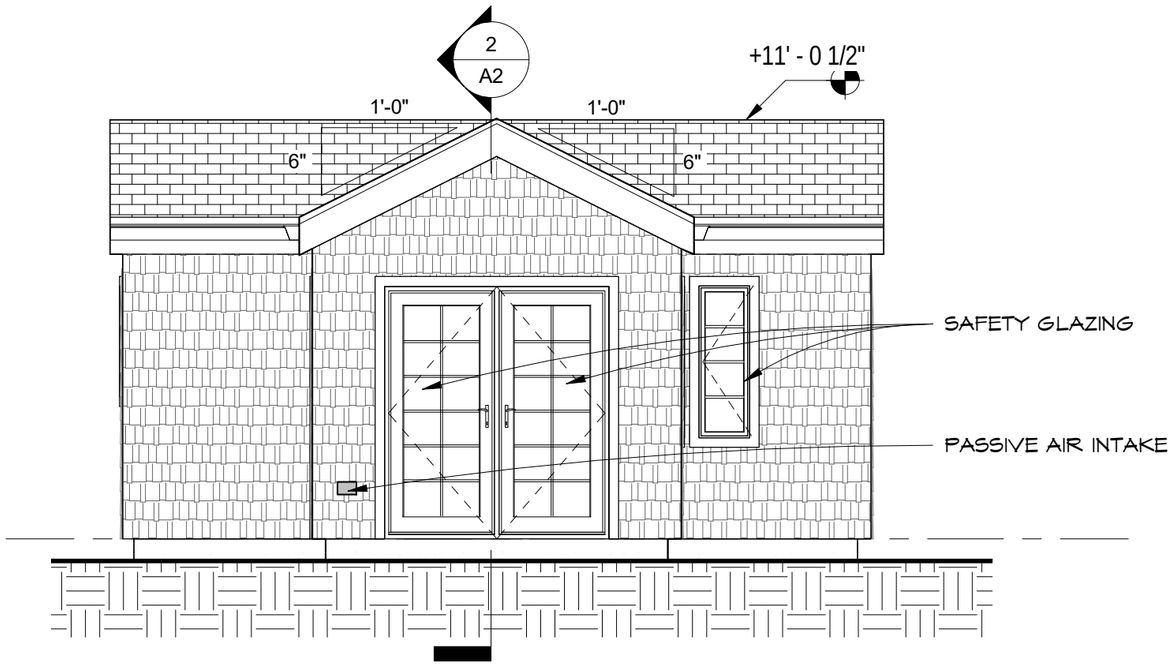
2 SOUTH BUILDING SECTION

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

CONSTRUCTION DETAILS

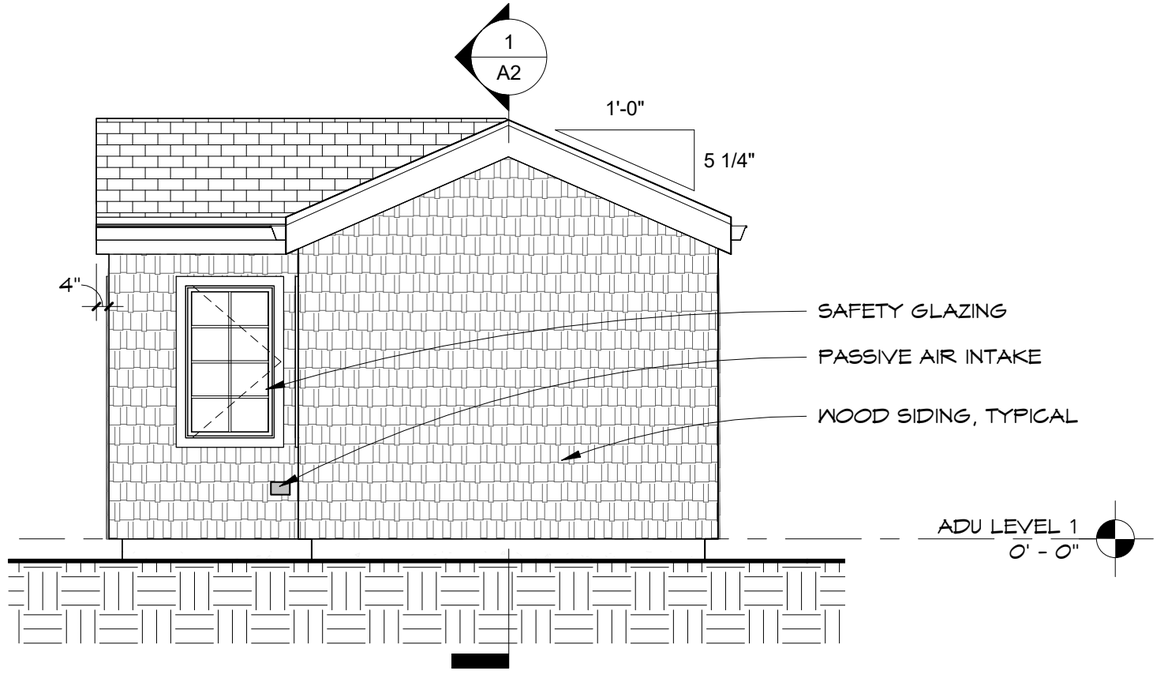
MAJOR MATERIALS:
WOOD FRAME CONSTRUCTION
POURED CONCRETE FOUNDATION
GYPSUM WALLBOARD
BATT INSULATION
BAYSEAL SPRAY FOAM INSULATION
CONTINUOUS EXTERIOR RIGID INSULATION
CEDAR SHINGLE SIDING
THREE TAB SHINGLE ROOFING

MAJOR MECHANICAL SYSTEMS INCLUDE ELECTRIC WALL HEATERS AND ELECTRIC IN FLOOR HEATING (AT BATHROOM). AIR INTAKE THROUGH PASSIVE AIR SYSTEMS AND WHOLE HOUSE FAN. INSTANT WATER HEATER TO SERVICE ALL PLUMBING.



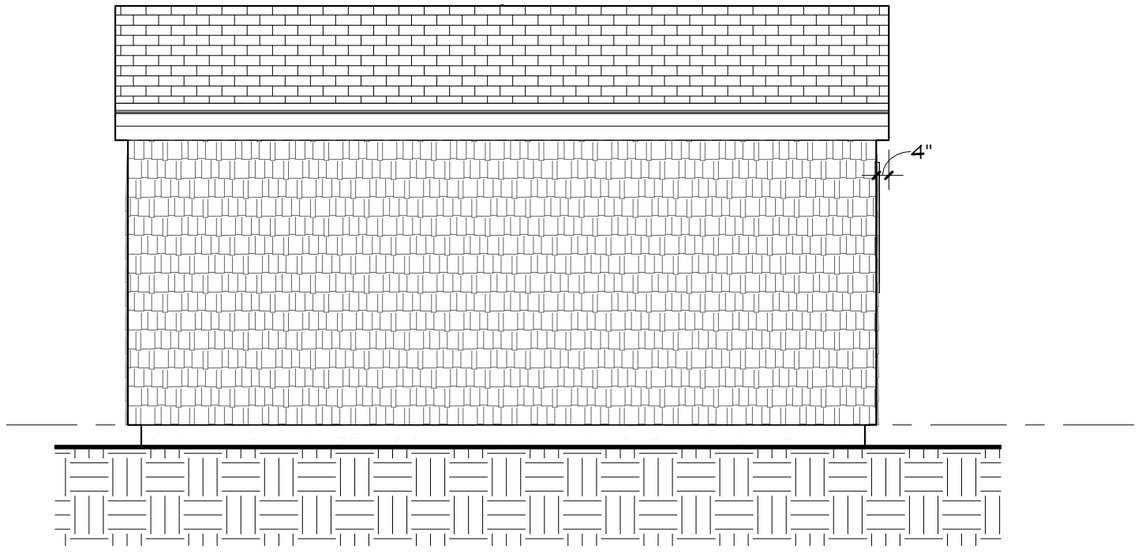
2 EXTERIOR EAST ELEVATION

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



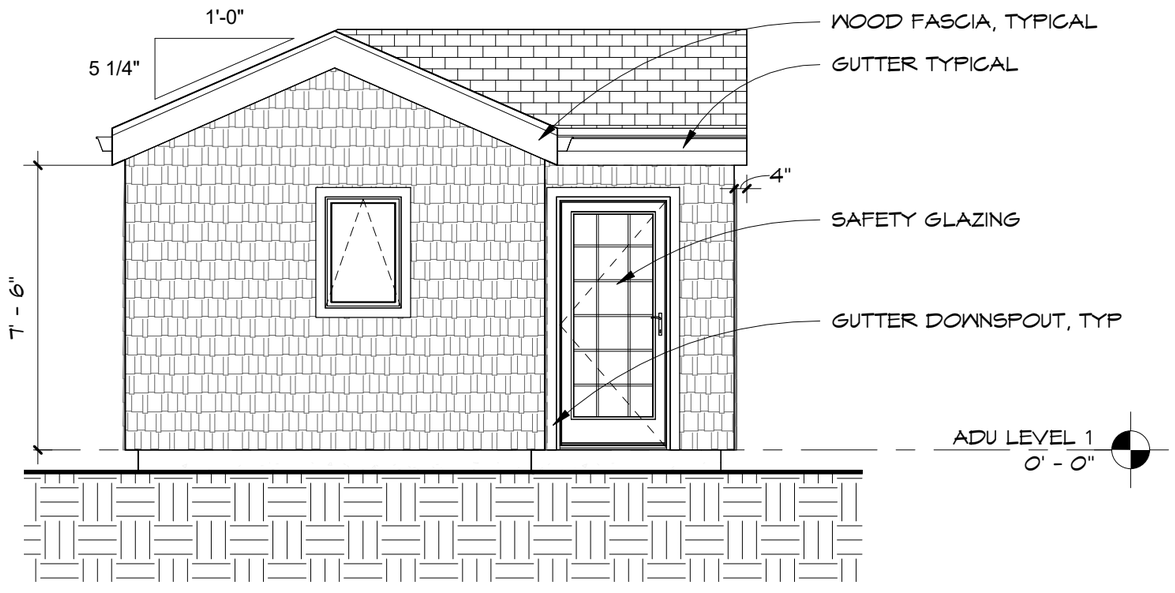
1 EXTERIOR NORTH ELEVATION

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



4 EXTERIOR WEST ELEVATION

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



3 EXTERIOR SOUTH ELEVATION

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