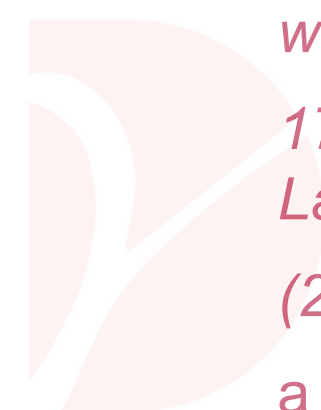


pre-approved plans for

ACCESSORY DWELLING UNITS

CHELSEA

by Sophie Gao
sophie@yendes.com



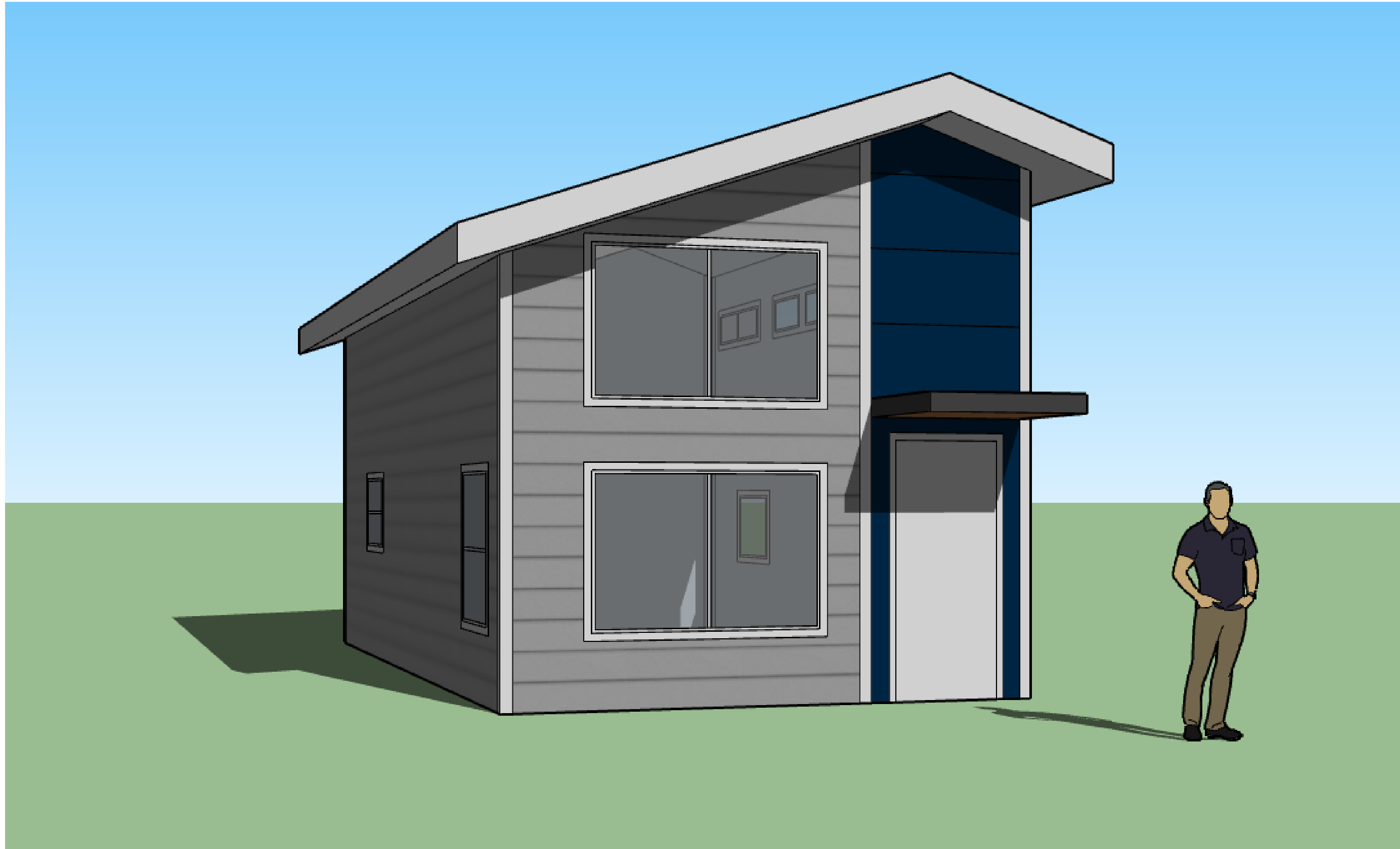
with Yen Design Inc.

*17191 Bothell Way NE, Suite 104B
Lake Forest Park, WA 98155*

(206) 432-1111

*a Multilingual, Women and Minority-Owned
Business (WMBE)*

Small-footprint DADU
Visitable DADU
Low-cost DADU



Construction Cost Estimate:

\$60,000 - \$80,000

Project Description:

This **2 story, 600 Square Foot, 1 bedroom, 2.5 bath**, small footprint house features an open floor plan. It's perfect for hosting and has a clear separation of public gathering and private living spaces. Guests don't have to feel like they've walked into a private bedroom and the host(s) can rest assured that their personal items and spaces can stay personal.

Even with a small footprint, the design accommodates many living essentials including 2.5 baths, one on each floor, to make for easy access for guests as well as relief from climbing the stairs. This design also includes a flexible floor plan, ample storage, and in-unit stackable washer and dryer space.

Why you should choose this design:

LOW COST:

All spaces and assemblies are meant to accommodate common off-the-shelf materials and appliances. This will help save costs both in material and project timeline. Easy sourcing means cutting construction time; less time in construction results in an earlier rental listing dates and faster source of income.

PRIVACY:

Windows are carefully placed so that all larger openings are facing the "front", entry side of the DADU which will likely be the alley, driveway, or street facing public side of the property. The "back", far side, of the DADU has no windows since this side will likely face the main house or neighboring lot, providing privacy for all parties

CONTEXT:

The design style balances a very traditional craftsman style with a slightly modernized asymmetrical roof line to match both the classic construction styles of older homes and the more modern languages of newly developed and remodeled homes.

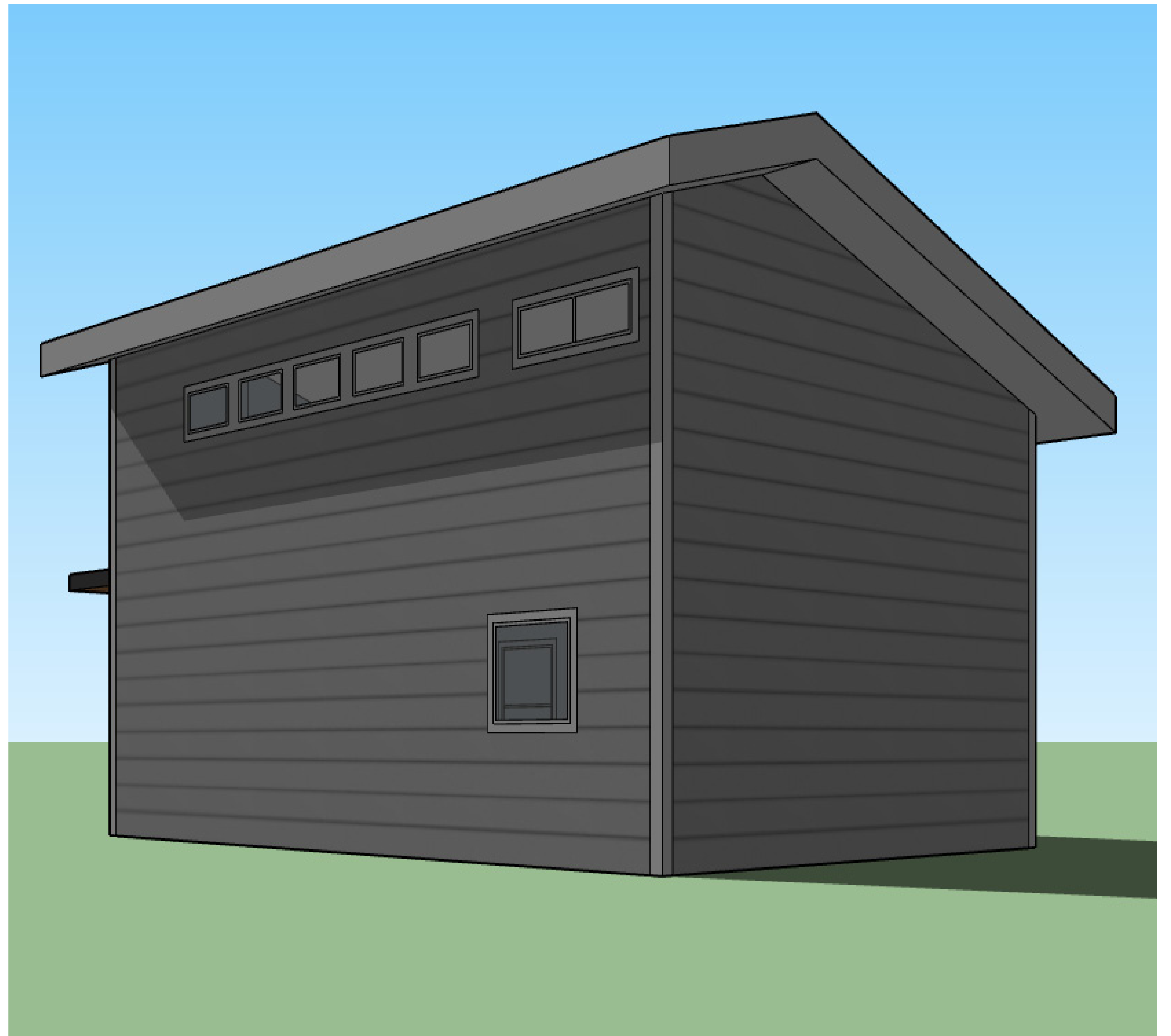
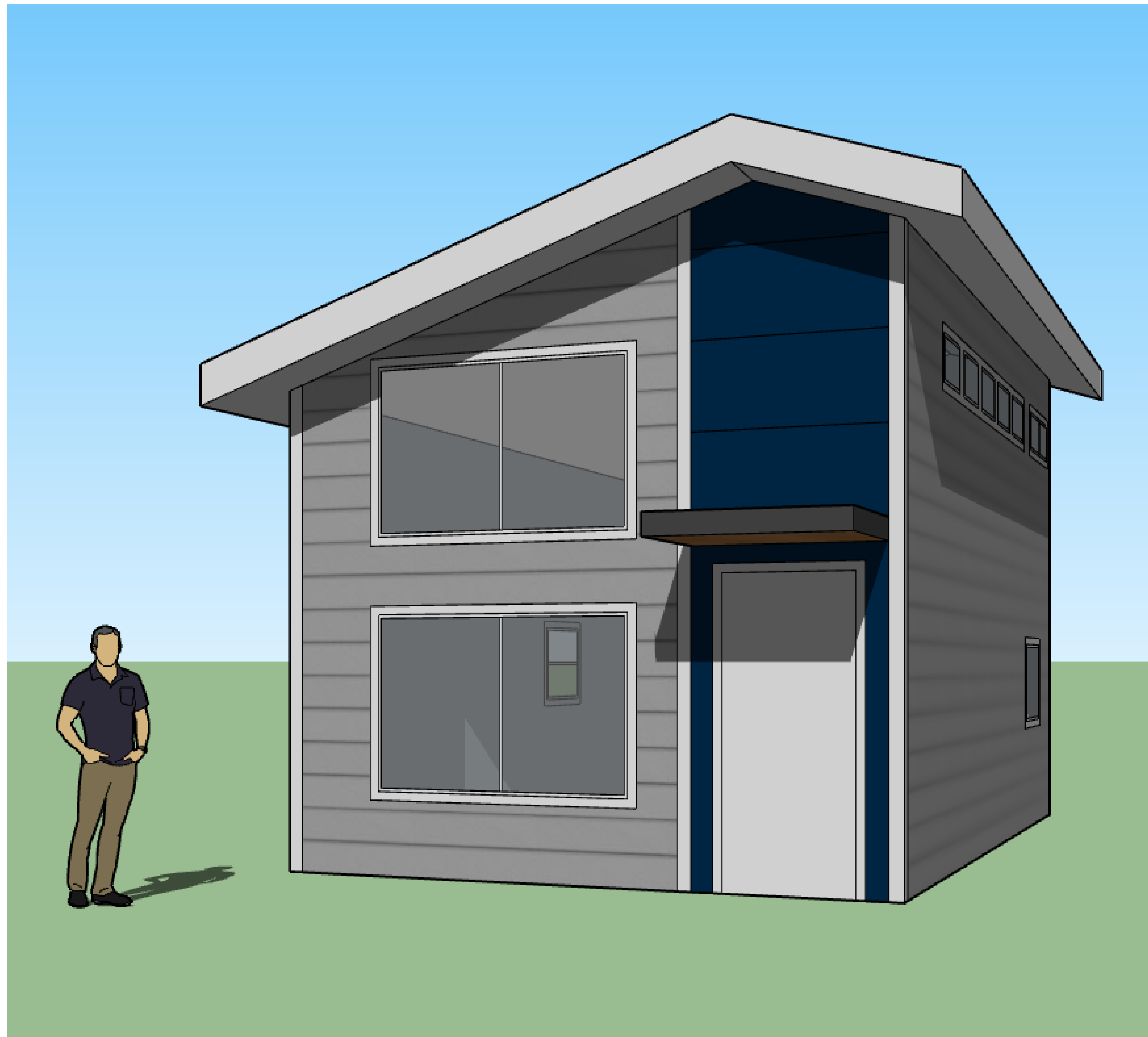
CULTURALLY RESPONSIVE:

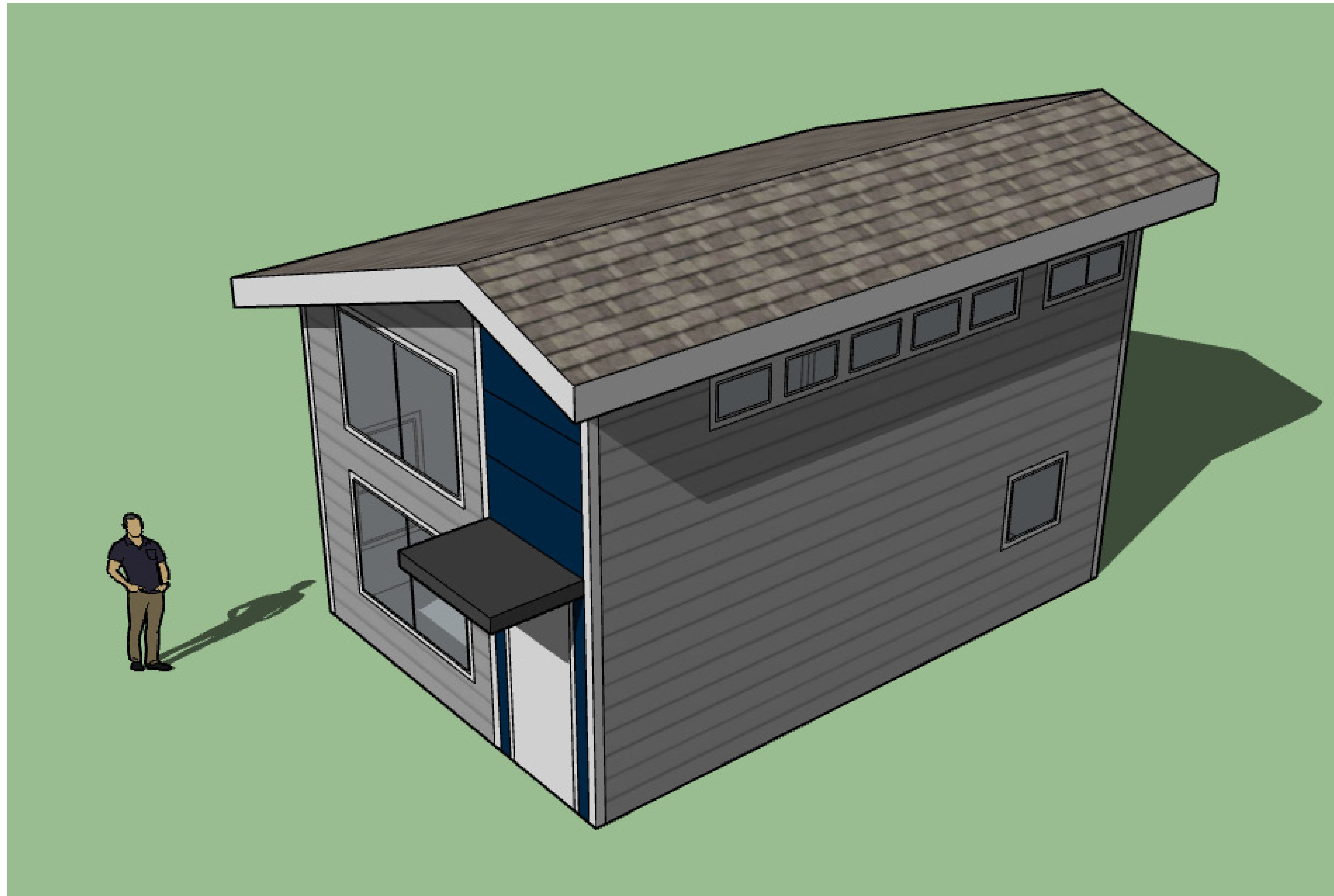
We intentionally placed the stove against a wall to accommodate more industrial hood vents for any residents that prefer to cook with aromatic spices and seasonings. The kitchen window and bathroom windows also provide cross ventilation through the kitchen. The open floor plan and spacious bedroom with ample storage make it easy to configure spaces flexibly; ideal for prayer and other cultural practices.

CONSTRUCTABILITY:

Simple standard parts and assemblies will make this DADU easy to construct. There are no custom elements in this design. All spaces are meant to accommodate common off the shelf, well stocked items and materials you can find at any local hardware store.

Assembly can be accomplished with conventional 2x framing methods, using the same basic principles we have used to build houses for 100 years. This means any general contractor or ambitious home owner can tackle the project.





Major Materials:

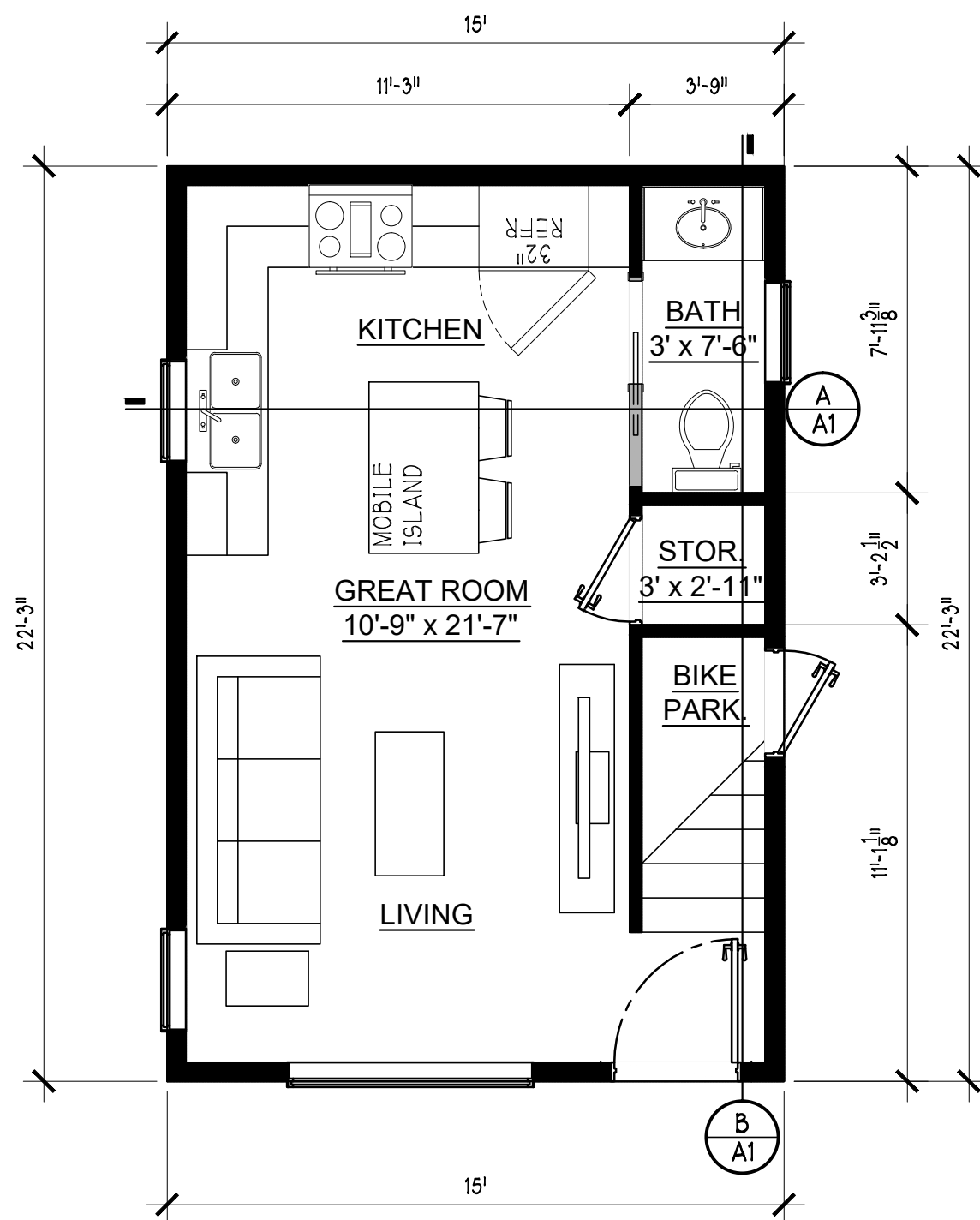
This DADU can be constructed with common building materials that contractors are accustomed to using every day, including: a cast-in-place slab on grade foundation, dimensional lumber, vinyl or composite windows, and your choice of siding and roofing to fit your neighborhood - hardi-board, board and batten, hardi-lap, or cedar shake paired with composite shingles or standing metal seam.

Mechanical Systems List:

On-demand water heater & ductless mini-split for zonal heating / air conditioning

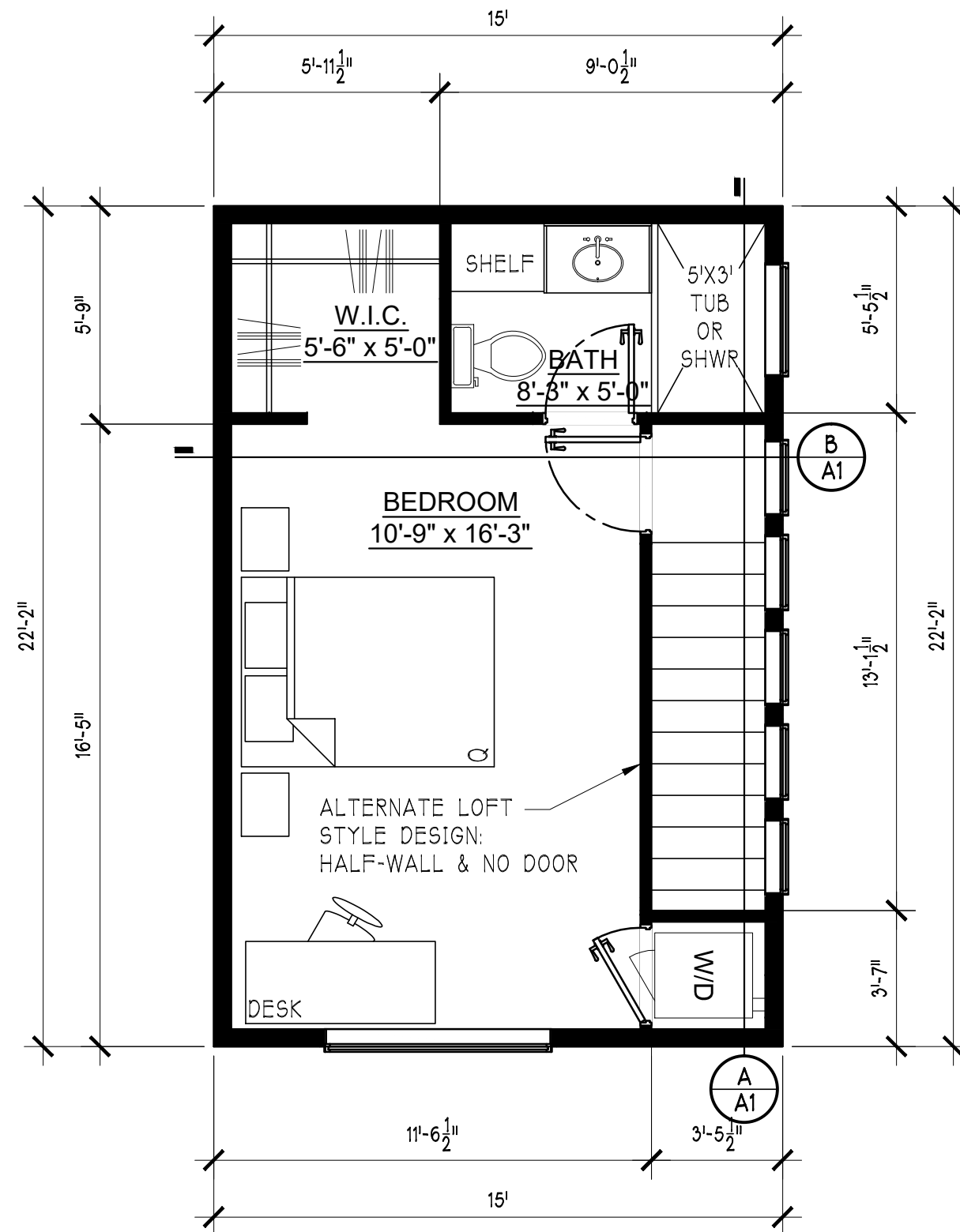
Plan Price:

Plan price is \$0.
\$200 / hour for additional work. Fixed fee quotes available upon request.
Non-pre-approved plan size variations and roof variations also available.



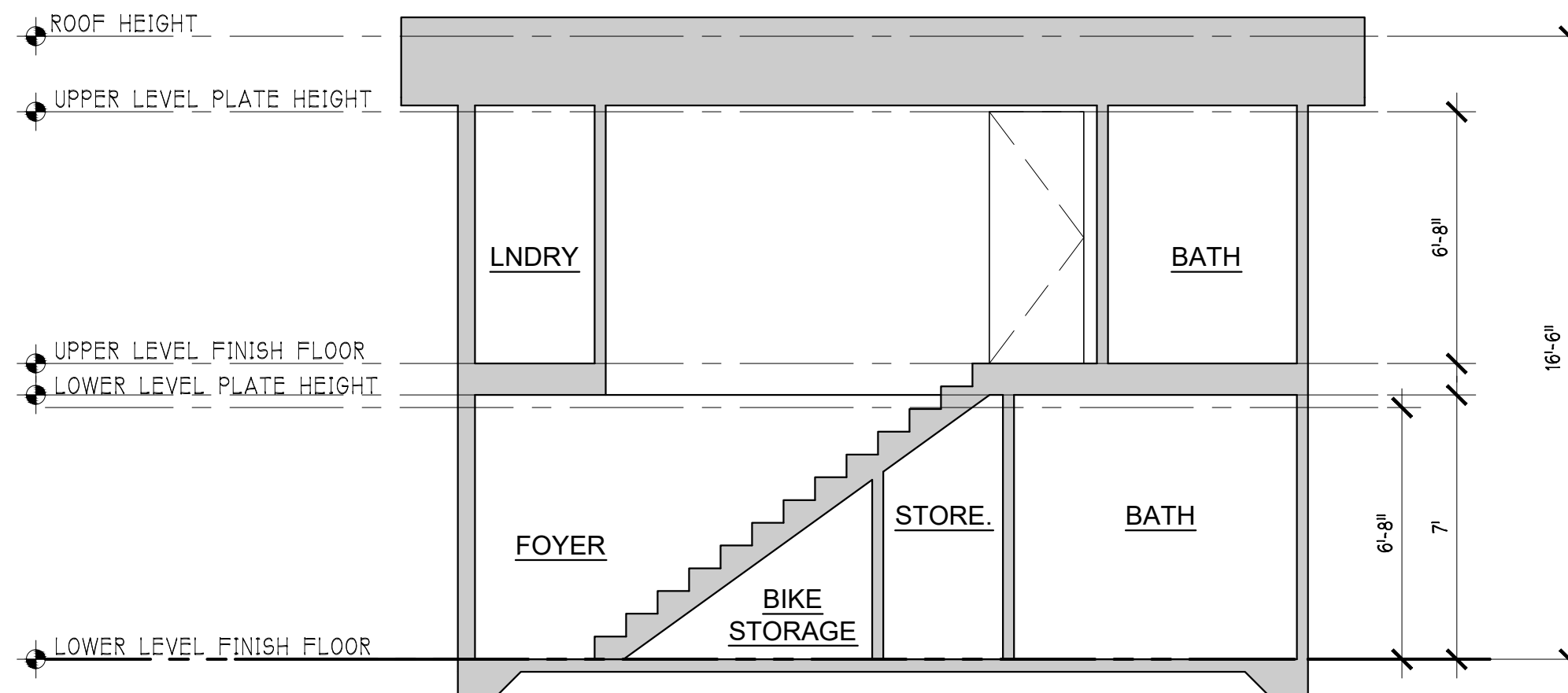
MAIN FLOOR PLAN
300 Sq-Ft

22x34: SCALE 1/4" = 1'-0"
11x17: SCALE 1/8" = 1'-0"



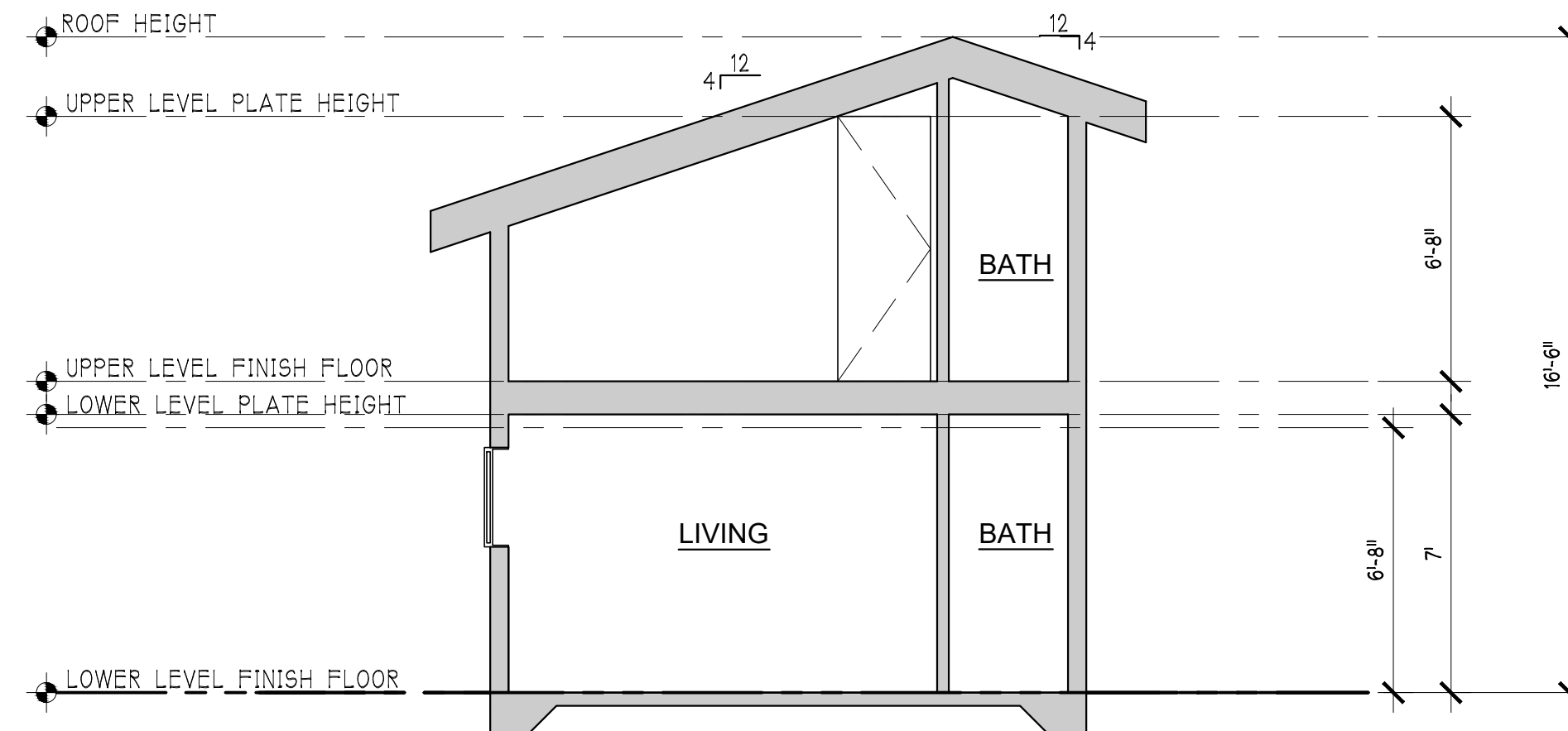
UPPER FLOOR PLAN
300 Sq-Ft

22x34: SCALE 1/4" = 1'-0"
11x17: SCALE 1/8" = 1'-0"



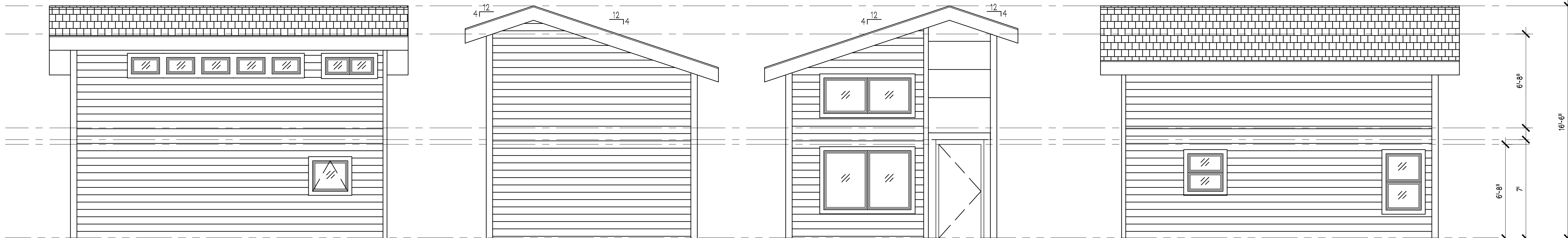
SECTION A

22x34: SCALE 1/4" = 1'-0"
11x17: SCALE 1/8" = 1'-0"



SECTION B

22x34: SCALE 1/4" = 1'-0"
11x17: SCALE 1/8" = 1'-0"



ELEVATIONS

22x34: SCALE 1/4" = 1'-0"
11x17: SCALE 1/8" = 1'-0"



REV	DATE	DESCRIPTION
0	02.18.20	DESIGN CONSIDERATION

Design INC.
WWW.YENDES.COM | (206) 432-1111
17191 BOTHELL WAY NE SUITE B104
LAKE FOREST PARK, WA 98155

APPROVAL STAMP

ENGINEER STAMP

A RESIDENTIAL NEW CONSTRUCTION
SEATTLE DADU

FLOOR PLANS
SECTIONS
ELEVATIONS

JOB NO.	20.A
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	