

Attn: City of Seattle
Re: Pre-approved DADU Plans

Thank you for this opportunity to submit this DADU proposal for your consideration as part of your pre-approved DADU program.

We are excited that the City of Seattle is continuing to push the envelope on encouraging the development of diverse housing and neighborhood options and we think that our DADU plan set will be a boon to Seattle residents.

Submission Information Follows

Firm: The Artisans Group, Inc.
Washington State Certified Women Business Enterprise
Architecture & Planning

Contact: Jason Taellious
1508 4th Ave E
Olympia, WA 98506
jason@artisansgroup.com
206.639.7098

Project Title:
Flexible ADU - 600 SF

Project Description:

This is a modest detached accessory dwelling that is an open concept one bedroom ADA accessible home featuring 3' wide doors throughout. Named for the flexibility of its design, this DADU is able to blend into almost any existing neighborhood, satisfy a multitude of architectural tastes, be fully accessible with proper site development and is capable of being built as an extremely energy efficient and sustainable home. Developed to be compatible with gable, full hip and shed roof trusses, this design also takes into account multiple roof pitch possibilities. Additionally, we designed the engineered openings in the exterior wall system for a range of window sizes to allow for greater choice and cost control by the homeowner. And on top of all of that, the range of available siding and roof options further empowers the homeowner with stylistic and cost control.

Project Narrative:

The Flexible ADU - 600 SF is designed to give the homeowner as much control over decisions about the architectural style, sustainability and construction costs as possible while its modest footprint allows it to fit on many urban lots. It is a powerhouse of small home design that is ADA accessible, empowers homeowners with realistic choices and meets a variety of tastes and neighborhood characters.

- Low Cost

After speaking with multiple general contractors we are confident that the simplicity and flexibility of this DADU design allows it to be built starting at approximately \$150,000, if a general contractor is hired. If more windows, sustainable options or finer finishes are chosen then that price will rise accordingly.

- Green Building

This is entirely within the homeowner's control. If built on an insulated slab, given increased insulation, made airtight, built with a ductless HRV and oriented properly for passive solar gain and proper shading, then this home could potentially pass Passive House standards of energy efficiency. Similarly the homeowner can elect building materials that are as sustainable as their budget allows.

- Privacy

Window placement and the ability to choose how many are selected gives the homeowner the ability to adapt this DADU as necessary.

- Context

The sheer flexibility of this design allows this DADU to fit in neighborhoods ranging from historic to contemporary or eclectic.

- Culturally Responsive

As a small open concept, the flexibility of its space allows the occupant a large amount of freedom in determining its use. From its connected and ample kitchen to its open living area, this DADU is equally home to solitude as it is to hosting social gatherings.

- Constructability

The simplicity of its design realistically allows a capable do-it-yourself homeowner to build it as well as making it less costly to hire a professional.

Construction Costs:

After pricing this out with several local general contractors, it is with reasonable certainty that this DADU can be built for anywhere from \$150,000, using the least expensive materials, to \$275,000+ if built by a general contractor to Passive House standards of energy efficiency and provided with nicer finishes. These amounts do not reflect site costs which are so variable that providing numbers is nearly meaningless without first analyzing a homeowner's property.

Floor plans: See attached document.

Building sections:

See attached document.

Building elevations:

See attached document.

Three-dimensional views:

See attached document.

Major materials:

2x6 lumber, engineered trusses, windows, insulation, gypsum board, cabinetry and cabinet hardware

List of mechanical systems:

- Ductless mini-split or (if Passive House) ductless Heat Recovery Ventilation system
- Electric water heater or heat pump water heater for sustainability

Price for plan:

\$1,000.00

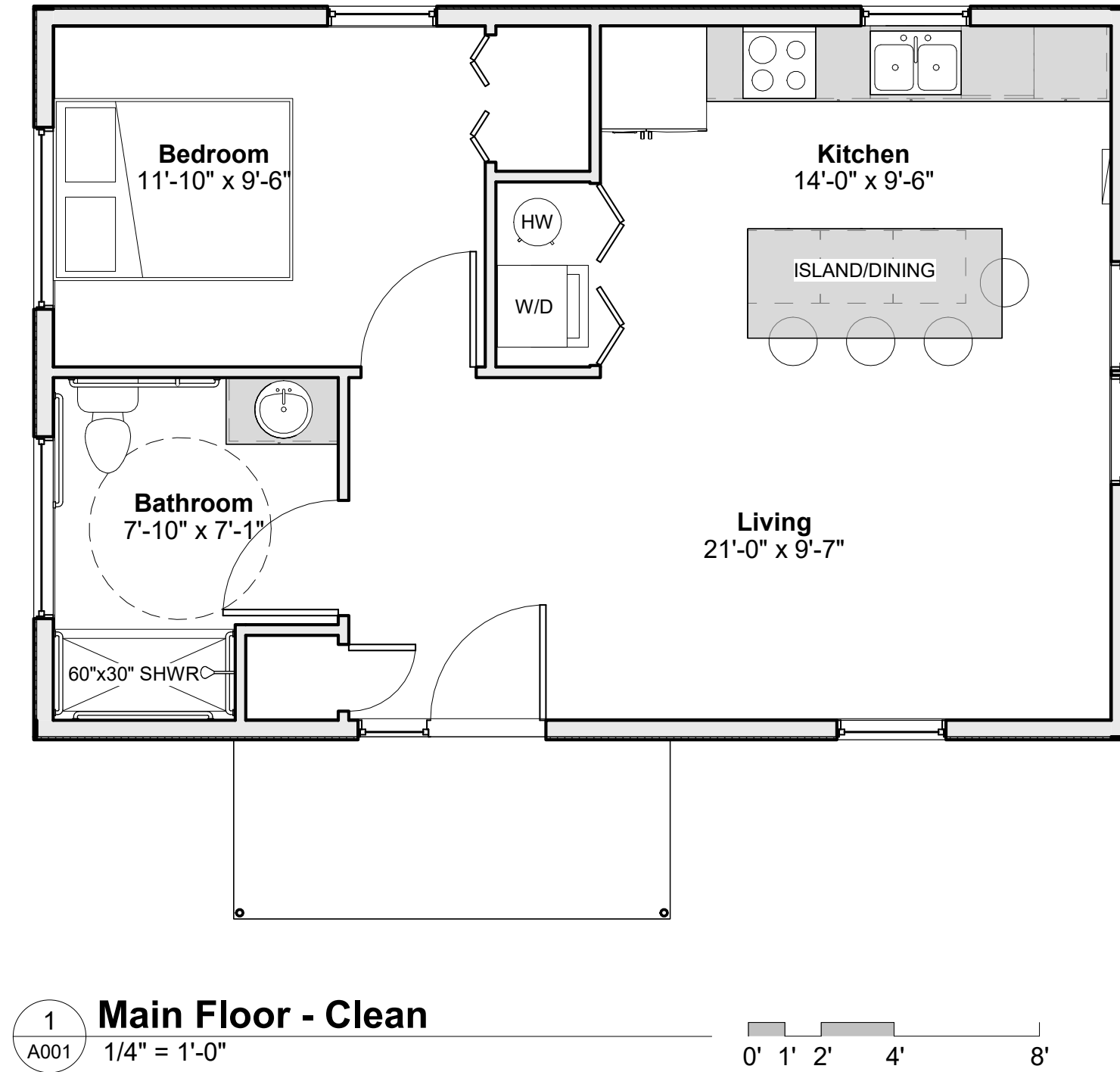
Hourly rate: \$88 per hour for site plan development and drafting, \$118 per hour for interior design and Permitting, \$148 per hour for energy modeling, sustainability consultation and additional architectural improvements.

With gratitude,

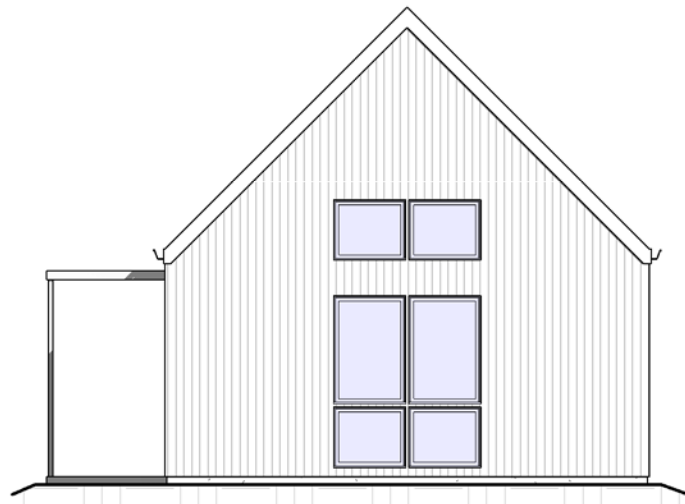


Jason Taellious

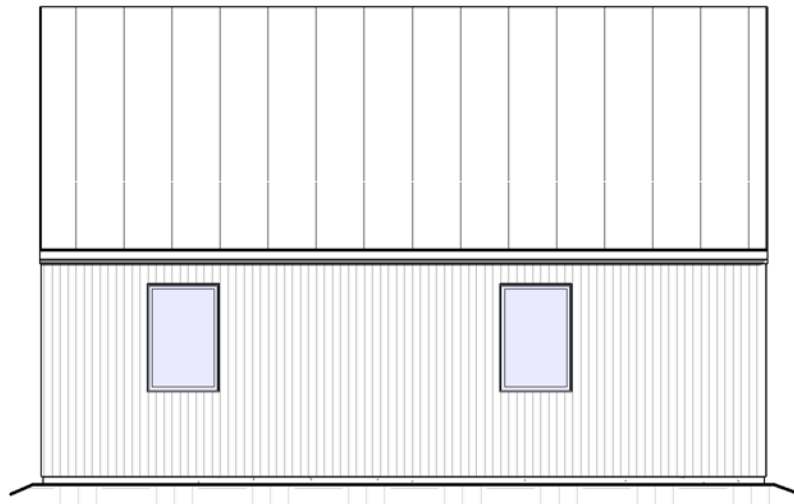




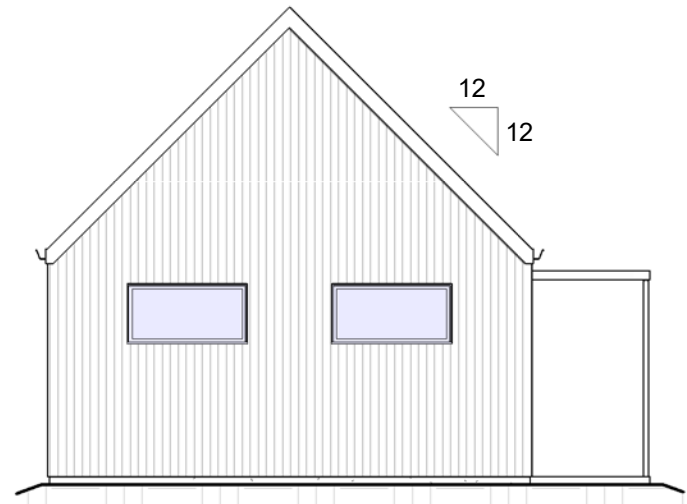
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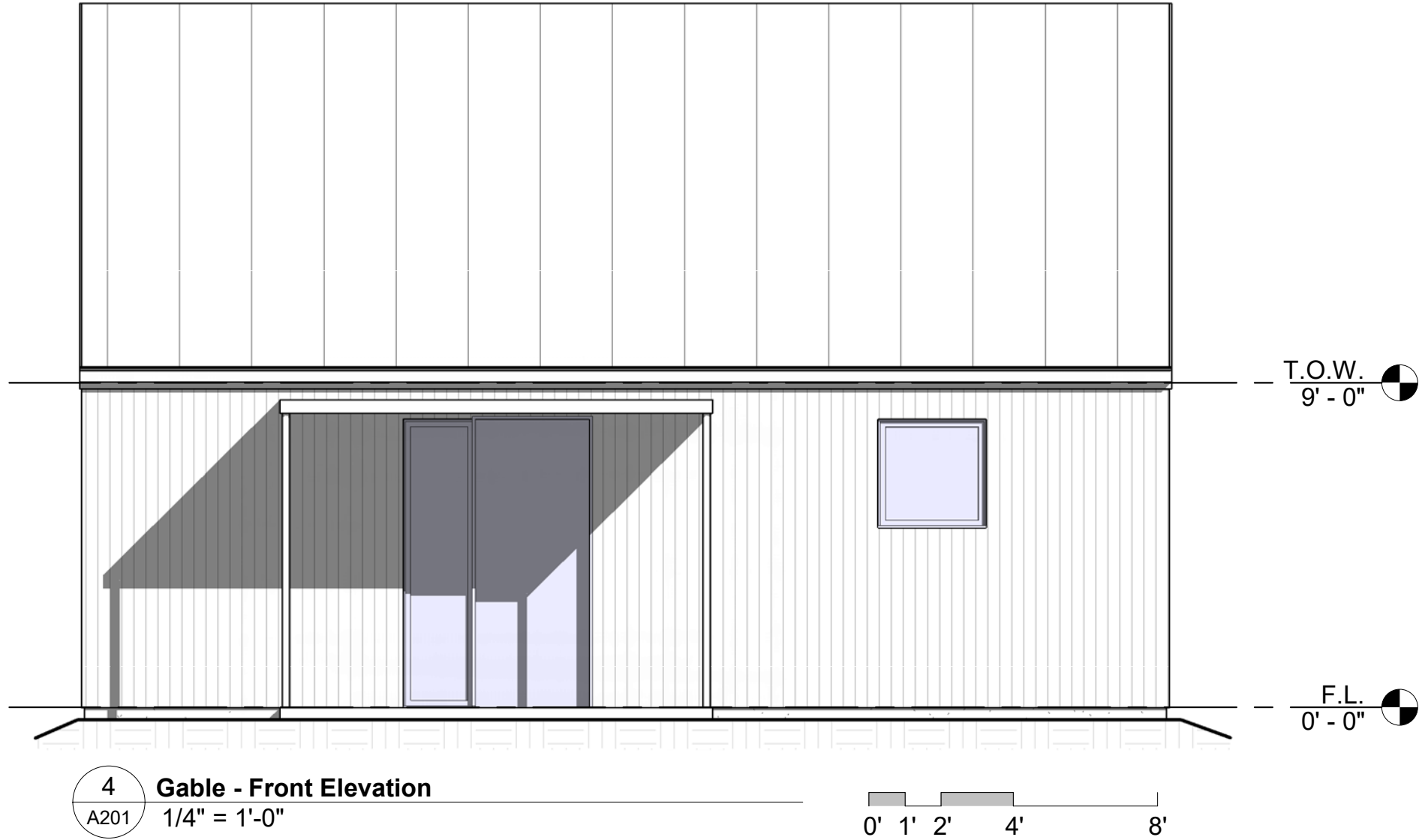
2
A201
Gable - Side 1 Elevation
1/8" = 1'-0"




3
A201
Gable - Rear Elevation
1/8" = 1'-0"



1
A201
Gable - Side 2 Elevation
1/8" = 1'-0"





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Seattle ADU - Gable

Site Address: _____

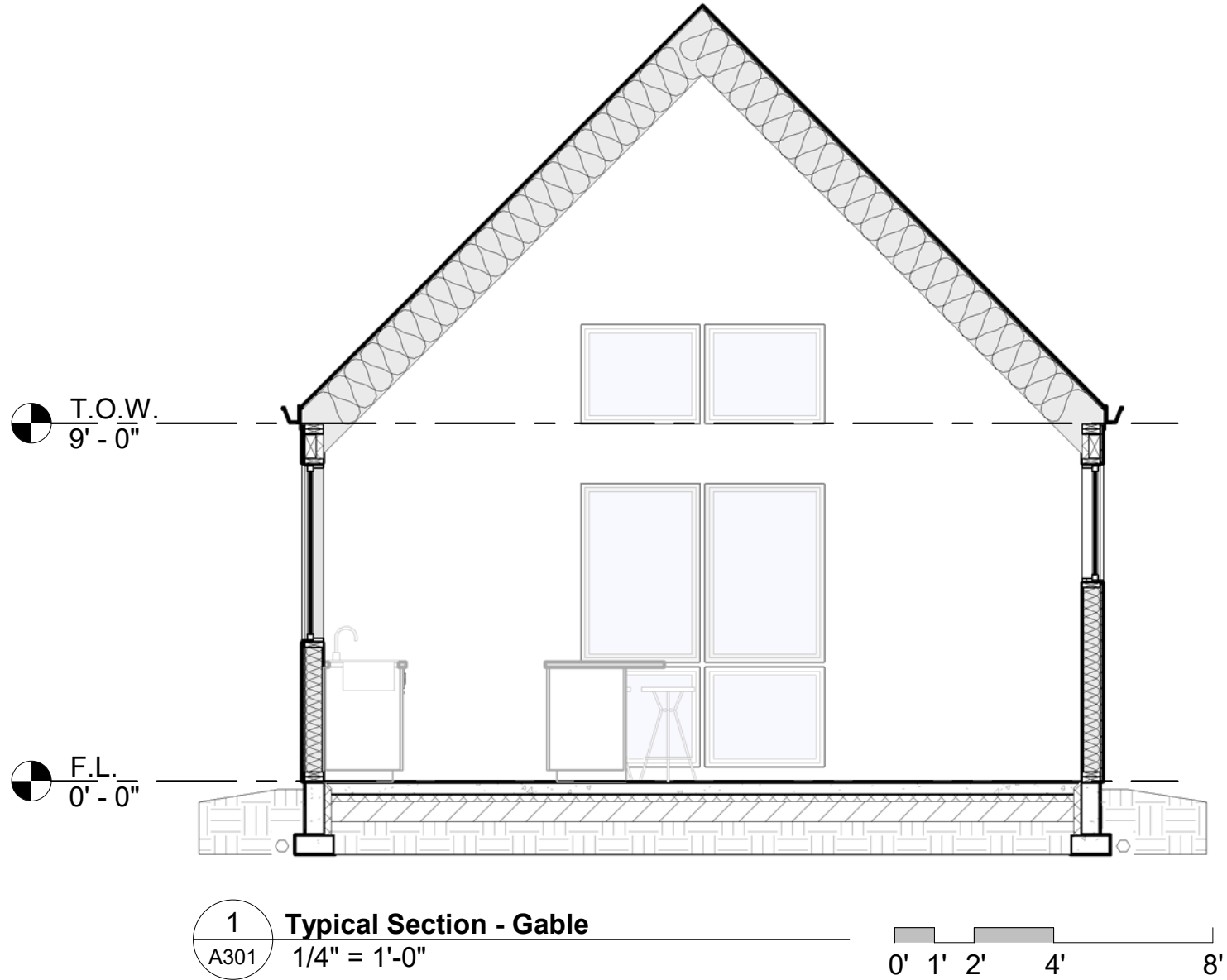
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Building Elevations - Gable

Designed By: RC

Drawn By: CK

A201



artisansgroup

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Seattle ADU - Gable

Site Address: _____
Parcel No.: _____

Typical Building Section

Designed By: RC
Drawn By: CK

A301



