



Seattle Pre-approved ADU plan submission

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L&I Certified DADU

Abodu

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High level note: We are not applying for a specific DADU category, but rather submitting our L&I certified designs to be featured in the online gallery. Thus we would have to be the exclusive builder of these designs (by nature of the L&I process). Our plans have been approved for CA usage by California HCD (the sister entity to Washington L&I) but we have yet to submit for Washington L&I approval. We do not anticipate this being a challenge or requiring much time due to our CA approval.

Project Description

Abodu is proud to submit two L&I certified DADU designs for consideration in Seattle's pre-approved ADU program. Abodu pioneered the concept of pre-approved ADUs in partnership with the City of San Jose, California and has proven to be a strong provider of fast, cost-effective ADUs. Abodu provides homeowners upfront price transparency and painless project management from permitting to construction to installation of our modular units. In San Jose, Abodu units start at \$200K, with a process that takes 3 months from permit submission to handing over the keys. We hope to work with Seattle homeowners to further reduce cost and project timelines. Abodu has two DADU designs, both of which are built to be no-compromise living spaces that look amazing in any backyard. We are proud to present the Abodu One, a 495 sq. ft. 1 BR DADU and the Abodu Studio, a 335 sq. ft. studio DADU.

One of Abodu's primary manufacturing partners is located just outside of Seattle, allowing for high quality service and low transit distances for Seattle homeowners. Our Abodu executive team is all under the age of 30 ("emerging professionals").

Fulfillment of Design Criteria

Cost: We utilize cost savings from factory production to offer homeowners a reasonable price for a high standard spec-level ADU. Our designs don't include unnecessary materials, but rather a high-integrity, no-compromise set of finishes.

Green building and design: Green building is at the heart of Abodu. Factory-construction allows us to minimize construction waste and reduce carbon emissions from daily labor transit. All Abodu structures are framed with FSC certified timber, providing carbon capture. All designs include a heat-pump water heater, high-efficiency mini-split HVAC system, 2x6 exterior walls for increased insulation (R-30) and a roof/floor assembly that allow for R-40 insulation.

Privacy: Abodu ADUs are designed to provide privacy for Abodu residents, primary structure residents and neighbors. Sleeping areas have been shielded from low windows. Signature side elevation windows provide natural light, but limit primary home and neighbor sightlines. Our 1BR has a small window on the rear elevation (beneath the fence line) and our Studio has no windows on the rear elevation.



Context: Abodu designs are meant to be distinct, yet compatible with almost any home. We achieve this through modern edges that are softened by familiar form. Our diagonal-gable roof structure allows for beautiful interior cathedral ceilings, while providing contextual relationships with a wide variety of primary home designs. We use various types of roofing material (composite shingle, standing seam metal, etc.) and exterior siding material (stained cedar, fiber cement, stucco, etc.) to provide homeowners a wide-array of exterior compatibility or uniqueness, depending on taste.

Culturally responsive design: Abodu's are built to be lived in by households of all cultural backgrounds. With large kitchens and ample living space, residents are enabled to utilize familiar living layouts, appliances and other cultural uses to feel right at home.

Constructability: Abodu units can be built in factory in 6-8 weeks with a dialed-in cost. Abodu makes the process painless and predictable for homeowners that are terrified by the opacity and uncertainty of typical construction.

Estimated Construction Cost

Abodu Studio: \$169K-\$189K all-in

Abodu One: \$189K-\$209K all-in

Assumptions:

- Lot: Flat, with reasonable access (140 ft or less) via crane or rollers from front, side or rear of backyard
- Sewer: 4" sewer line connection easily reachable in rear of home
- Water: 1" water line connection easily reachable in rear of home
- Electric: 200 amp panel already installed on site

What can increase cost slightly?

- Deep lot that requires a significantly larger crane for install and significant trenching distance for utility connections
- Requirement of sewage ejector pump due to inadequate fall
- Electric panel upgrade

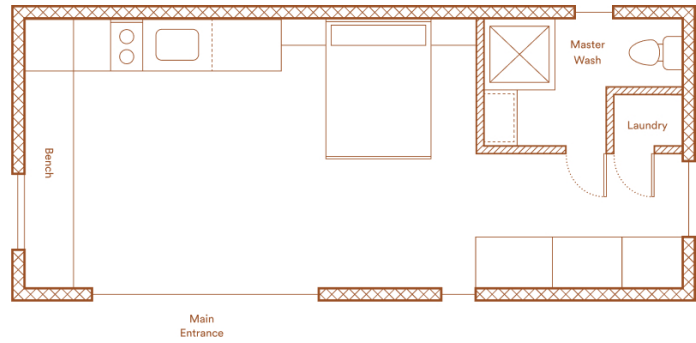
Additional Photos of the Abodu 1BR: (see [Abodu.com](https://www.abodu.com) for more photos and a 3D walk through)





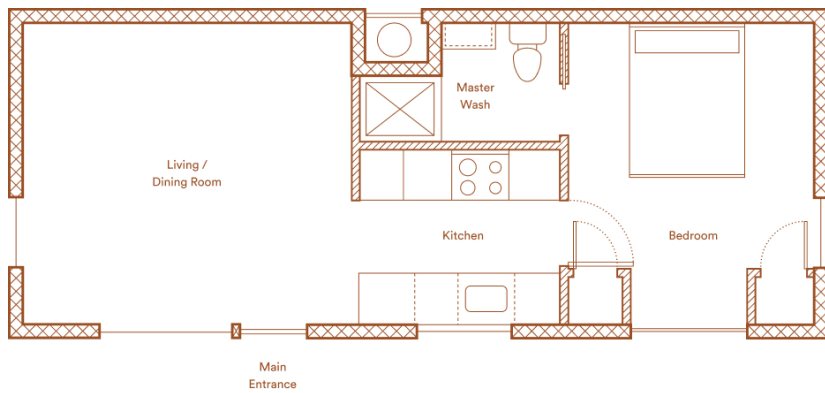
Abodu Studio

335 sq ft | \$189K



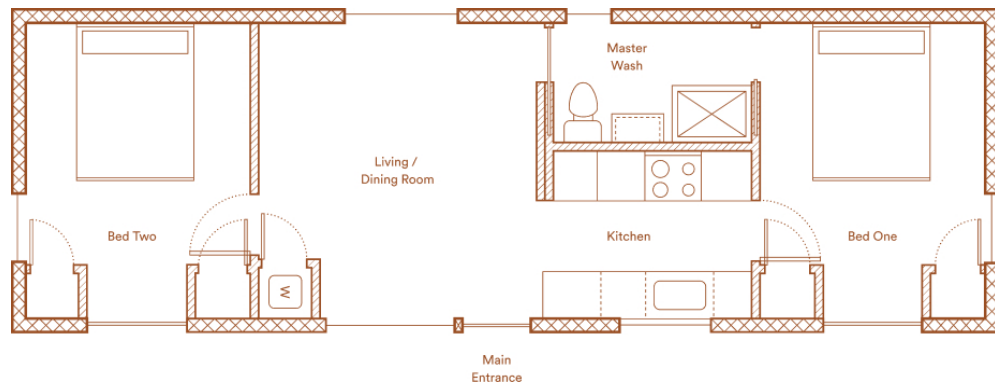
Abodu One

495 sq ft | \$199K



Abodu Two

620 sq ft | \$269K



Abodu Studio
335 sq ft | \$189K



Abodu One
495 sq ft | \$199K

