

February 14, 2020

Morgan Elliott, Architect  
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206-354-2412

RE: Pre-Approved DADU

## Project Narrative

The proposed design meets multiple DADU Categories and Selection Criteria listed in the Submission Guide:

- **Small-footprint DADUs:** The proposed design has a 252 sf footprint, with a total area of 504 sf across two floors. The structural top plate, at 15' 8" can be built on lots down to 30 ft wide with some flexibility to go up in height.
- **Accessible DADUs:** While not fully accessible, the design accommodates mobility impaired residents and visitors with the following features: ground floor half-bath, low pitch stair to the second floor, at-grade entrances and a laundry chute from the second floor.
- **Low Cost DADUs:** With a simple shape and mono-pitched roof, it is estimated that the project can be built for about \$150,000, or about \$300/sf. While the placement and quantity of windows are intended to make use of natural light and ventilation, items like skylights and clerestory windows could be deleted to save further on the budget.
- **Privacy:** This design would best be sited along an alley or rear property line, with the location of stair, smaller, higher windows and orientation of the roof providing privacy along this back façade. The first floor opens on two sides accommodating different configurations for a possible private courtyard.
- **Constructability:** The rectangular plan and shed roof are intended to provide structural simplicity.

Sincerely,

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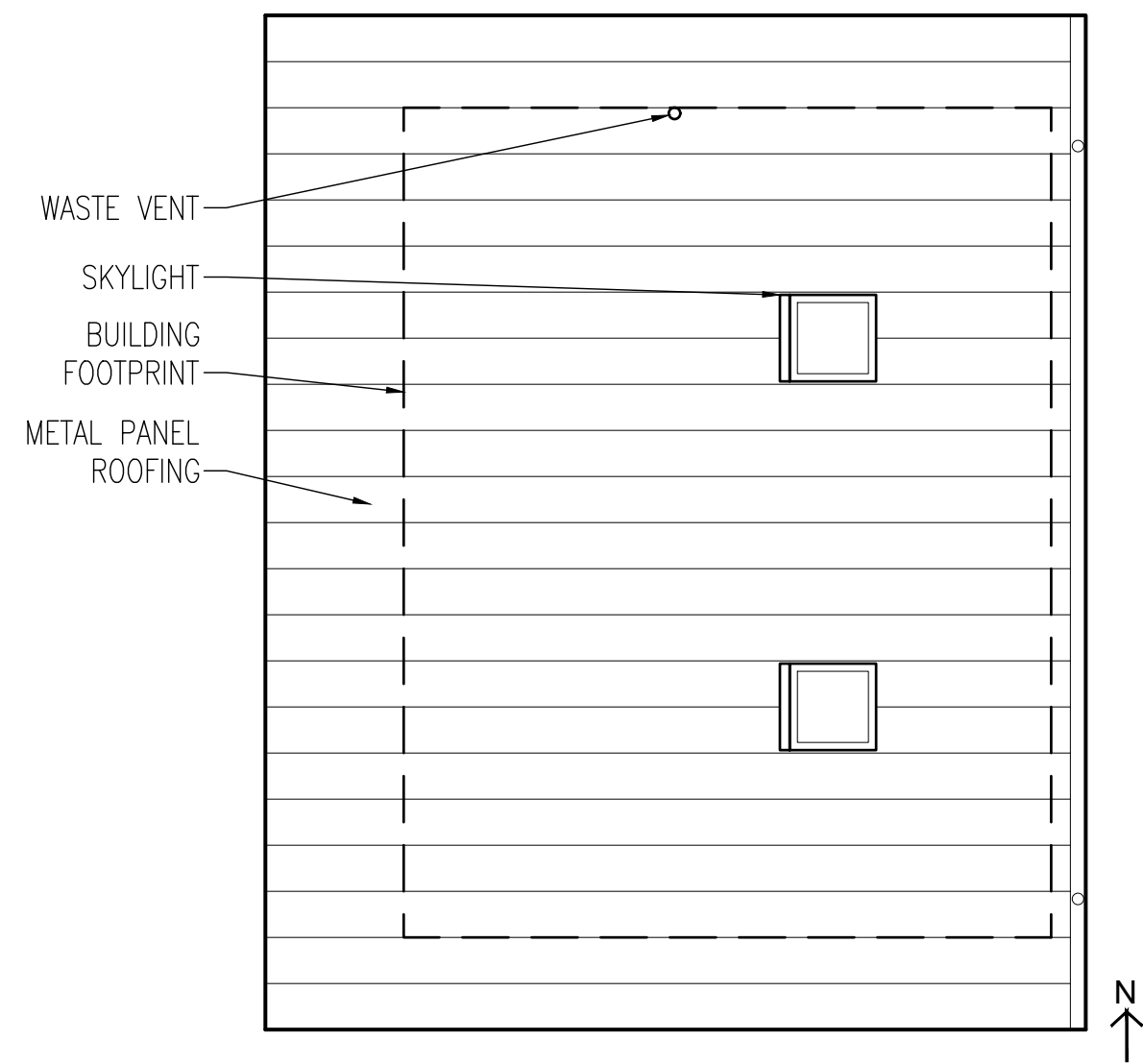
RE: Pre-Approved DADU

### **Project Description**

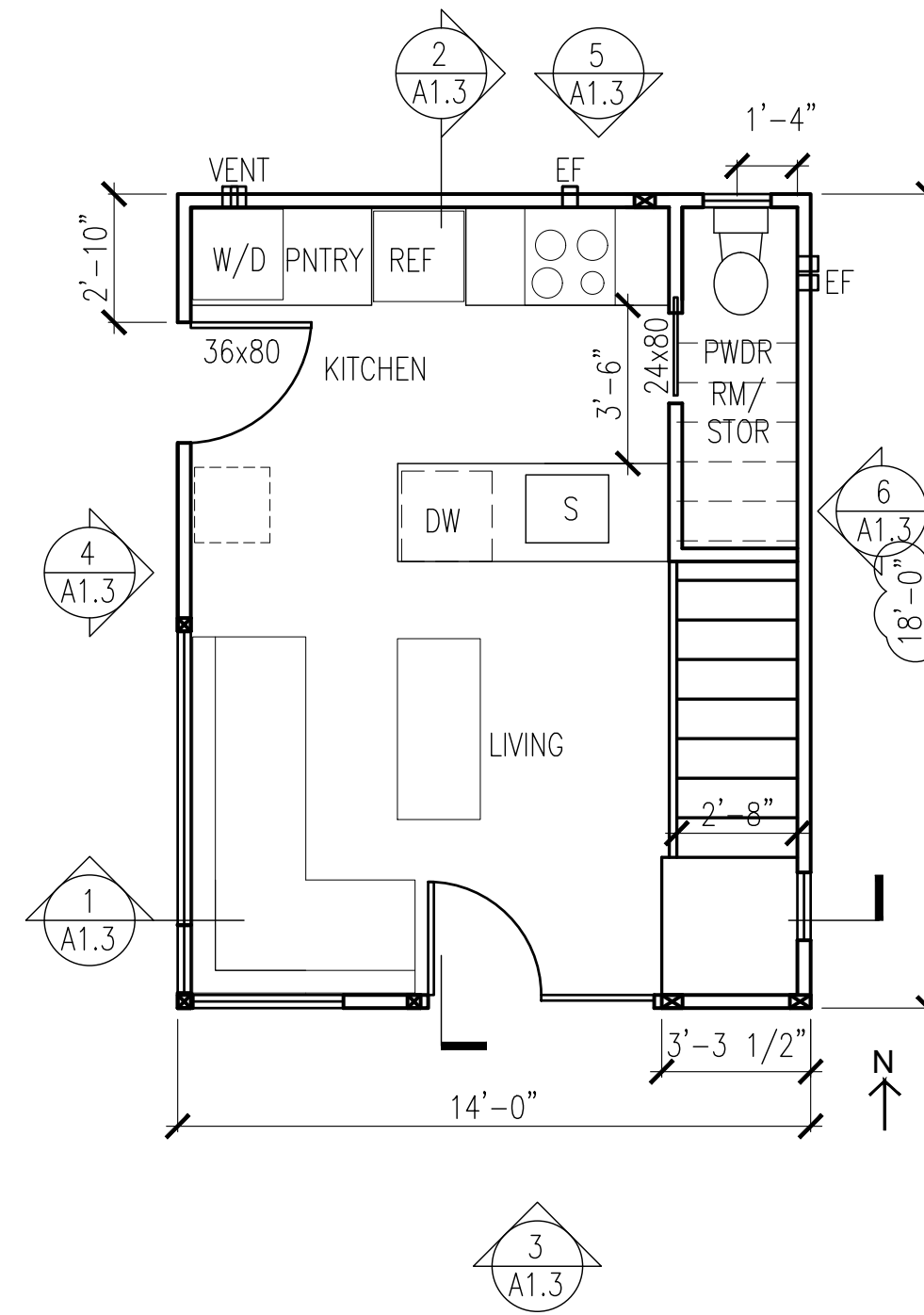
The proposed design is based on a previously permitted DADU. It occupies a small footprint (252 sf) and provides two floors of living space. It can be built on a lot at least 30 ft wide and is ideally suited to back onto an alley, having stairs and minimal fenestration on the alley side. The walls are 2x4 framed with exterior rigid insulation to maximize interior space. Interior finishes consist of drywall with exposed slab on grade and exposed second floor framing. Heating system could comprise electric resistance wall heat, ductless heat pumps, or hydronic heat in the concrete slab. The estimated construction cost would be in the range \$150,000-175,000. The price for the plan is \$1000; additional work billed at architect: \$95/hour; engineer: \$150/hour.

Sincerely,

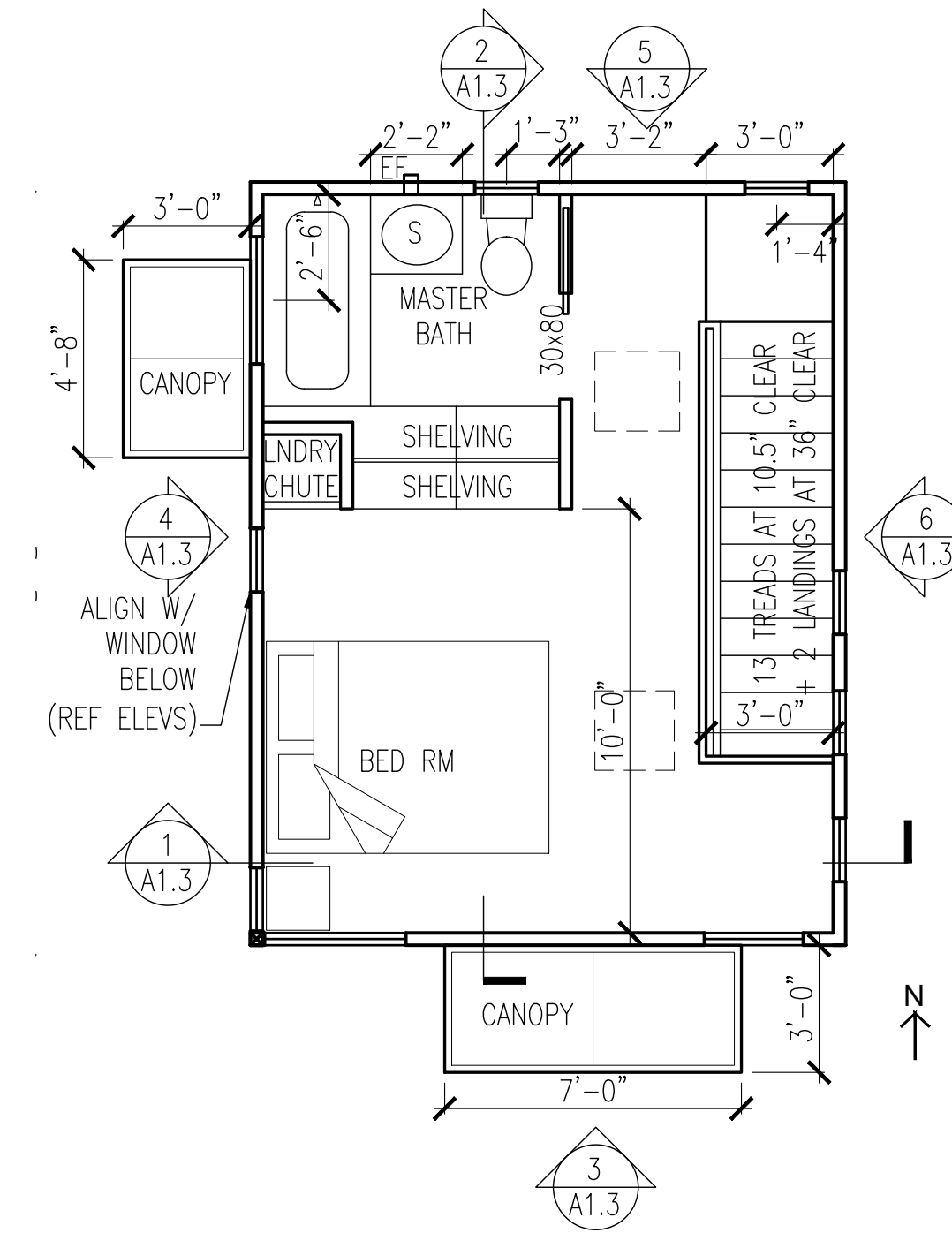
Morgan Elliott, Architect



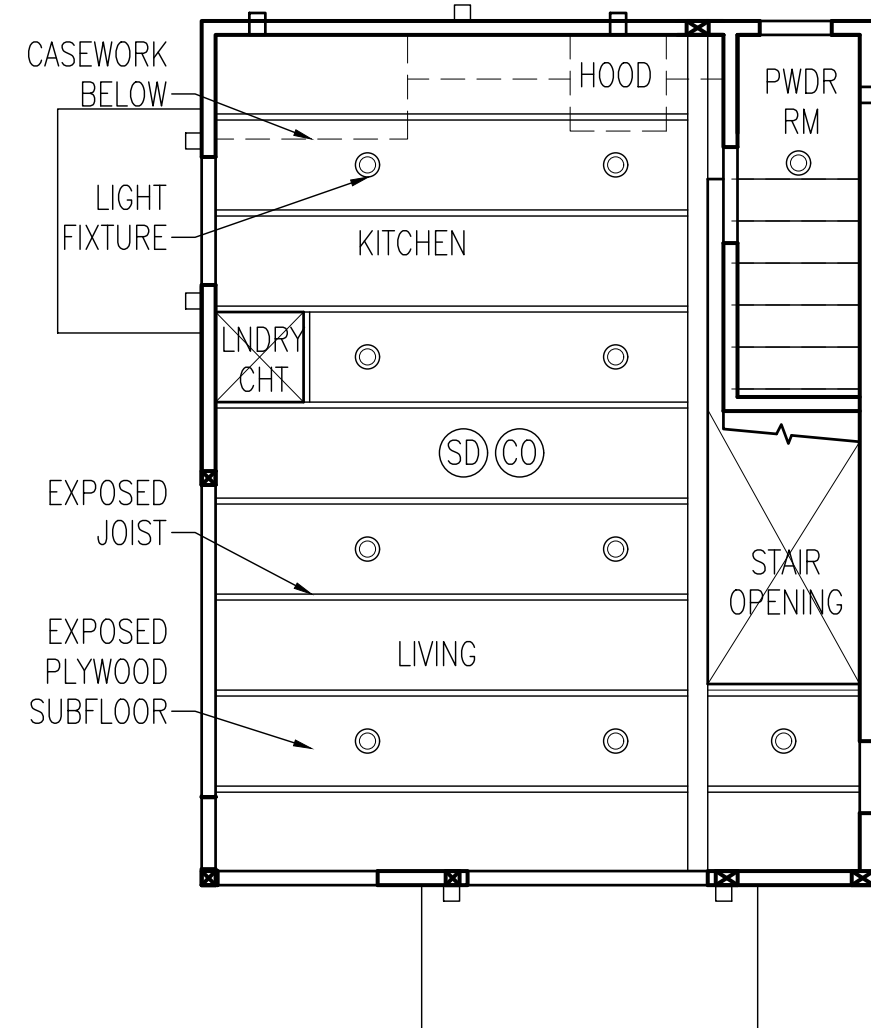
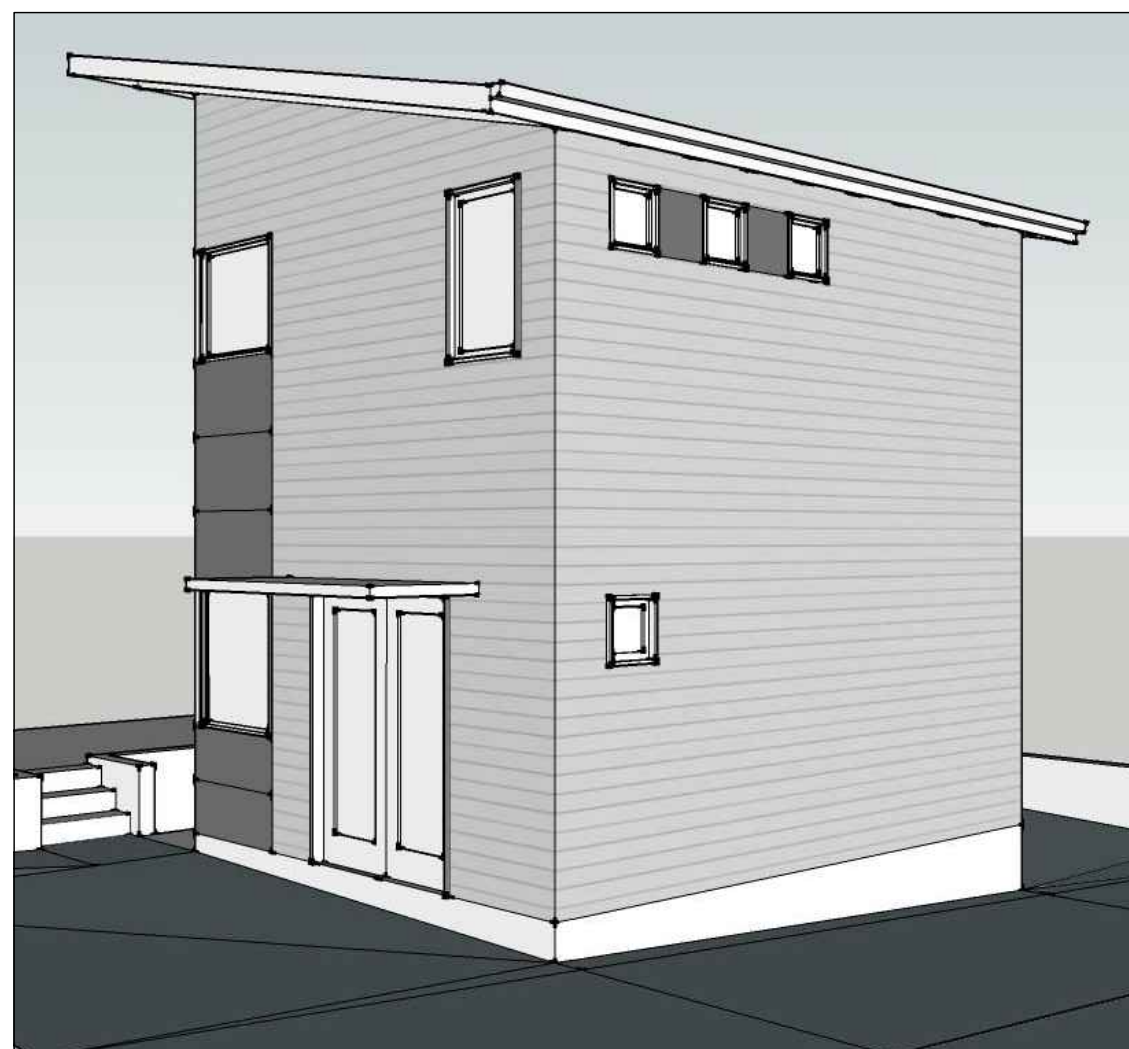
**0 ROOF PLAN**  
1/4" = 1'-0"



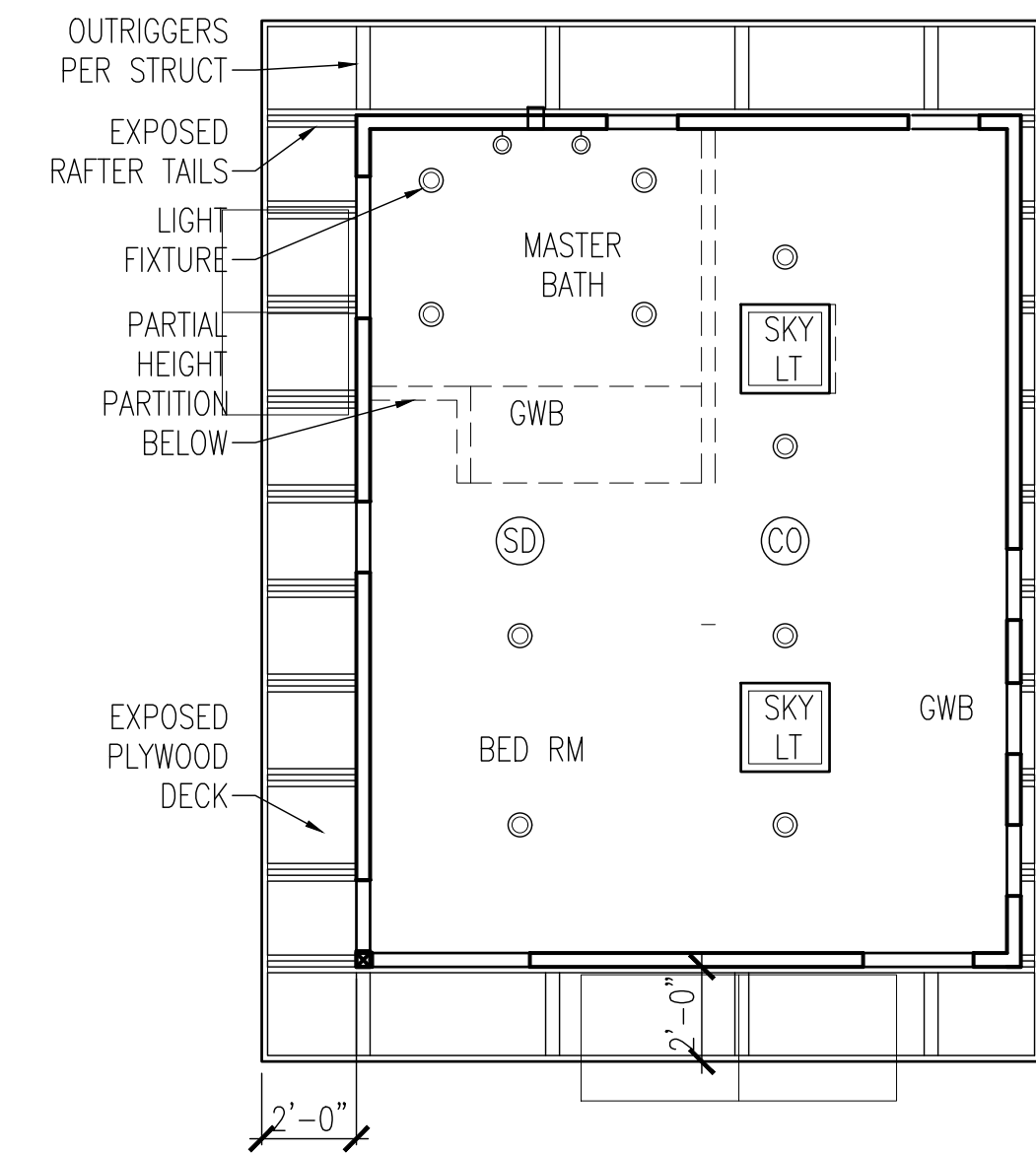
**1 FIRST FLOOR PLAN**  
1/4" = 1'-0"



**2 SECOND FLOOR PLAN**  
1/4" = 1'-0"



**3 1ST FLR REFL CEILING PLAN**  
1/4" = 1'-0"



**4 2ND FLR REFL CEILING PLAN**  
1/4" = 1'-0"

**TYPICAL CONSTRUCTION ASSEMBLIES**

