

Feb 17, 2020

To Whom It May Concern;

MyKabin LLC is pleased to present the following submission for your DADU pre-approved plans process consideration.

Contact info:

G. Clint Jones, Co-Founder

MyKabin LLC

206-551-1624

clint@mykabin.com

Project Description:

This project proposal is for our Cascade model. The Cascade features a studio 340SF floorplan. It offers a narrow footprint and shortened length designed both for trucking to a site in one completed unit as well as fitting in narrow rear yards while maximizing space for a couple. The unit is lofted throughout and provides a large storage loft to provide a spacious interior feel with ample windows for natural light as well as plenty of storage and cabinet space. Although the unit is shortened, it is designed to accommodate a queen-sized bed while still allowing flexible living space. This floor plan is available in both the traditional and modern roof styles.

We have currently sold several of these units and have attached photos of some completed examples. Projects were completed at or below the price provided in this document.

Narrative:

MyKabin provides accessible DADU units that are affordable, usable, thoughtfully designed, and minimum 4 Star Built Green. All units are designed to work with a low impact foundation system which enables overall lower costs, guaranteed pricing to the clients, and a shorter construction timeline compared to traditional stick-built construction methods. We offer traditional and modern designs to allow for flexibility to coordinate with existing architectural design and style preferences. Our design keeps our outside footprint as small as possible to maintain privacy and lot aesthetics, while allowing ample interior living space. We also work with our clients to customize certain elements of the interior layout for personalization. Our units are typically assembled in place but are designed to be Labor and Industries (L&I) inspected and then craned in if desired/available.

Estimate of Construction Cost:

This unit has a guaranteed price to the consumer that includes permitting, foundation, installation/construction, and utility hook-ups starting at: \$135,000 + tax. Whether built in place or crane-in, the pricing for either method of construction will not change the base price of the unit.

Major Materials:

We utilize structural insulated foam panels (SIPs) for the entire shell on all our products and a beam system for our foundation. Our installation process is streamlined and repeatable from site to site allowing us to ensure a lower cost and quicker construction timeline. Our units typically have horizontal cement board siding, such as Hardy Plank, along with a standing seam metal roof. Other options are available depending on desired aesthetic. We use energy efficient Milgard Trinsic Series windows. All our units are minimum 4 Star Built Green.

Mechanical Systems:

For units that are under about 600SF, we use electric resistance heating as our units are incredibly energy efficient. On our larger units we use a heat pump. All units can be upgraded to heat pump if desired. Our base model packages start with a traditional electric tank water heater but may be upgraded to an electric OnDemand System. All units are equipped with an energy recovery ventilator (ERV) unit as a standard feature.

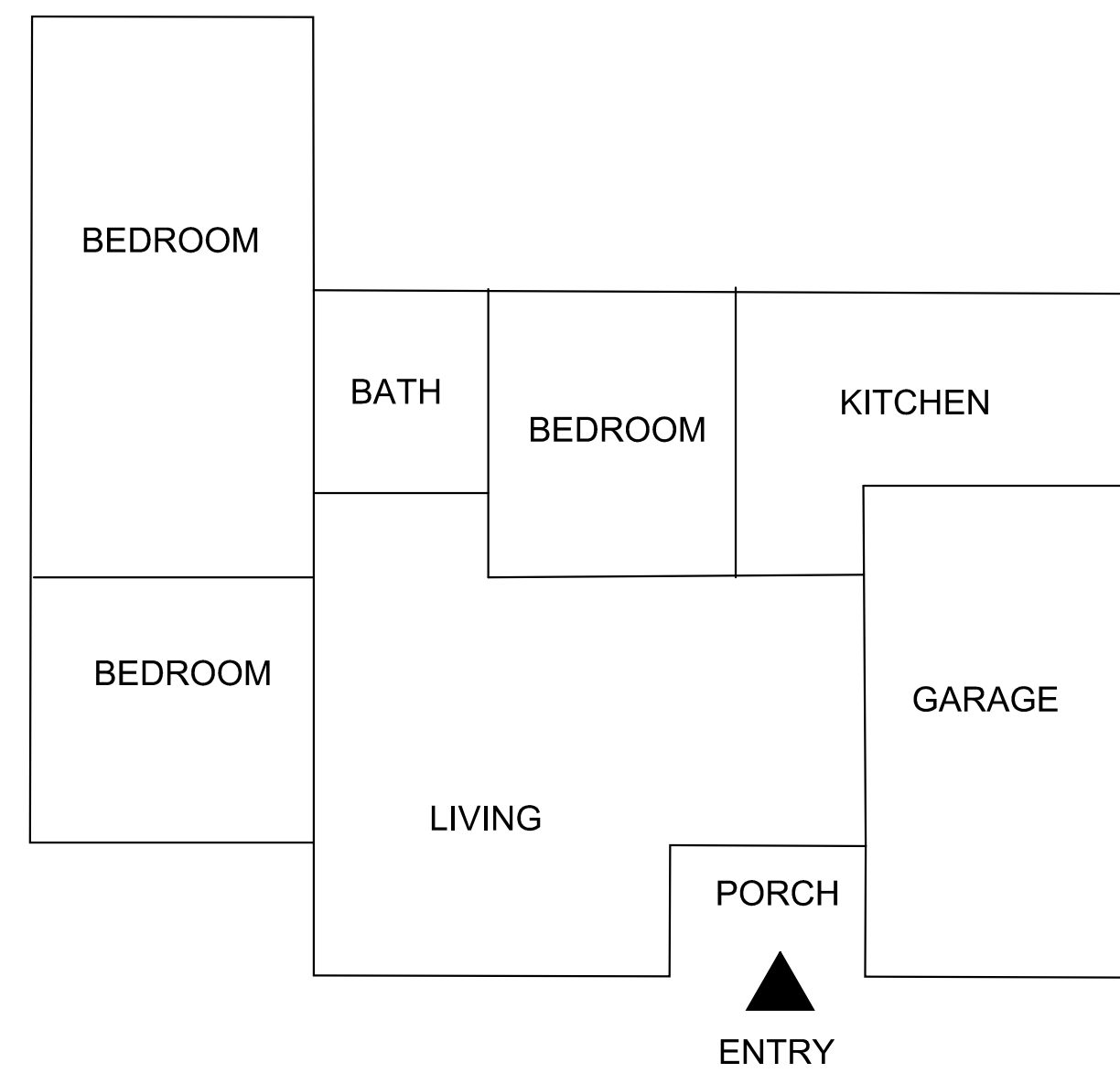
Plan Pricing:

We will offer this plan set for \$1,000.00 with additional work requested to be performed at an hourly rate of \$125.00/hr.





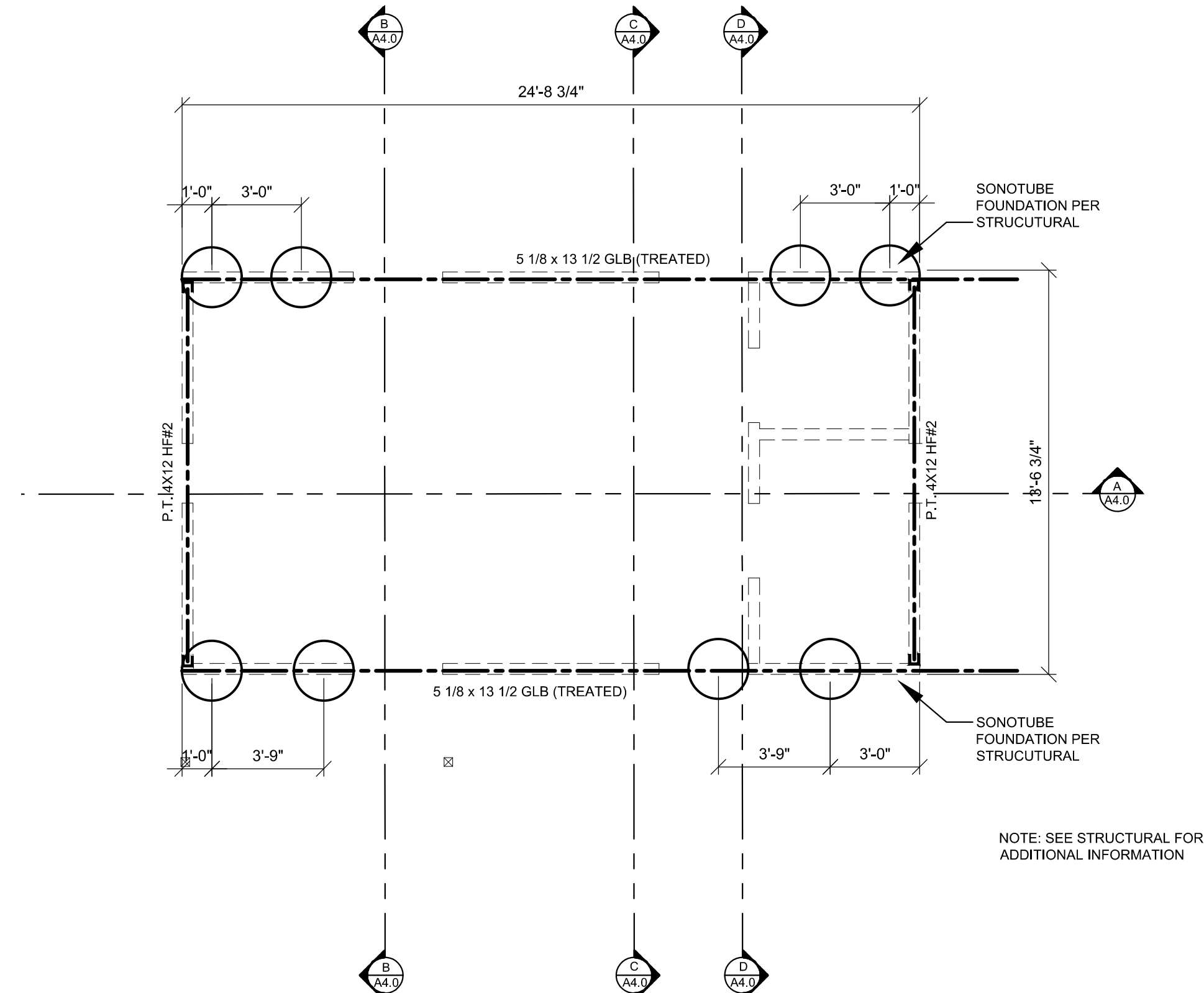
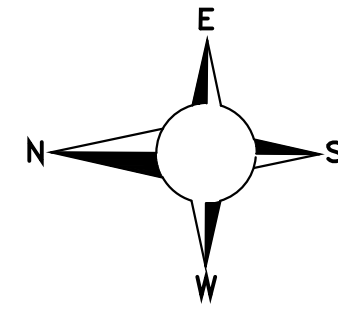




EXISTING RESIDENCE FLOOR PLAN

SCALE: 1/8" = 1'-0"

GROUND FLOOR



FOUNDATION PLAN

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



SUPPLY AND EXHAUST GRILLS

MARK	CFM	OPERATION	GRILL TYPE	EQUIPMENT TYPE
A	20-40 CFM	CONTINUOUS	SUPPLY/EXHAUST	HRV
B	80 - 100 CFM	CONTINUOUS	EXHAUST	EXHAUST FAN
C	50 - 80 - 100 CFM	INTERMITTENT	EXHAUST	EXHAUST FAN

VENTILATION NOTES:

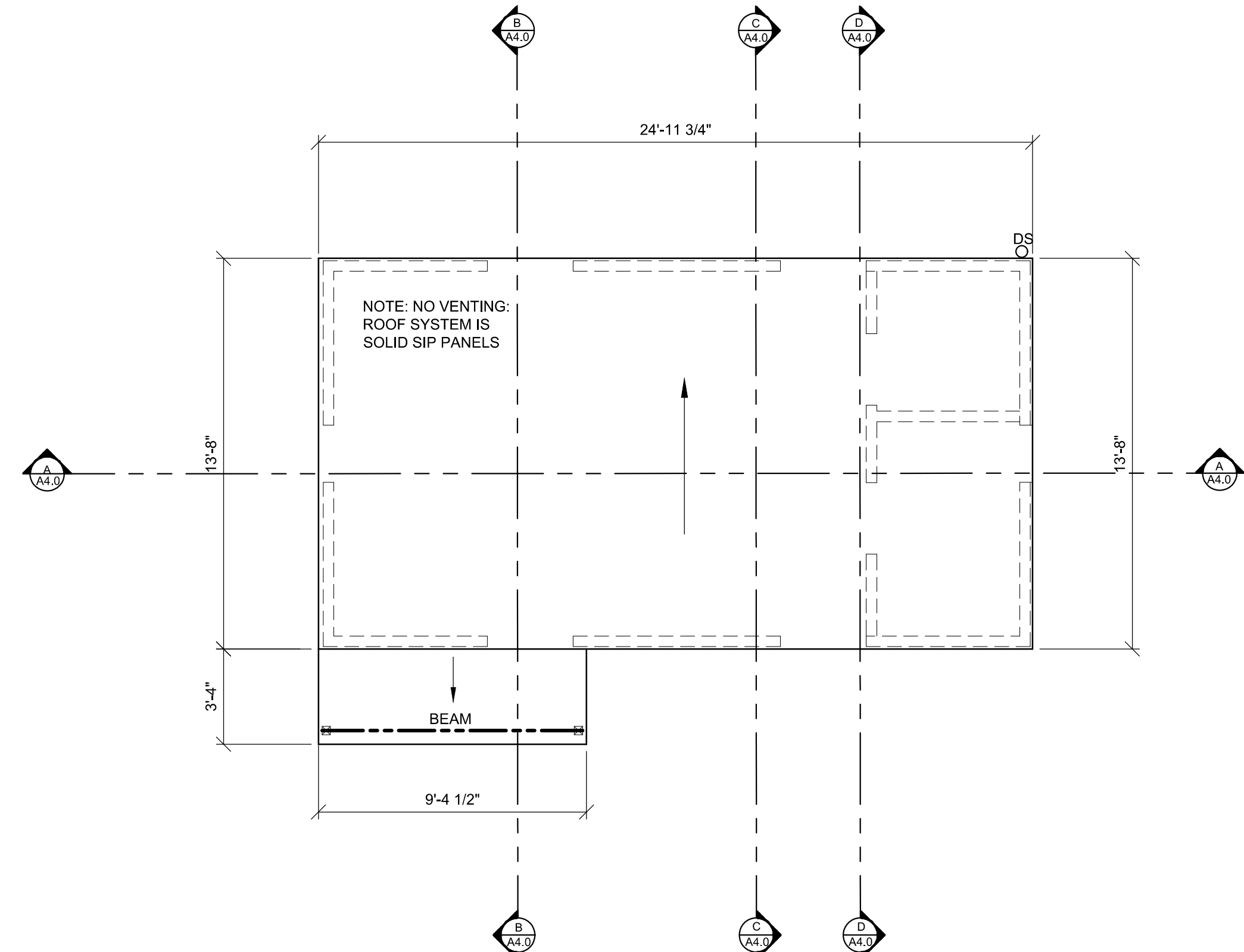
- Local exhaust ventilation air flow rate is based on continuous operation per SRC table M1507.4 or SMT table 403.3.
- Whole house ventilation is provided via exhaust fan that operates continuously, per SRC table M1507.3.3(1) or SMC table 403.8.1.
- Exhaust outlet location shall be per SRC section R303.5.2.
- Fresh outdoor air intake location shall be per SRC section R303.5.1 and M1507.3.7.3.
- The HRV shall operate continuously at a speed to provide min fresh outdoor air supply rate 40 CFM.

HRV EQUIPMENT SCHEDULE

Make	PANASONIC
Model	FV-04VE1
Air flow min.	20 CFM
Air flow max.	40 CFM
# air flow settings	2 Settings

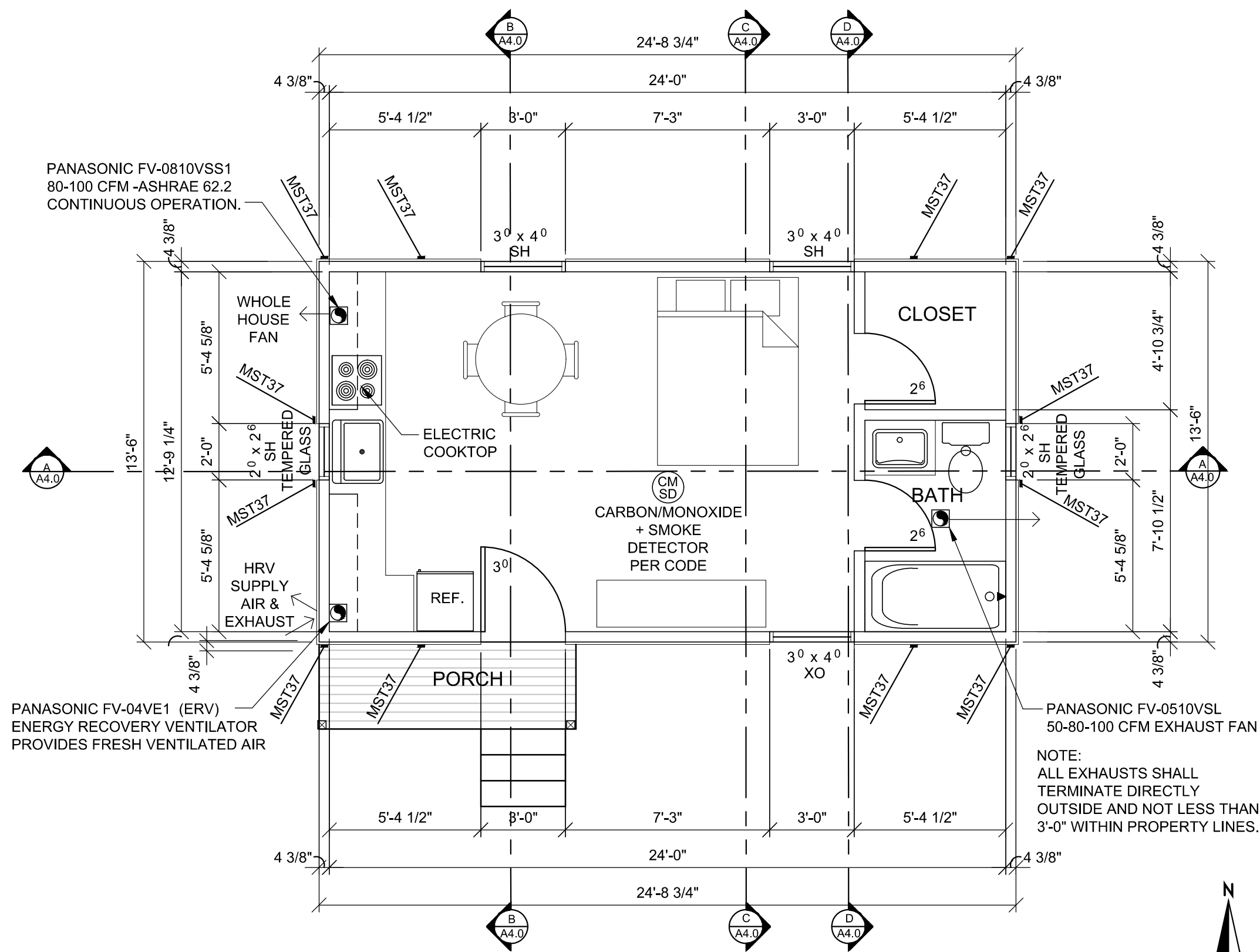
HRV DIAGRAM

SCALE: 3/16" = 1'-0"



ROOF PLAN

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



FENESTRATION SCHEDULE

QUAN	MFG/MODEL	TYPE	WIDTH	HEIGHT	U-FACTOR	MATERIAL	NFRC 100 CERT.
2	MILGARD TRINSEC 2210	SH/SG	2'-0"	2'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
3	MILGARD TRINSEC 2210	SH	3'-0"	4'-0"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	RELIABILT Model #218787	FULL LITE/SG	3'-0"	6'-8"	U=0.27	STEEL INSULATED CORE - LOW E	YES

FLOOR PLAN

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

REVISION HISTORY

1	08-28-2019	Permit Corrections
2	10-10-2019	SonoTube Foundation
3	10-24-2019	Permit Corrections

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Bellevue, WA 98005

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CLIENT
Kathryn Reckon
12008 Burke Ave. N.
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ISSUE
07/23/2019

RE-ISSUE

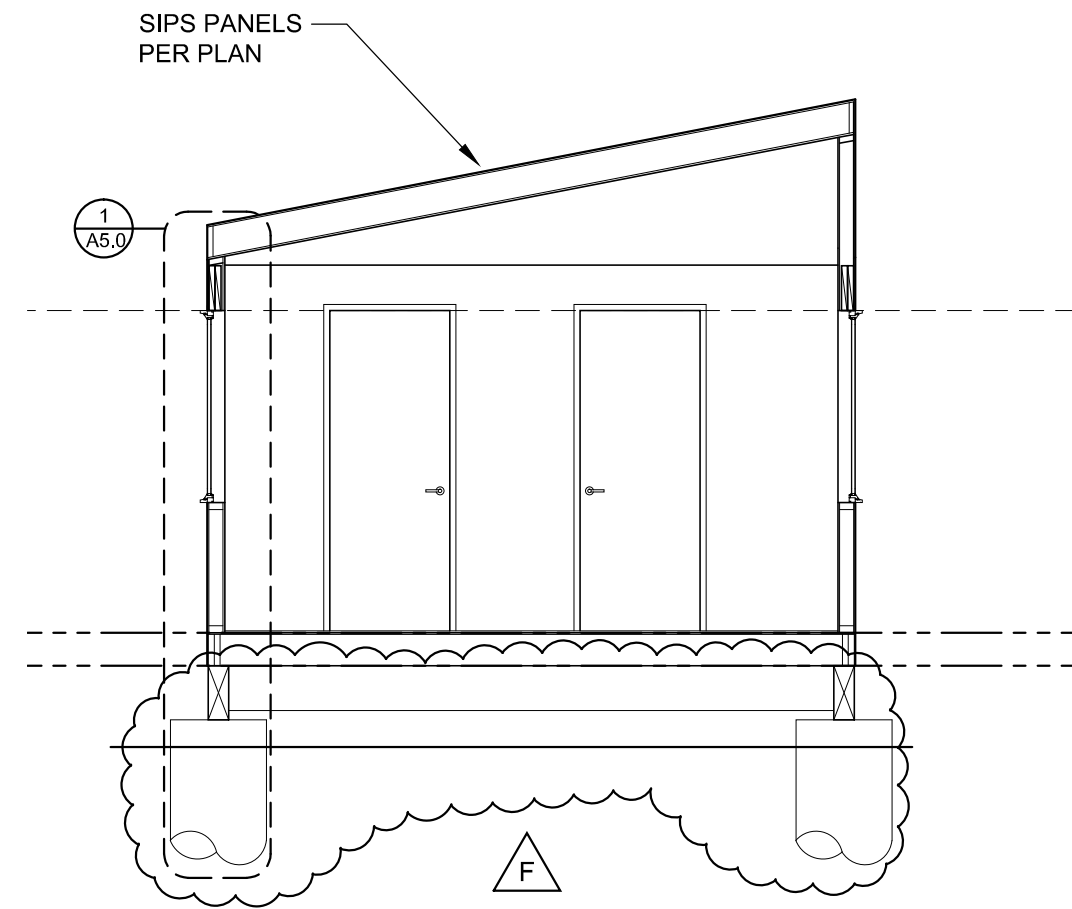
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2019-004

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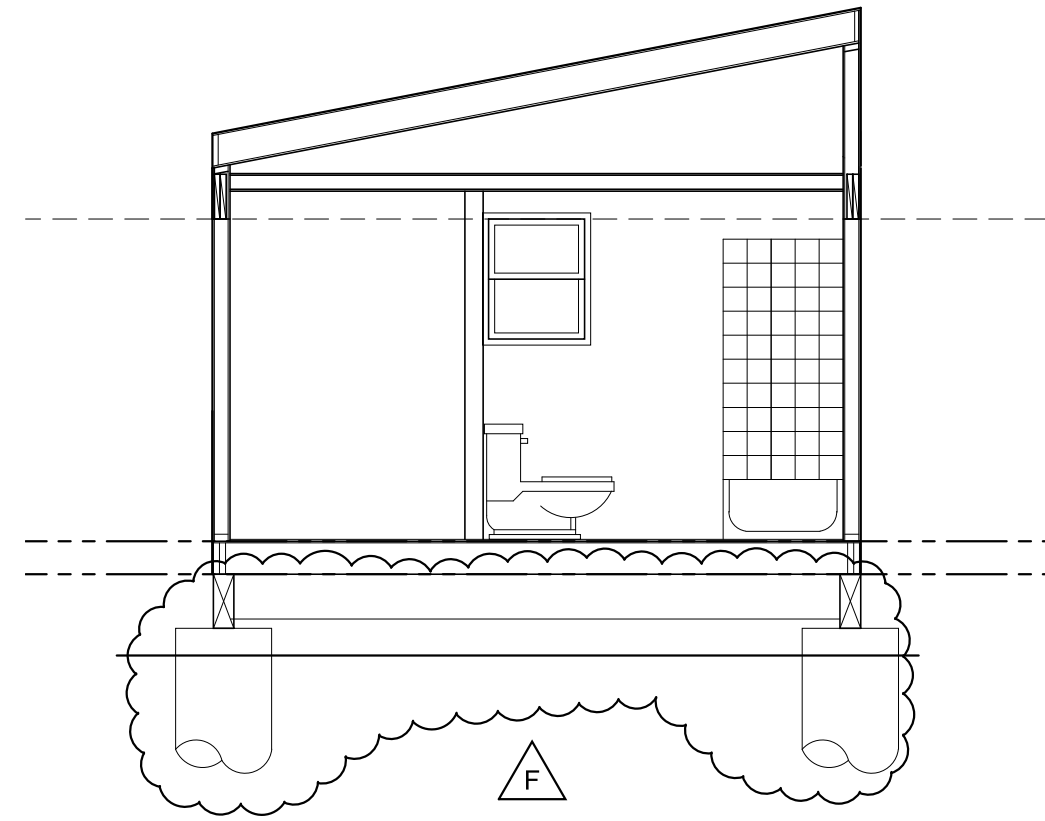
Floor Plan
Roof Plan



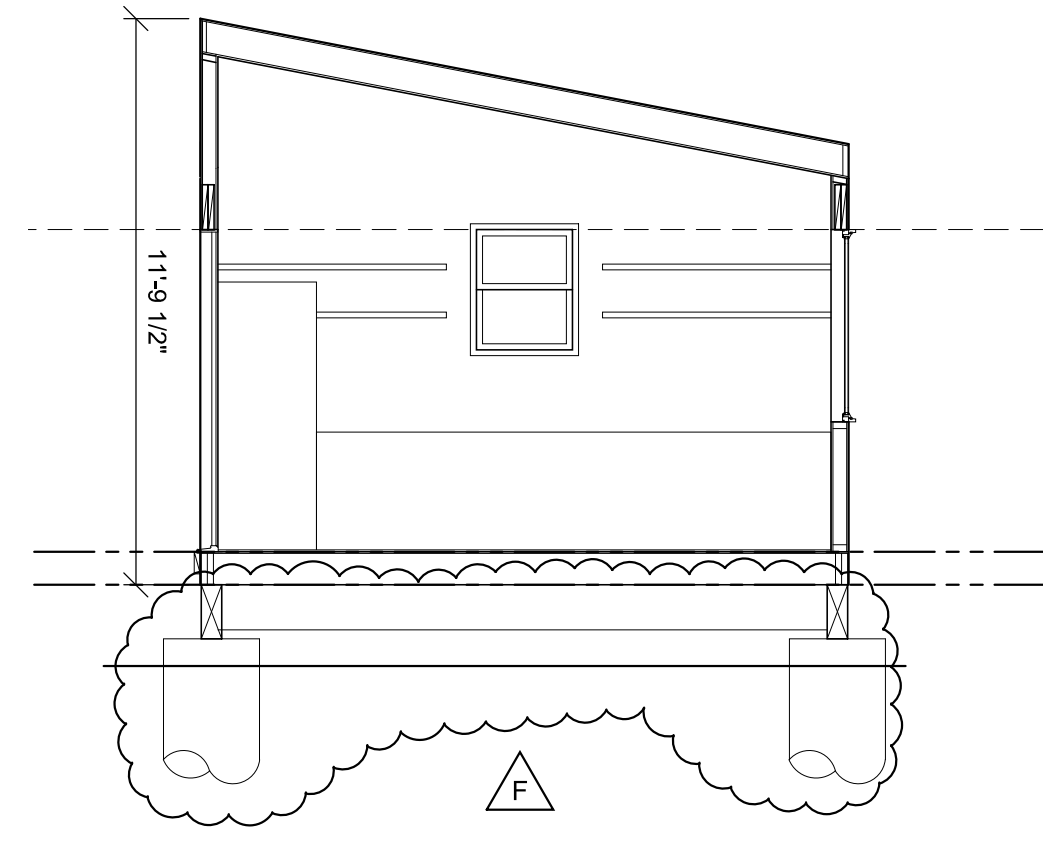
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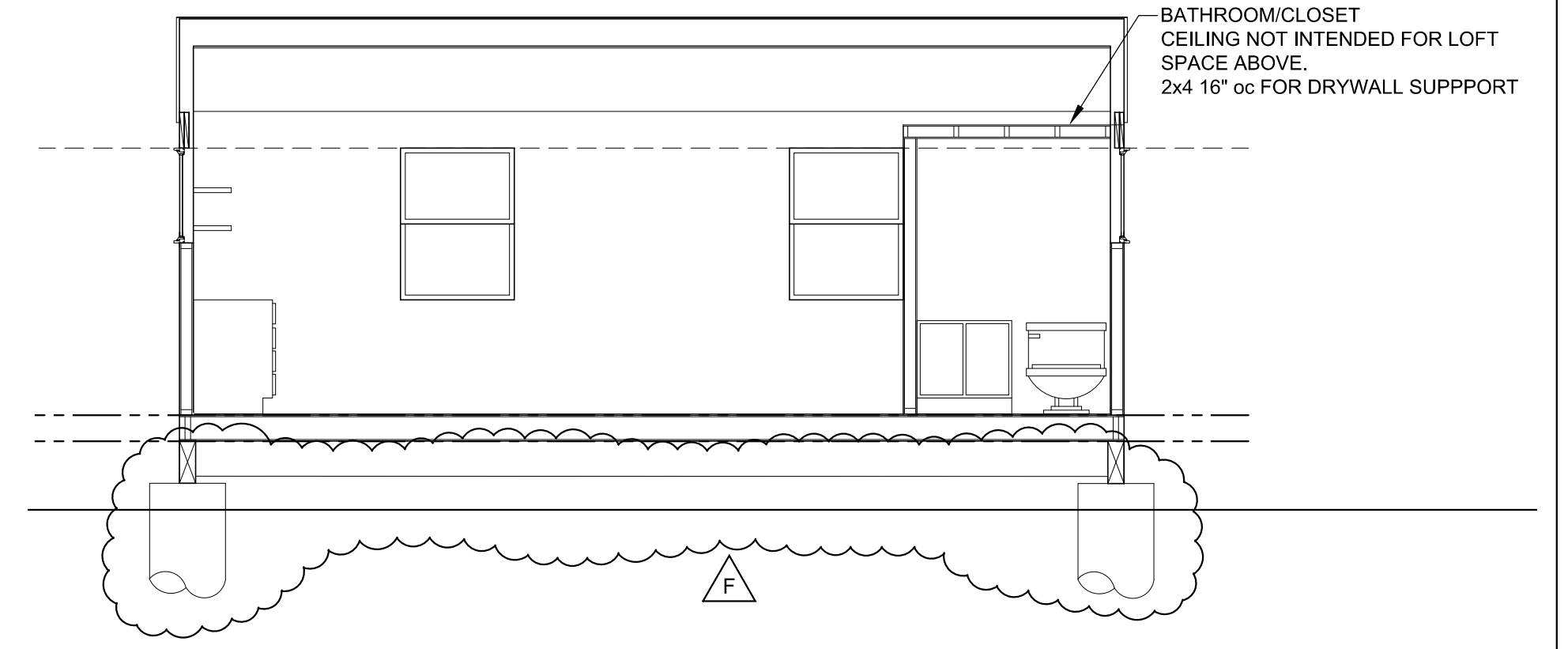
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SCALE: 1/4" = 1'-0"



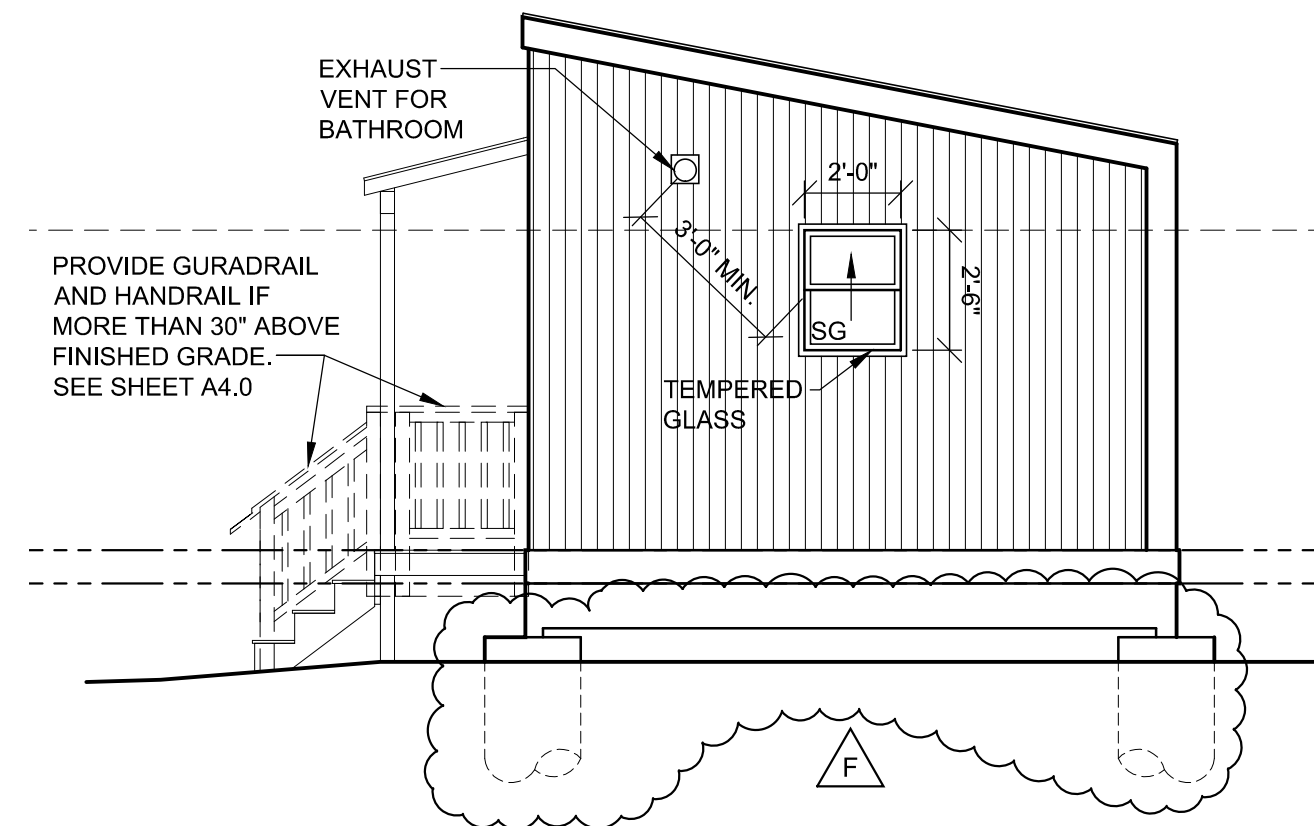
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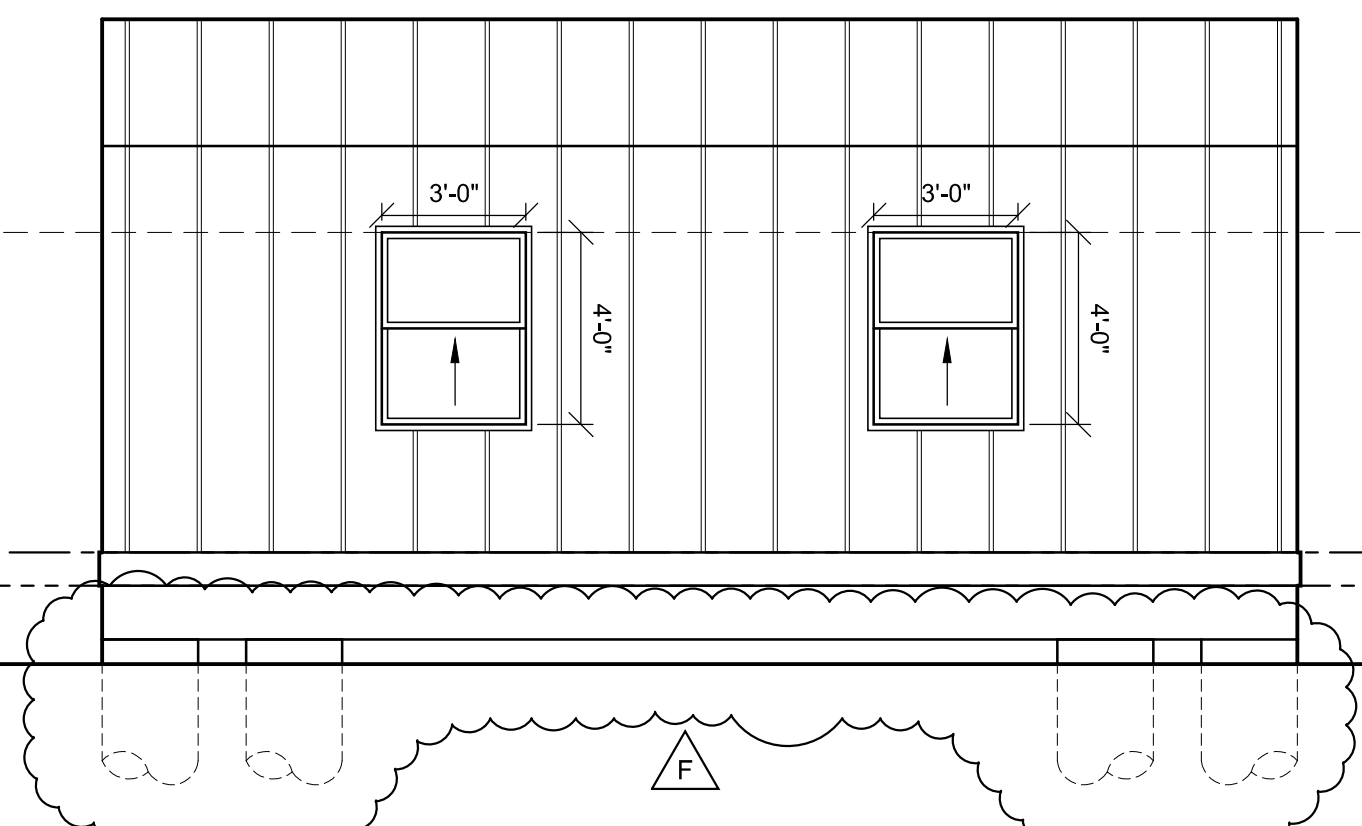
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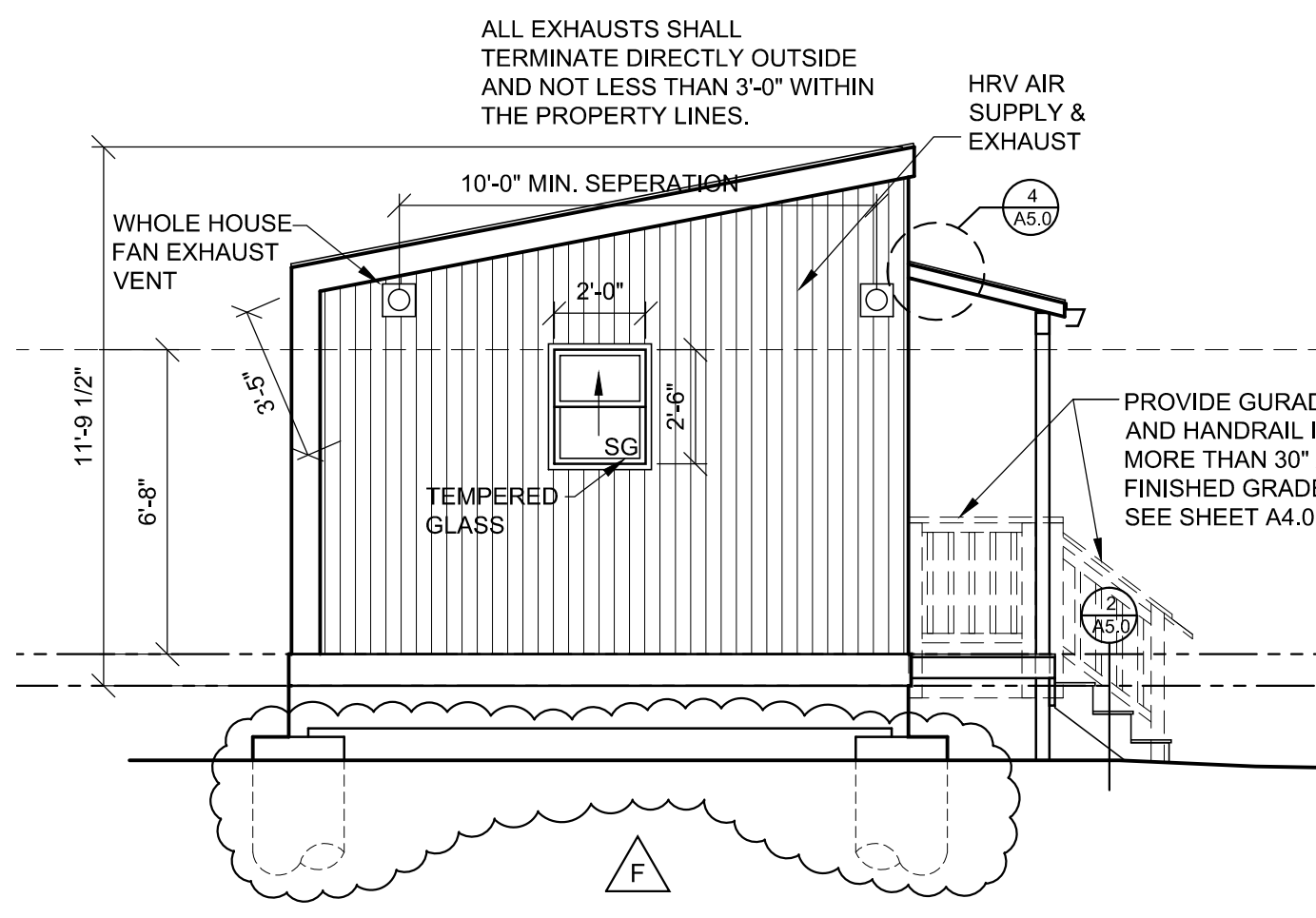
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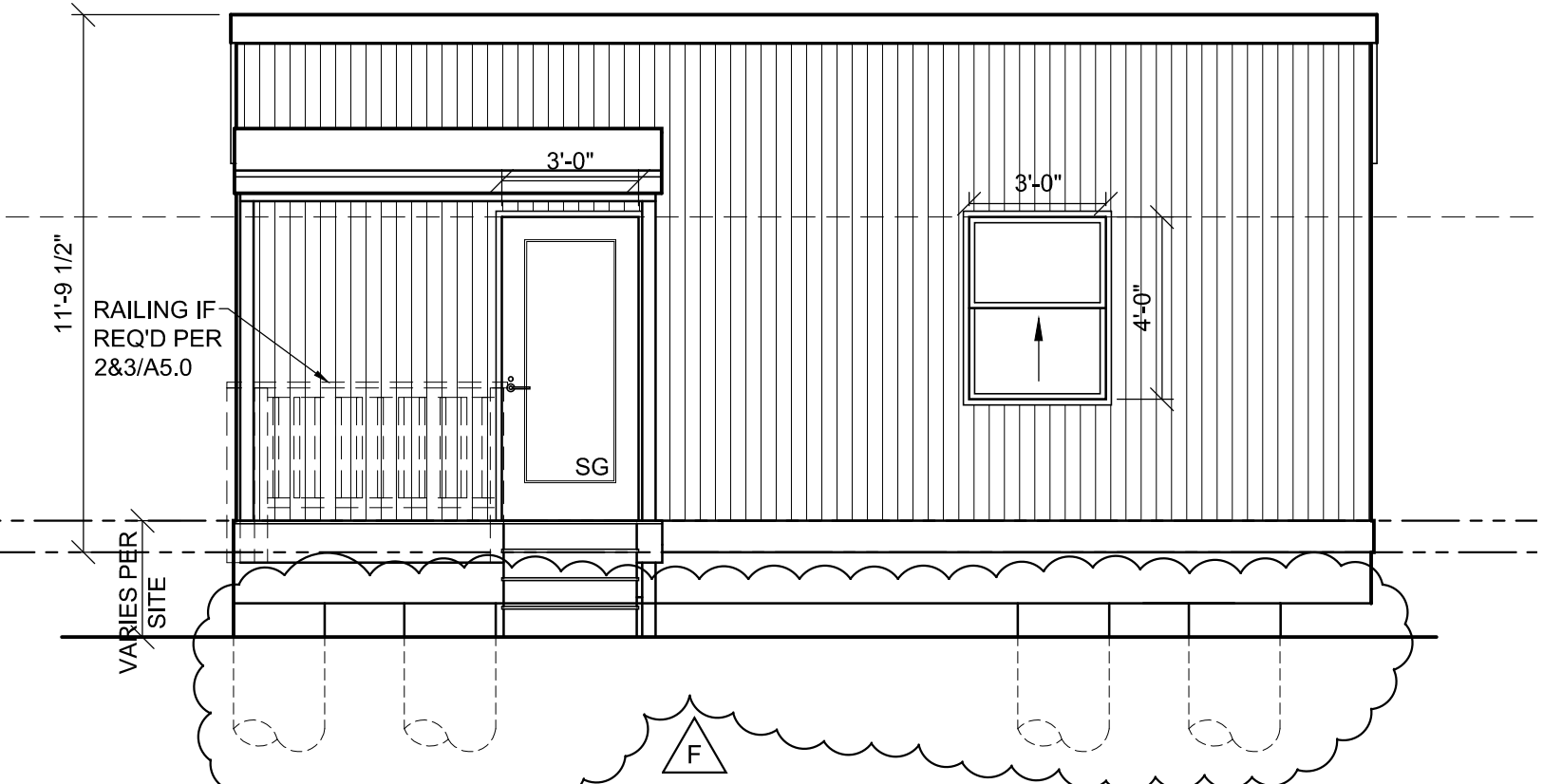
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

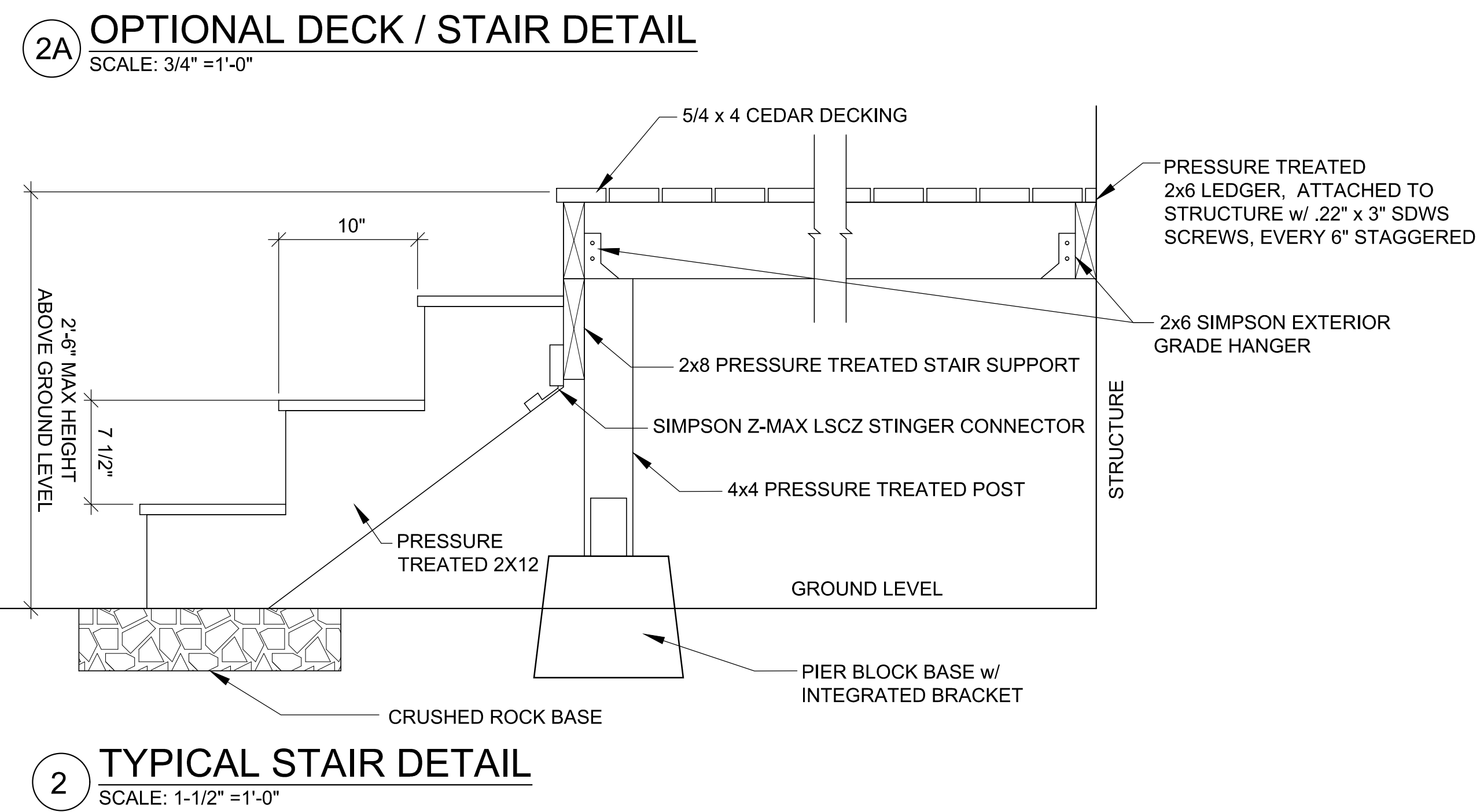
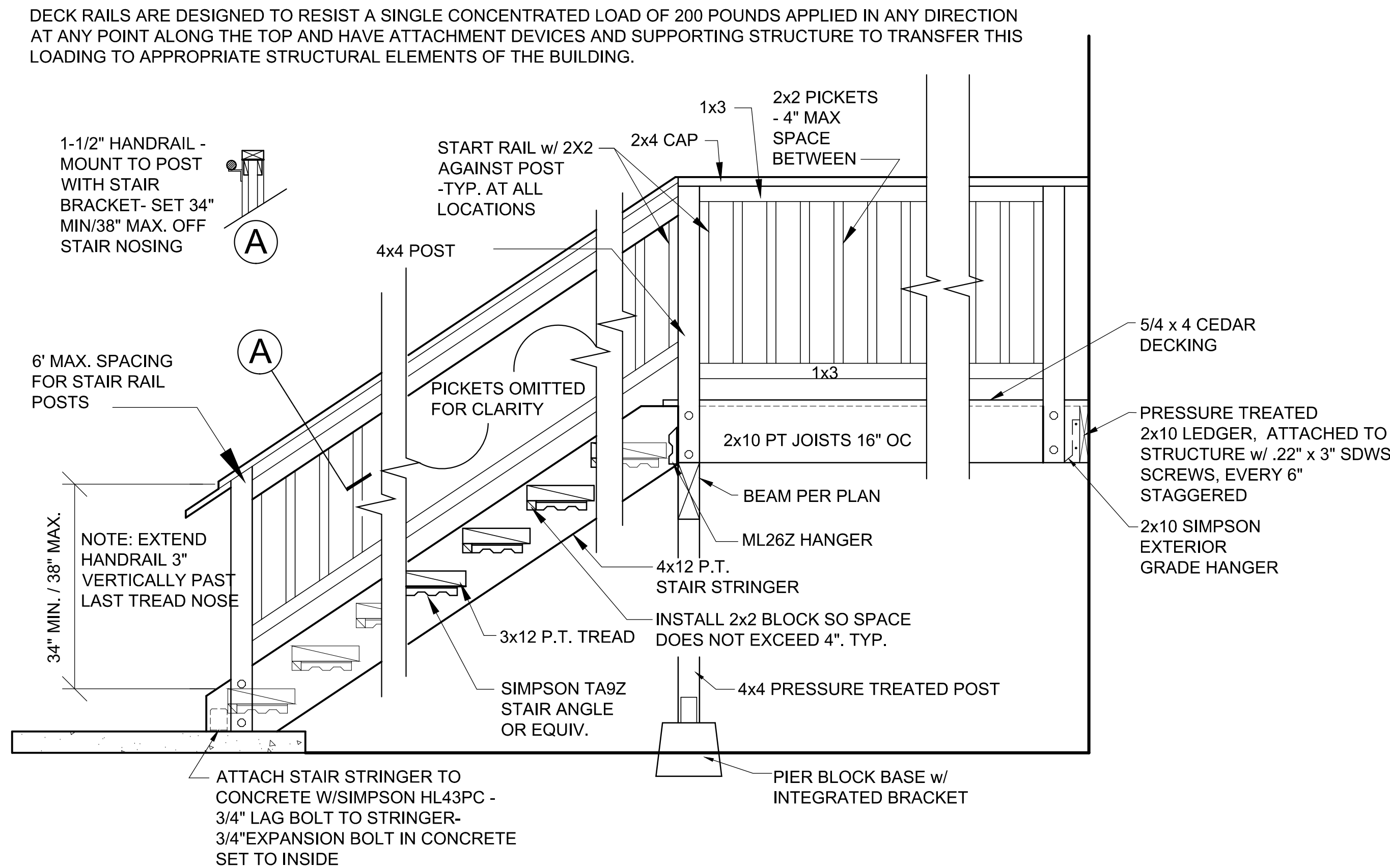
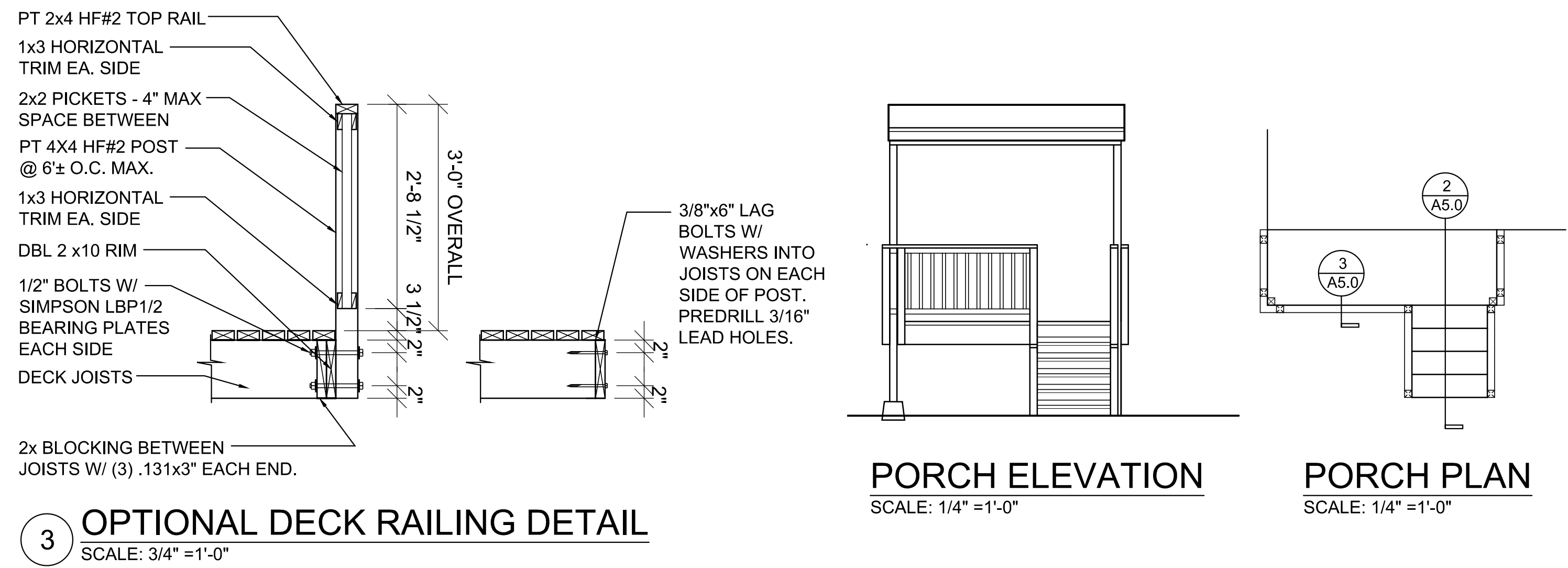
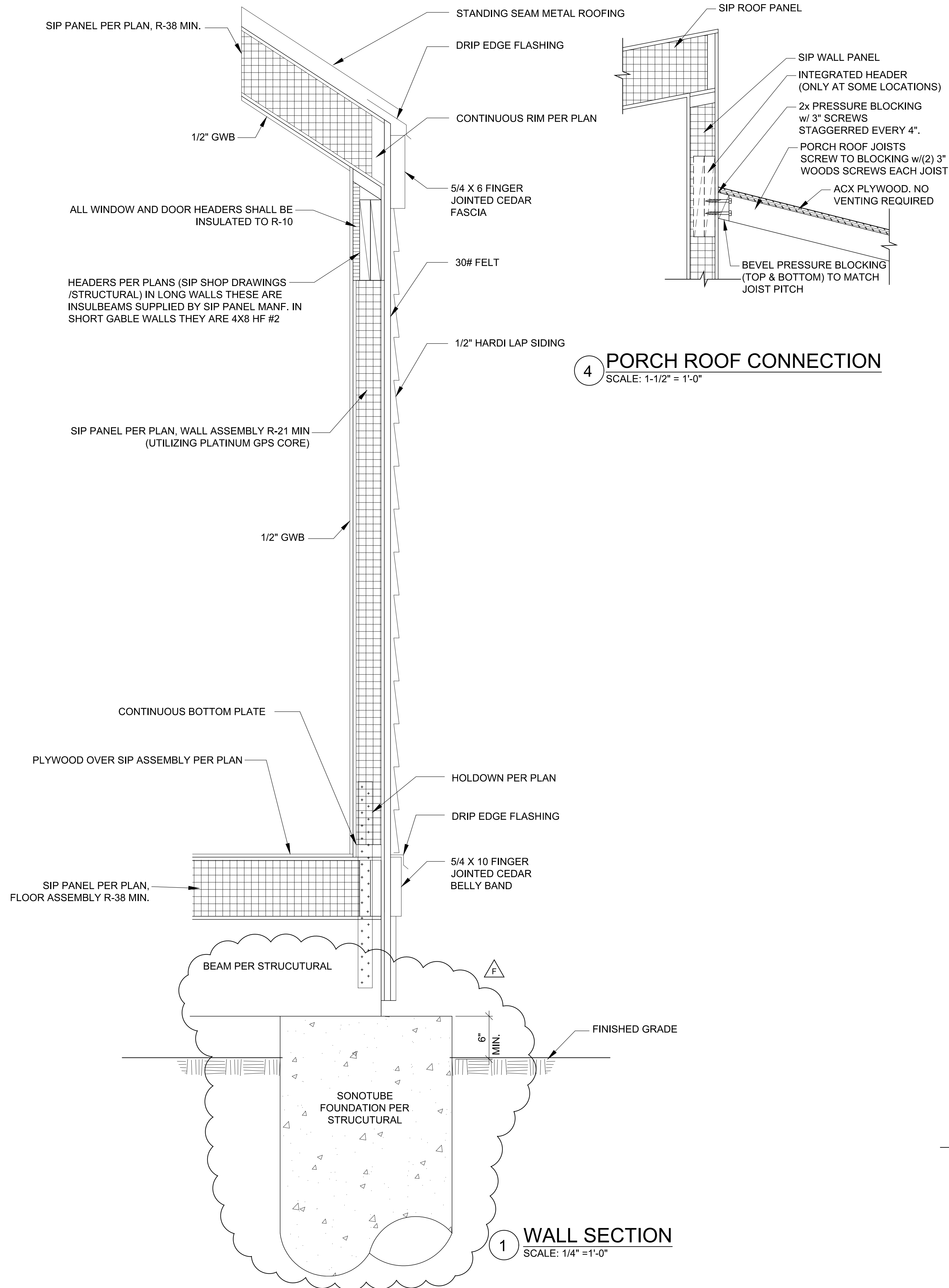


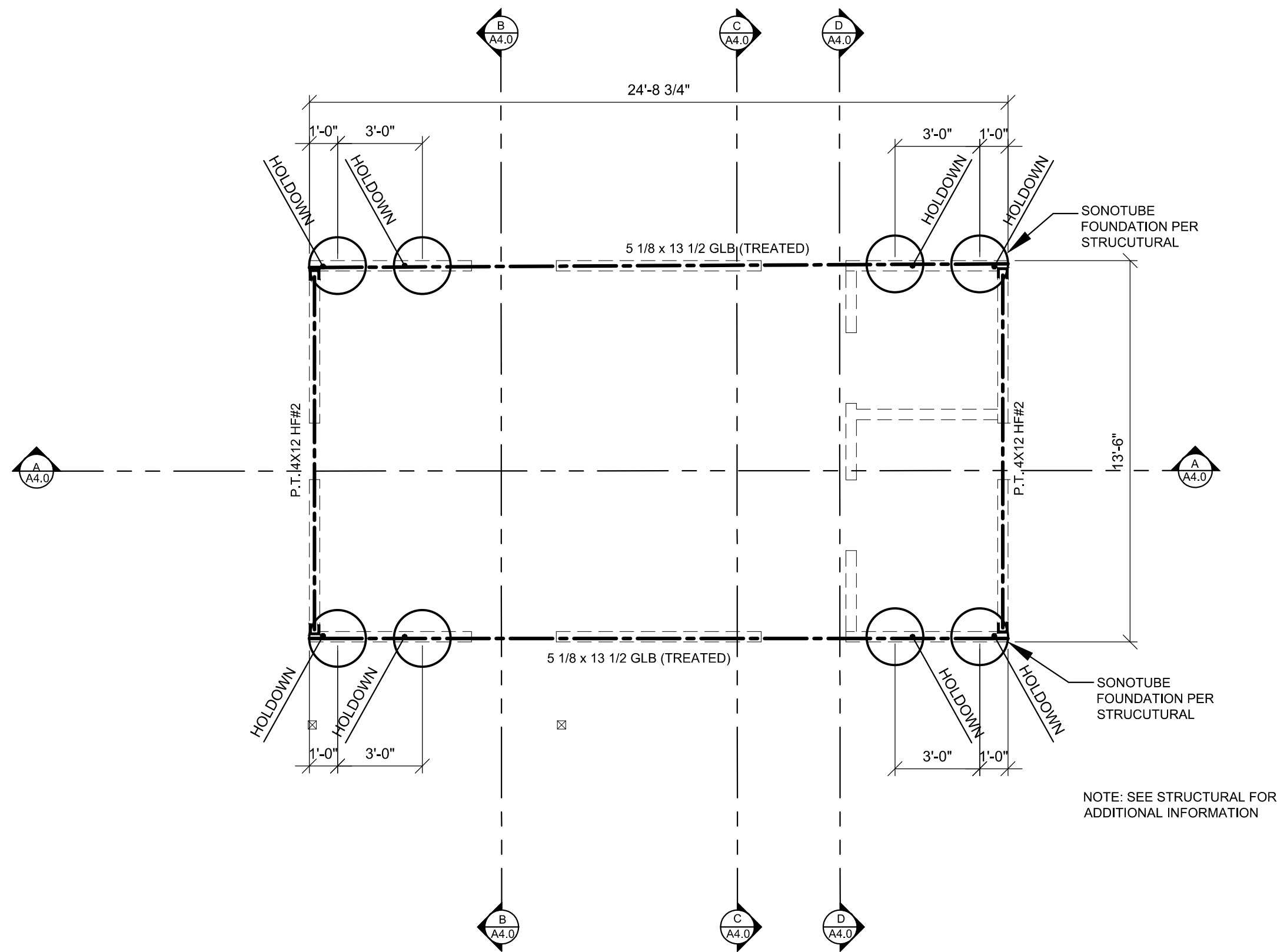
SIDE ELEVATION
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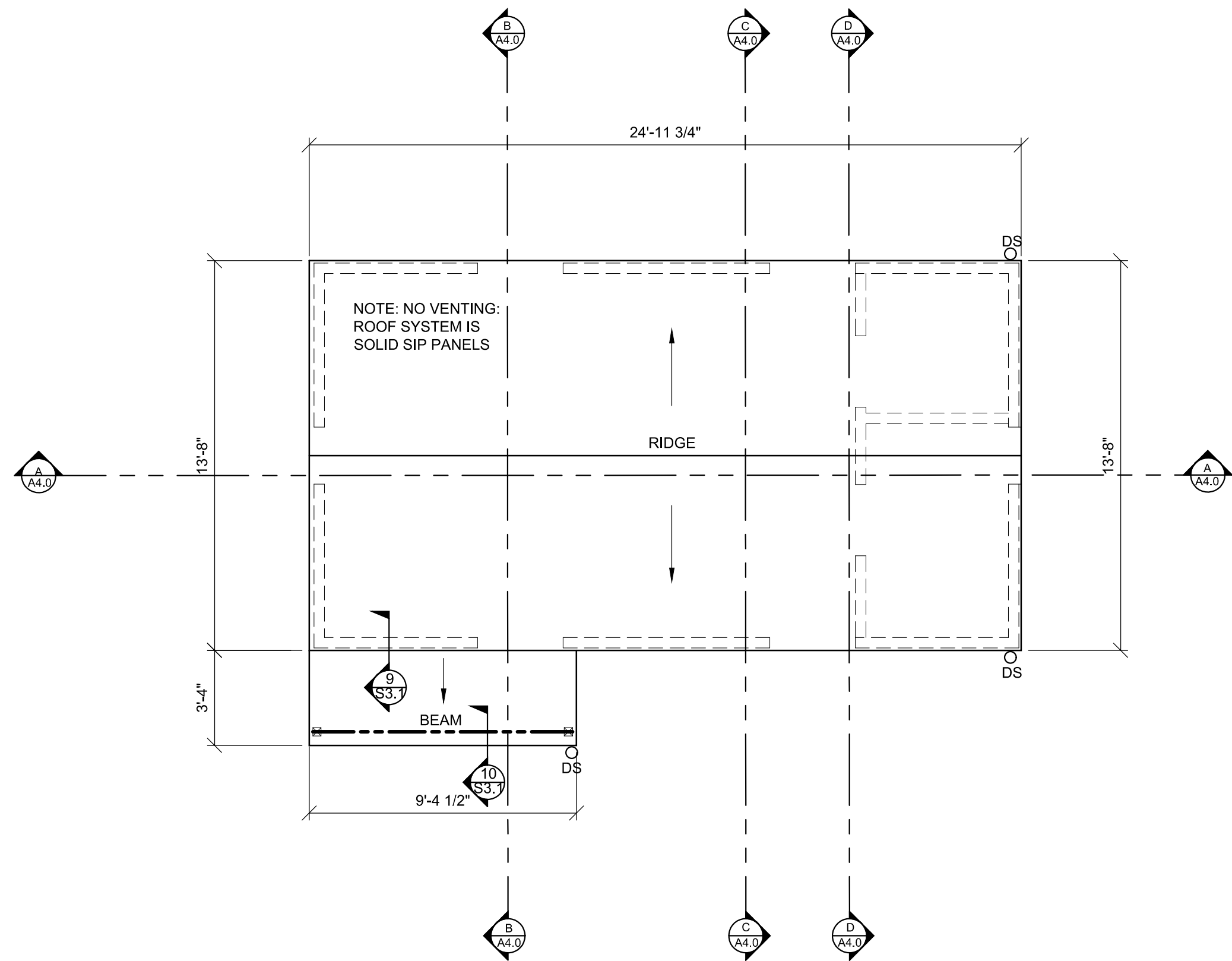
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



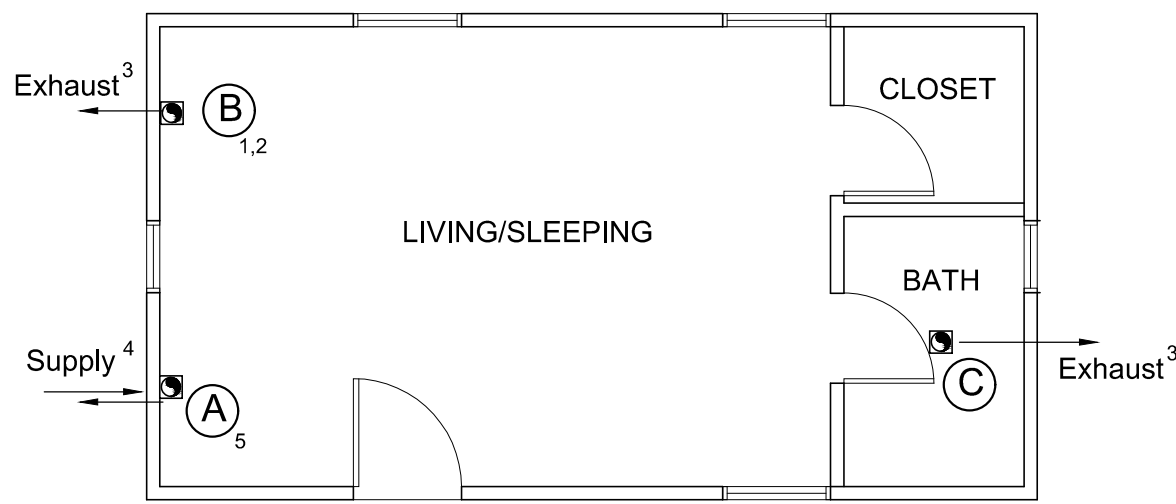




FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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



SUPPLY AND EXHAUST GRILLS

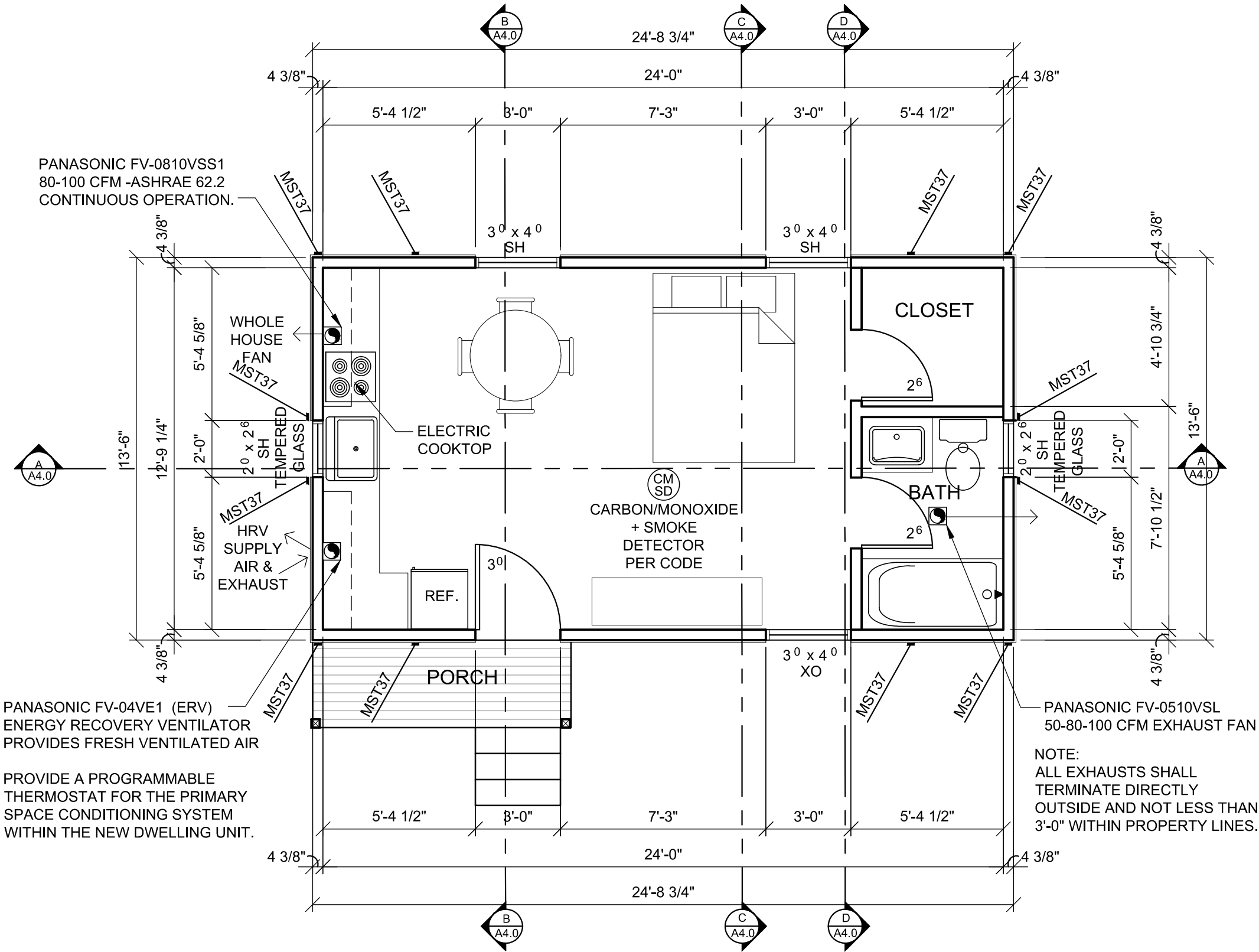
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# air flow settings	2 Settings		

HRV DIAGRAM
SCALE: 3/16" = 1'-0"

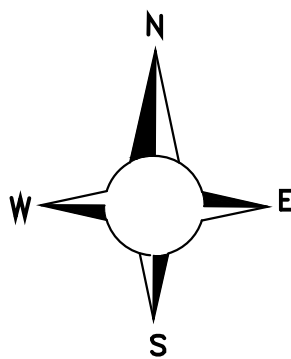


FLOOR PLAN
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FENESTRATION SCHEDULE

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EXISTING RESIDENCE FLOOR PLAN
SCALE: 1/8" = 1'-0"



REVISION HISTORY

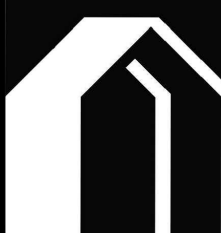
MyKabin LLC
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12533 2nd Ave NW
Seattle, WA . 98177

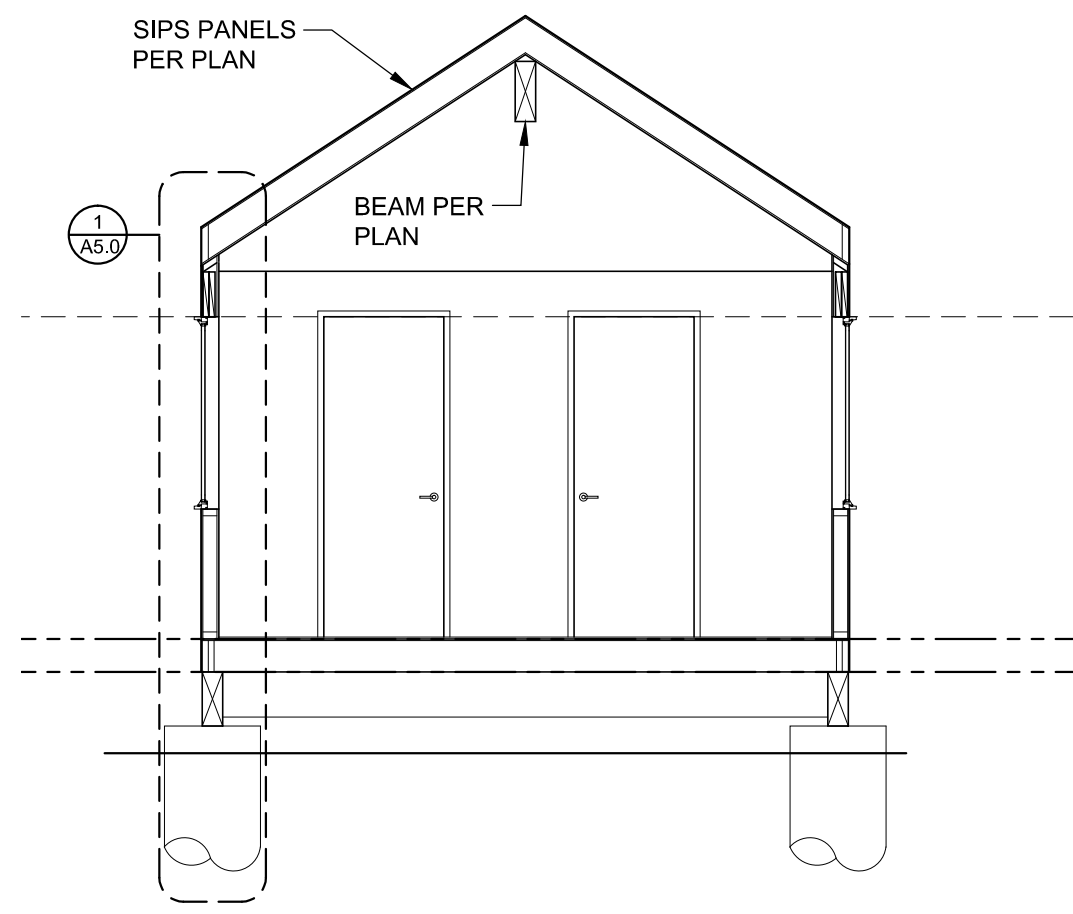
ISSUE
10/15/19
RE-ISSUE

PROJECT NO.
PROJECT
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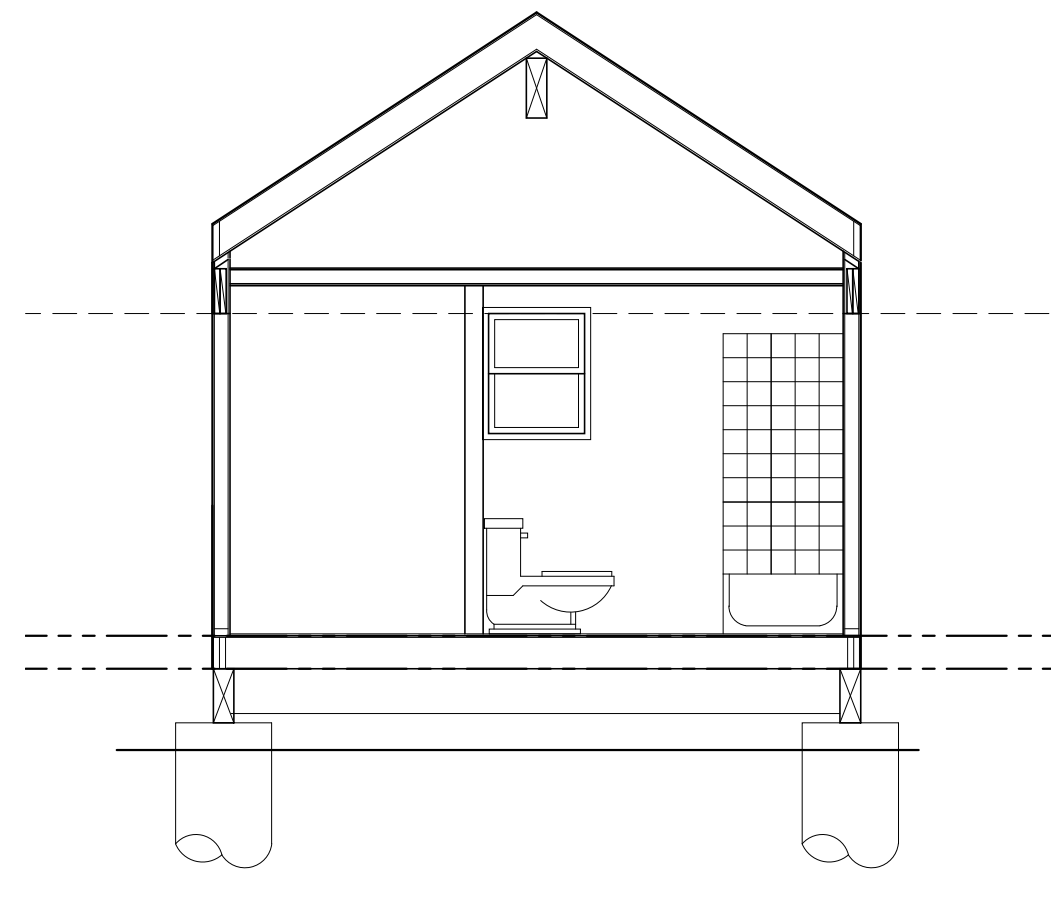
Floor Plan
Roof Plan



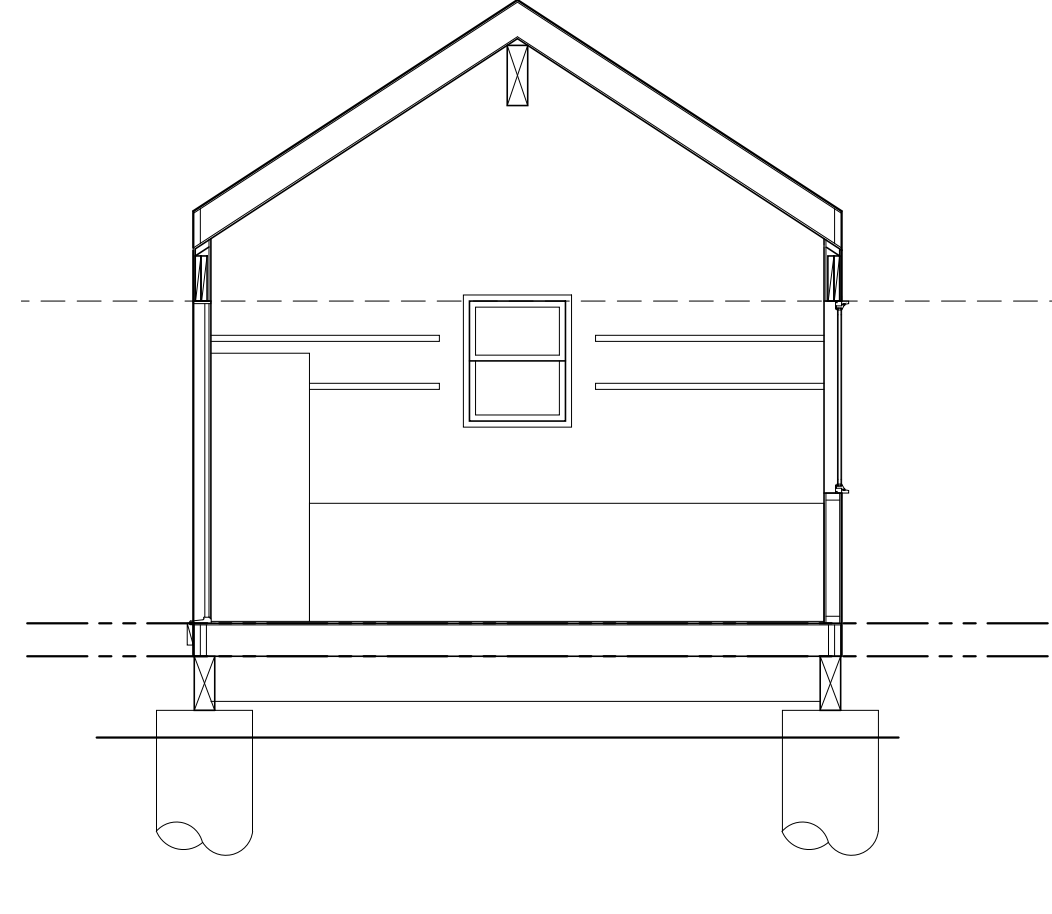
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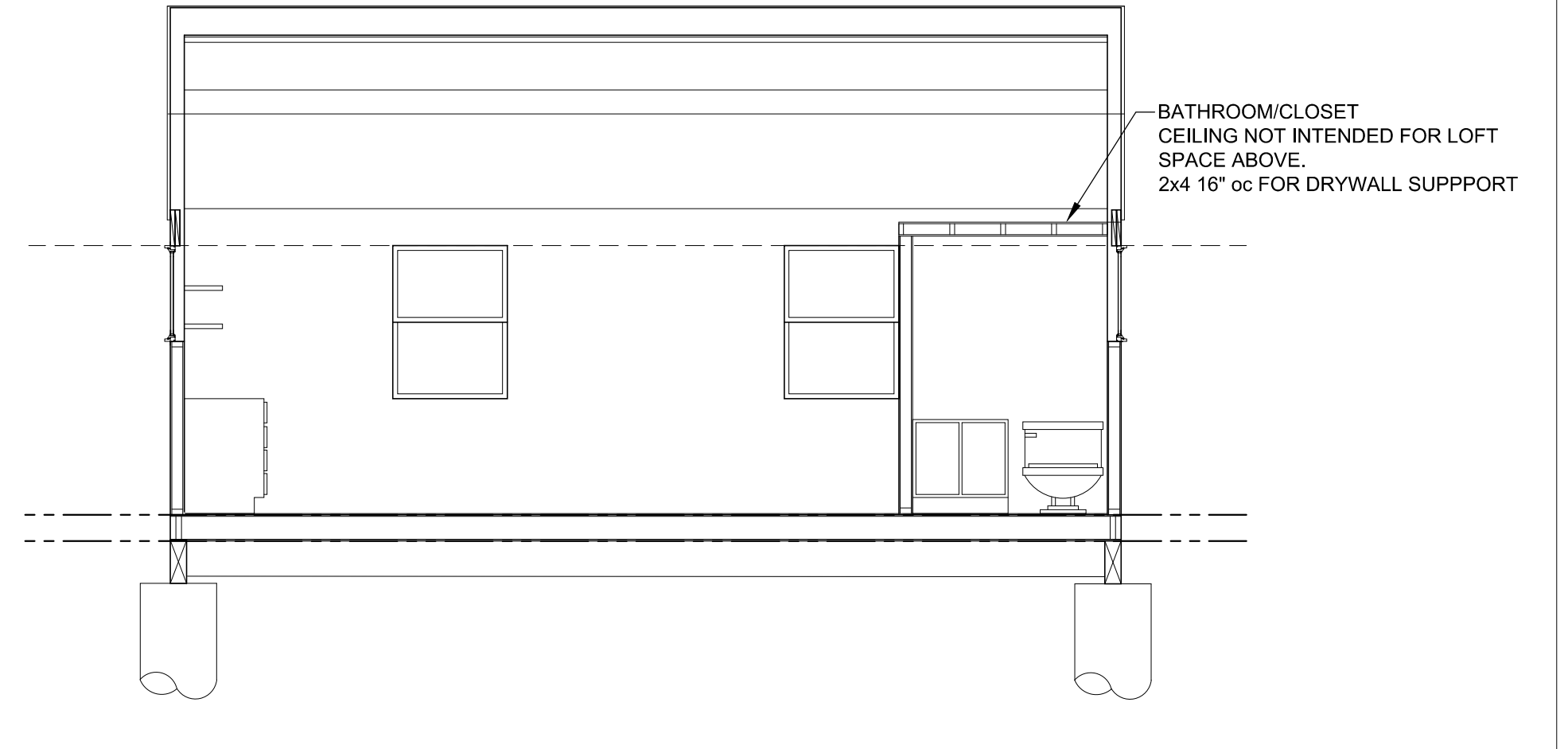
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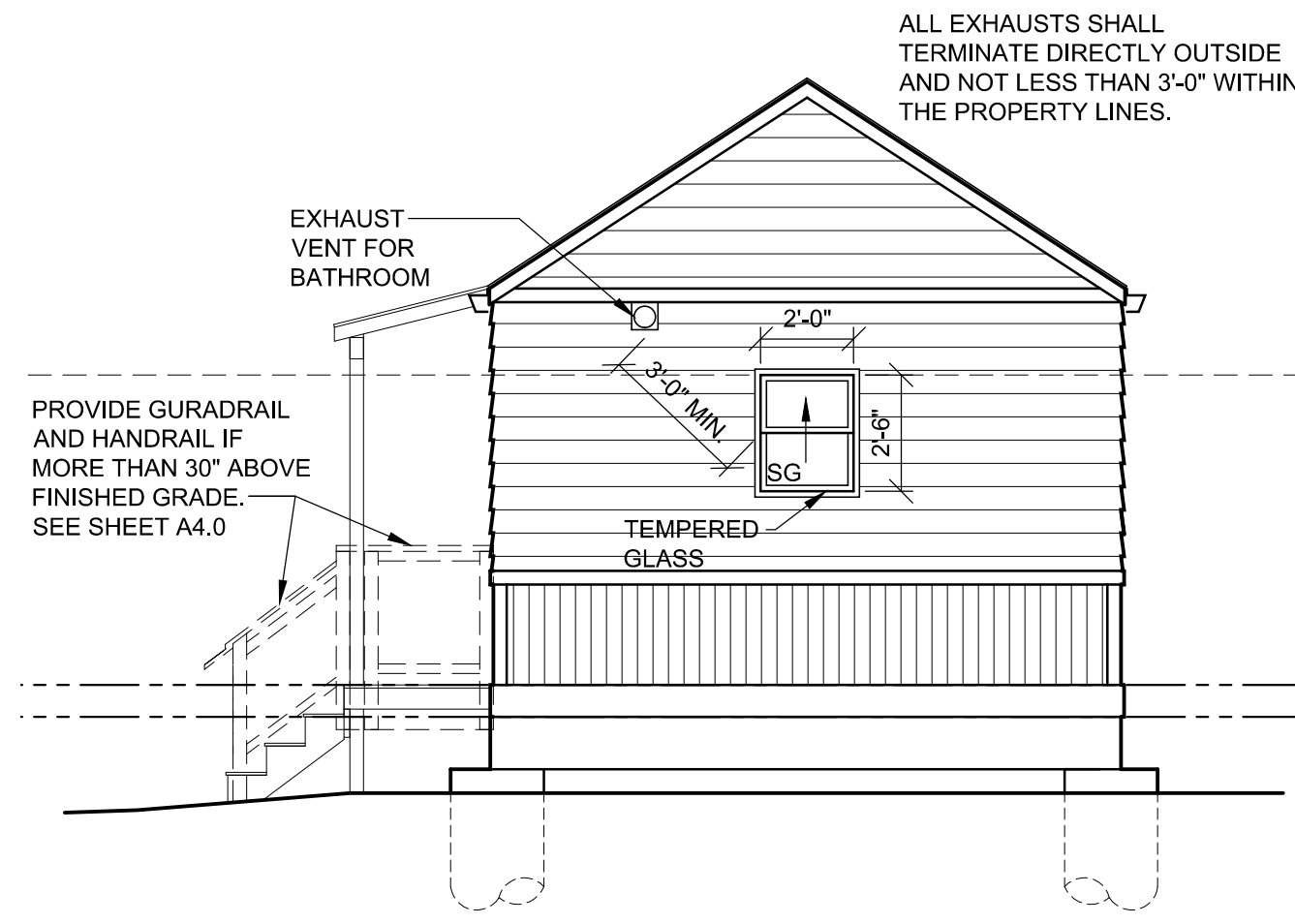
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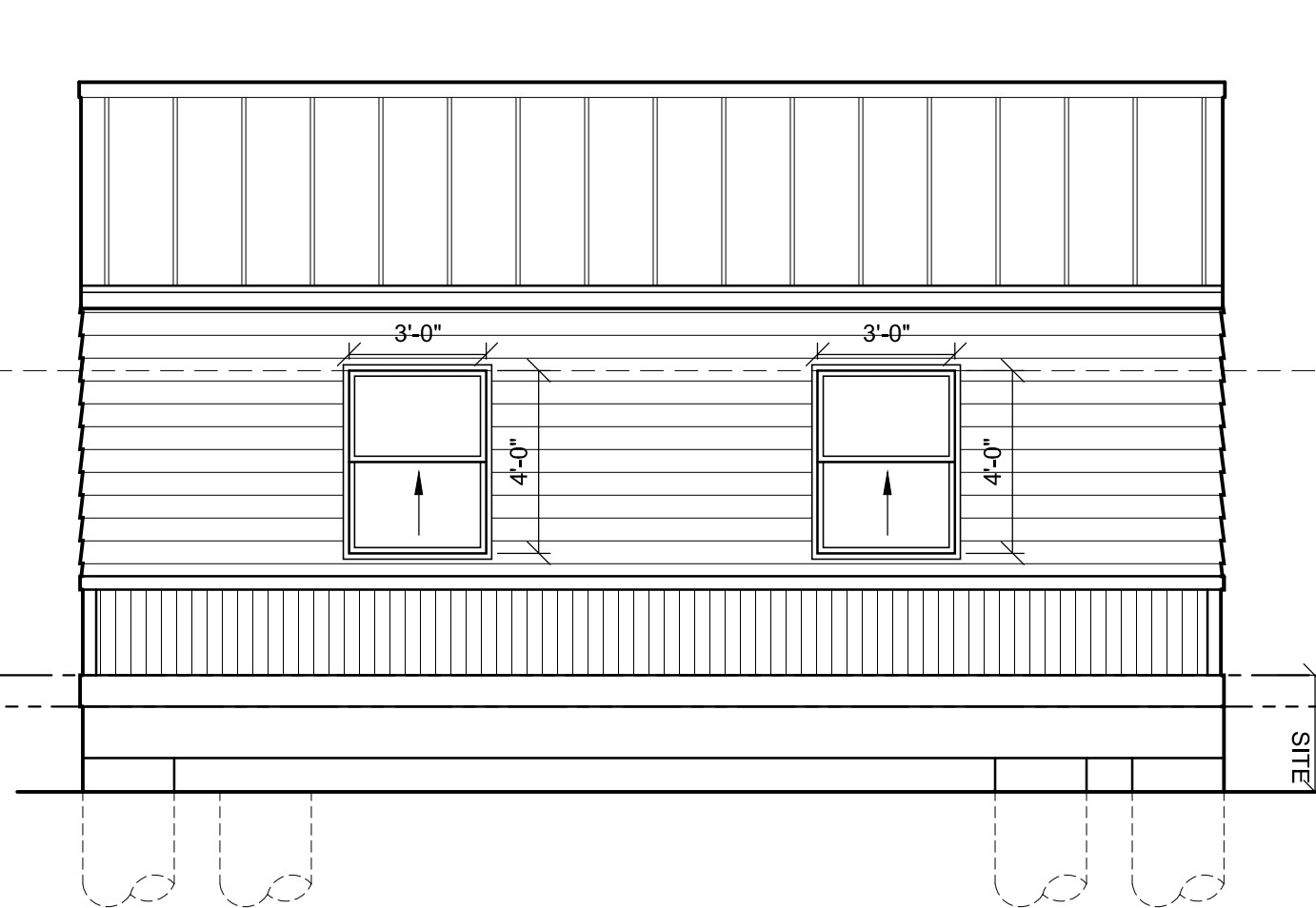
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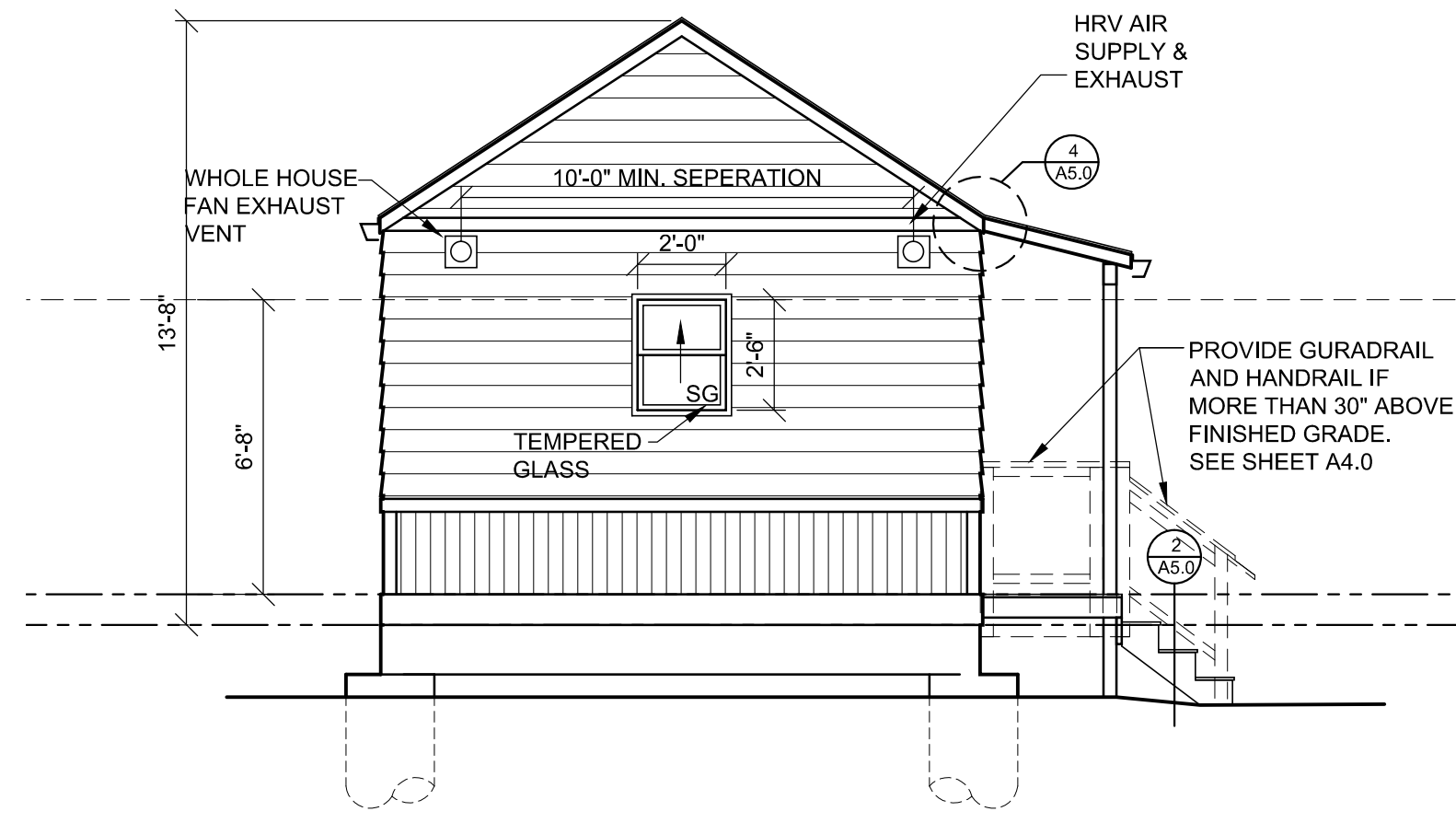
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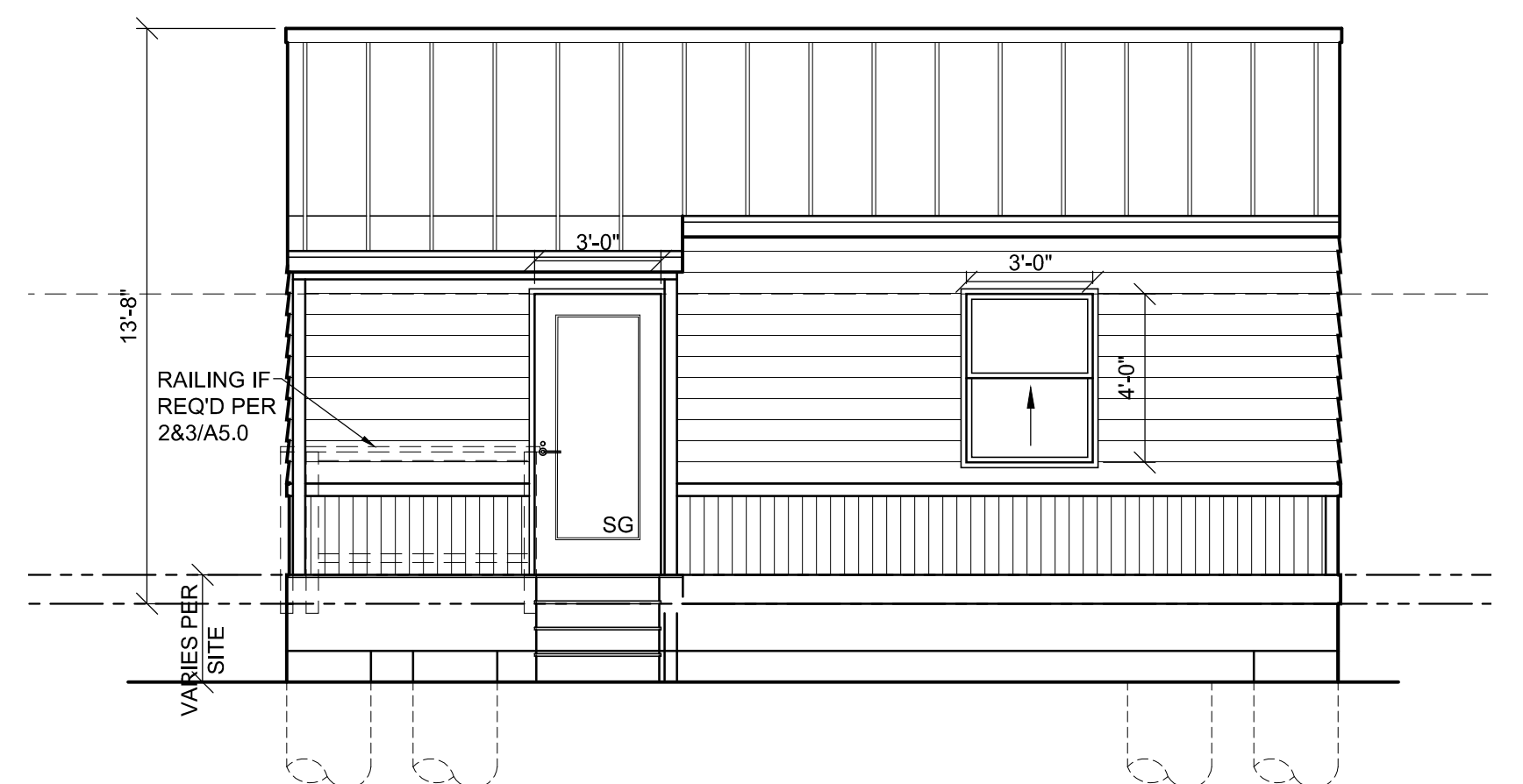
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

REVISION HISTORY

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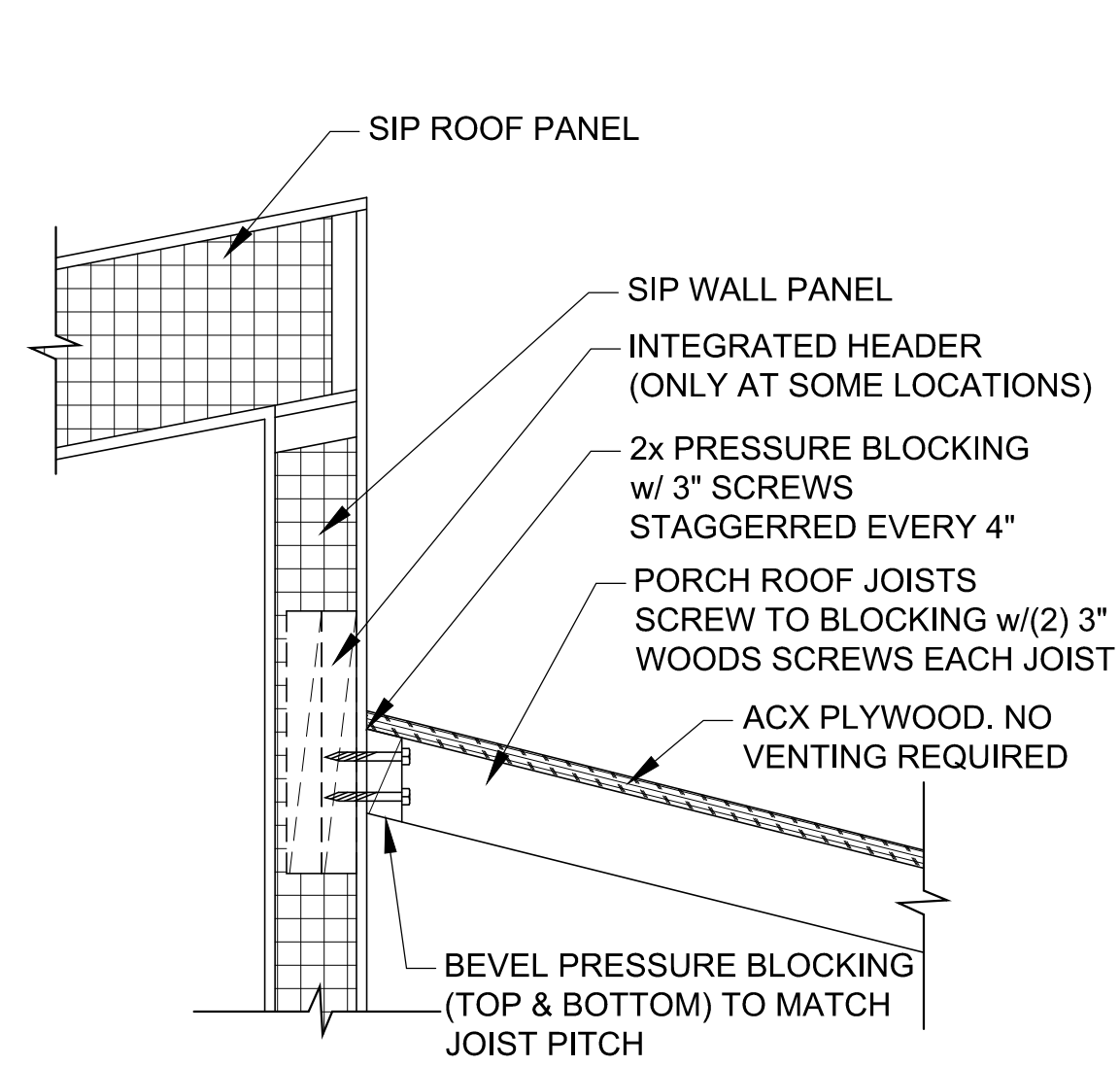
ISSUE
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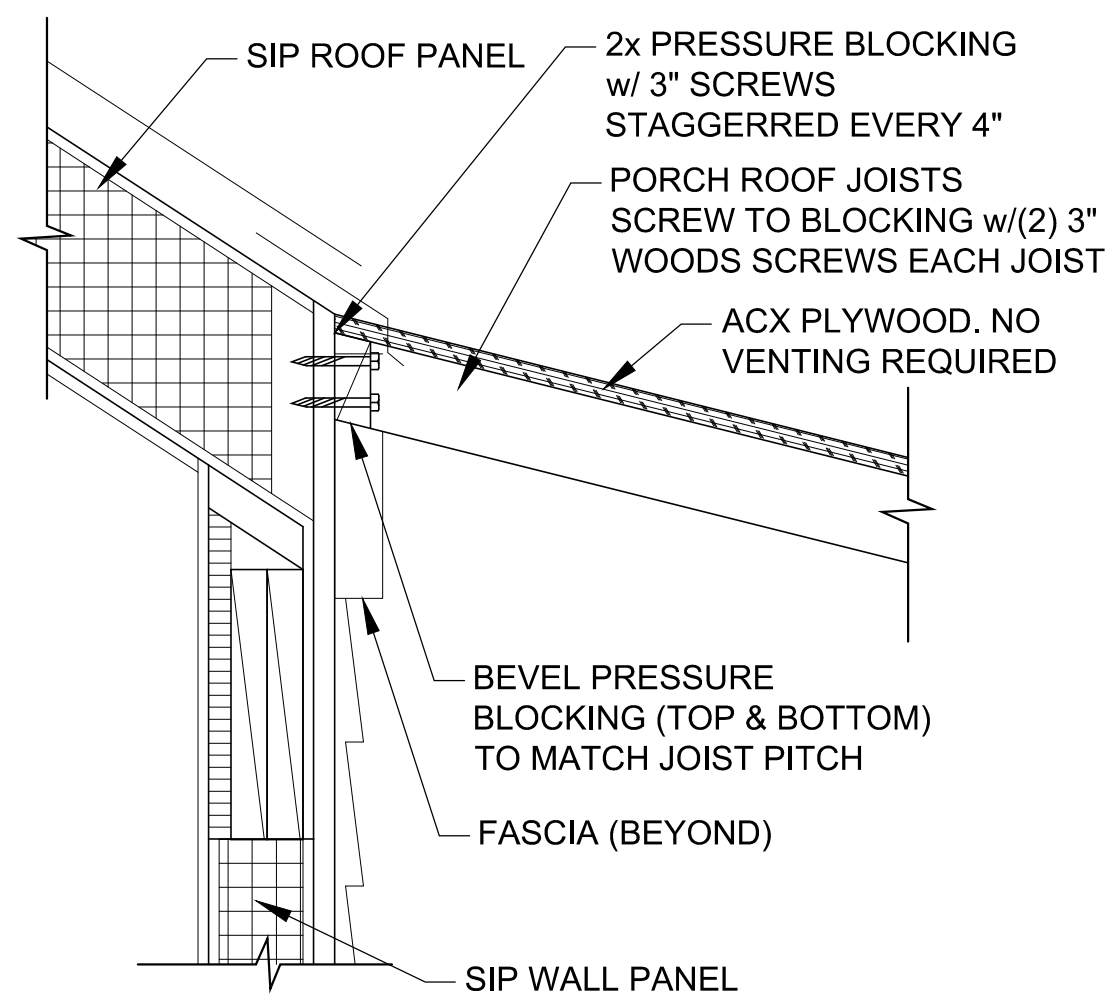
Elevations
Sections



A4.0



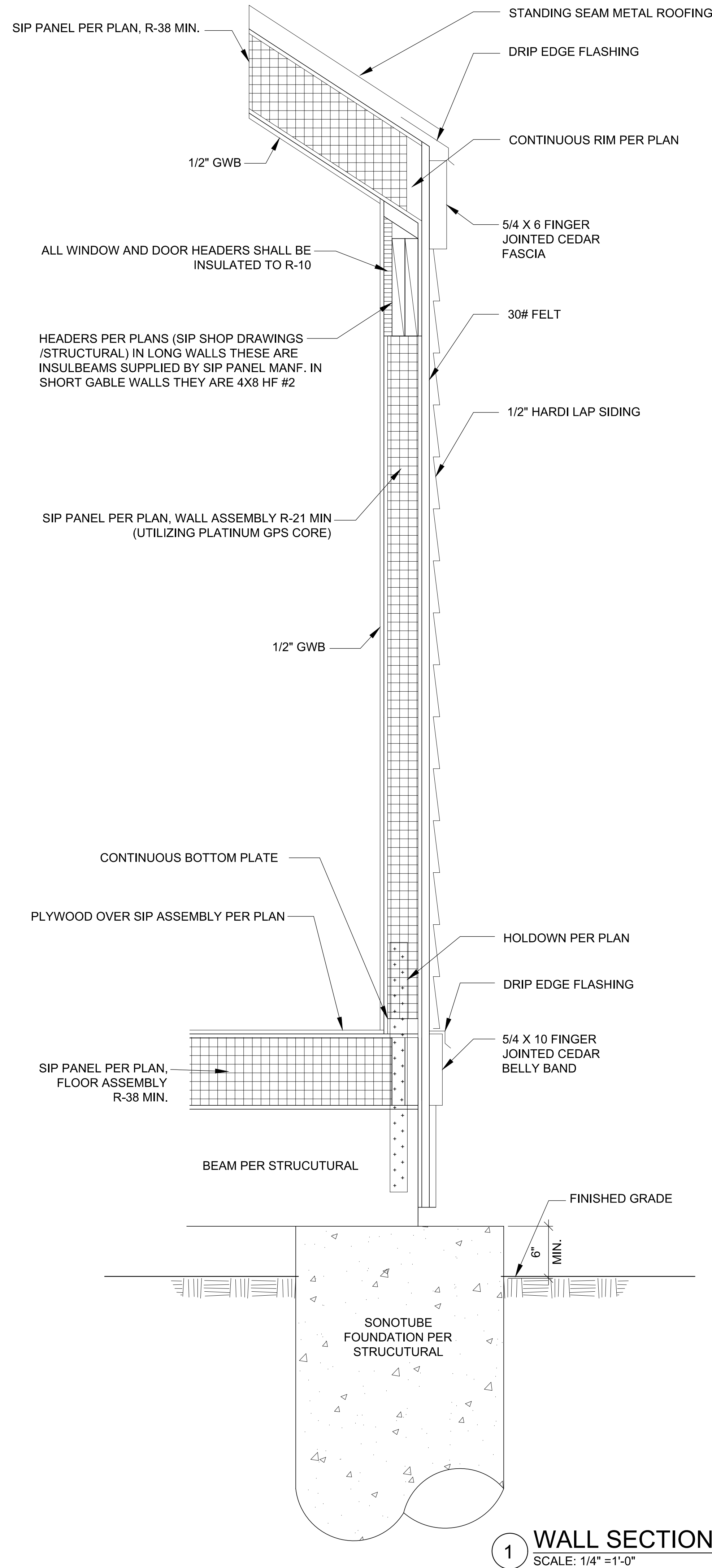
at Modern Roof Style



at Traditional Roof Style

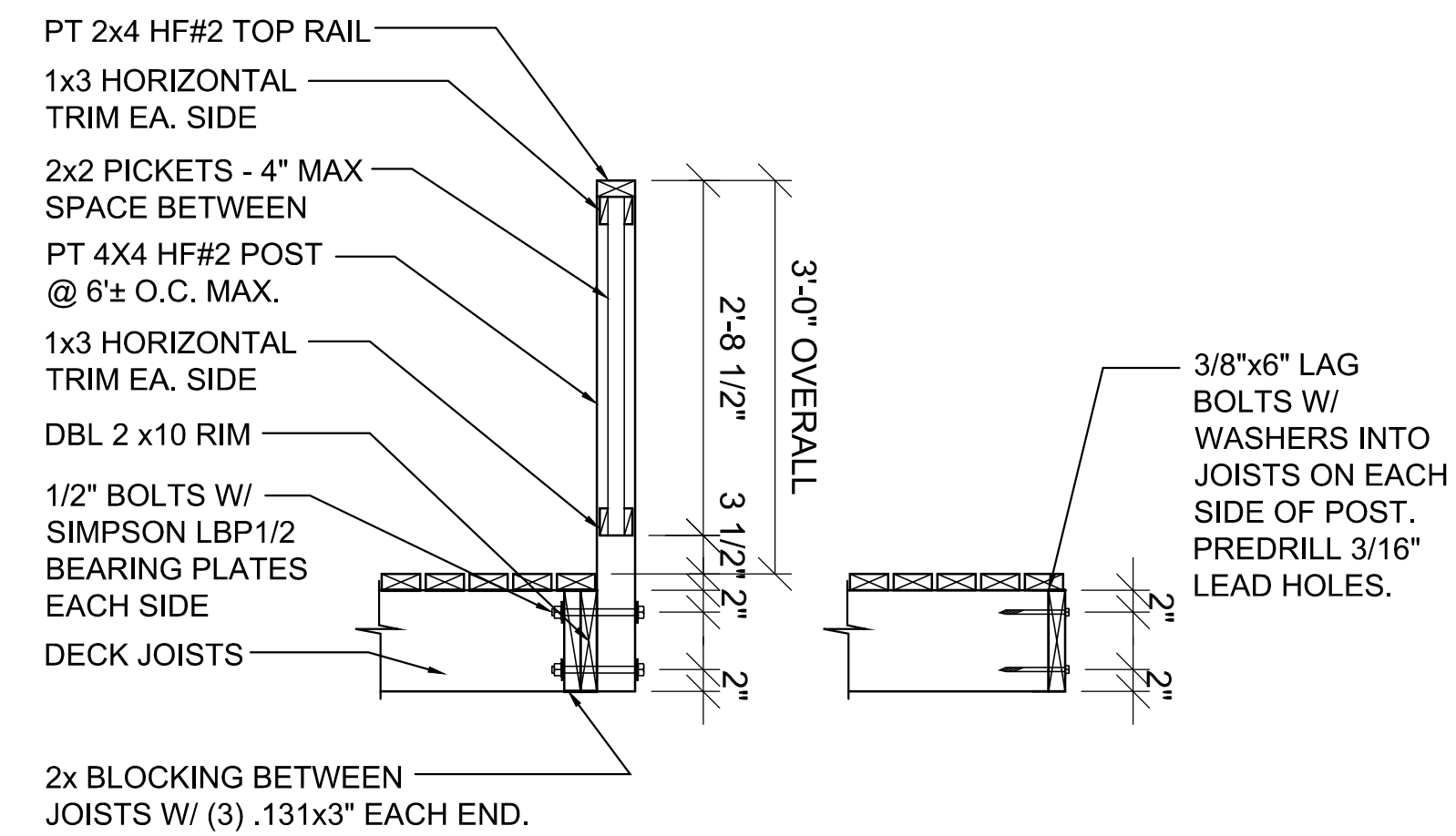
4 PORCH ROOF CONNECTION

SCALE: 1-1/2" = 1'-0"



1 WALL SECTION

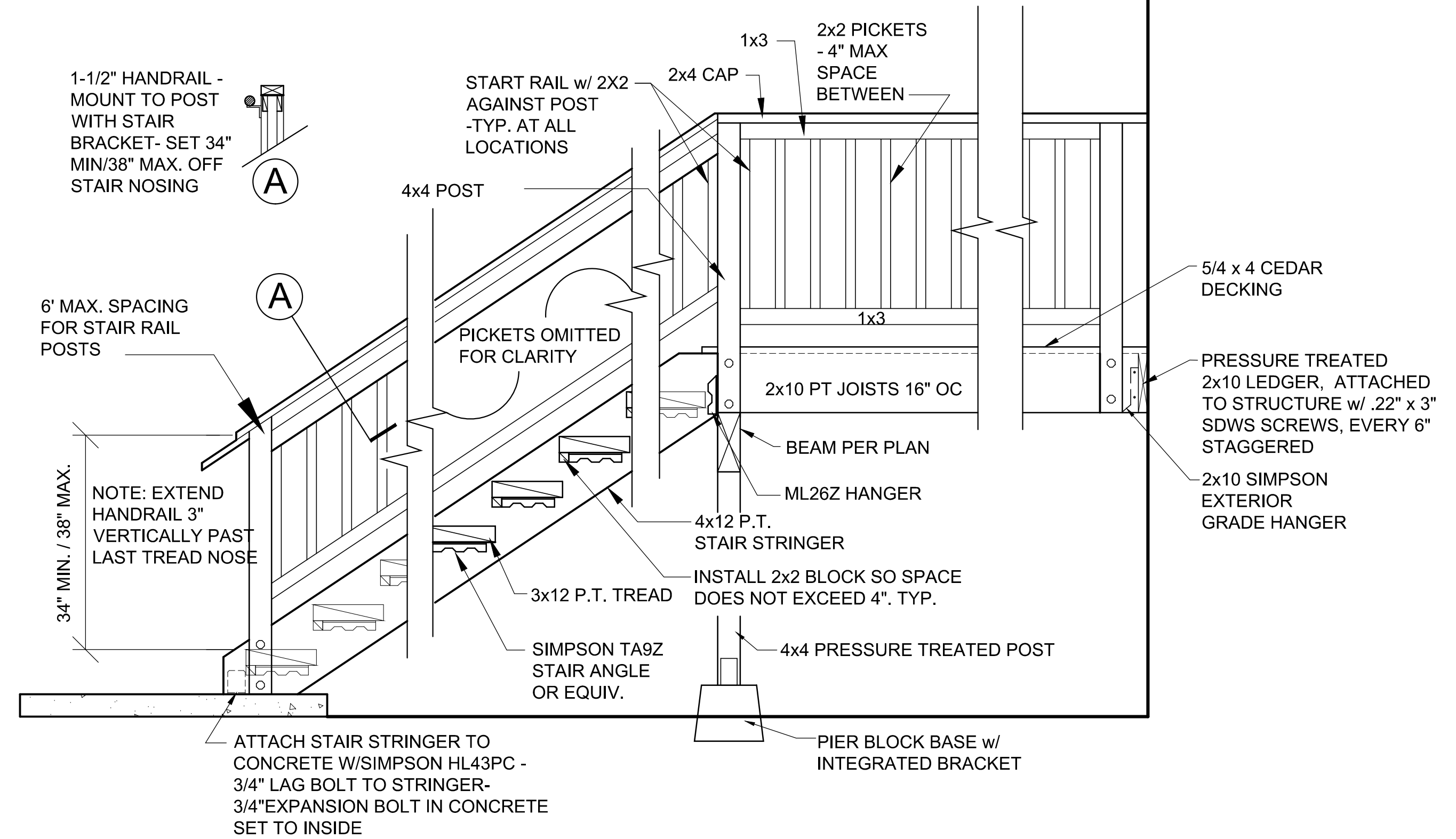
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3A OPTIONAL DECK RAILING DETAIL

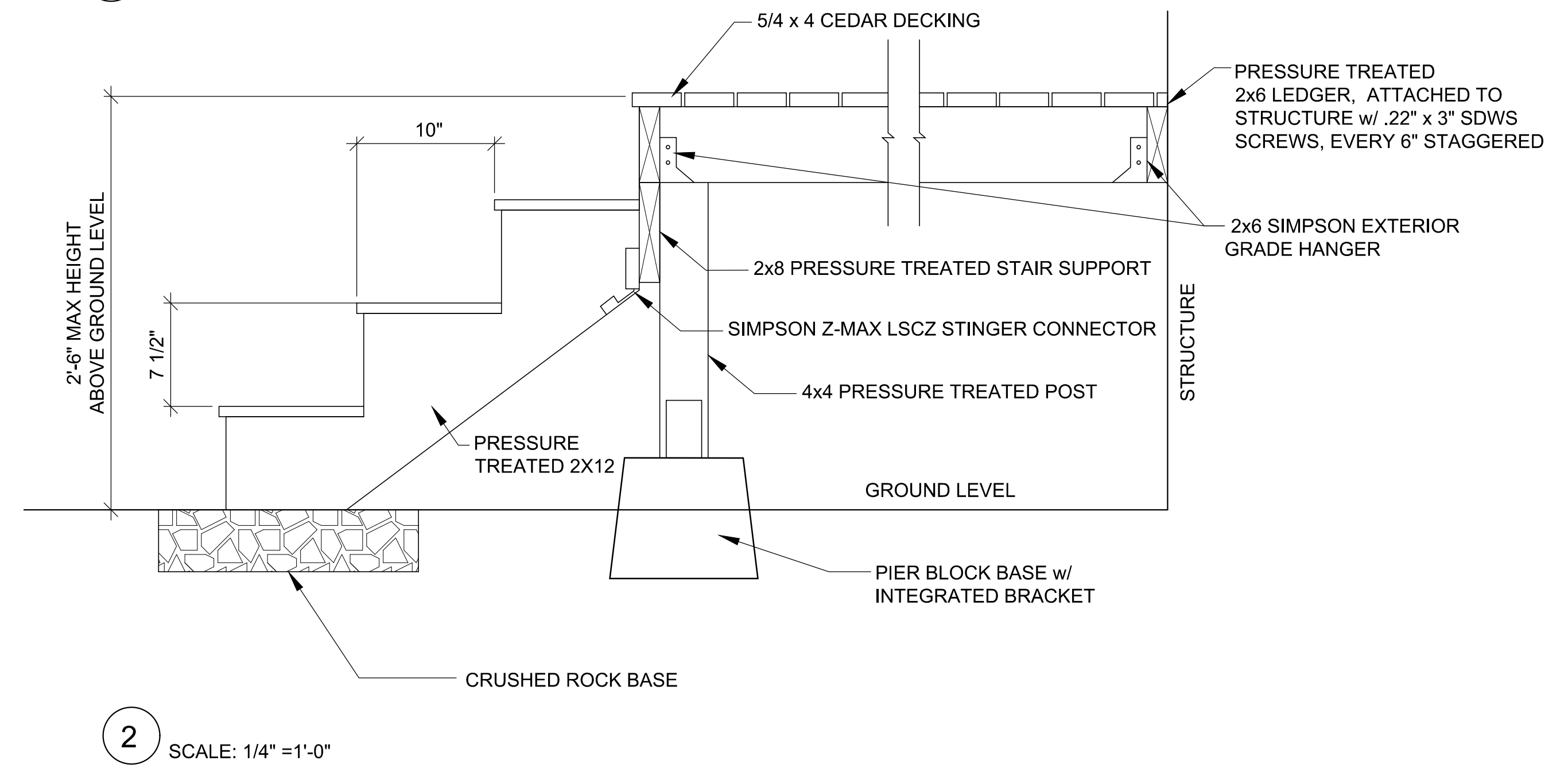
SCALE: 3/4" = 1'-0"

DECK RAILS ARE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.



3 OPTIONAL DECK / STAIR DETAIL

SCALE: 3/4" = 1'-0"



2

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

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RE-ISSUE

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PROJECT
MILLER

Wall Section
and Details



A5.0







