

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](mailto:clint@mykabin.com)

**Project Description:**

This project proposal is for our Acadia model. The Acadia unit floorplan is 580SF and contains one bedroom, one bathroom, and a flexible spare room. It offers a narrow footprint designed to allow for trucking to a site in two sections and to fit in narrow rear yards, while maximizing space for a couple or a small family. The unit is lofted throughout (minus bathroom attic) to provide a large feeling interior space with ample windows for natural light as well as plenty of storage and cabinetry space.

**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 \$195,000 + 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:**

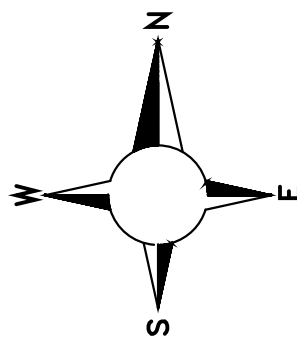
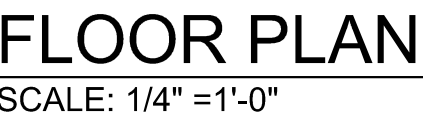
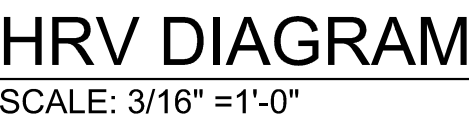
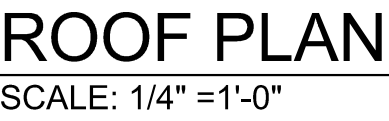
We utilize structural insulated foam panels (SIPs) for the entire shell on all our products and a beam system for our foundation. Our installation process is streamlined and repeatable from site to site allowing us to ensure a lower cost and quicker construction timeline. Our units typically have horizontal 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 about 600SF and under, 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.



## 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:

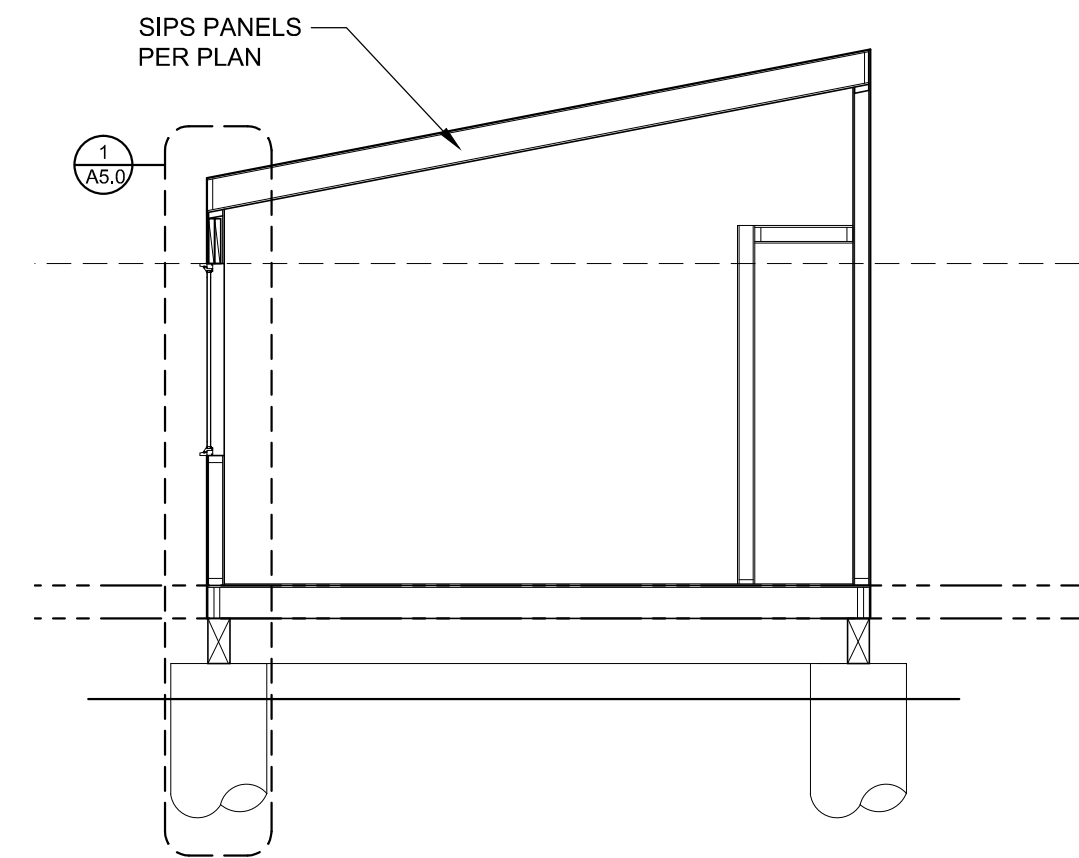
1. Local exhaust ventilation air flow rate is based on continuous operation per SRC table M1507.4 or SMT table 403.3.
2. Whole house ventilation is provided via exhaust fan that operates continuously, per SRC table M1507.3.3(1) or SMC table 403.8.1.
3. Exhaust outlet location shall be per SRC section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

## HRV EQUIPMENT SCHEDULE

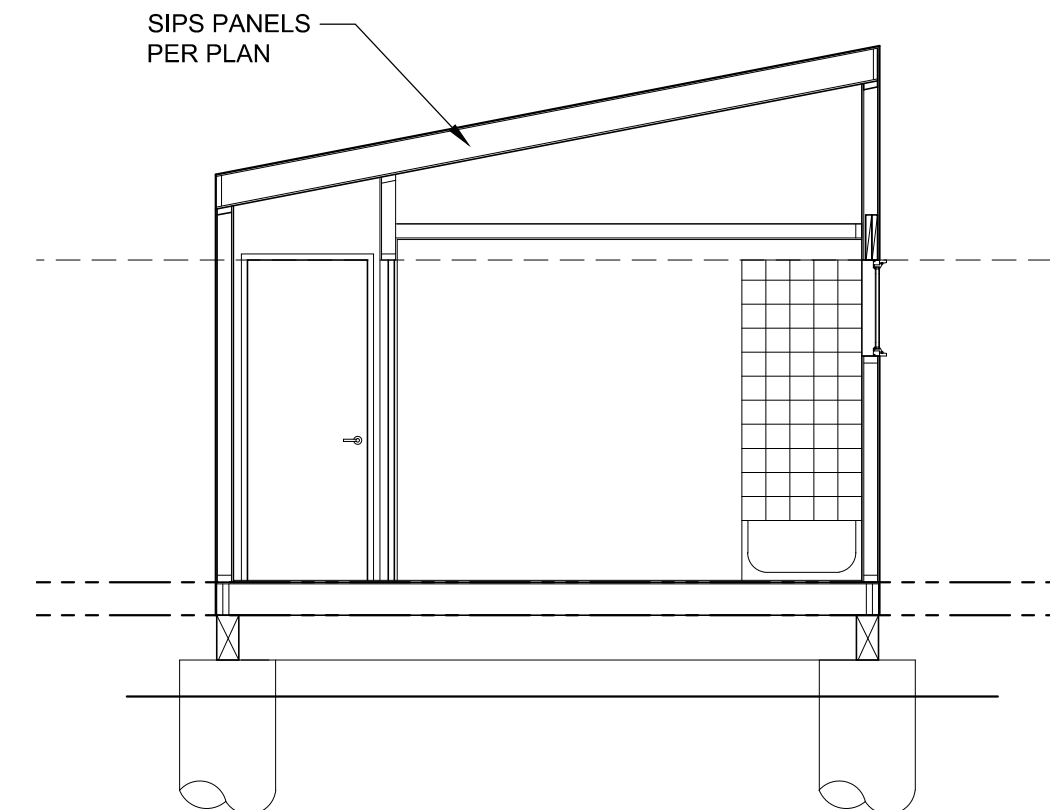
Make	PANASONIC
Model	FV-04VE1
Air flow min.	20 CFM
Air flow max.	40 CFM
# air flow settings	2 Settings

## FENESTRATION SCHEDULE

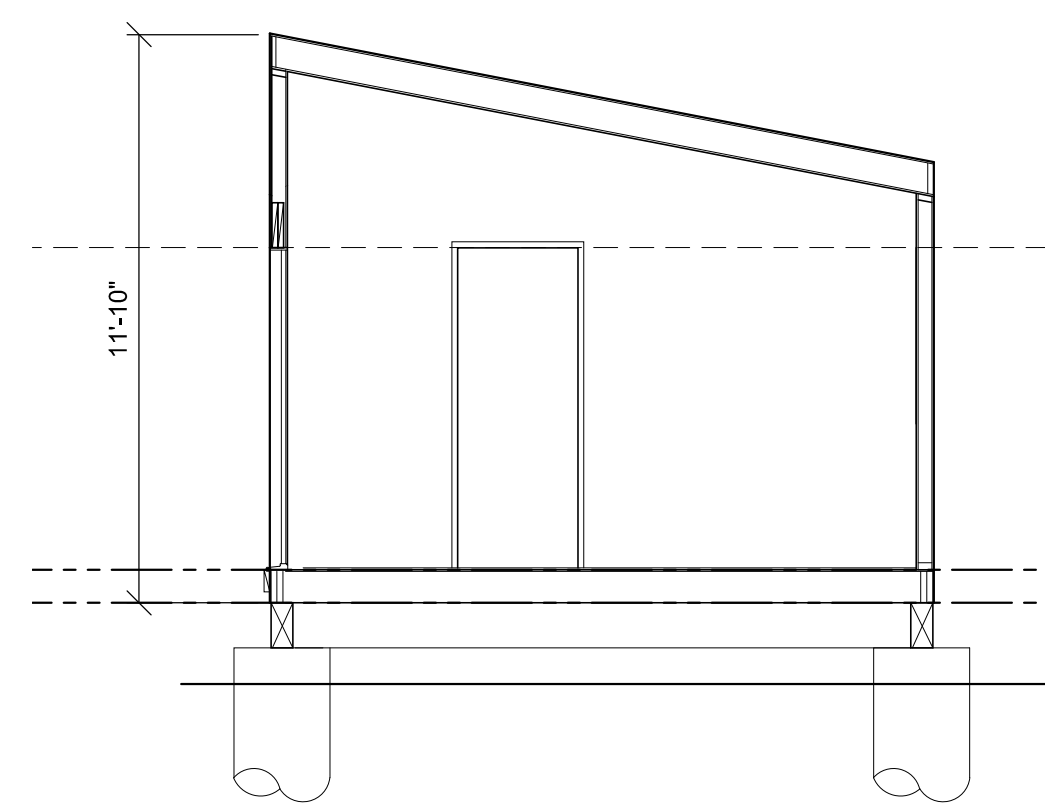
QUAN	MFG/MODEL	TYPE	WIDTH	HEIGHT	U-FACTOR	MATERIAL	NFRC 100 CERT.
1	MILGARD TRINSEC 2210	XO/FX	9'-6"	2'-0"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	CSMT	4'-0"	4'-2"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	FX	3'-6"	4'-0"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	XO	3'-6"	4'-0"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	CSMT/SX	4'-0"	4'-2"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	FX	3'-4"	2'-0"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	CSMT	2'-6"	4'-0"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	XO	4'-6"	3'-8"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	RELIABILIT Model #218787	FULL LITE/SX	3'-0"	6'-8"	U=0.27	STEEL INSULATED CORE - LOW E	YES



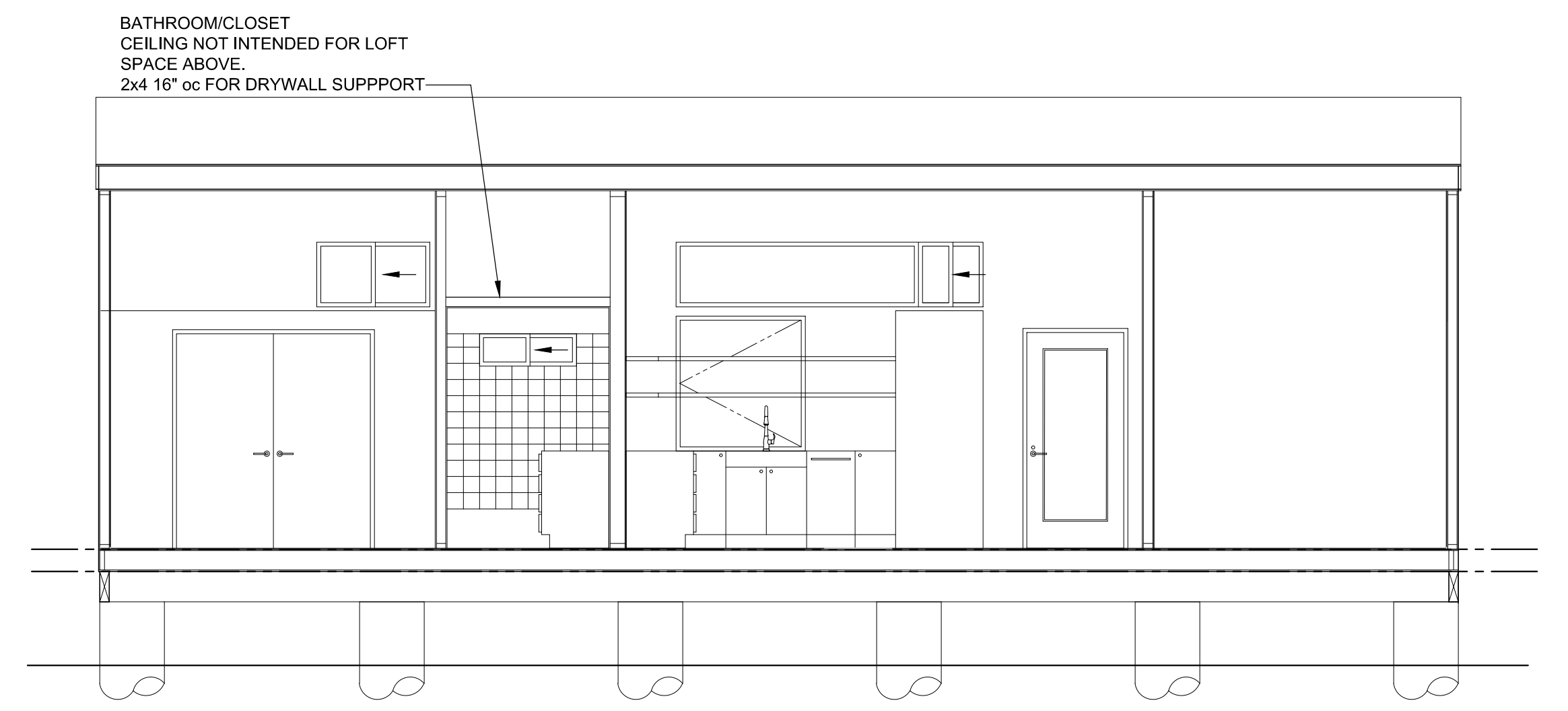
**SECTION "D"**  
SCALE: 1/4" = 1'-0"



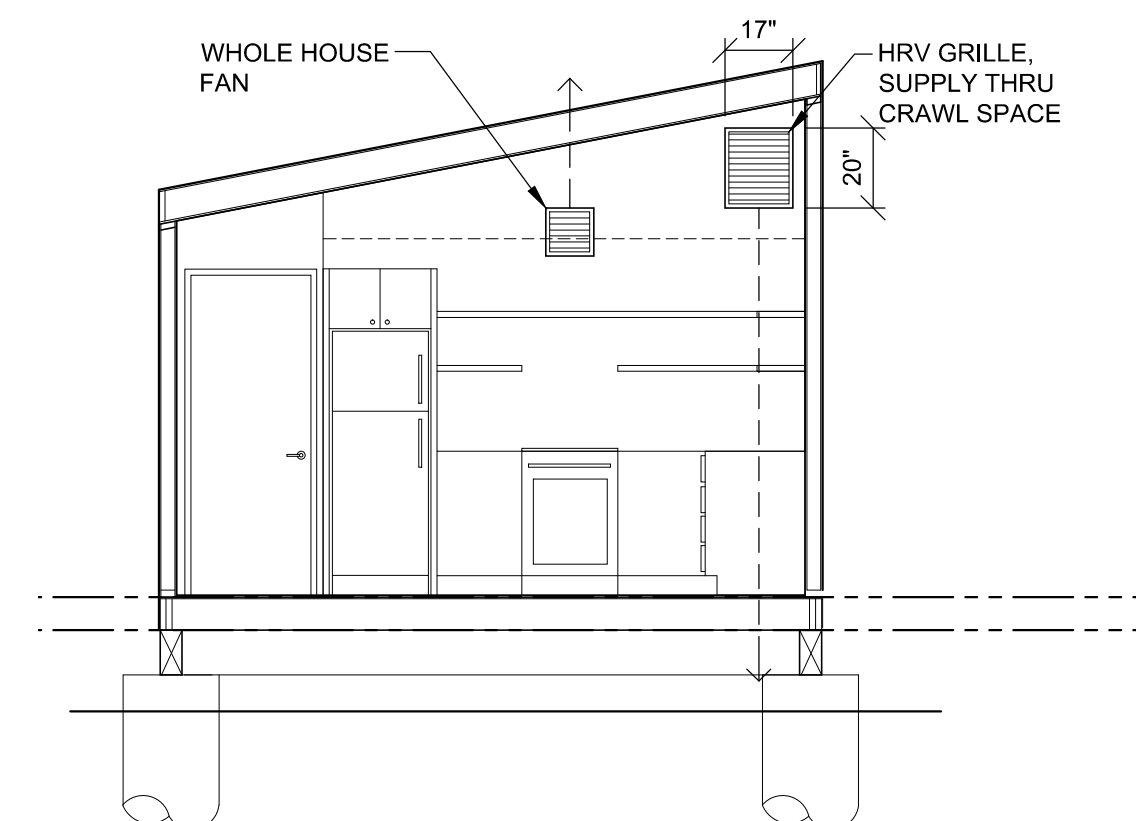
**SECTION "C"**  
SCALE: 1/4" = 1'-0"



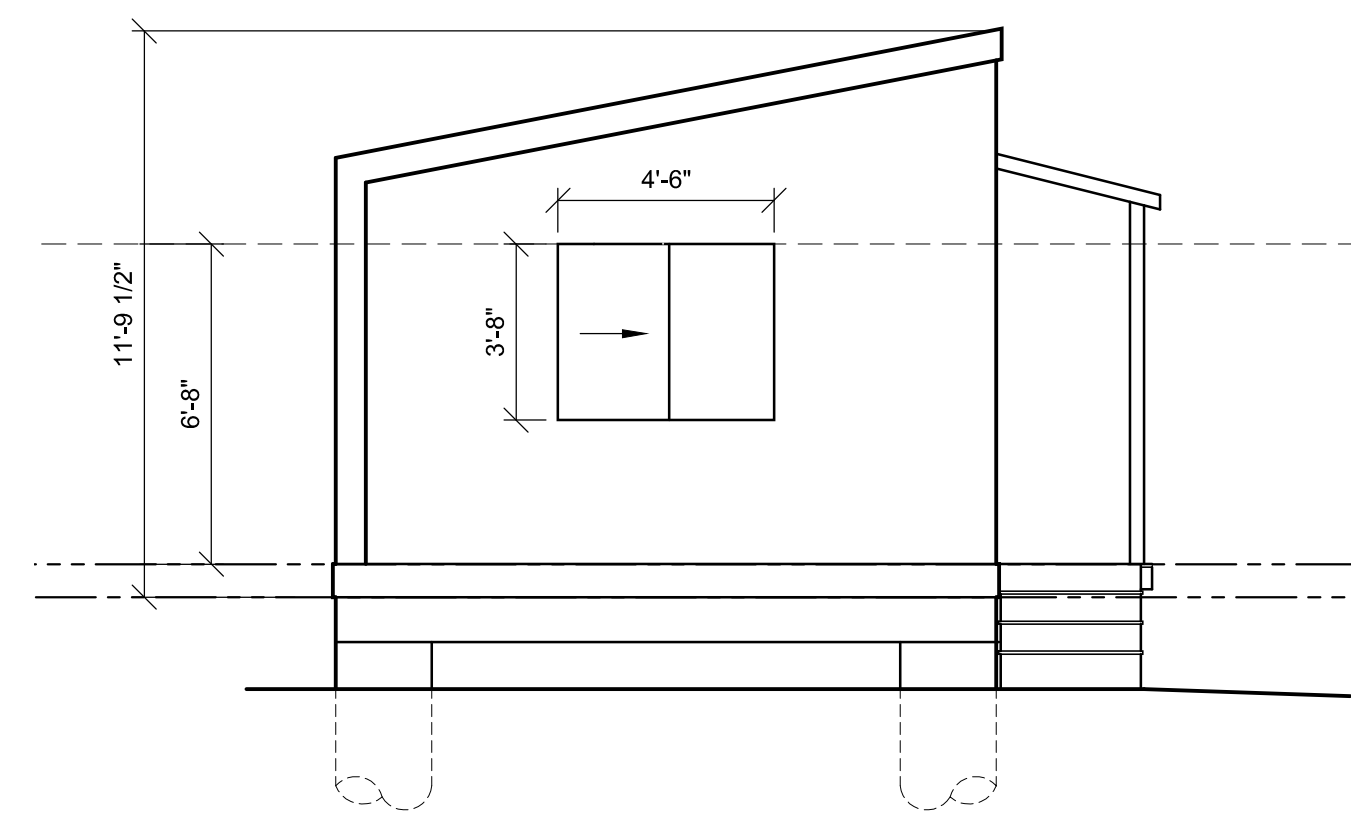
**SECTION "B"**  
SCALE: 1/4" = 1'-0"



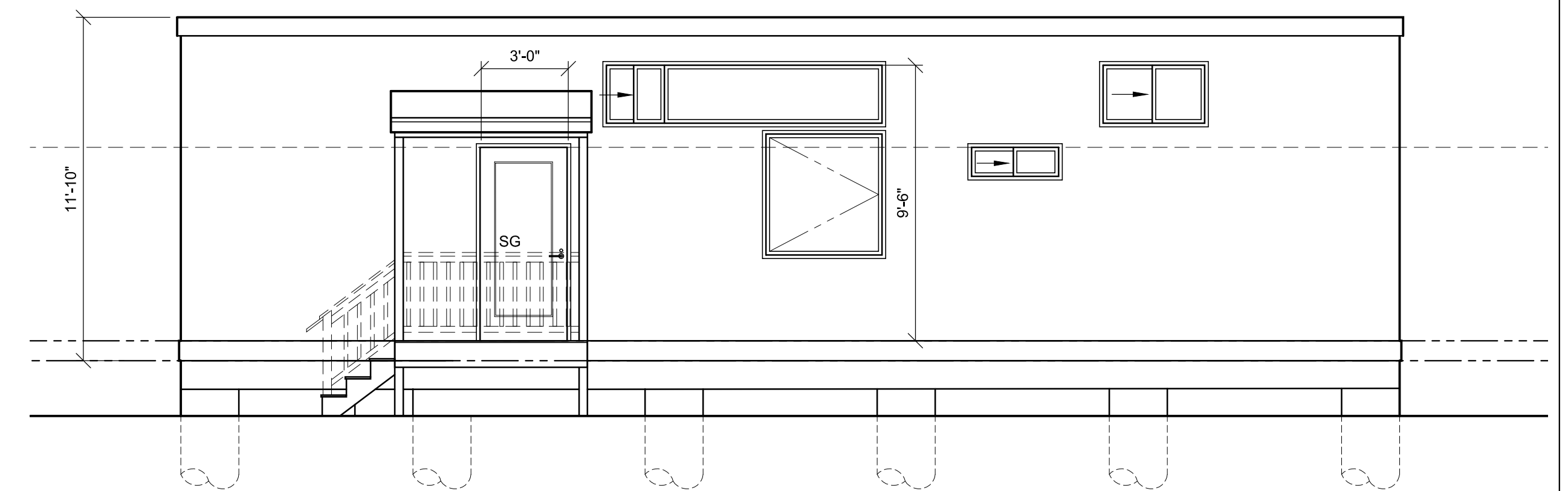
**SECTION "A"**  
SCALE: 1/4" = 1'-0"



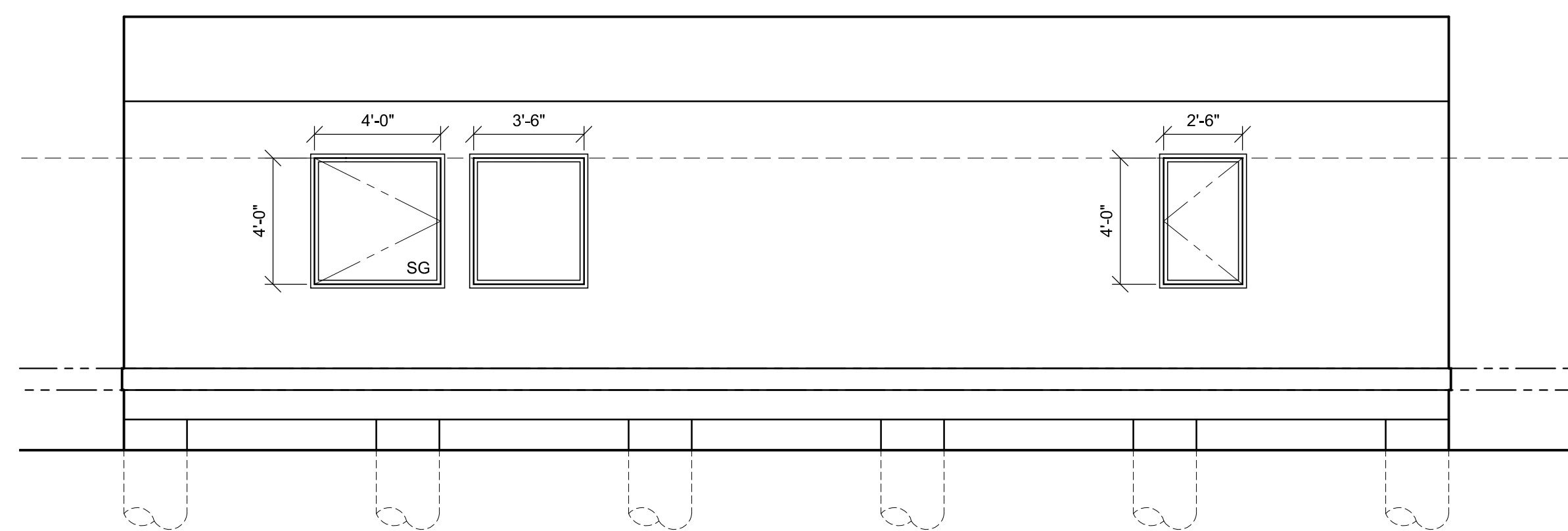
**SECTION "E"**  
SCALE: 1/4" = 1'-0"



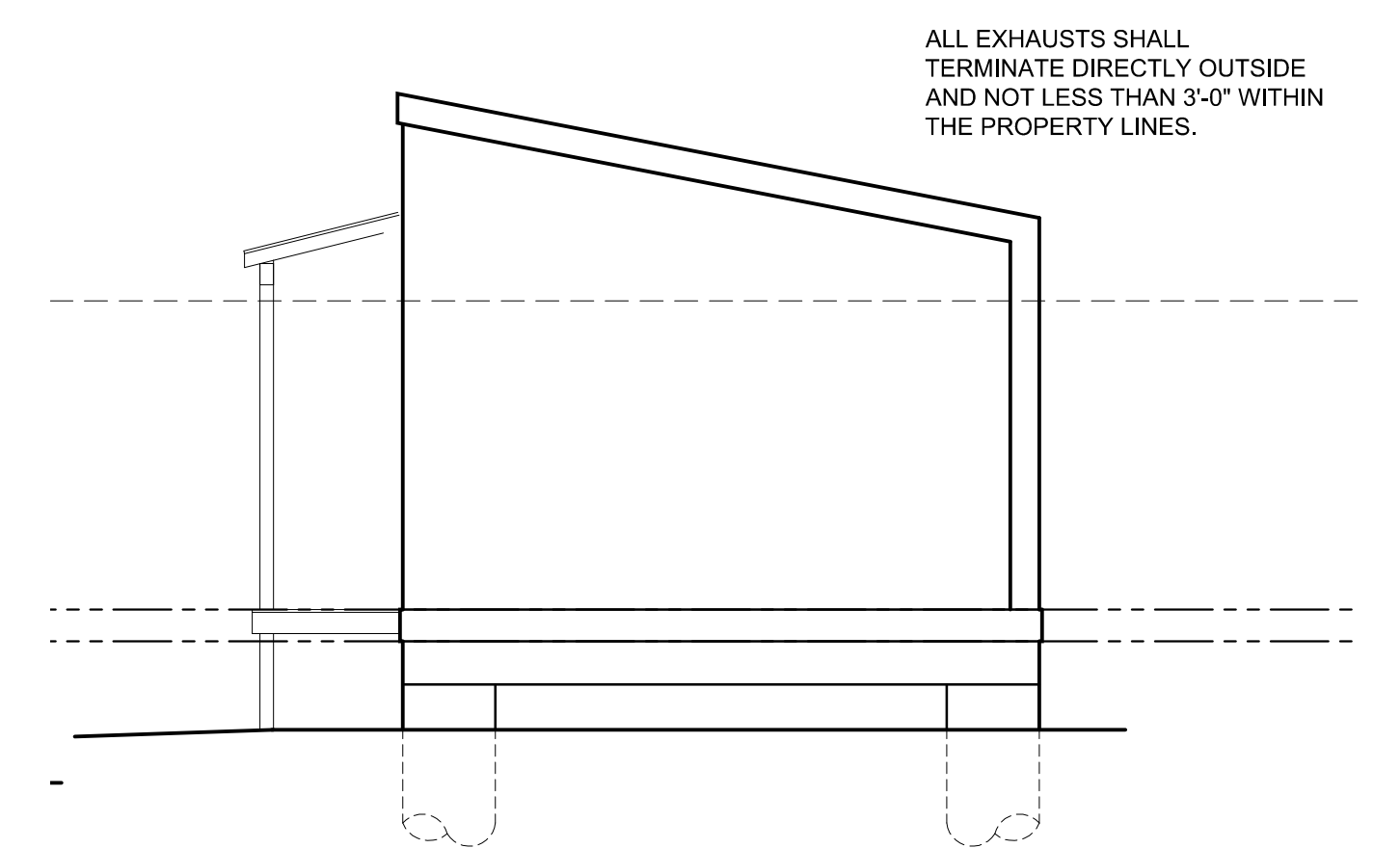
**SIDE (SOUTH) ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT (EAST) ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR (WEST) ELEVATION**  
SCALE: 1/4" = 1'-0"



**SIDE (NORTH) ELEVATION**  
SCALE: 1/4" = 1'-0"

ALL EXHAUSTS SHALL  
TERMINATE DIRECTLY OUTSIDE  
AND NOT LESS THAN 3'-0" WITHIN  
THE PROPERTY LINES.

MyKabin LLC  
13223 SE 30th St Suite A-1  
Bellevue, WA 98005  
DRAWN BY  
G. Clint Jones

CLIENT  
Joanne Ho  
2020 NE 115th Street  
Seattle, WA 98125

ISSUE  
01/21/2020  
RE-ISSUE

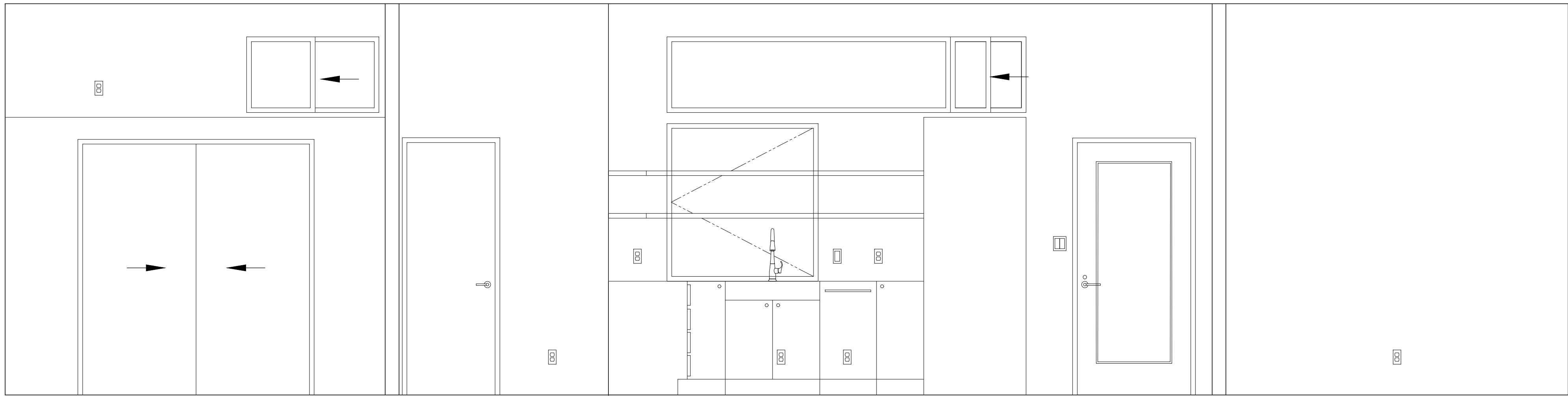
PROJECT NO.  
2019-0090  
PROJECT  
Ho

Elevations  
Sections

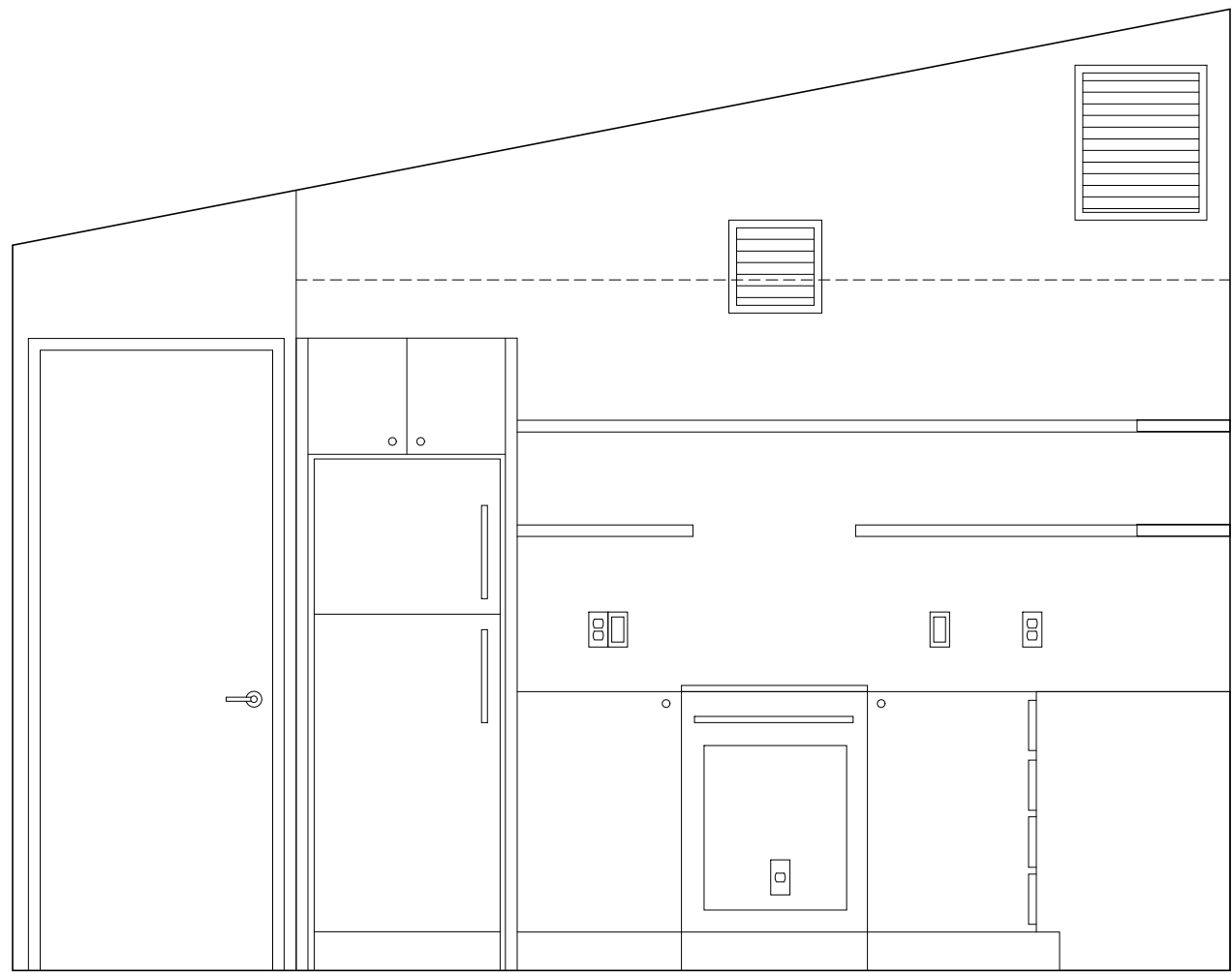


A4.0

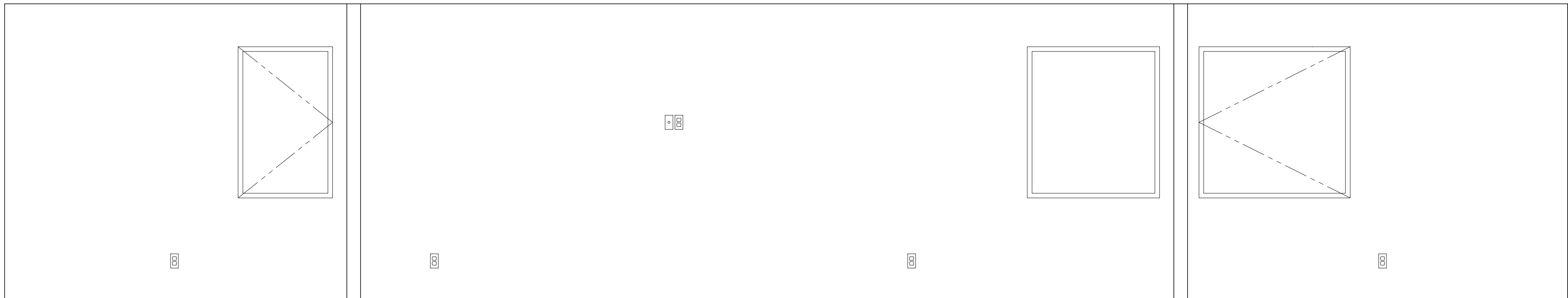




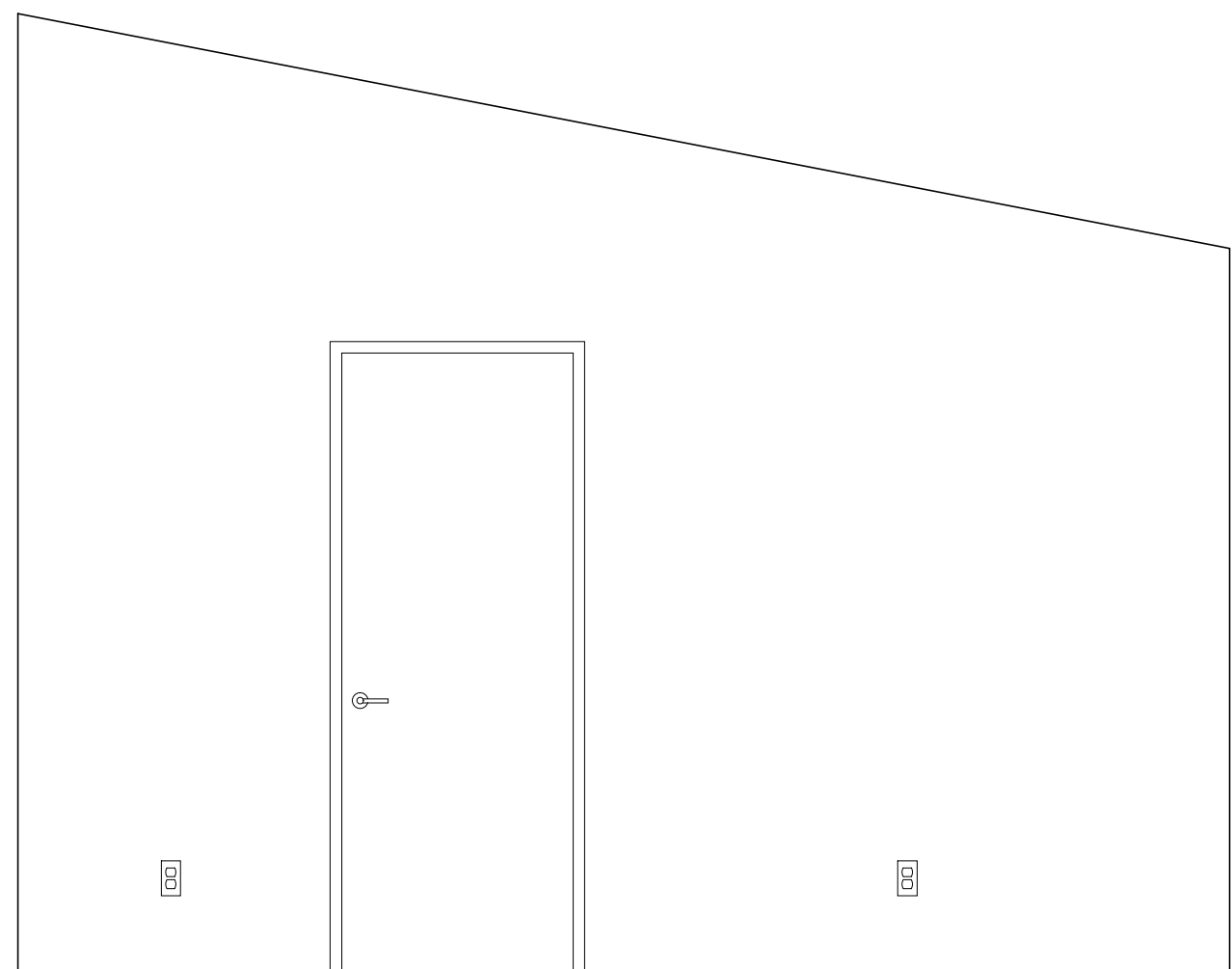
**A** BEDROOM / LIVING / OFFICE  
SCALE: 1/2"=1'-0"



**B** LIVING  
SCALE: 1/2"=1'-0"



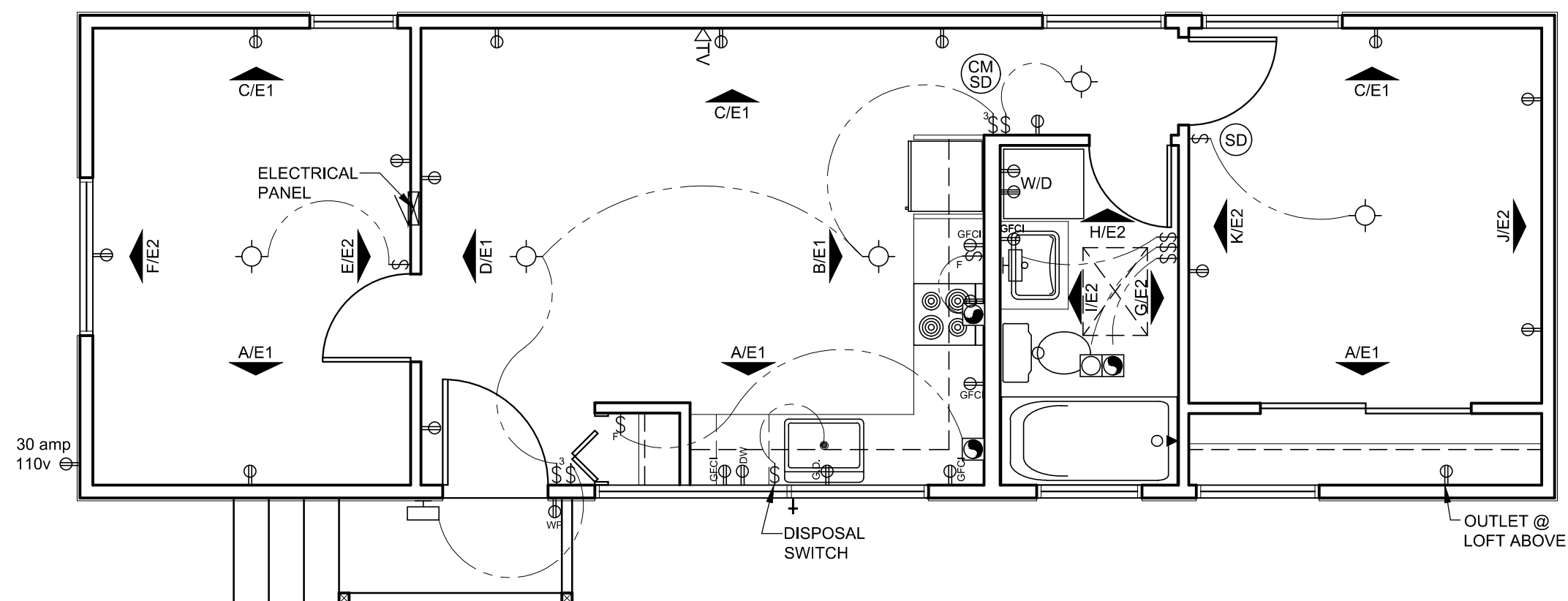
**C** OFFICE / LIVING / BEDROOM  
SCALE: 1/2"=1'-0"



**D** LIVING  
SCALE: 1/2"=1'-0"

### ELECTRICAL SYMBOLS

- SURFACE MOUNTED LIGHT
- WALL MOUNT LIGHT
- DUPLEX RECEPT.
- DUPLEX RECEPTACLE OUTLET
- GROUND FAULT CIRCUIT INTERRUPT
- EXTERIOR WATER PROOF OUTLET
- SINGLE RECEPTACLE OUTLET  
220v (R:RANGE, D:DRYER)
- THERMOSTAT
- FAN
- FAN / LIGHT COMBO
- TELEVISION
- SWITCH



**ELECTRICAL PLAN**  
SCALE: 1/4" =1'-0"

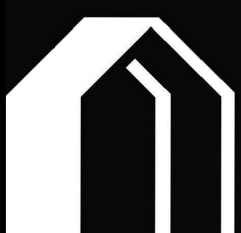
MyKabin LLC  
13223 SE 30th St Suite A-1  
Bellevue, WA 98005  
DRAWN BY  
G. Clint Jones

CLIENT  
Joanne Ho  
2020 NE 115th Street  
Seattle, WA 98125

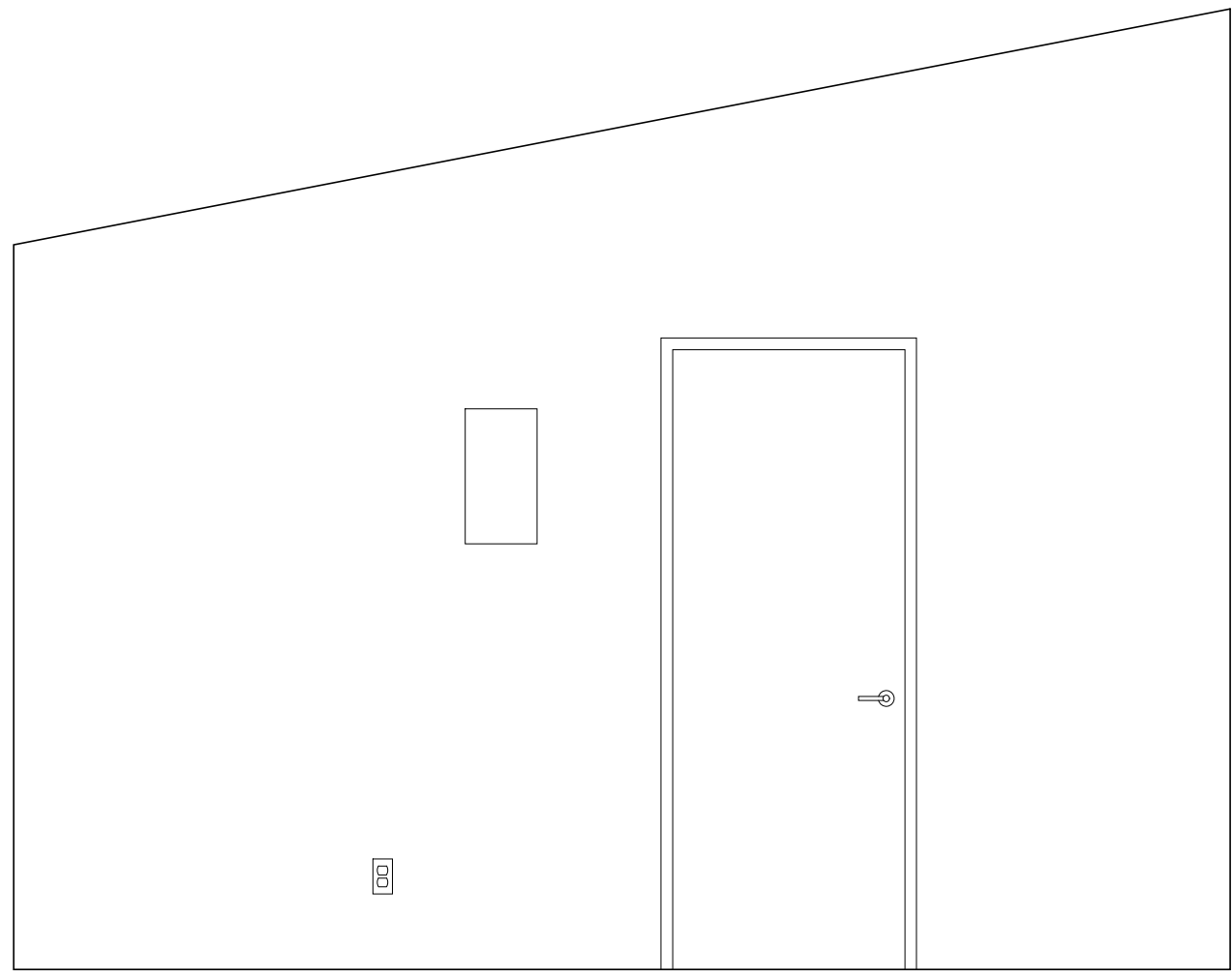
ISSUE  
01/21/2020  
RE-ISSUE

PROJECT NO.  
2019-0090  
PROJECT  
Ho

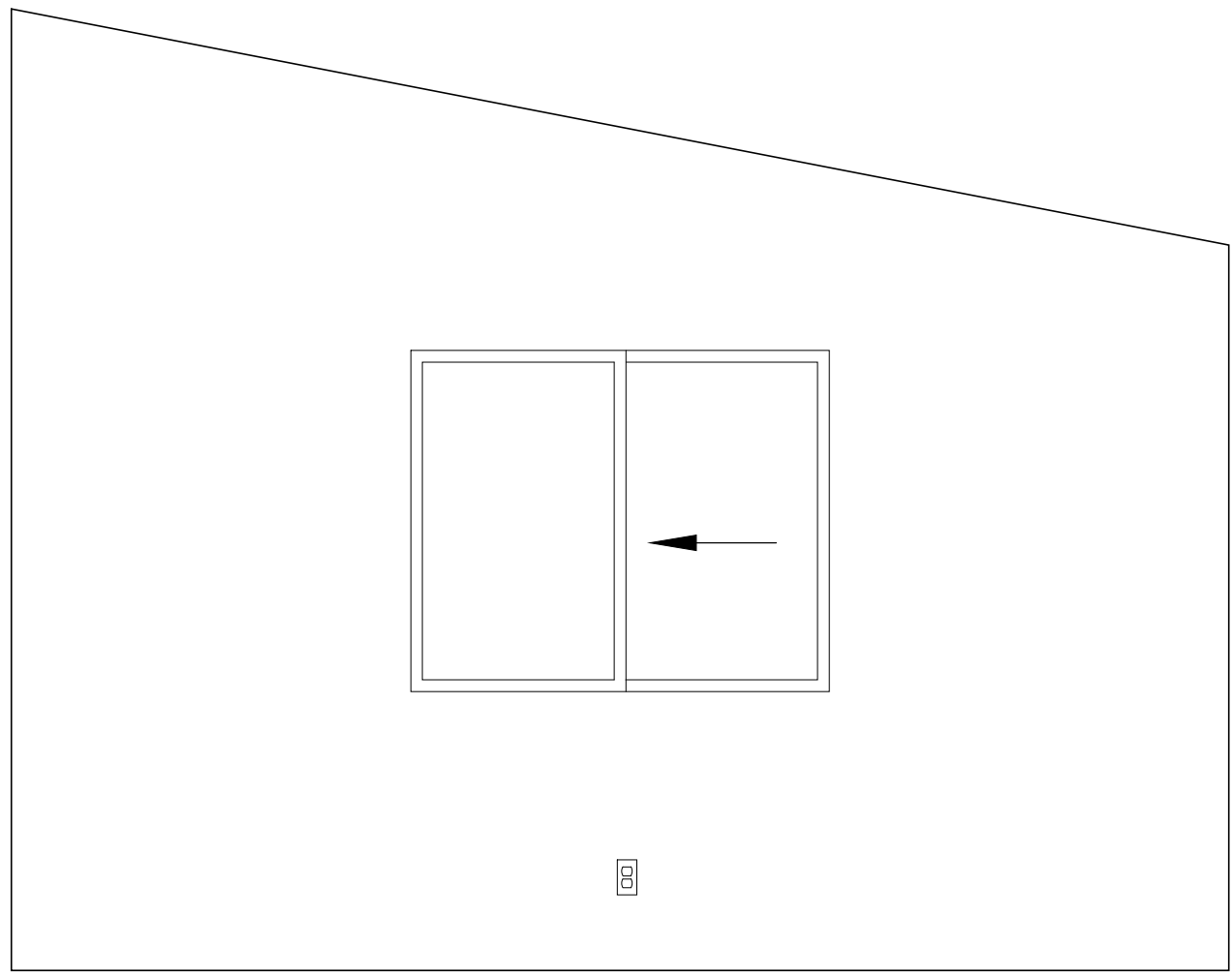
Electrical Plan



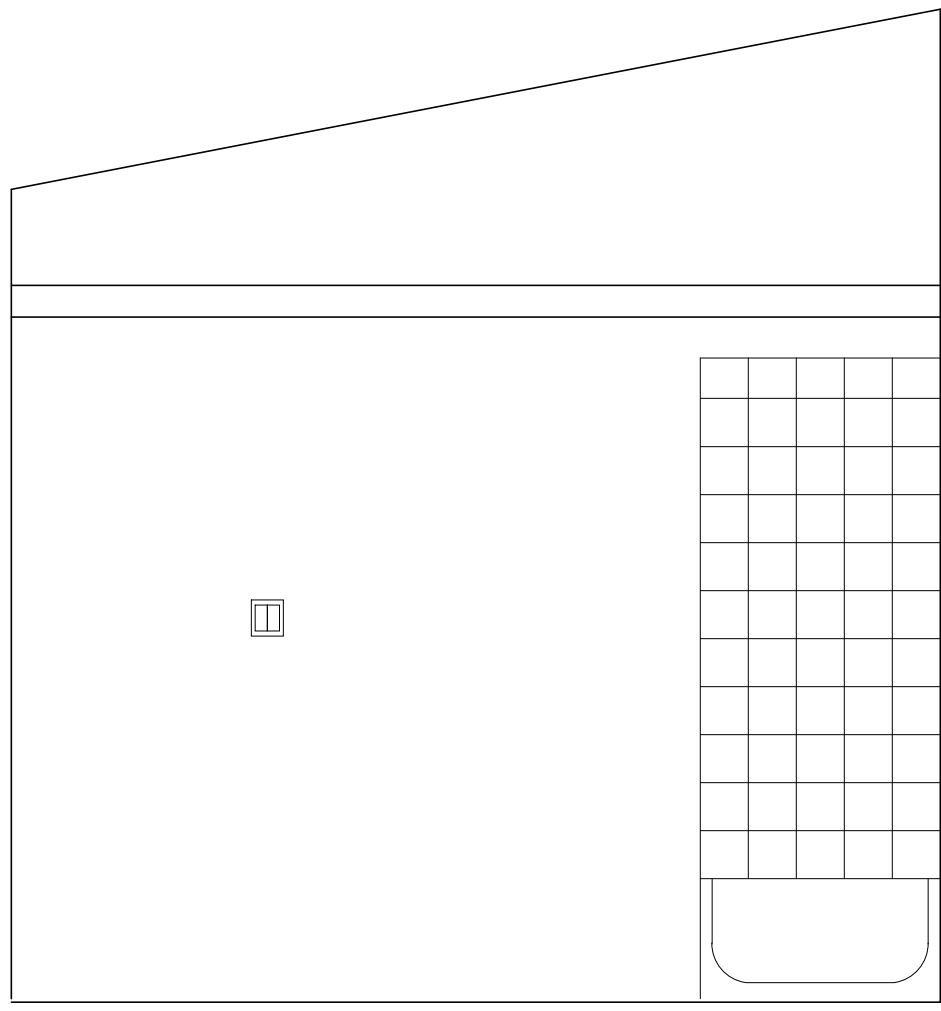
E1



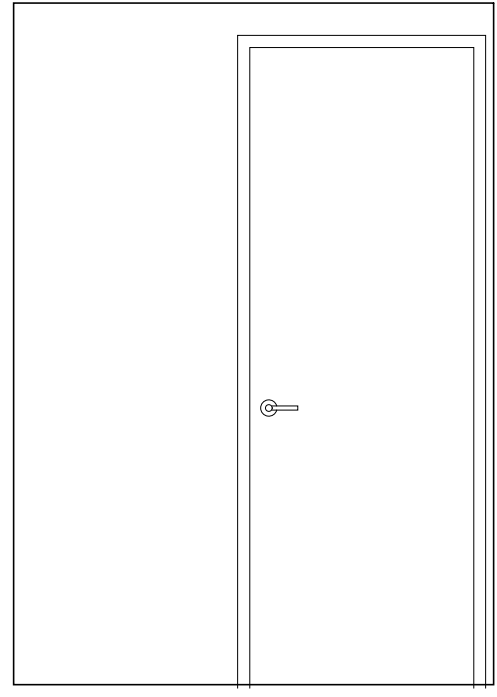
**E** OFFICE  
SCALE: 1/2"=1'-0"



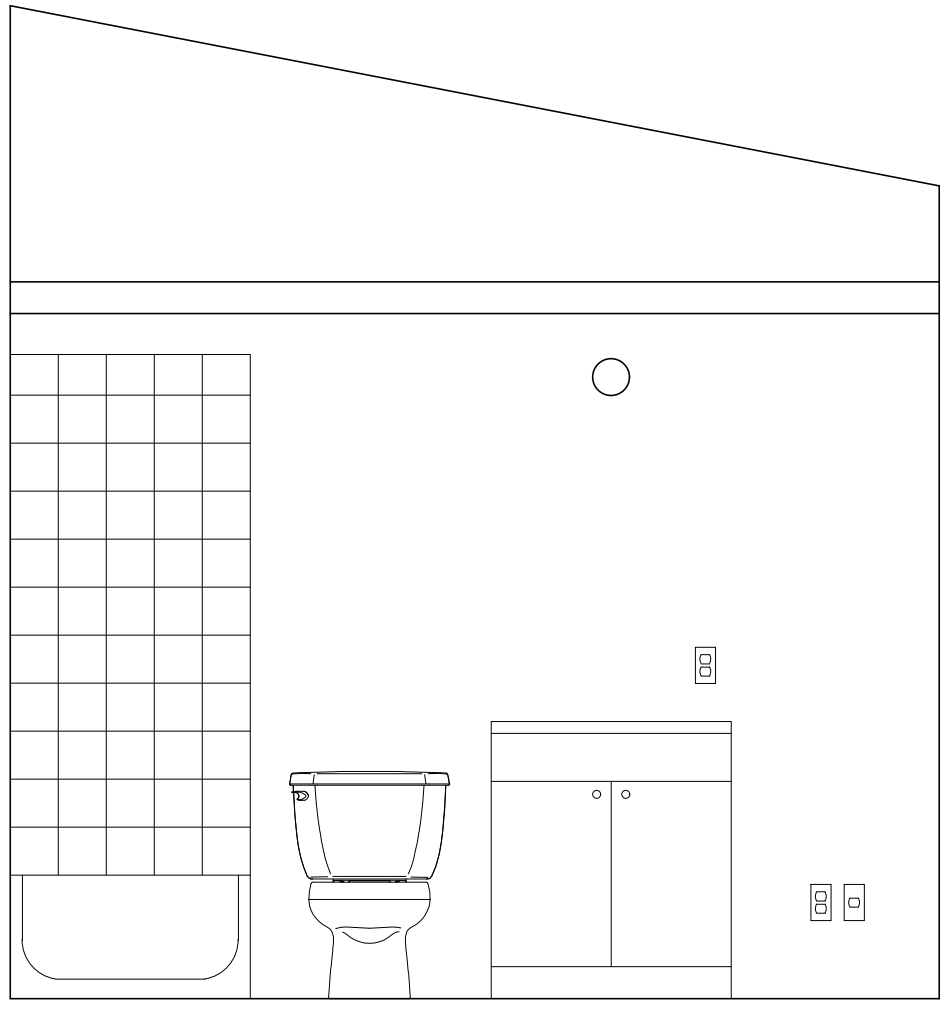
**F** OFFICE  
SCALE: 1/2"=1'-0"



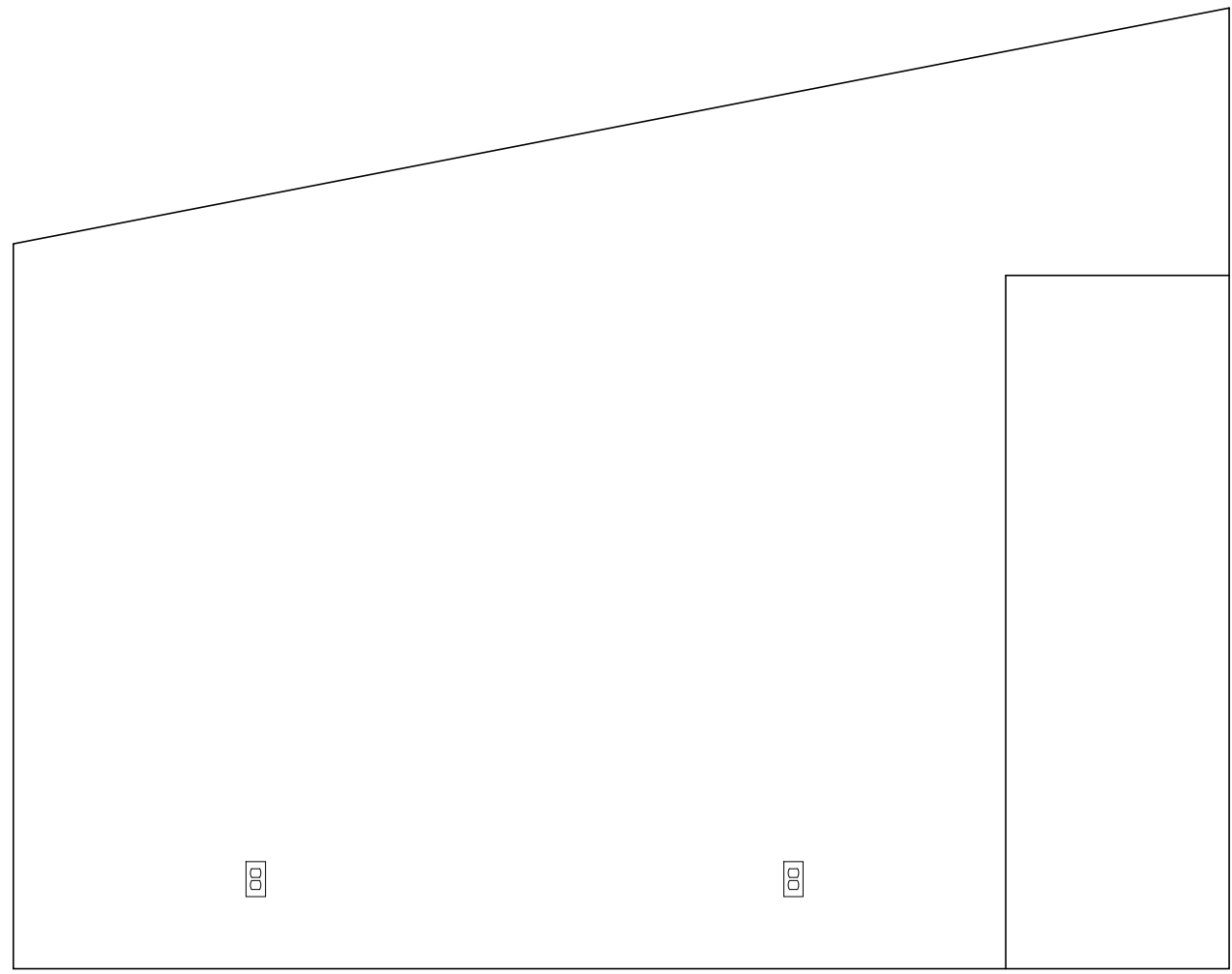
**G** BATHROOM  
SCALE: 1/2"=1'-0"



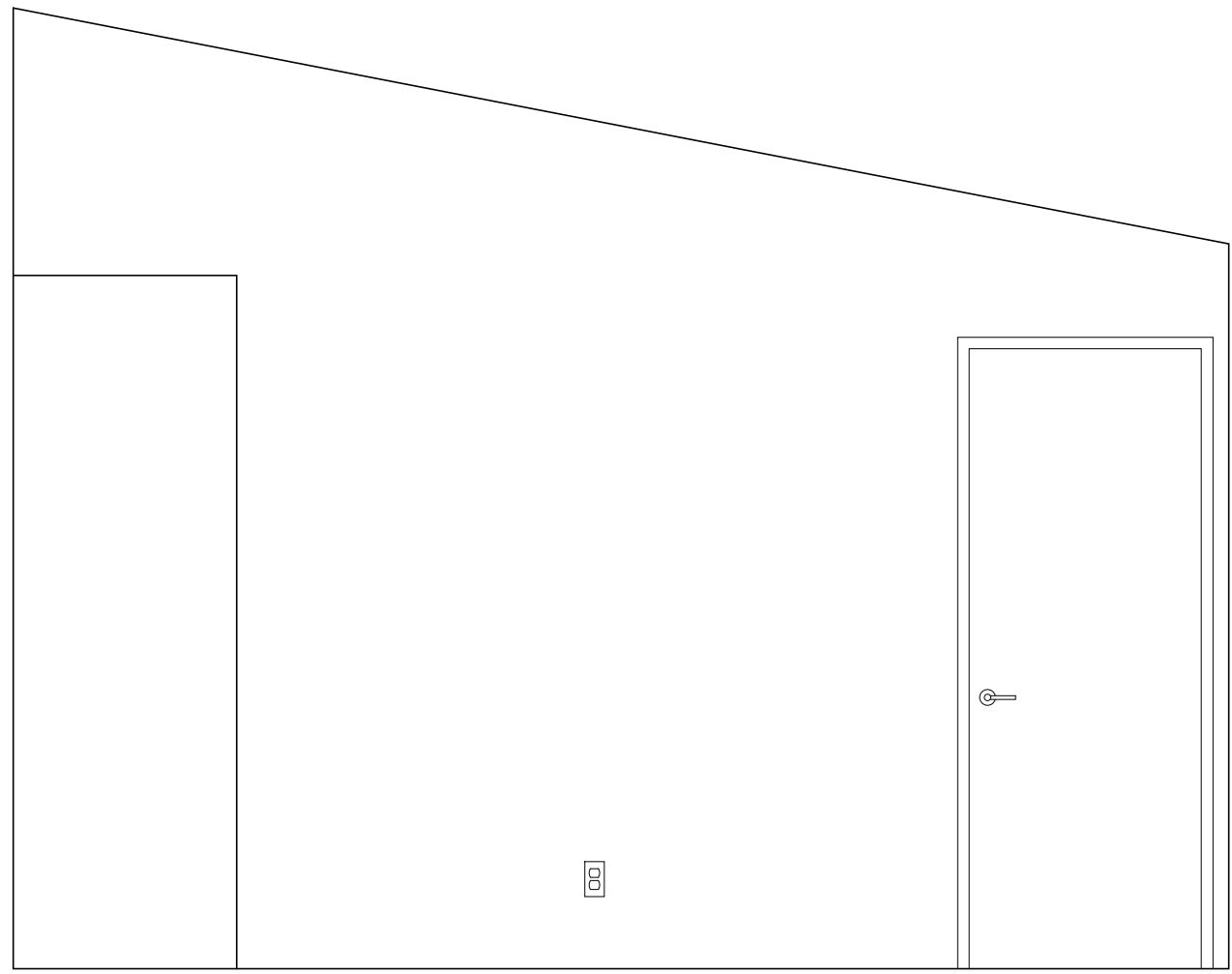
**H** BATHROOM  
SCALE: 1/2"=1'-0"



**I** BATHROOM  
SCALE: 1/2"=1'-0"



**J** BEDROOM  
SCALE: 1/2"=1'-0"



**K** BEDROOM  
SCALE: 1/2"=1'-0"

