

**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](mailto:jason@artisansgroup.com)  
206.639.7098

**Project Title:**  
Flexible ADU - 480 SF

### **Project Description:**

This is a small detached accessory dwelling unit that can be built either as an open concept studio or as a one bedroom home. Named for the flexibility of its design, this DADU is able to blend into almost any existing neighborhood, satisfy many architectural tastes, has 3' doorways and can be fully ADA accessible (with proper site development) and is capable of being built as an extremely energy efficient and sustainable home. Developed to be compatible with full hip, gable or 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 - 480 SF is designed to give the homeowner as much control over decisions about the architectural style, sustainability and construction costs as possible while its small 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 \$140,000. 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 build 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.

- 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 \$140,000, if using the least

expensive materials, to \$250,000+ 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

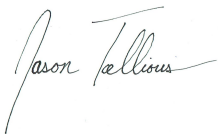
**Price for plan:**

\$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.

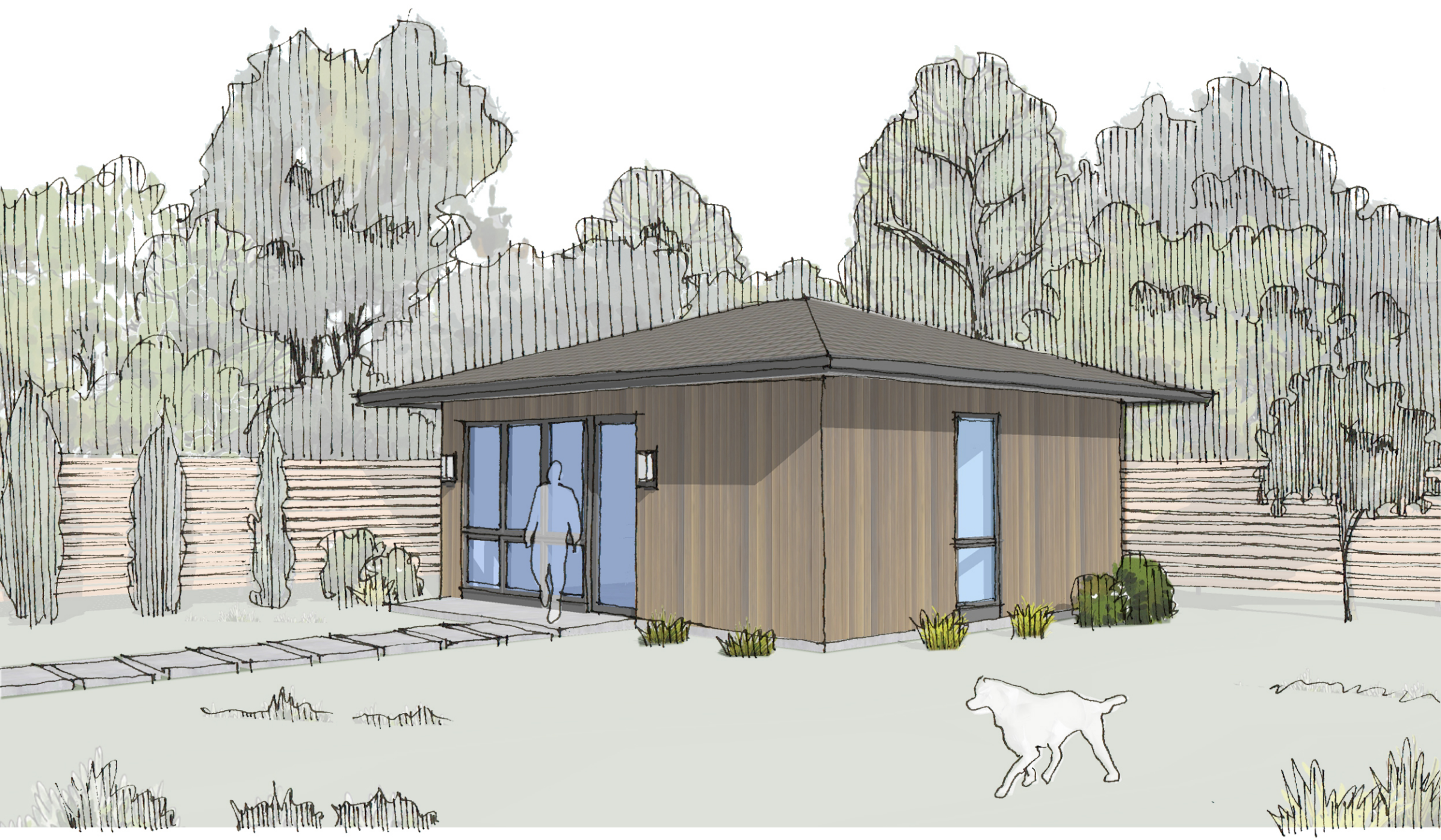
We appreciate your consideration of our DADU proposal and we look forward to hearing your determination. Should you have any further questions, please don't hesitate to get in touch.

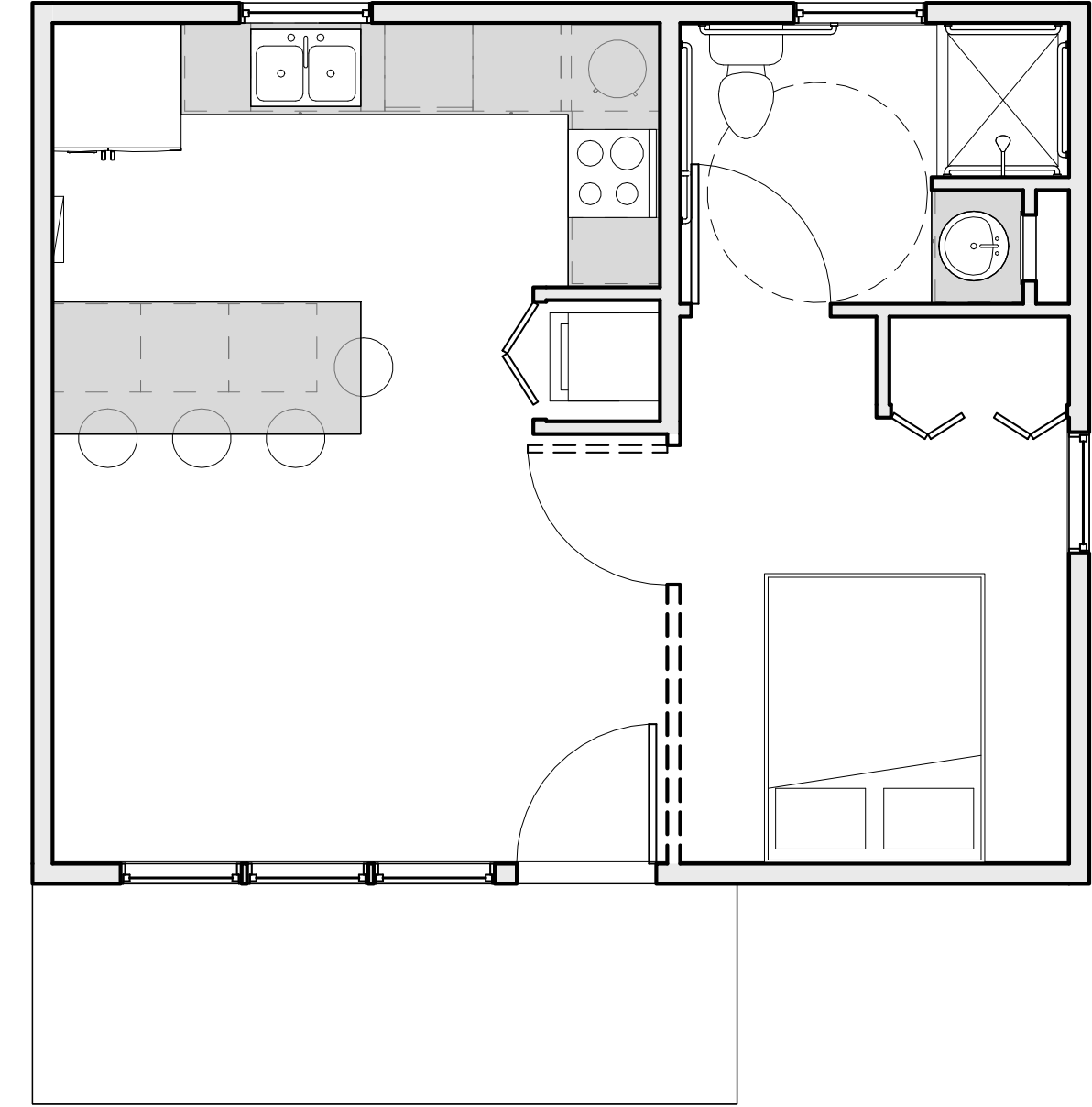
With gratitude,



Jason Taellious







1  
A001 **Main Floor - Clean**  
1/4" = 1'-0"



Seattle ADU - Hip

Site Address: \_\_\_\_\_  
Parcel No.: \_\_\_\_\_

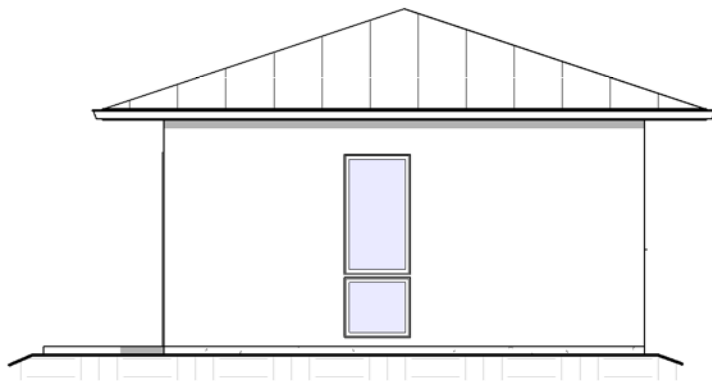
Floor Plans - Clean

Designed By: RC  
Drawn By: CK

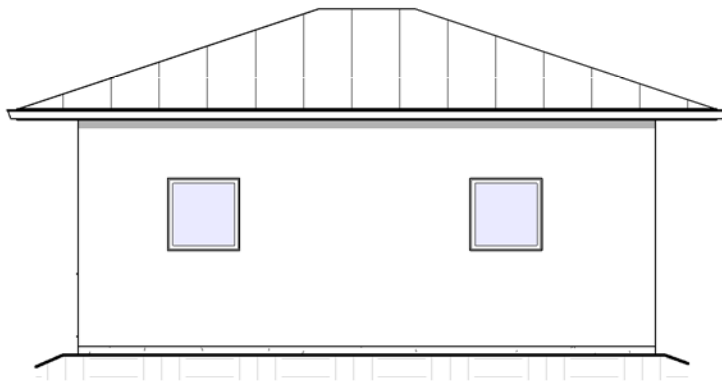
A001



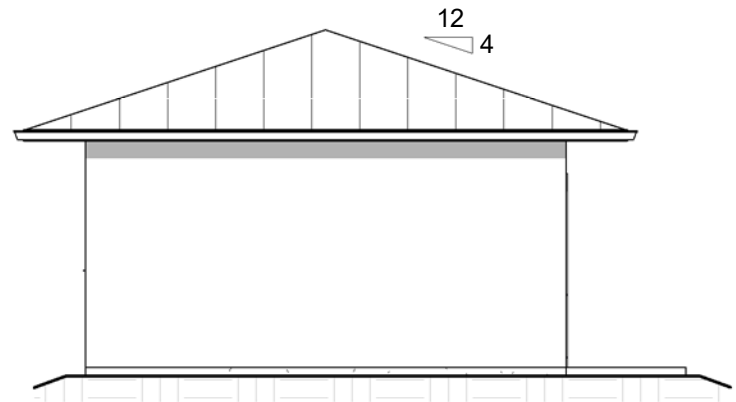
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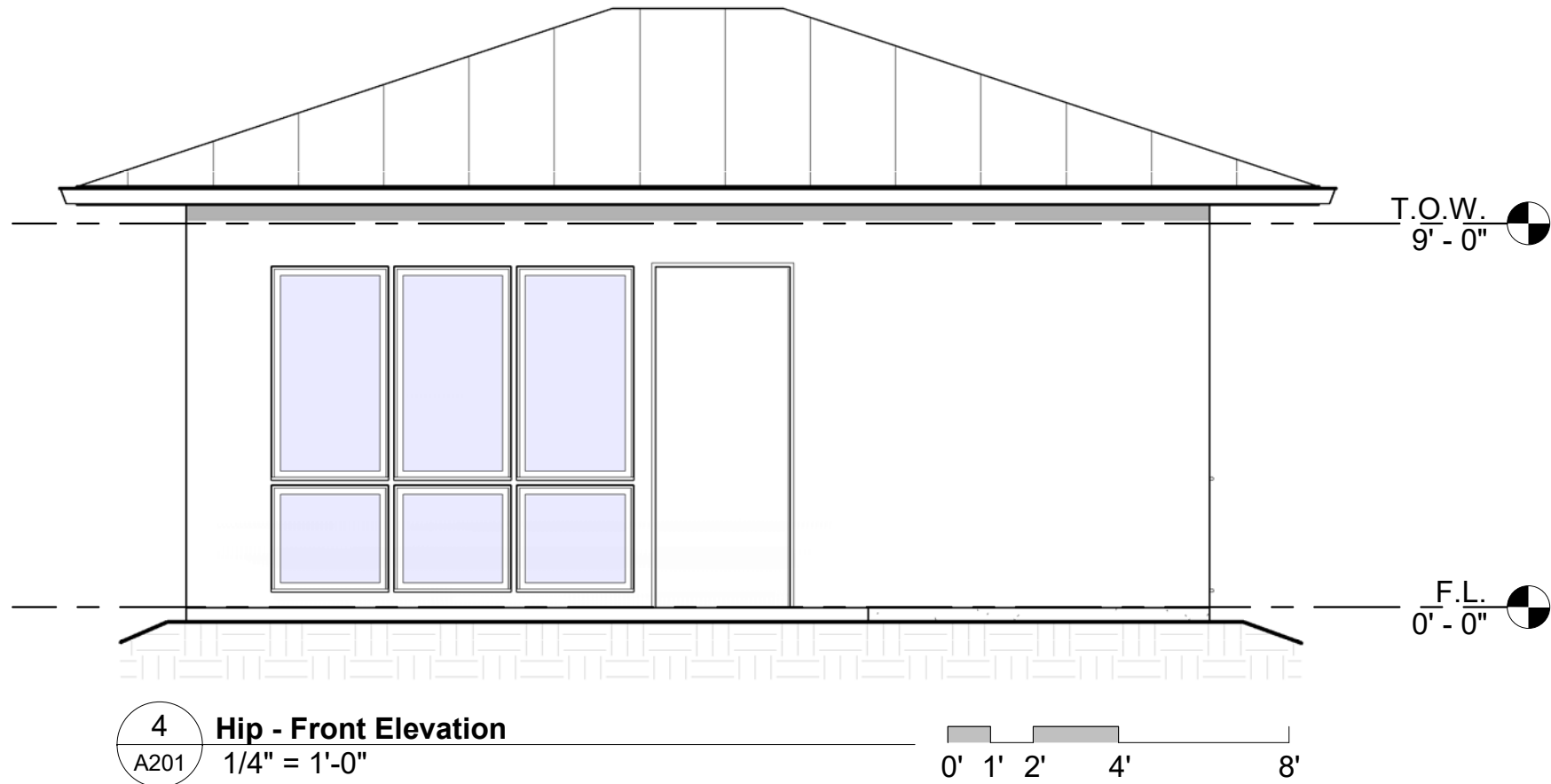
2 Hip - Side 1 Elevation  
A201 1/8" = 1'-0"



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



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



4 Hip - Front Elevation  
A201 1/4" = 1'-0"

Seattle ADU - Hip

Site Address: \_\_\_\_\_

Parcel No.: \_\_\_\_\_

Building Elevations - Hip

Designed By: RC  
Drawn By: CK

A201

The Artisans Group, Inc.

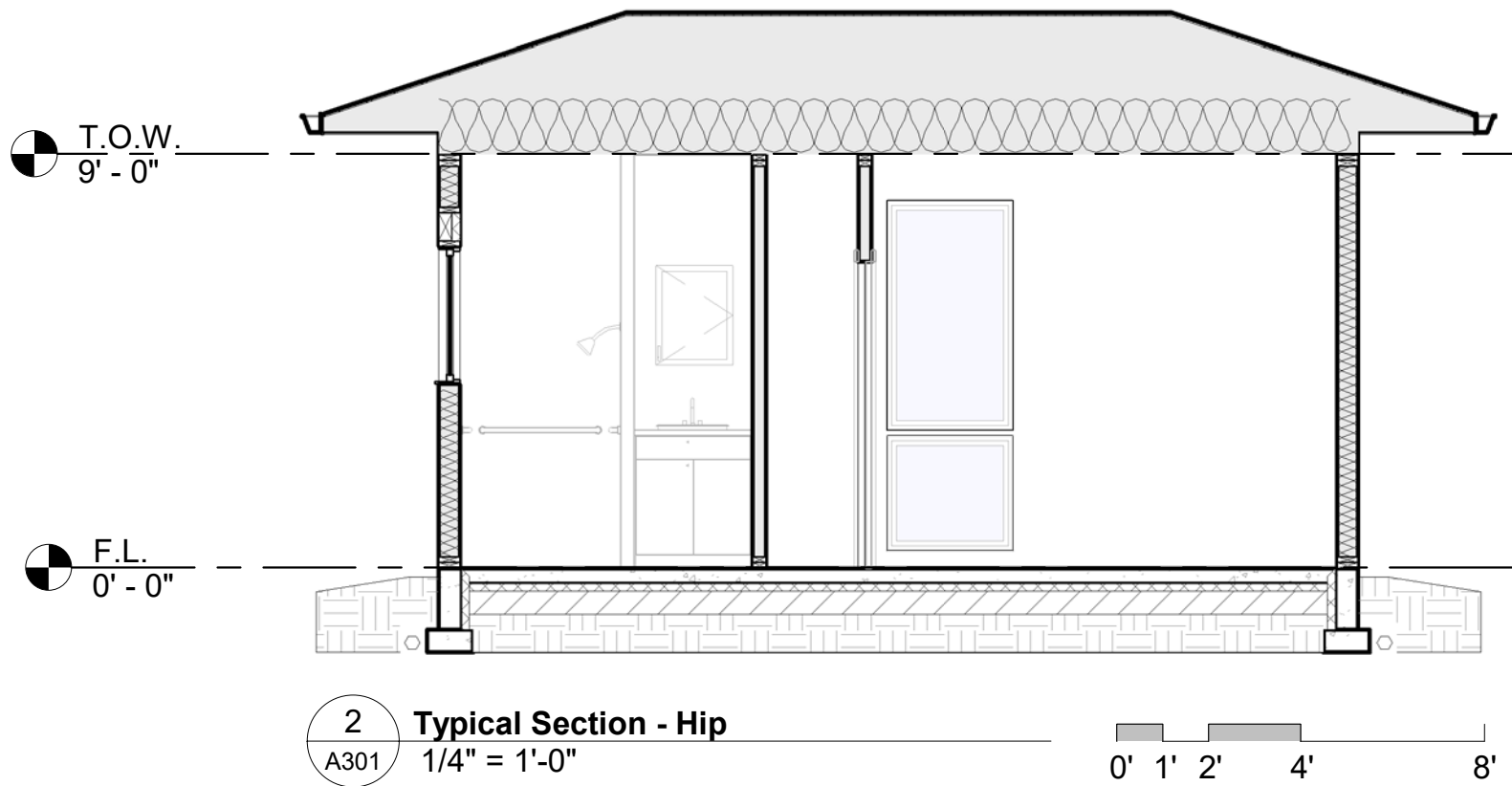
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Seattle ADU - Hip

Site Address: \_\_\_\_\_  
Parcel No.: \_\_\_\_\_

Typical Building Section

Designed By: RC  
Drawn By: CK

A301







