

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
206.639.7098

DADU Title: Above Garage ADU

Project Description:

This is a modest detached accessory dwelling unit designed to sit atop a single car garage with a program that allows for a great deal of flexibility in how a homeowner will maximize the final space. With a 387 sq.ft. studio above a single car garage and storage space (or workshop), this building provides homeowners with a lot of added value and potential for their property. Compact in its footprint and developed to accept a variety of exterior treatments that provide considerable architectural variability, this DADU can blend into established or contemporary Seattle neighborhoods.

Project Narrative:

A straight forward rectangular building, this DADU is nevertheless full of potential for homeowners. With a conditioned garage and storage space (or work-from-home workshop or artist's studio) and a second story compact ADU that still fits a generous kitchen and full bathroom, this is a great housing option for many of

Seattle's citizens. As you can see in the accompanying imagery, the building has considerable variety in its final form depending upon the homeowner's exterior choices.

- Low Cost

After speaking with multiple general contractors we are confident that the simplicity of this DADU design allows it to be built starting at approximately \$200,000. If more windows, sustainable options or finer finishes are chosen then that price will rise.

- Green Building

This is entirely within the homeowner's control. From finishes to insulating the slab, making it airtight and proper orientation, this home could easily be Built Green or potentially even Passive House.

- Privacy

Because this is a second story ADU, care with placement will need to be taken for ensuring privacy. The window placement does maximize privacy potential as is.

- Context

The sheer flexibility of this design allows this DADU to fit in neighborhoods ranging from historic to contemporary or eclectic.

- Culturally Responsive

As an open concept studio, 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 \$200,000 (if using the least expensive materials) and up, 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, garage door

Mechanical systems:

- Ductless mini-split or (if Passive House) ductless Heat Recovery Ventilation system
- Electric water heater or heat pump water heater for sustainability

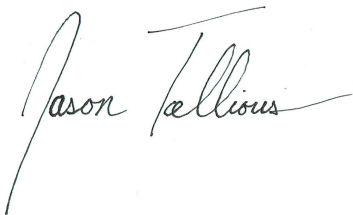
Price for plan:

\$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.

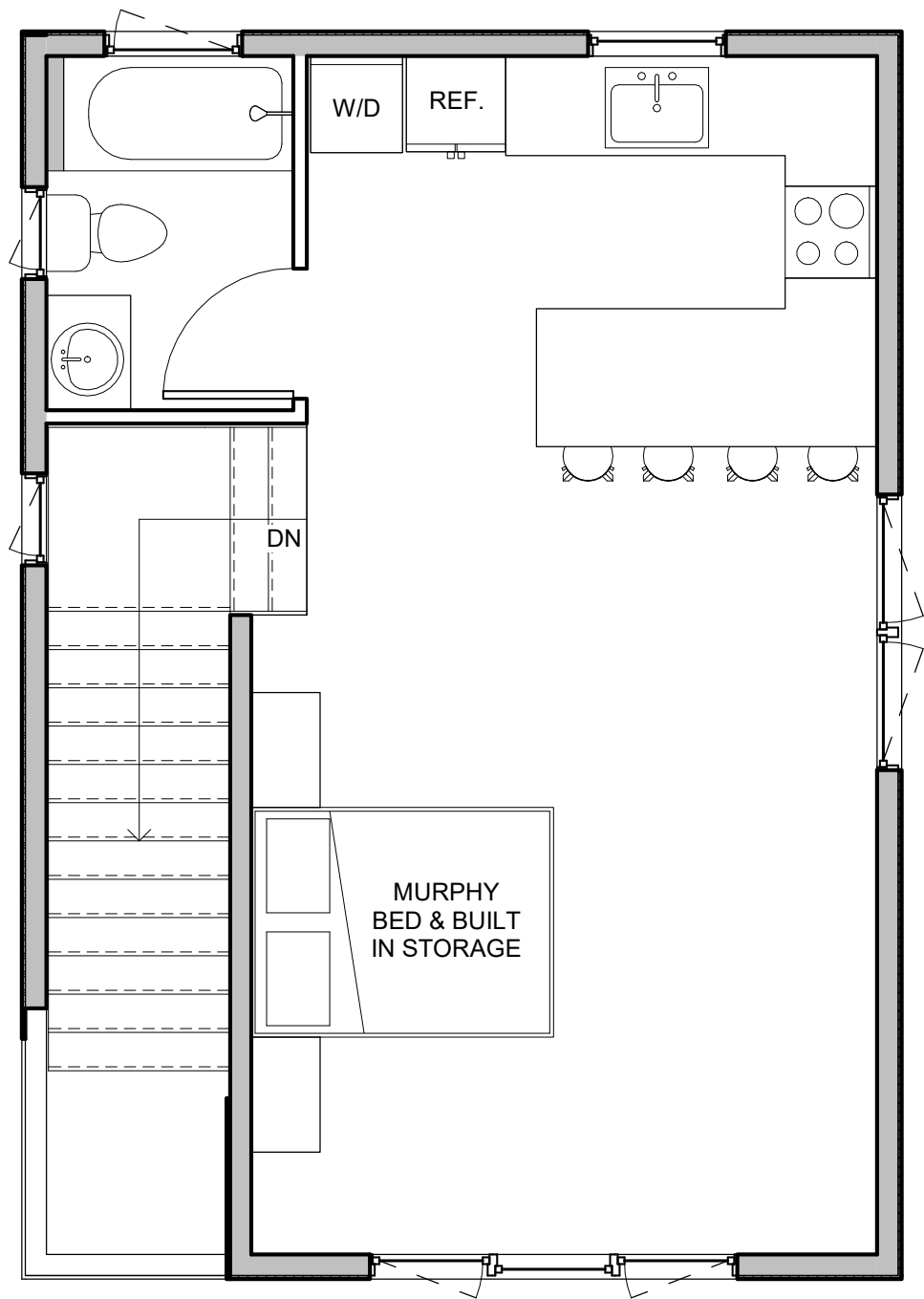
We appreciate your consideration of our DADU proposal and we look forward to hearing your determination. Should you have any further questions, please don't hesitate to get in touch.

With gratitude,

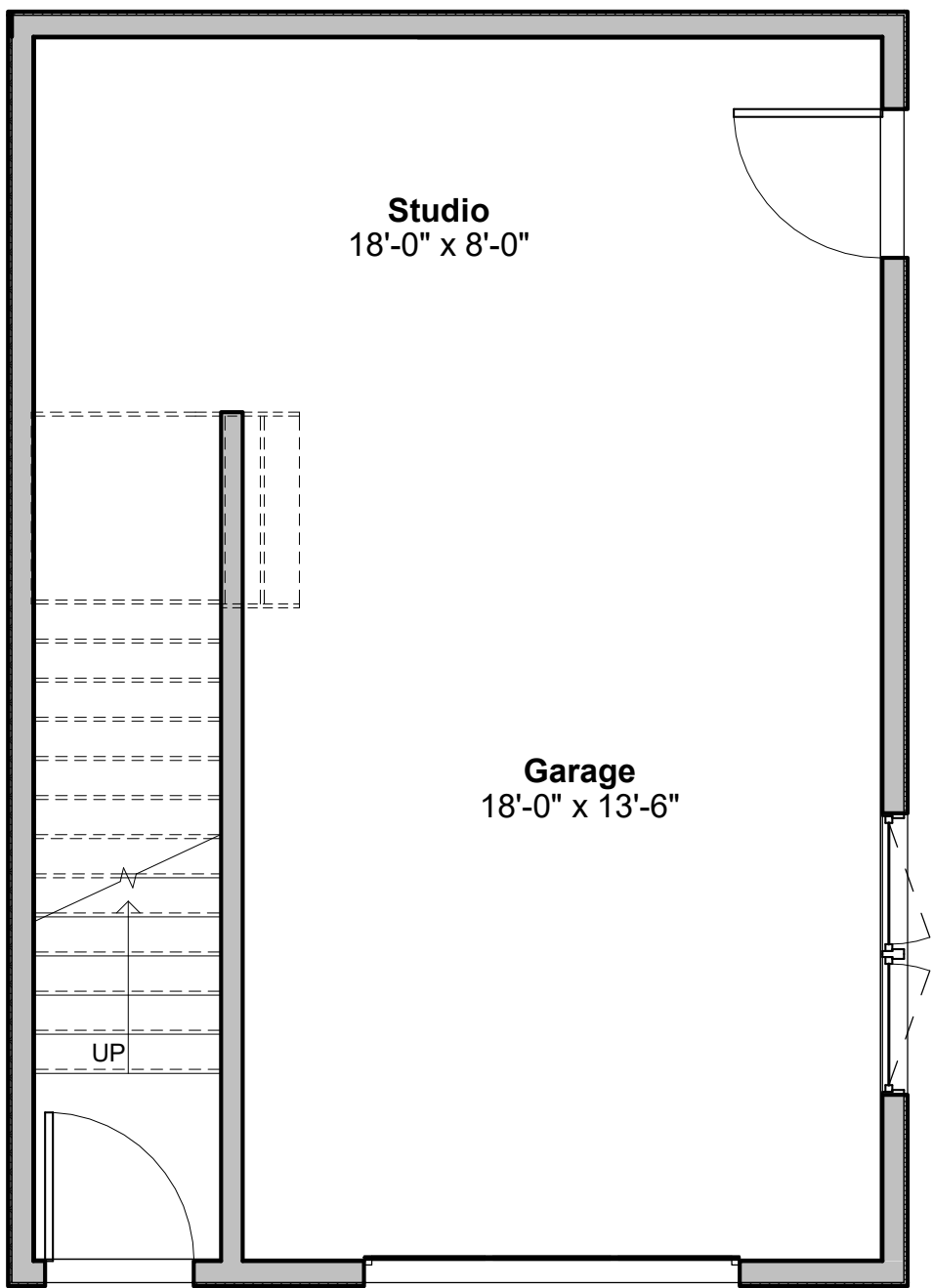
A handwritten signature in black ink that reads "Jason Taellious". The signature is fluid and cursive, with the first name "Jason" and last name "Taellious" clearly legible.

Jason Taellious



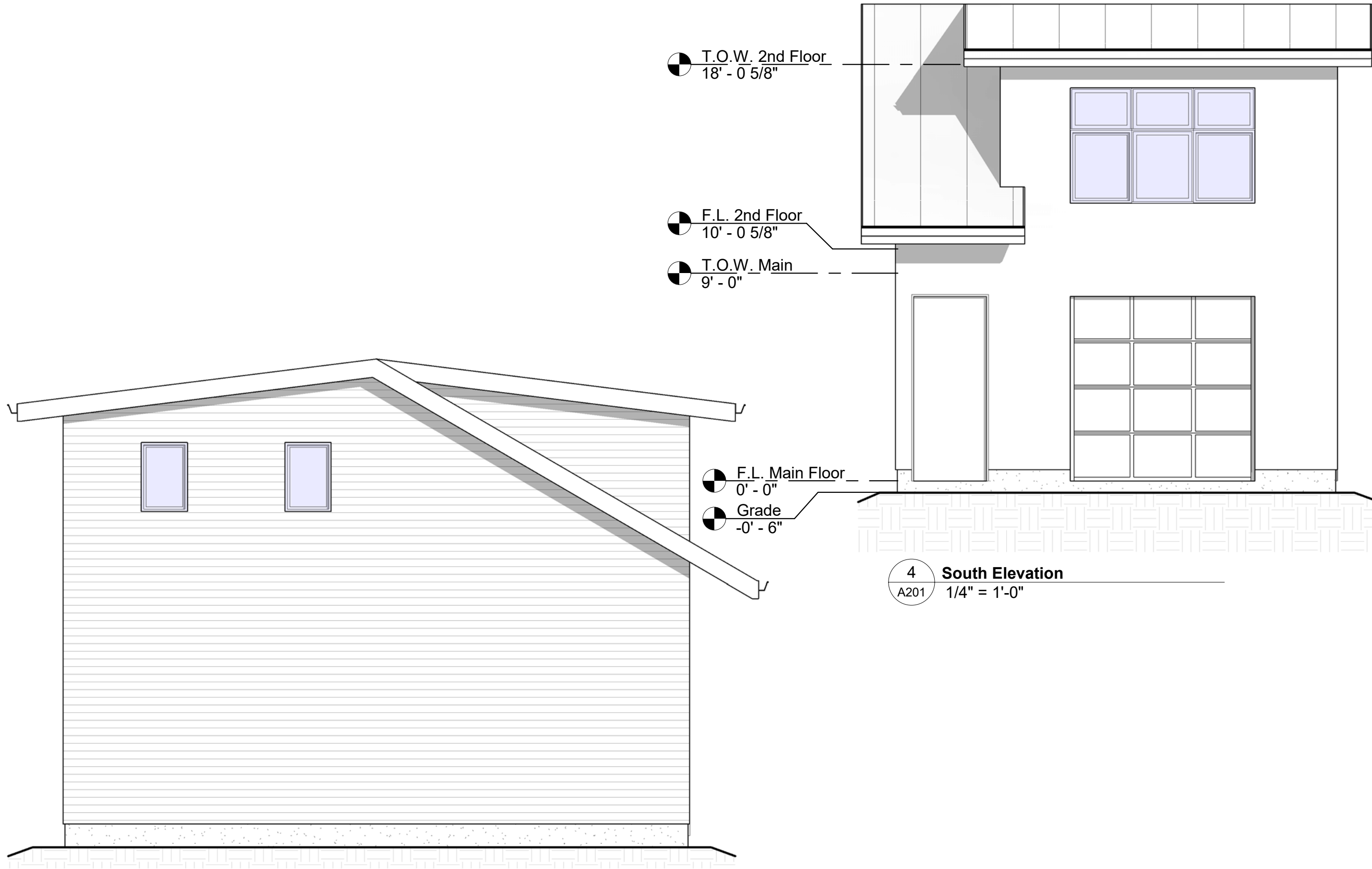


2 2nd Floor - Clean
A001 1/4" = 1'-0"



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

0' 1' 2' 4' 8'




26/03/2019 3:21:28 PM

1
A201
West Elevation
1/4" = 1'-0"

0' 1' 2' 4' 8'

4
A201
South Elevation
1/4" = 1'-0"



The Artisans Group, Inc.
1508 Fourth Avenue East
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Seattle ADU - 2 Story

Site Address:
Parcel No.:

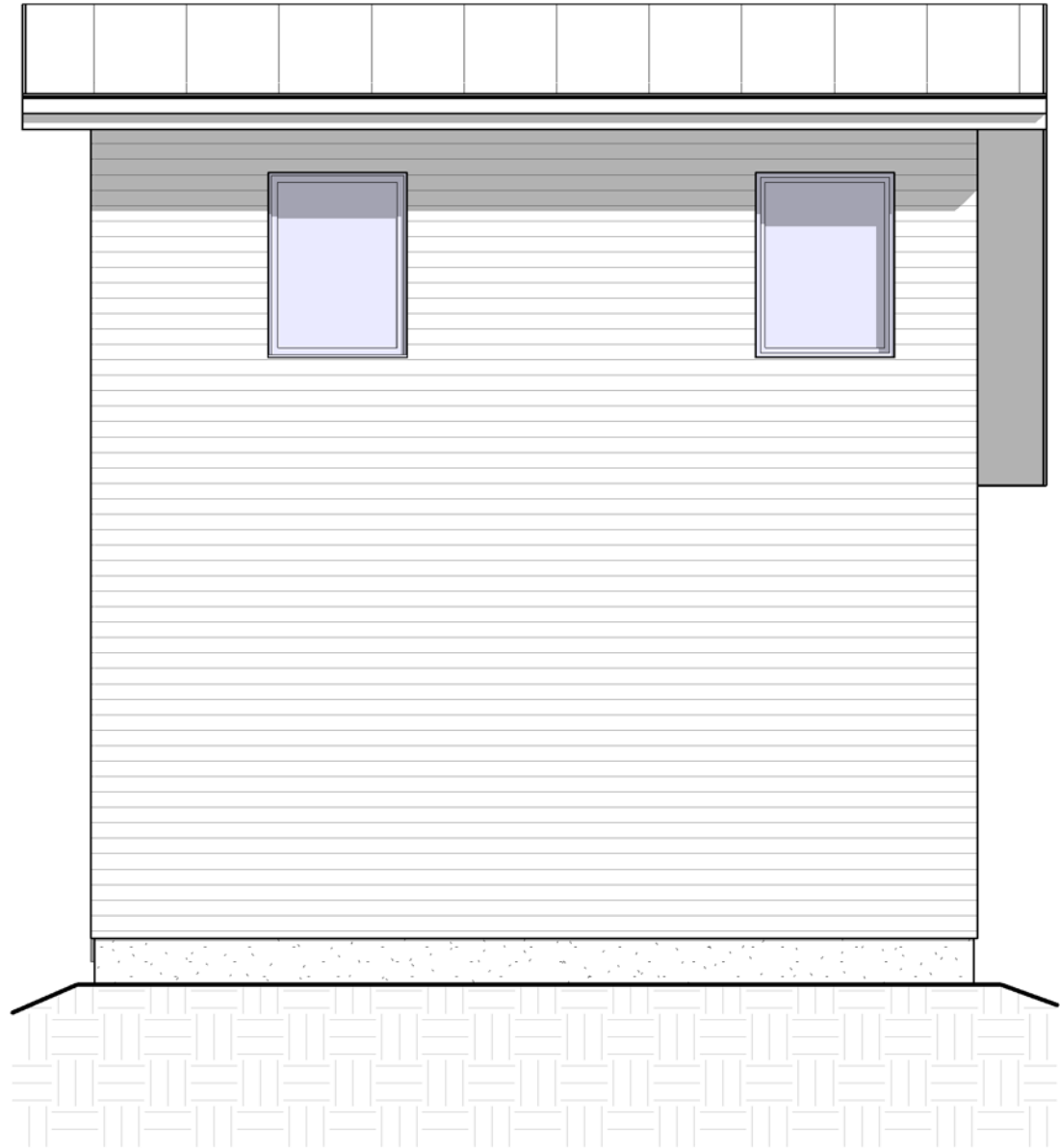
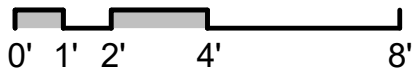
Building Elevations

Designed By: RC
Drawn By: LHA

A201



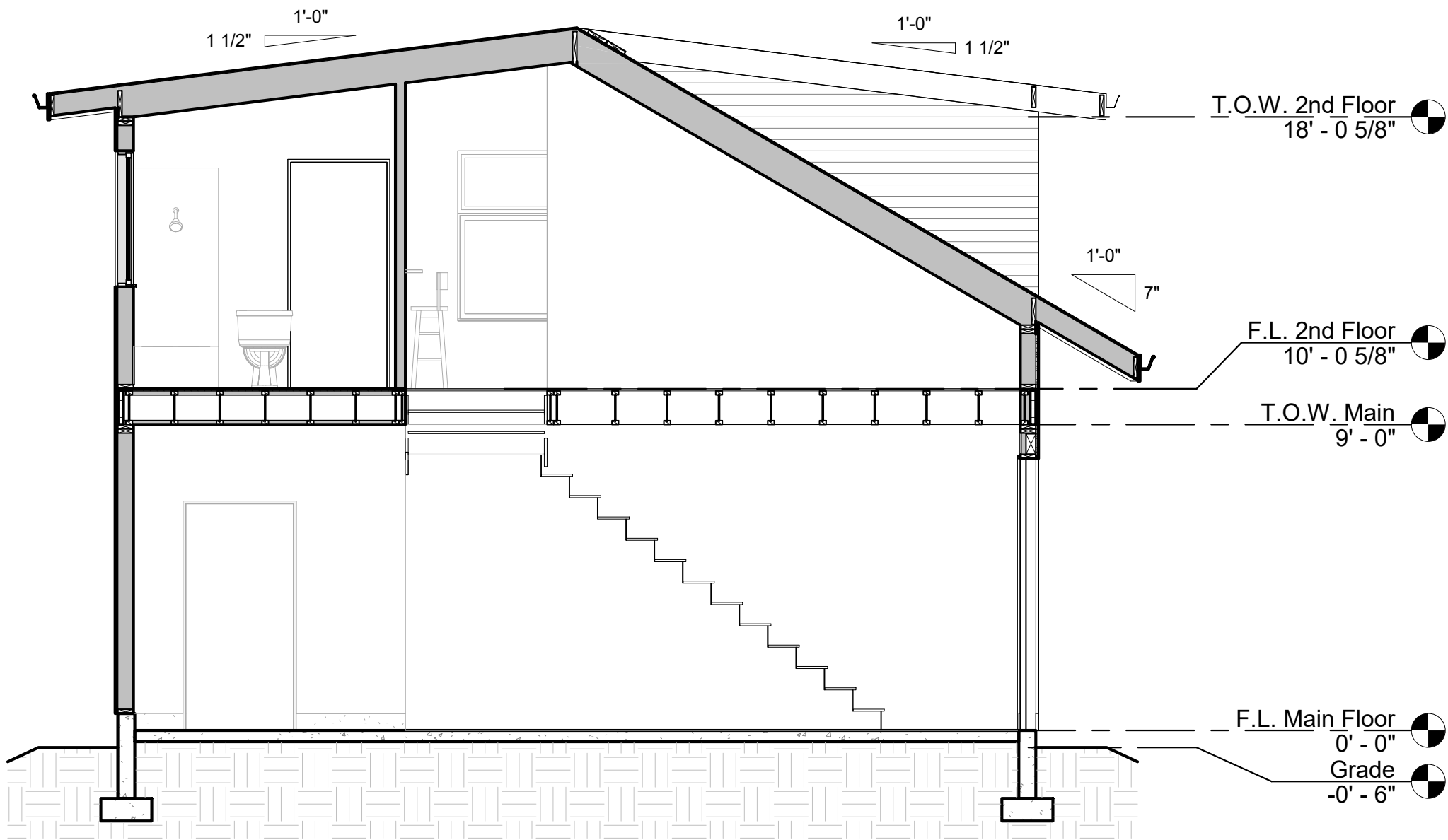
2
A202 **East Elevation**
1/4" = 1'-0"



1
A202 **North Elevation**
1/4" = 1'-0"

26/03/2019 3:21:29 PM

<div>artisansgroup</div> <div>The Artisans Group, Inc. 1508 Fourth Avenue East Olympia, WA 98506 360.570.0626 (p) 360.570.0727 (f) www.artisansgroup.com All drawings, details and text contained in these documents are the original and unpublished work of the Artisans Group, Inc. Copyright ©2019</div>	
Seattle ADU - 2 Story	
Site Address:	Parcel No.:
Building Elevations II	
Designed By: Designer Drawn By: CK	
A202	



2 Building Section
A301 1/4" = 1'-0"

0' 1' 2' 4' 8'



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Seattle ADU - 2 Story

Site Address:
Parcel No.:

Building Section

Designed By: RC
Drawn By: LHA

A301

