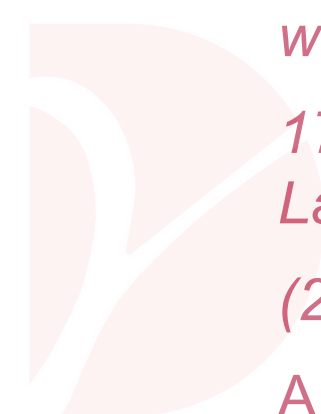


*pre-approved plans for*

# ACCESSORY DWELLING UNITS

**WICKSTROM**

by Theresa Yen  
theresa@yendes.com



*with Yen Design Inc.*

*17191 Bothell Way NE, Suite B104  
Lake Forest Park, WA 98155*

*(206) 432-1111*

*A Multilingual Women and Minority-Owned  
Business (WMBE)*

**Visitable DADU**  
**Low-Cost DADU**  
**Garage DADU**





## Construction Cost Estimate:

\$75,000 - \$82,000

## Project Description:

This **2 story, 616 square foot, 1 bedroom, 1 bath** DADU features a 300 square foot 1-car garage that can be used by the DADU tenant or the home owner. The 30 foot wide home is perfect for 40 foot wide lots, or larger. At a narrow depth of 23 feet, this garage DADU will fit in the shallowest back yards.

This DADU is designed with a single person or a couple in mind. A compact main level living space with an open floor plan blends the lines between cooking, eating, and leisure areas, designed specifically for the lifestyle of today's young adults. This design also includes vaulted ceilings and a loft-style bedroom, and optional laundry space in the adjacent garage.

## Why you should choose this design.

### LOW COST:

All spaces and assemblies are meant to accommodate common off the shelf materials and appliances from pre-built shower pans/enclosures and a pre-assembled bathroom vanity to standard kitchen cabinets, windows and doors. This will help save costs both in material and project timeline. Easy sourcing means cutting construction time, and less time in construction mean an early rent listing dates and faster source of income.

### PRIVACY:

Windows are carefully placed so that all larger opening are facing the "front", entry side of the DADU which will likely be the alley, driveway, or street facing public side of the property. The "back", far side, of the DADU has small windows, meant to provide fresh air and light, facing the principal house or neighboring lot, providing privacy for everyone.

### CONTEXT:

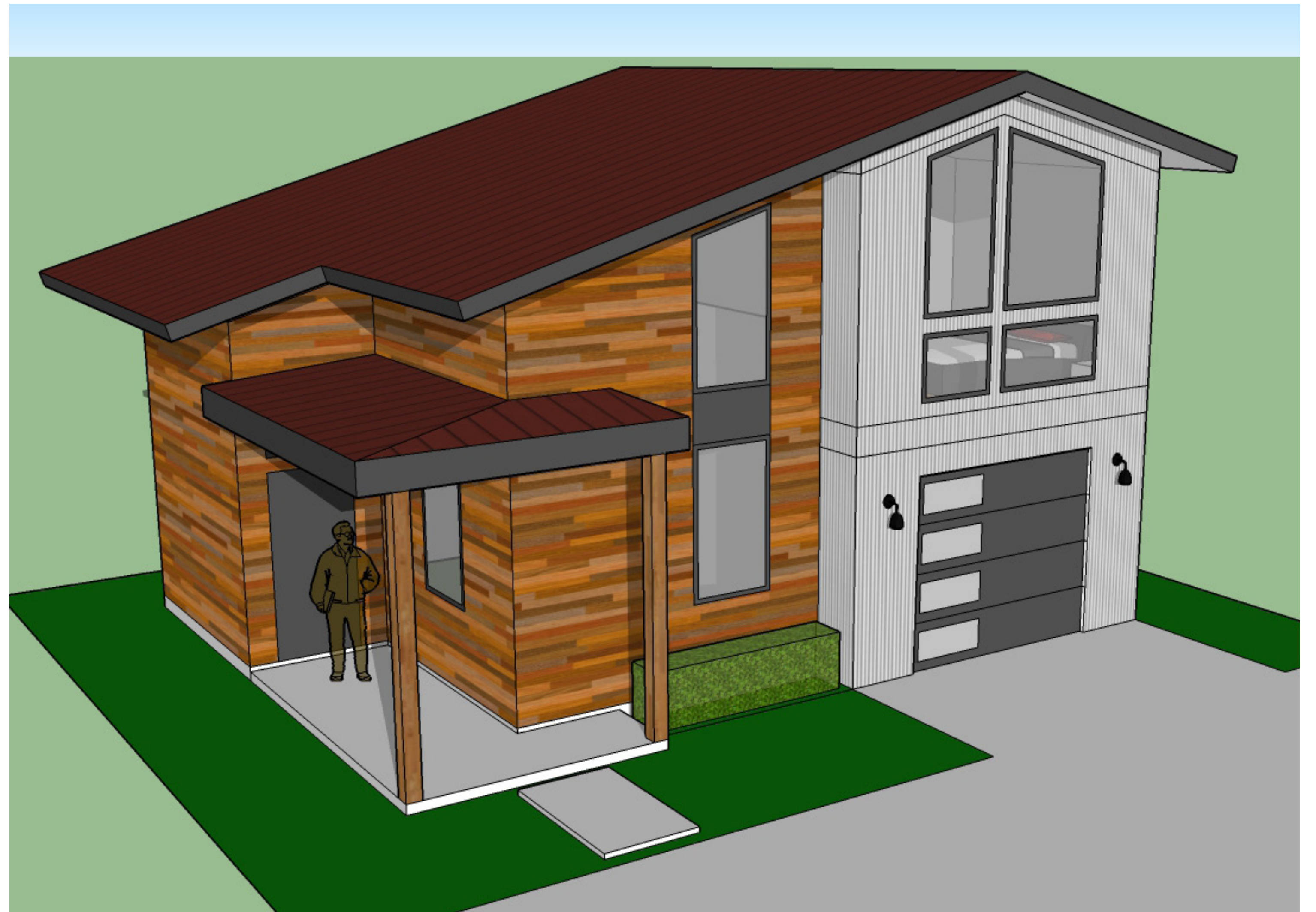
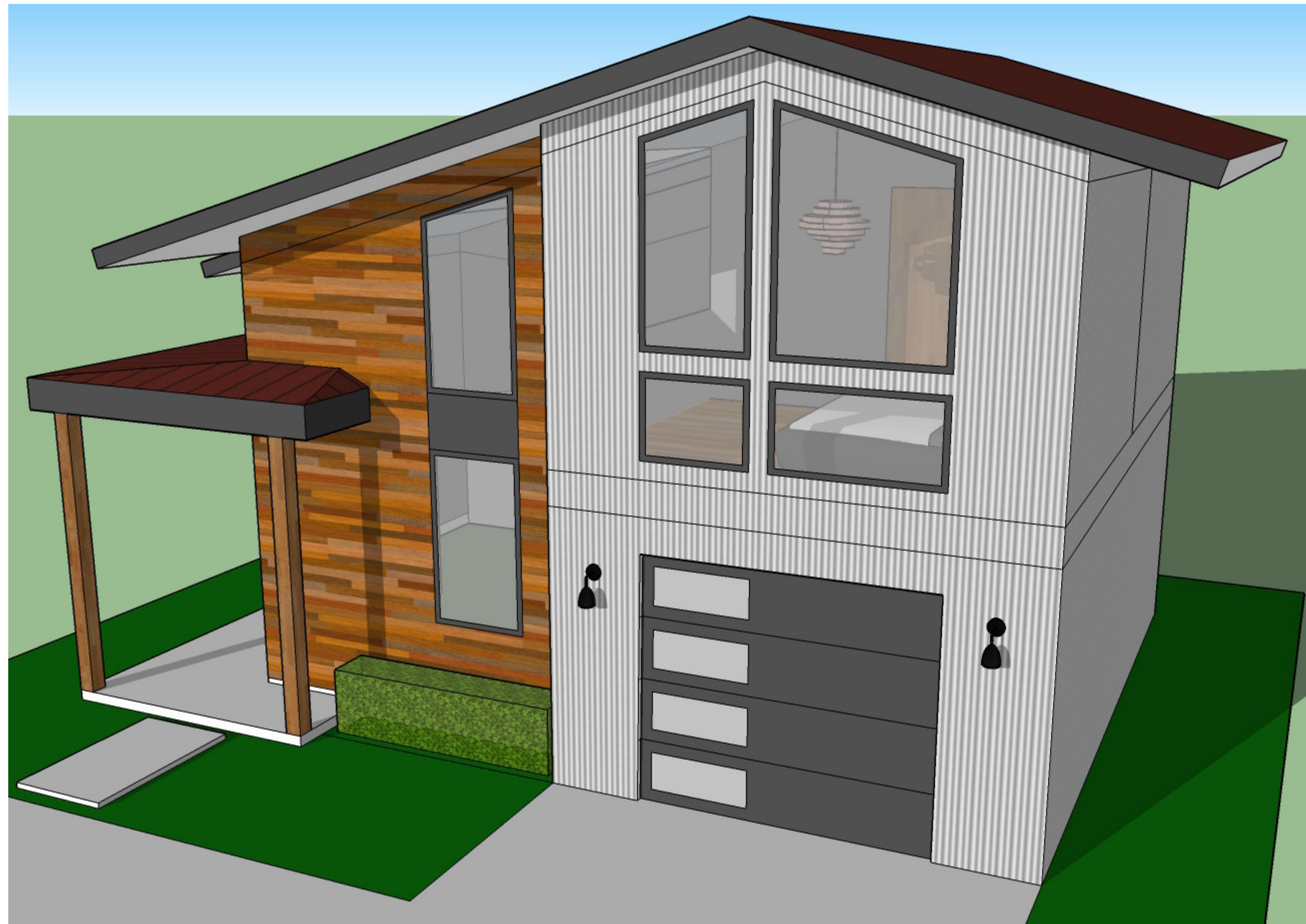
The design style balances a modest modern style with Seattle's unique Pacific Northwest architectural style. A variety of trim, siding and roofing options easily persuades the style to fit the surrounding houses in the neighborhood.

### CONSTRUCTABILITY:

Simple standard parts and assemblies will make this DADU easy to construct. There are no custom elements in this design. All spaces are meant to accommodate common off the shelf, well stocked items and materials you can find at any local home improvement store.

Assembly can be accomplished with conventional 2x framing methods, using the same basic principles we have used to build houses for 100 years. This means any general contractor or ambitious home owner can tackle the project.









## Major Materials:

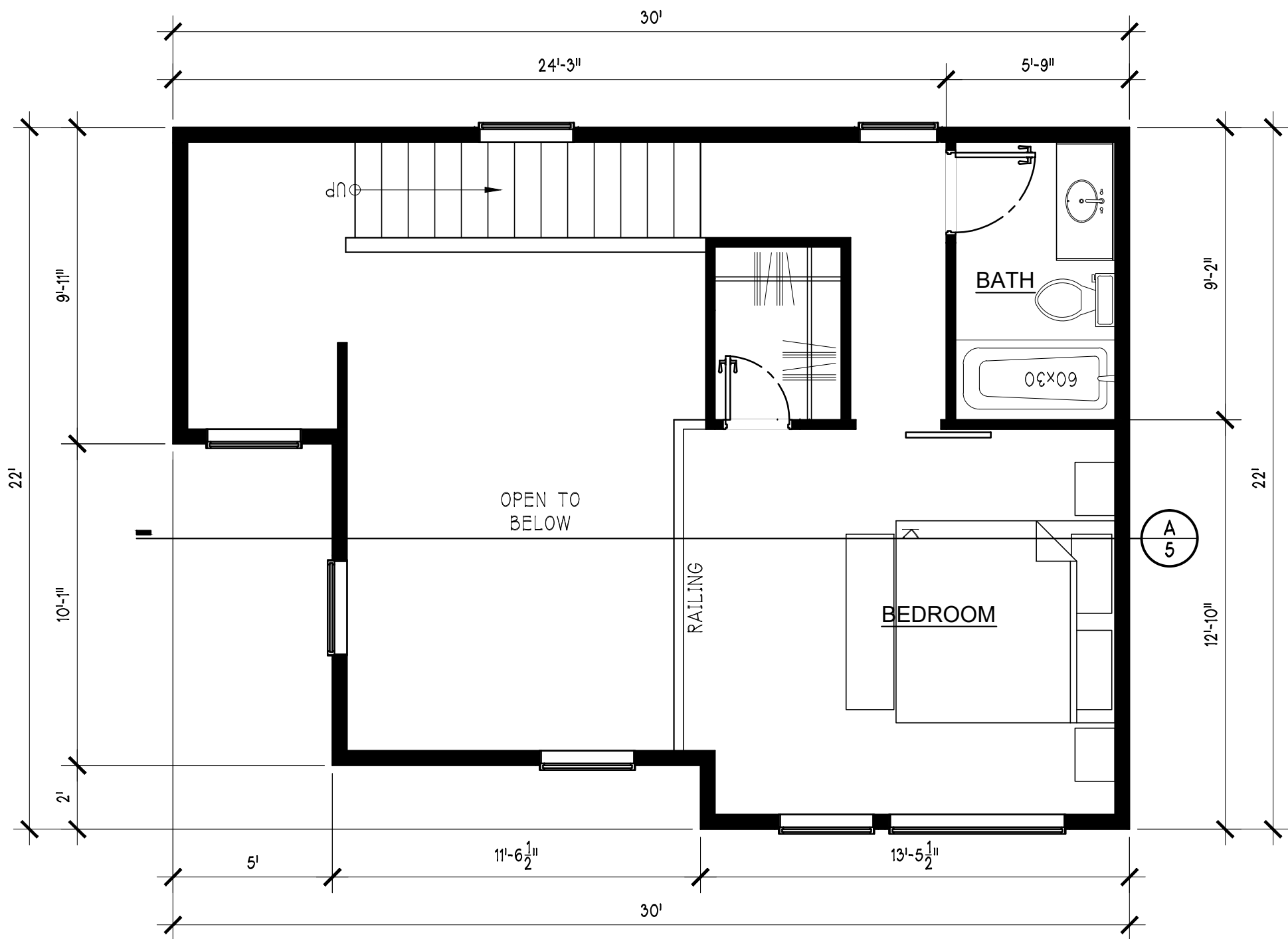
This DADU can be constructed with common building materials that contractors are accustomed to using every day, including: a cast-in-place foundation, dimensional lumber, vinyl or composite windows, and your choice of siding and roofing to fit your neighborhood - hardi-board, board and batten, hardi-lap, or cedar shake paired with composite shingles or standing metal seam

## Mechanical Systems List:

On-demand water heater & ductless mini-split for zonal heating / Air Conditioning

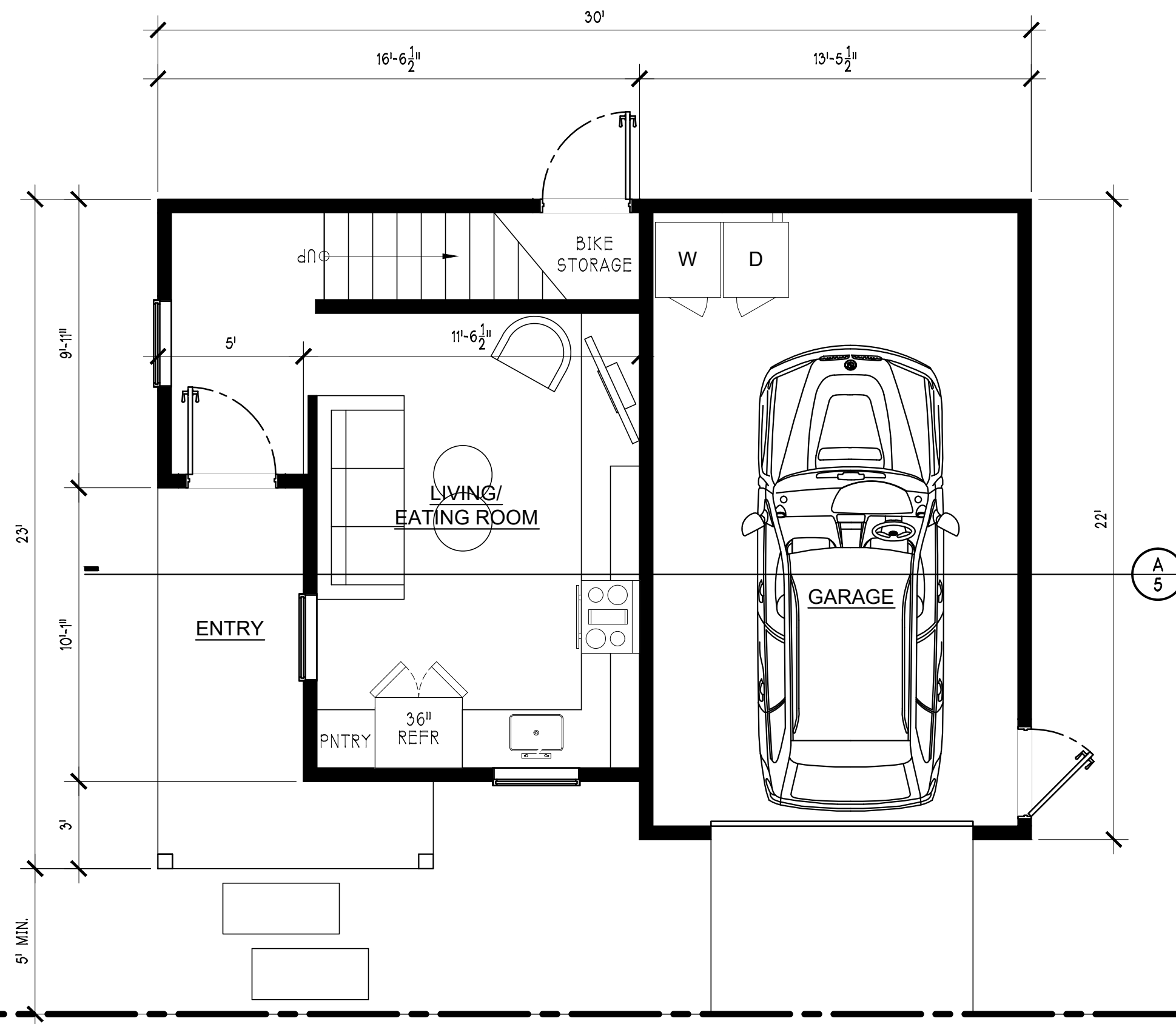
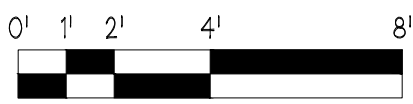
## Plan Price:

Plan is \$0.  
\$200 / hour for additional work. Fixed fee quotes available upon request.  
Non-pre-approved plan size variations and roof variations also available.



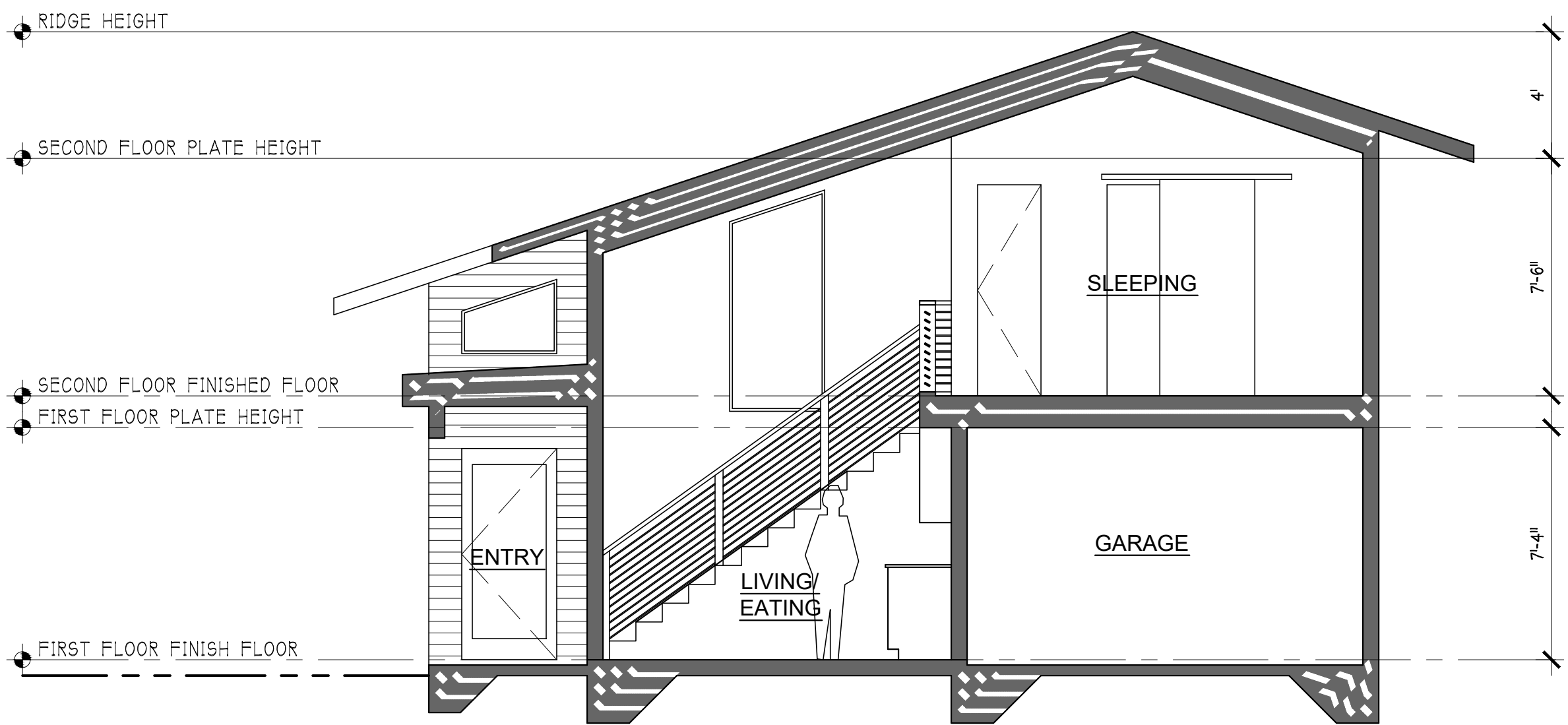
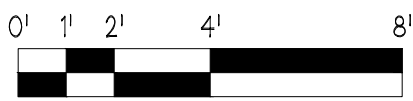
SECOND FLOOR PLAN

22x34: SCALE 1/4" = 1'-0"  
11x17: SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN

22x34: SCALE 1/4" = 1'-0"  
11x17: SCALE 1/8" = 1'-0"



BUILDING SECTION

22x34: SCALE 1/4" = 1'-0"  
11x17: SCALE 1/8" = 1'-0"



REV	DATE	DESCRIPTION
0	02.19.20	DESIGN CONSIDERATION



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17191 BOTHELL WAY NE SUITE B104  
LAKE FOREST PARK, WA 98155

APPROVAL STAMP

ENGINEER STAMP

A RESIDENTIAL NEW CONSTRUCTION  
SEATTLE DADU

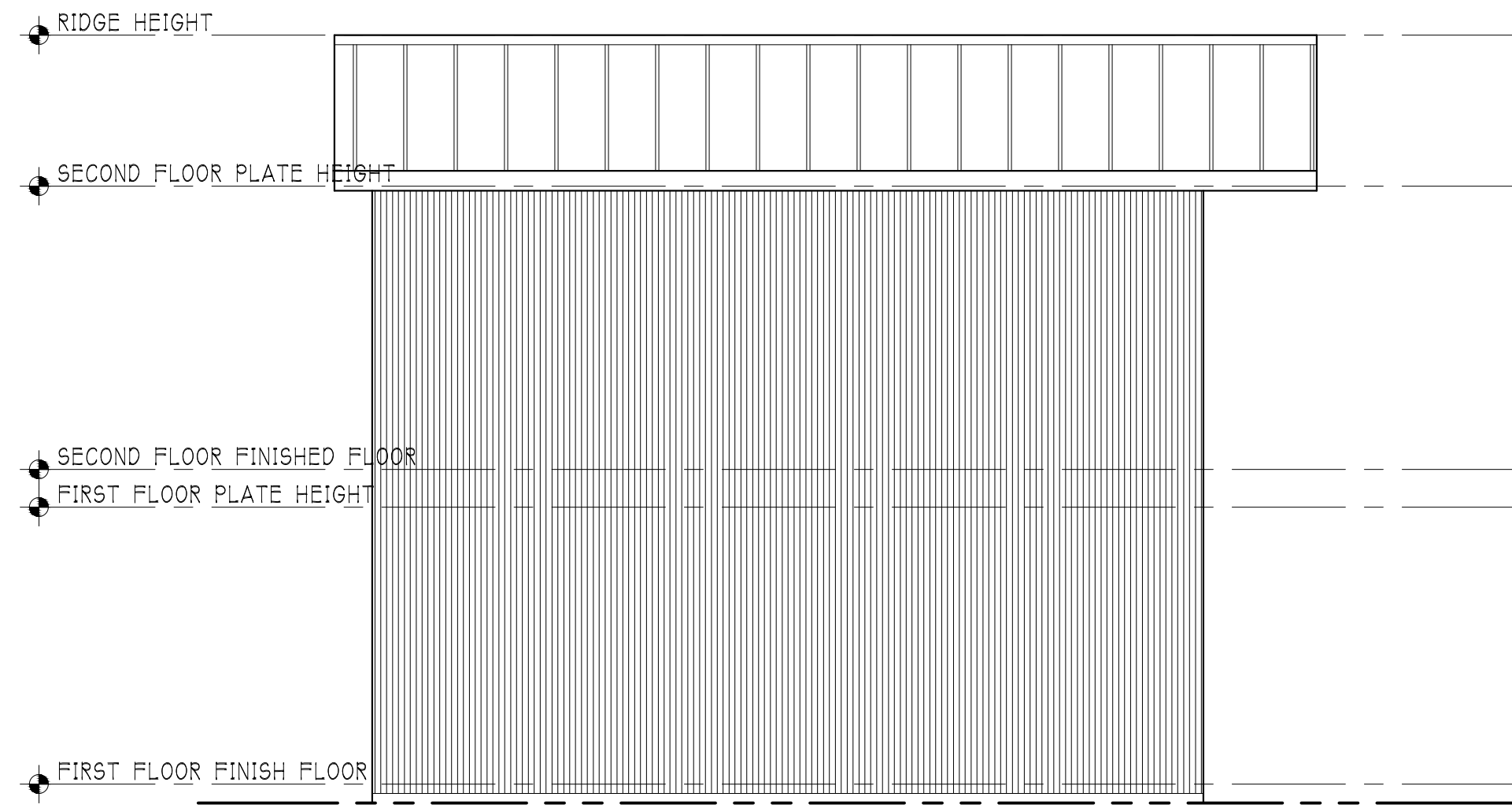
FLOOR PLANS  
SECTION

JOB NO.	20.A
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	5



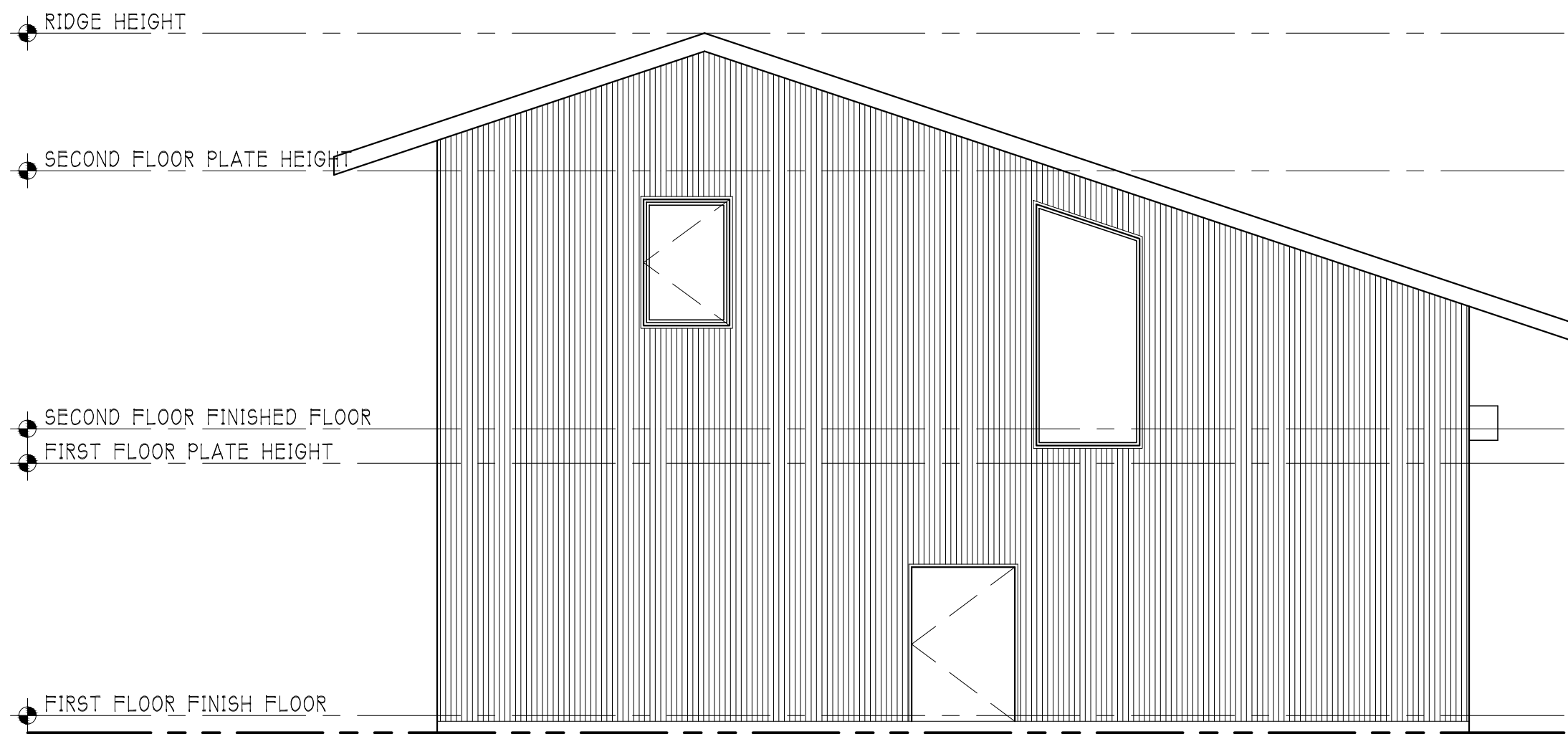
FRONT ELEVATION

22x34: SCALE 1/4" = 1'-0"  
11x17: SCALE 1/8" = 1'-0"



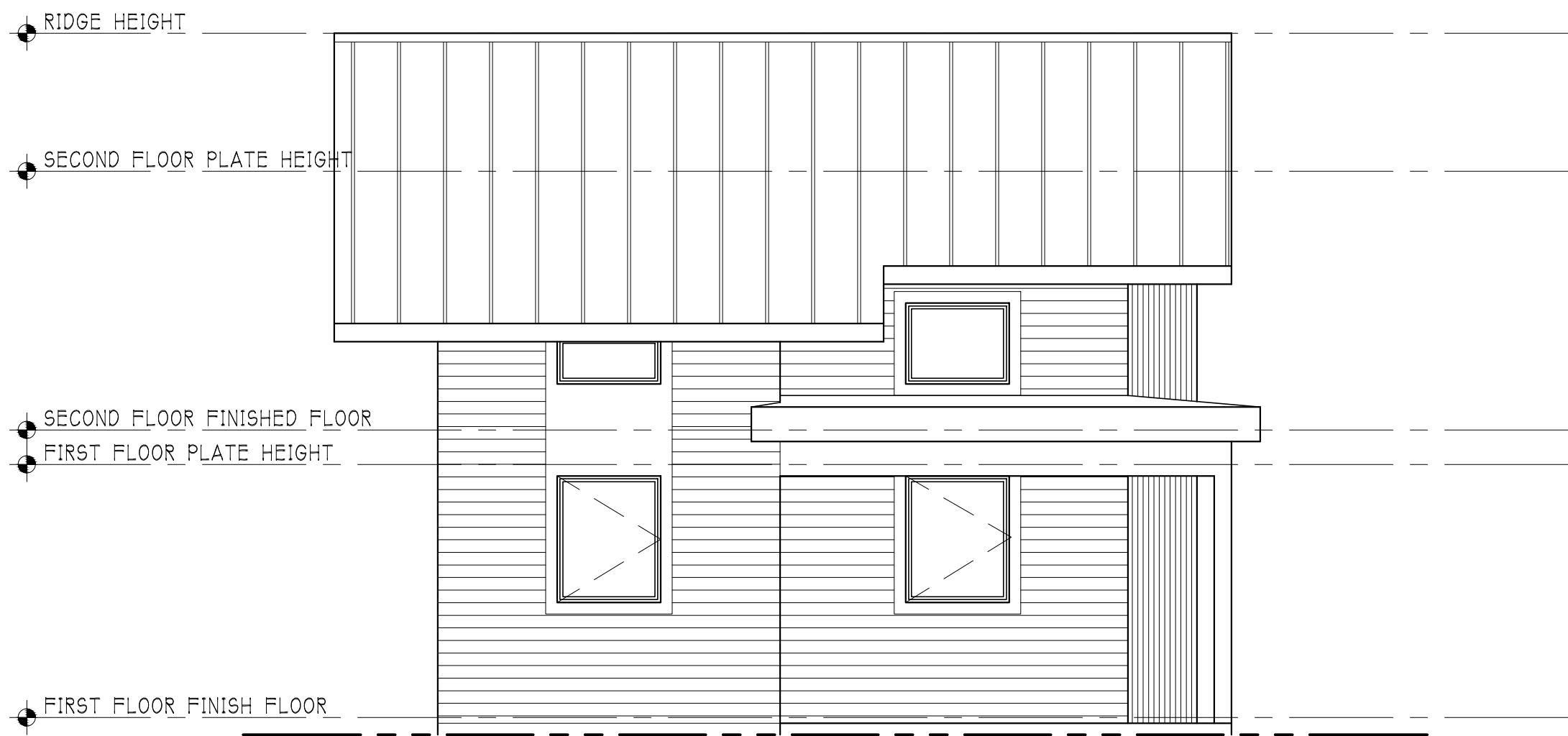
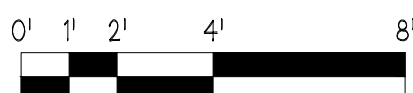
RIGHT ELEVATION

22x34: SCALE 1/4" = 1'-0"  
11x17: SCALE 1/8" = 1'-0"



REAR ELEVATION

22x34: SCALE 1/4" = 1'-0"  
11x17: SCALE 1/8" = 1'-0"



LEFT ELEVATION

22x34: SCALE 1/4" = 1'-0"  
11x17: SCALE 1/8" = 1'-0"



REV	DATE	DESCRIPTION
0	02.18.20	DESIGN CONSIDERATION



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LAKE FOREST PARK, WA 98155

APPROVAL STAMP

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ELEVATIONS

JOB NO.	20.A
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	6