

# SDCI Pre-Approved DADU Concept

Our proposal for SDCI's Pre-Approved Detached Accessory Dwelling Unit (DADU) consists of a 300 s.f. pitched-roof structure with universally recognizable architectural qualities.

Our DADU meets the requirements for Small Footprint, Economy, and Energy Efficiency.

Our **Helix** plan is designed for aging parent or parents - or an elderly tenant. This option recognizes the value of a family-member's need to have their own affordable place to age in place and that this should not be an expensive undertaking.

Our **Flex** plan addresses the need for an adaptable and future proof structure; an option that is a comfortable and efficient rental to a range of tenants in Seattle searching for more housing options.

Both alternates can be augmented for baseline energy efficiency or up to Passive House standards, with the added option of either economical or higher-end finishes.

This project is being submitted as a collaborative effort between Wilkens Design Studio and Miovic Reinhardt Associates General Contractors.



# Project Narrative

Our submittal fulfills 3 of the 5 primary criteria established by the City Of Seattle:

- Small Footprint
- Accessible
- Low-cost

We believe the smaller footprint 300 s.f. approach plus Loft offers the greatest range of flexibility for Owners looking to build a DADU on their property. Given the small footprint, the orientation of the entire DADU can be flipped along either axis in a number of configurations to optimize privacy and placement on a range of available rear yards.

As a baseline approach called the **Helix** DADU, we propose the use of easily attainable, economical, and understood construction methods: 10' tall 2x4 wall framing with pre-manufactured roof trusses. The Loft floor is balloon-framed with 2x8 floor framing. This DADU can be built on-site, or as one of several available panelized systems.

Exterior finish materials including doors and windows are specified to address economy and are readily available from local distributors.

The foundation is a typical stem wall with footing that can be adapted to a range of potential slope configurations.

We have limited all plumbing and most electrical demand along a common interior wall. This minimizes access to exterior walls for electrical and plumbing

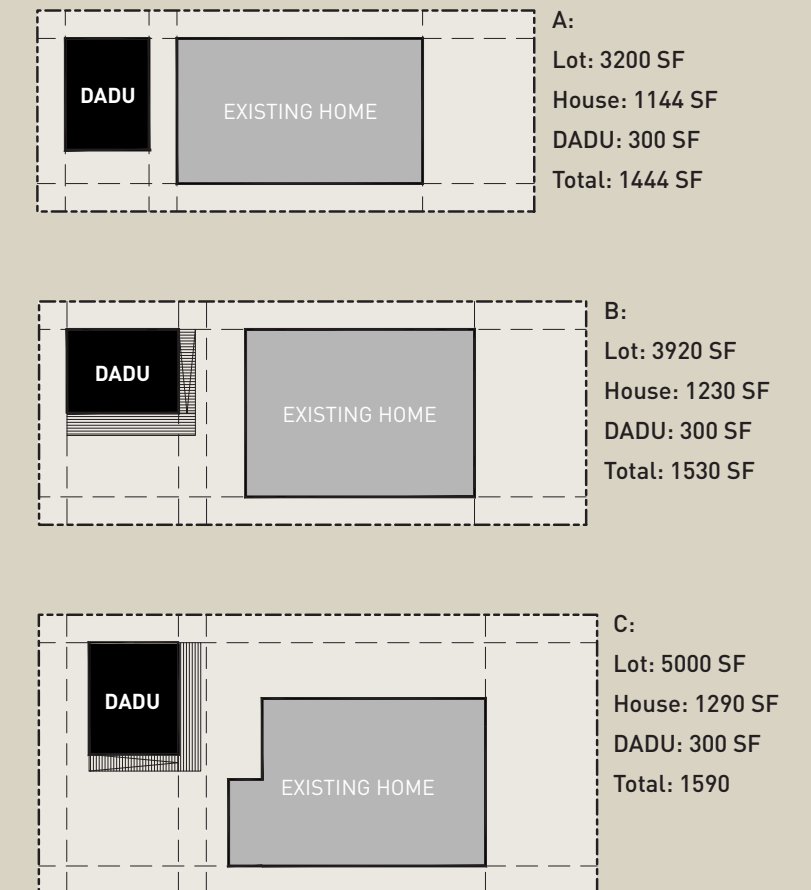
work, allowing for greater energy efficiency and reduced costs. Heating is provided via ceiling-mounted radiant panels.

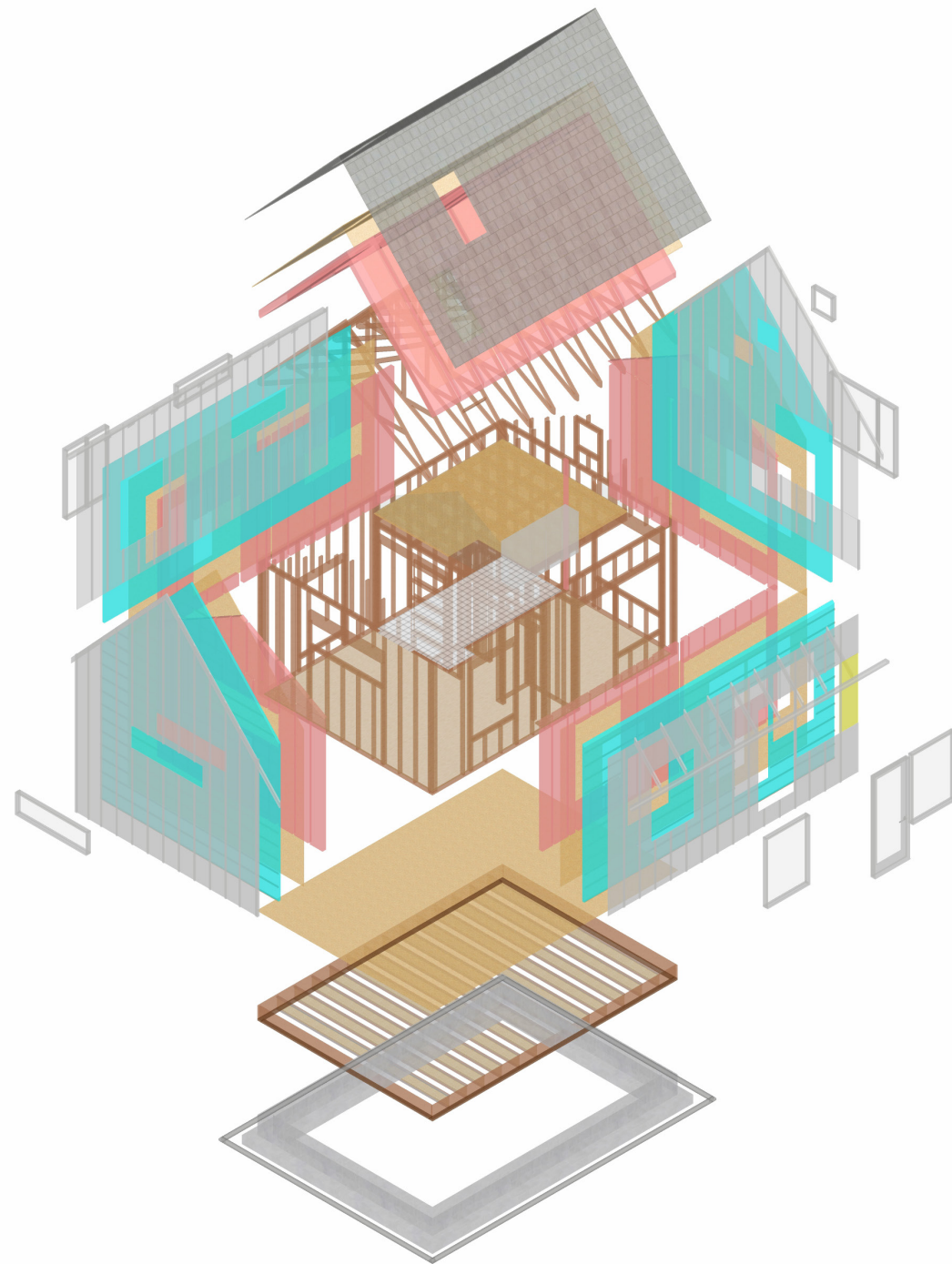
The Loft can be used as either an additional or primary sleeping area, or can be used simply for storage. Services like a 15-gallon hot water tank are located at Loft level providing direct service to functions below.

Privacy is achieved through careful orientation and sizing of windows and doors—with window shades offering additional privacy. Skylights provide additional natural light.

While our design is focused on maximum economy and accessibility, we realize that some Owners may be interested in greater energy efficiency, size or a different type of tenant. With the **Flex** DADU, an insulated slab on grade, additional rigid insulation, triple glazed windows and doors, airtight envelope, and higher attic insulation this house could achieve a Passive House + 2018 Certification.

## DADU Site Plan Configurations





## Systems & Finishes

### Construction:

- 2x4 wall framing at 16" o.c.
- R15 Batt Insulation
- Taped seam OSB sheathing
- 1.5" XPS Insulation
- Premanufactured wood truss
- R49 attic insulation
- Stem wall and footing foundation
- Foundation drain tile
- 12" TJI floor joists
- R-30 floor insulation

### Exterior Finishes:

- Walls: Vertical Board and Batten
- Roof: Asphalt Composition Shingles
- Windows: Vinyl Insulated Glazing
- Gutters and Downspouts: Galvalume

### Interior Finishes:

- Painted Gypsum Wallboard
- Pre-engineered wood flooring
- Tile flooring at Bathroom
- Polycarbonate panels

### Equipment:

- Heating: Radiant Ceiling
- Domestic Hot Water: 15 Gallon Rheem MR15120 (.95UEF)
- Fresh Air: Panasonic FV-04VE1 ERV
- 24" x 24" stacked Washer Dryer
- Kitchen: Summit C60EL 60" Kitchenette
- Thermostat

### Bathroom:

- Tile Floor
- 30" x 60" Bathtub with integral surround

- Tub and Toilet grab bars
- Dual flush floor mounted toilet
- 36" x 18" Vanity with integral sink
- Single hole lever faucet
- TP dispenser
- Towel Bar
- Ceiling Fan/Light

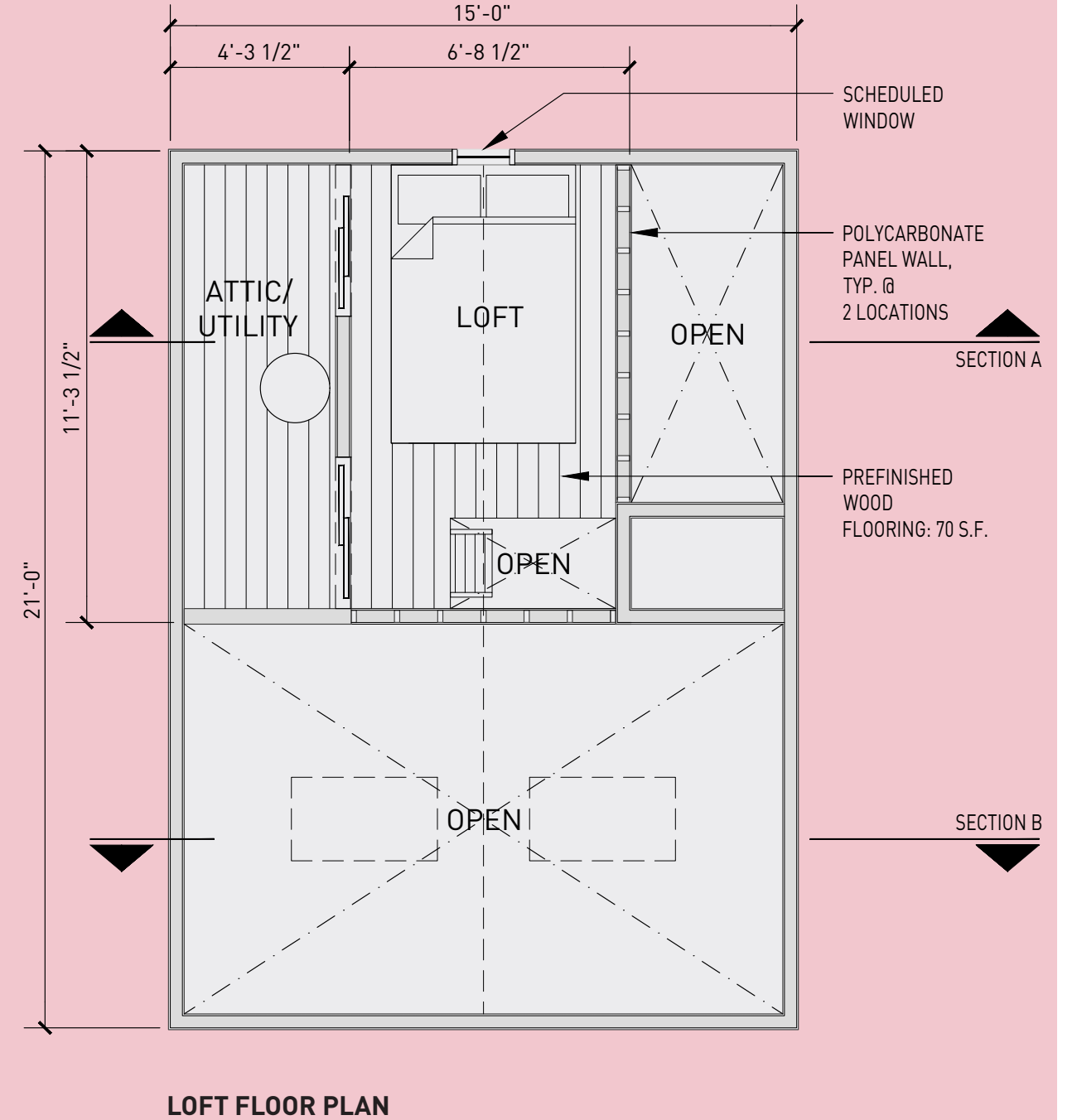
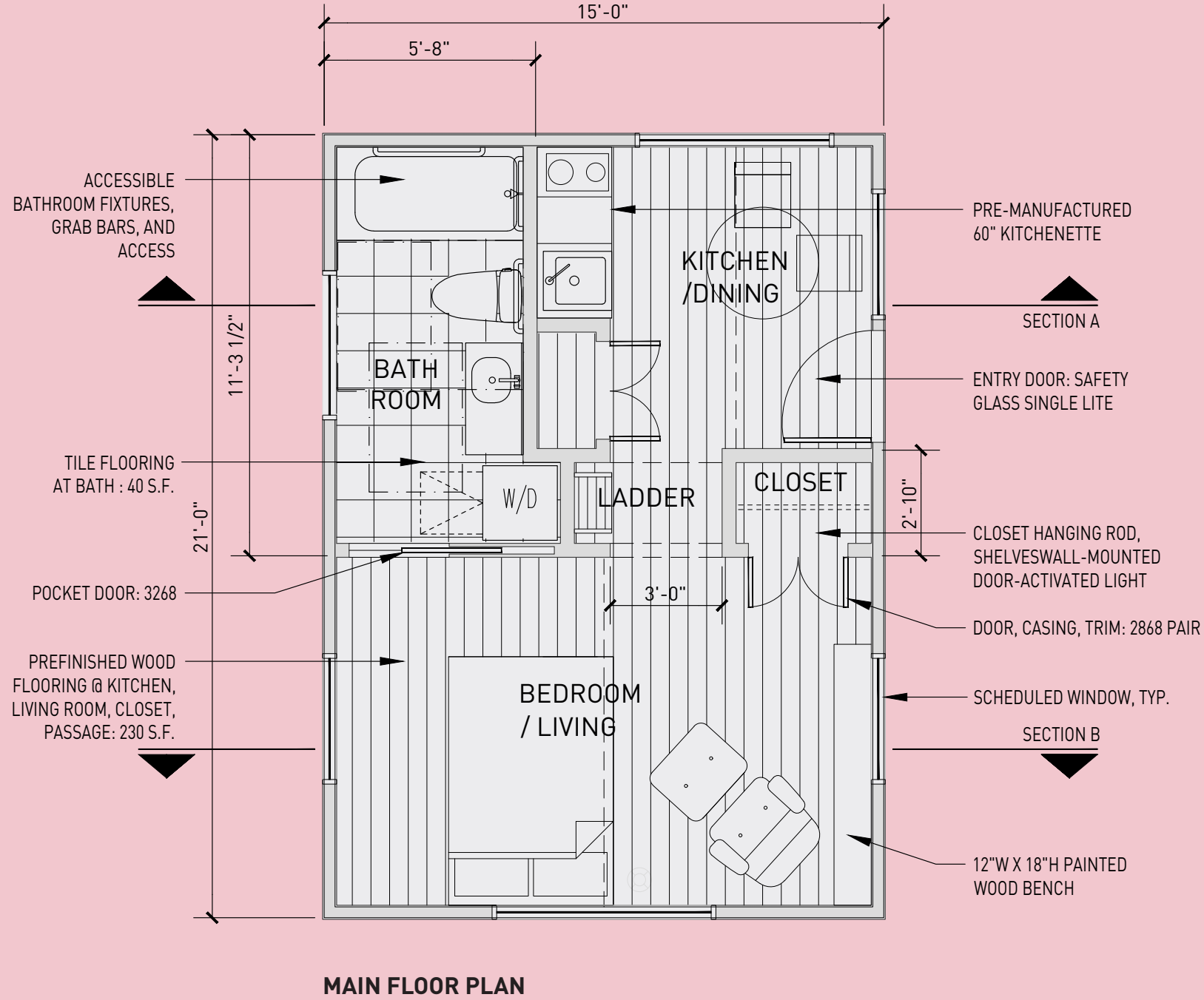
### Estimated Construction Cost:

- 430 s.f. floor area
- \$130,000 - \$160,000
- Cost includes all site work and cost of materials and construction
- Cost does not include tax, GC Supervision, Management, Overhead and Profit

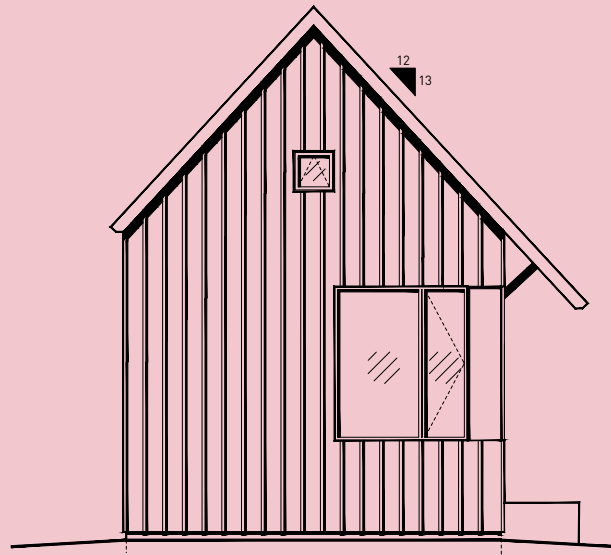
### Plan Cost:

- \$500

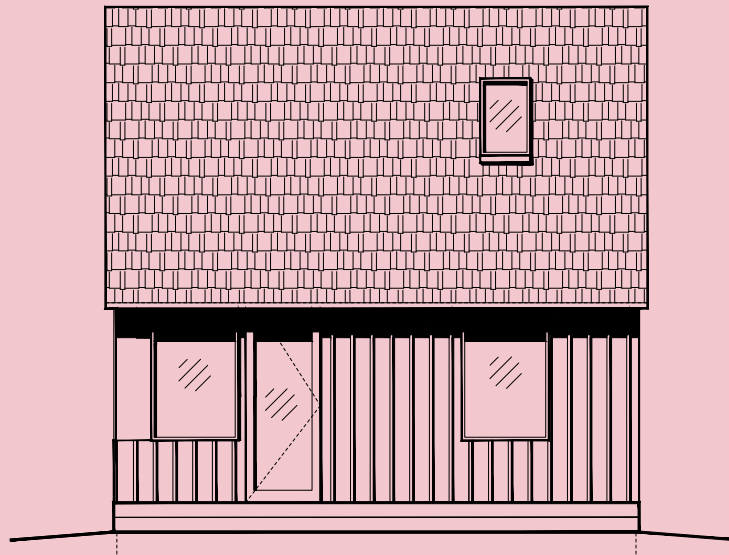
# DADU helix



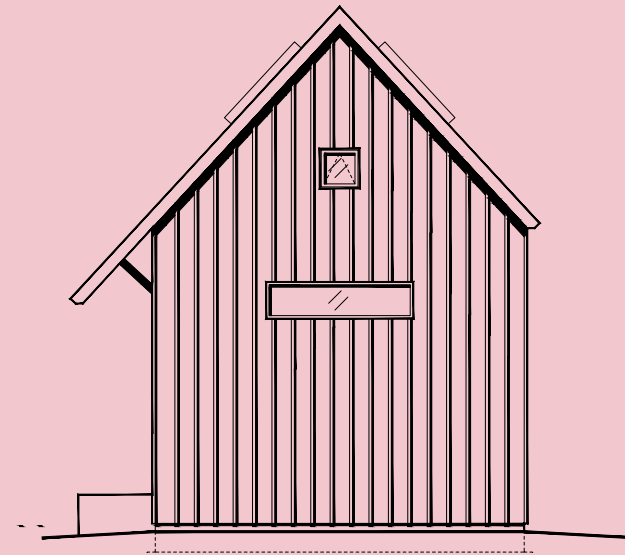
DADU **helix**



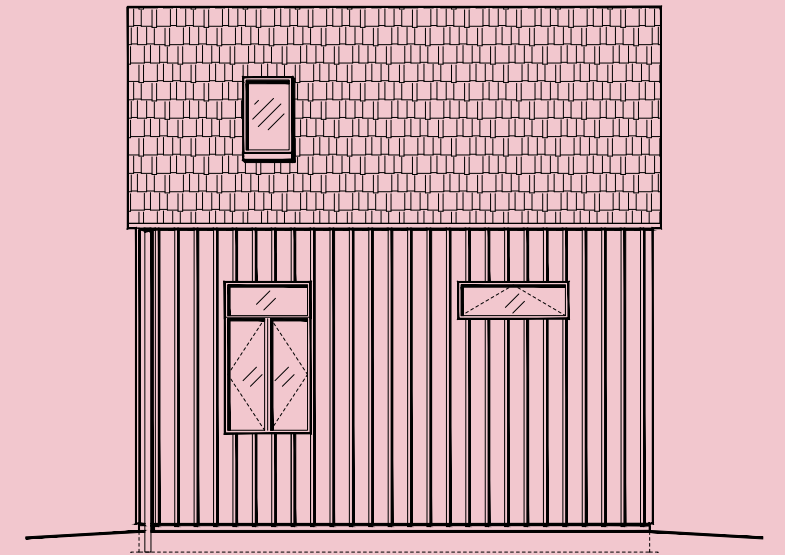
Gable Elevation A



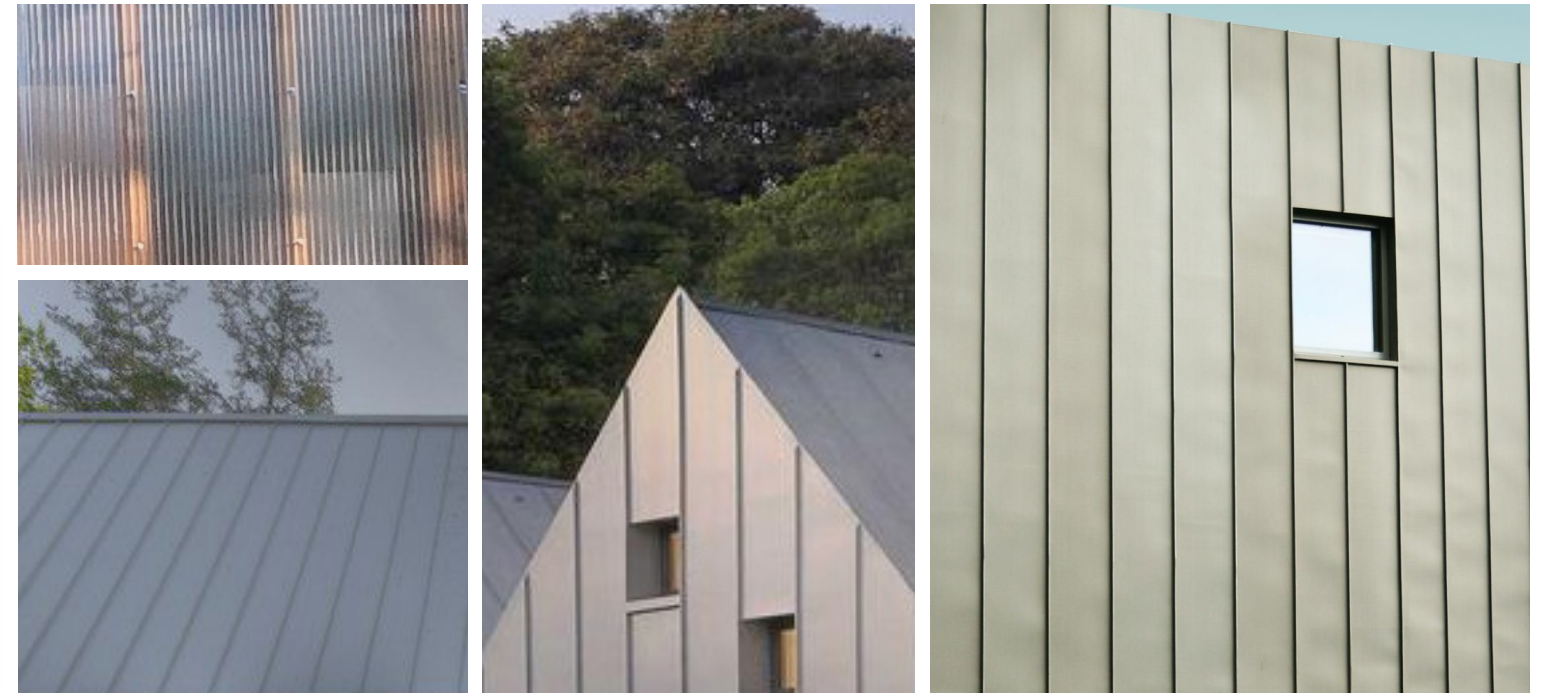
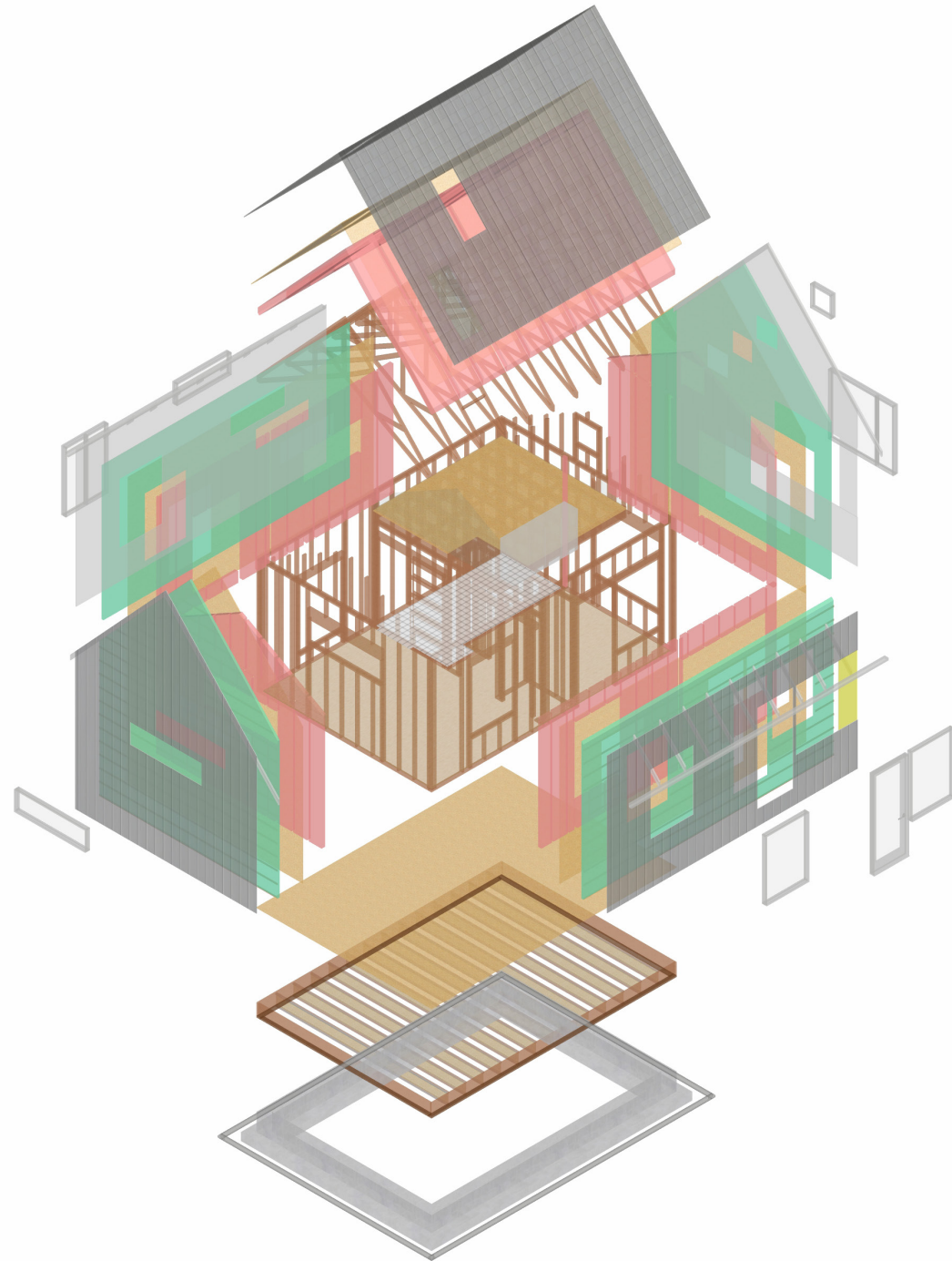
Side Elevation B



Gable Elevation C



Side Elevation D



## Systems & Finishes

### Construction:

- 2x4 wall framing at 16" o.c.
- R15 Batt Insulation
- Taped seam OSB sheathing
- 3" XPS Insulation
- Premanufactured wood truss
- R60 attic insulation
- Slab on Grade with raft insulation
- Foundation drain tile

### Exterior Finishes:

- Walls: Standing seam metal
- Roof: Standing seam metals
- Windows: Vinyl triple glazing
- Gutters and Downspouts: metal

### Interior Finishes:

- Latex primed Gypsum Wallboard
- Birch veneer paneling
- Pre-engineered wood flooring
- Tile flooring at Bathroom
- Polycarbonate panels

### Equipment:

- Heating: Radiant Ceiling Panels
- Domestic Hot Water: 15 Gallon Rheem MR15120 (.95UEF)
- Fresh Air: Panasonic FV-04VE1 ERV
- 24" x 24" stacked Washer Dryer
- Thermostat

### Kitchen:

- 18" Dishwasher
- 24" electric oven and cooktop
- Microwave
- Stone Countertop
- Undermount s.s. sink
- 24" refrigerator / freezer
- 24" clear wood finish base cabinet
- 12" clear wood finish upper cabinet

### Bathroom:

- Tile Floor
- 30" x 60" Bathtub with tile surround

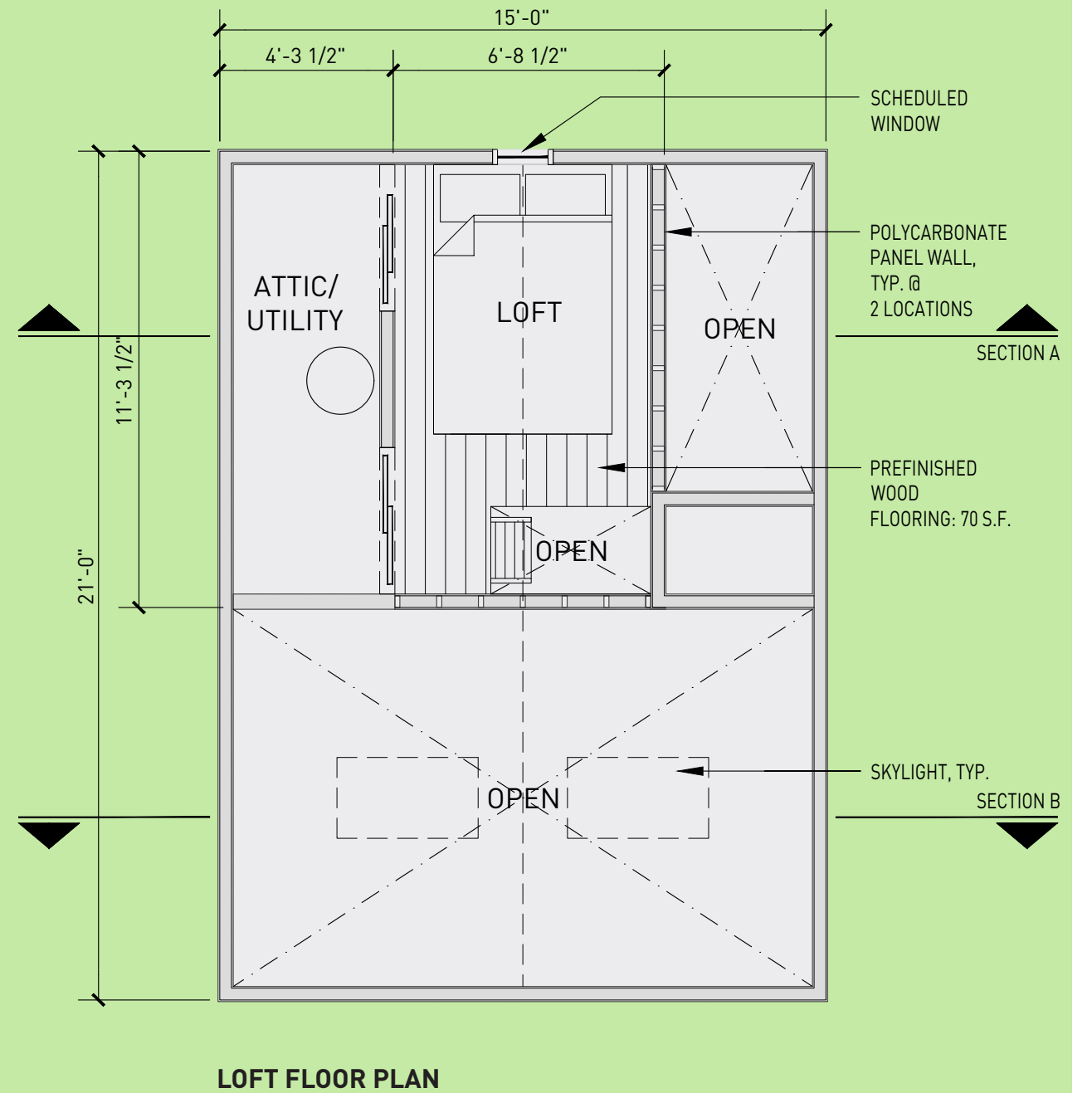
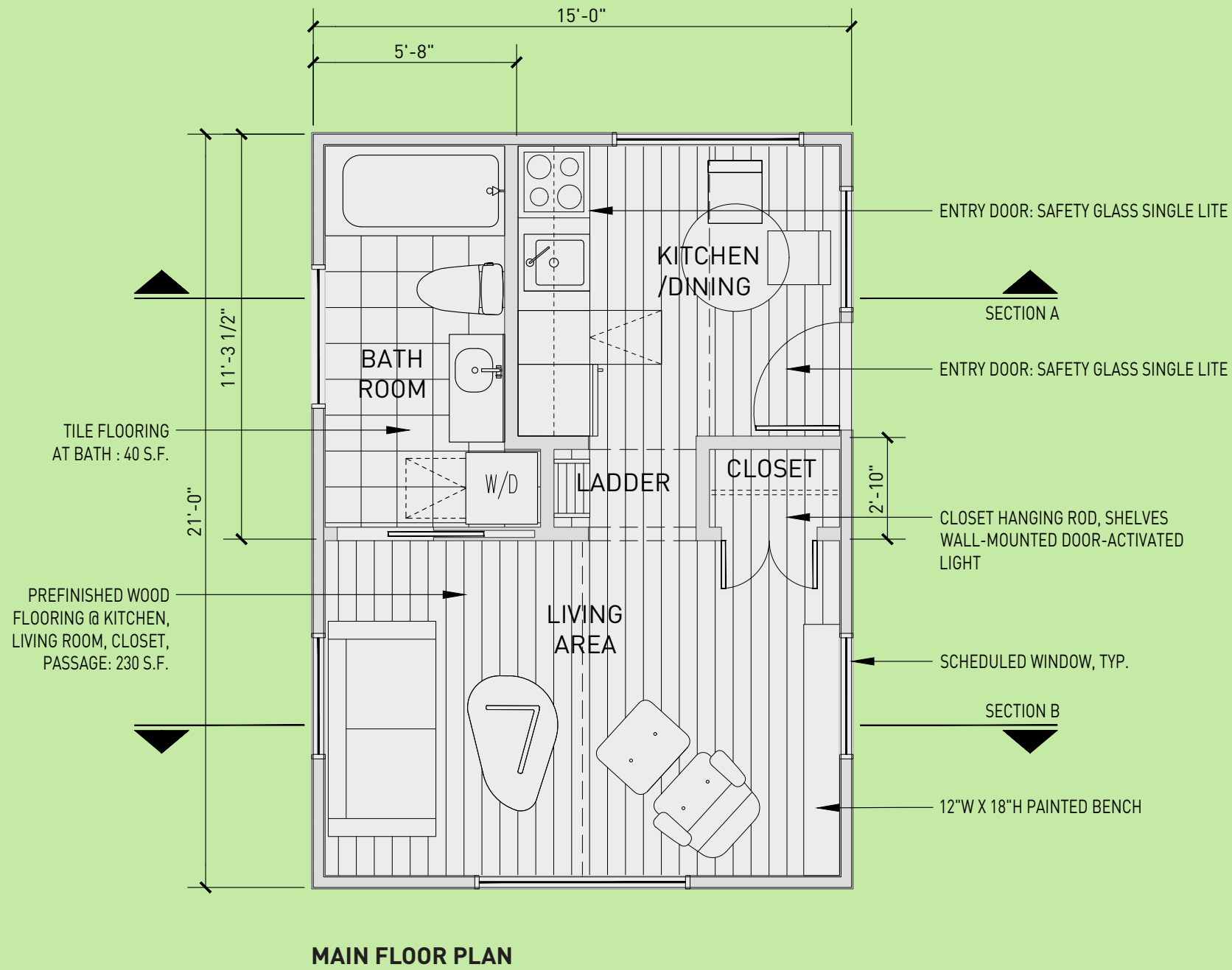
- Dual flush floor mounted toilet
- 36" x 18" Vanity with integral sink
- Medicine Cabinet Mirror
- Single hole lever faucet
- TP dispenser
- Towel Bar
- Ceiling Fan/Light

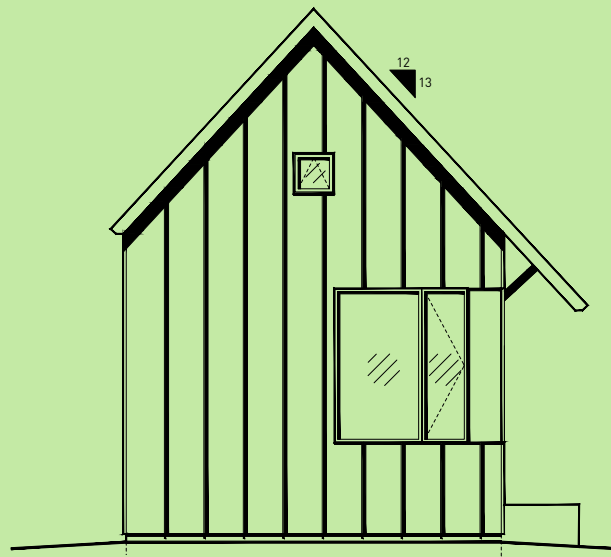
### Estimated Construction Cost:

- 430 s.f. floor area
- \$152,000 - \$181,000
- Cost includes all site work and cost of materials and construction
- Cost does not include tax, GC Supervision, Management, Overhead and Profit

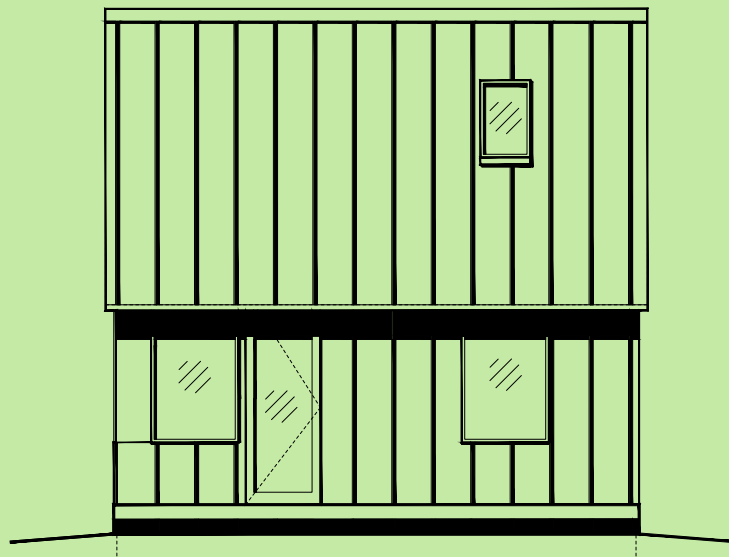
### Plan Cost:

- \$850

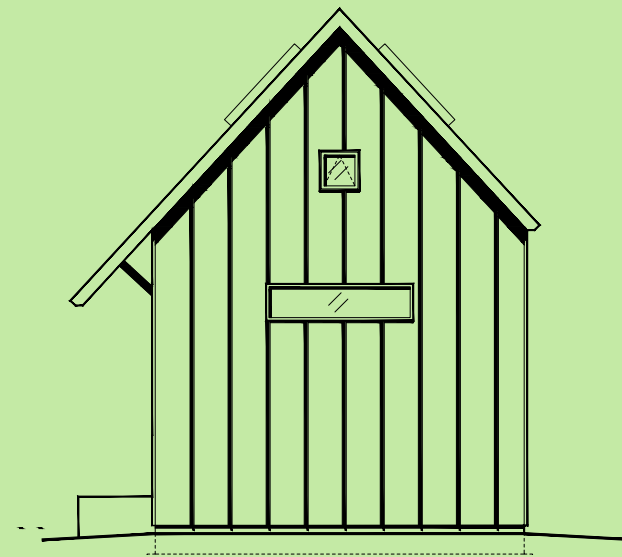




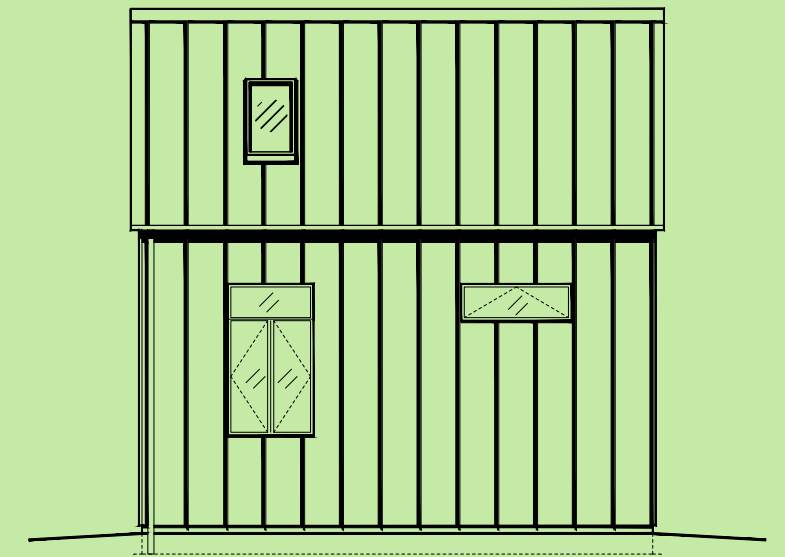
Gable Elevation A



Side Elevation B

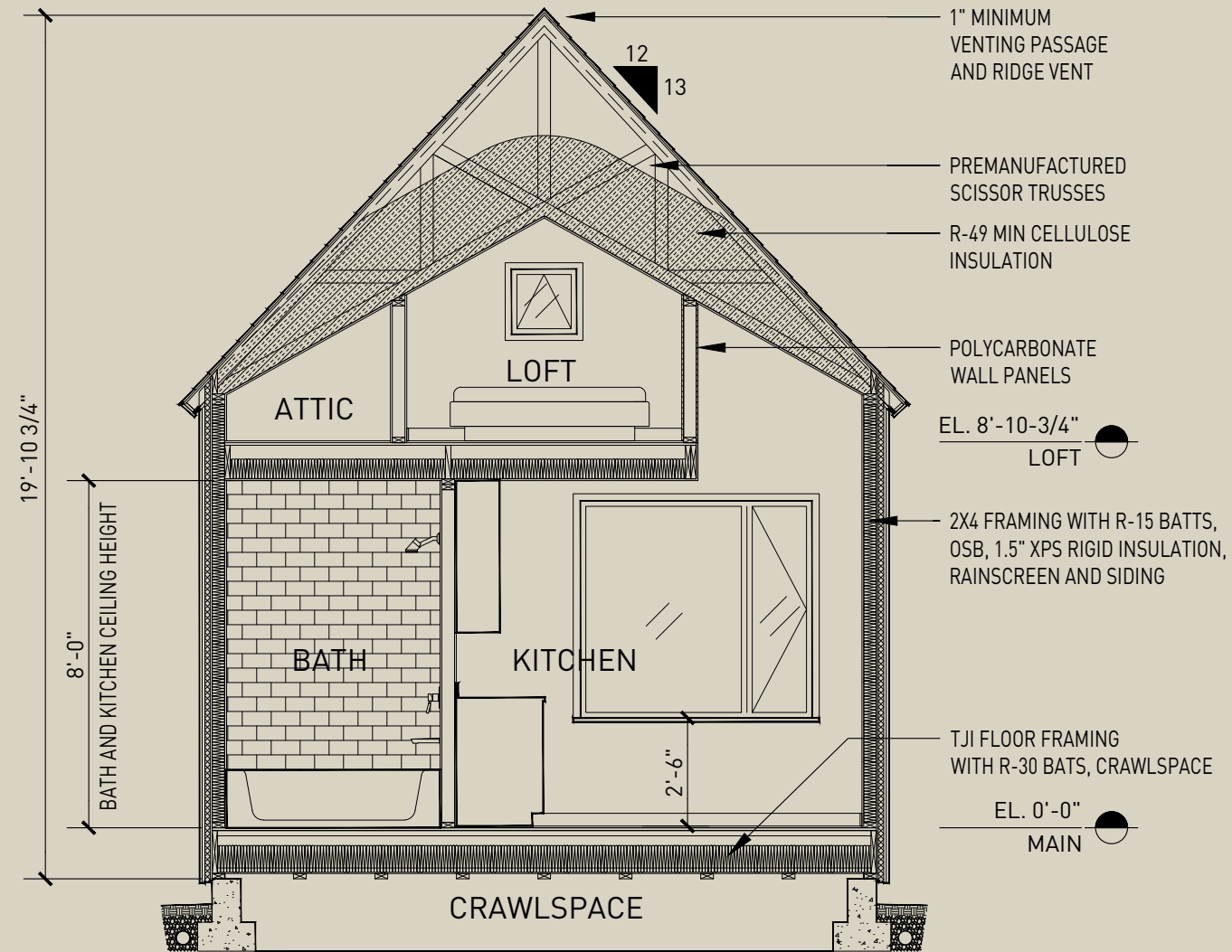


Gable Elevation C

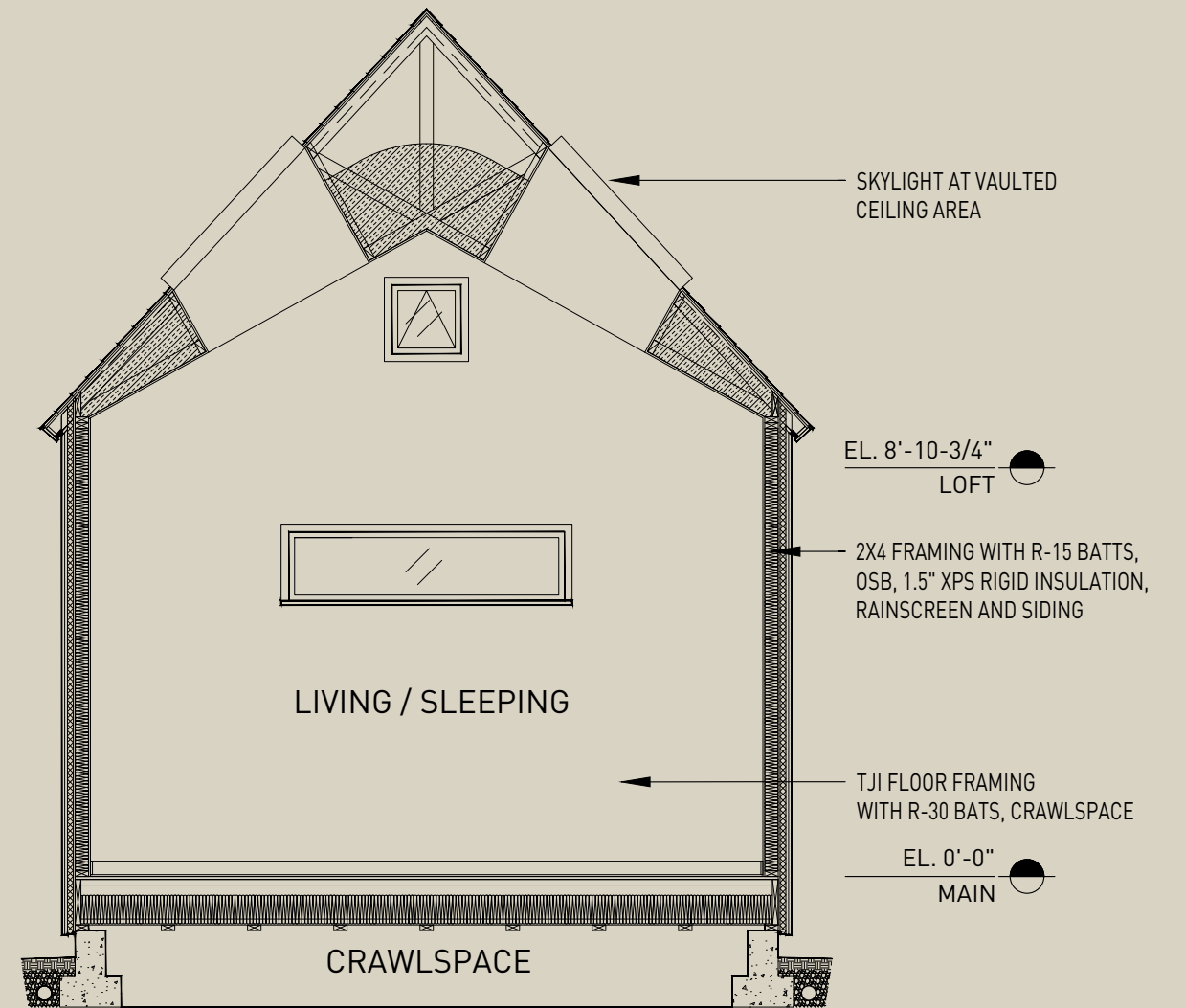


Side Elevation D

# Sections



SECTION A



SECTION B

# About Us

## WILKENS DESIGN STUDIO

Wilkens Design Studio is a Seattle-based interdisciplinary Architecture, Interiors and Design firm developing new and renovation projects, installations, and furniture.

Working collaboratively with a range of clients, consultants, project types and locations, we approach each project with an eye to individual needs and desires by putting those at the heart of the solution. Encouraging a dialogue with clients through all aspects of a project fosters a collaborative spirit, and allows each solution to be unique and free from preconceived stylistic conventions and in the end, enhancing the lives of its users.

Wilkens Design Studio's primary focus is on custom residential projects of various sizes and budgets. In addition, we have a strong background in the development of commercial, historical adaptive re-use, hospitality, and museum projects.

In our ongoing drive to build to higher performance standards, Wilkens Design Studio is proud to offer Passive House design services.

**Wilkens Design Studio**  
802 6th Avenue South #2  
Seattle, WA 98134  
[www.wilkensdesignstudio.com](http://www.wilkensdesignstudio.com)  
[info@wilkensdesignstudio.com](mailto:info@wilkensdesignstudio.com)

## MRA

MRA is a craft oriented general contractor in the greater Seattle area focused on custom residential and light commercial projects of all shapes and sizes. Founders Dejan Miovic and Frank Reinhardt have worked together since 2004, and offer over 50 years of combined experience. We have a passion for building and keeping fun in the building process. We also recognize that exceptional outcomes are the result of the entire project team working collaboratively, and we are well versed at guiding this team process.

**Miovic Reinhardt Associates**  
1010 Turner Way  
Seattle, WA 98112  
[www.mrageneralcontractor.com](http://www.mrageneralcontractor.com)  
[dejan@miovicreinhardt.com](mailto:dejan@miovicreinhardt.com)  
[frank@miovicreinhardt.com](mailto:frank@miovicreinhardt.com)