

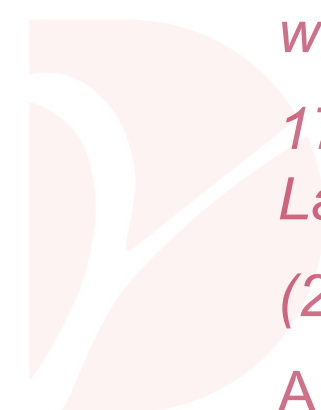
pre-approved plans for

ACCESSORY DWELLING UNITS

Family Friendly DADU
Visitable DADU
Low-Cost DADU

DAYTON

by Alex Scofield
alex@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)*



Construction Cost Estimate:

\$75,000 - \$105,000

Project Description:

This **1 story, 787 square foot, 1 bedroom, 1 bath**, DADU was designed with multi-generational living in mind. The large single story layout is designed for a young couple to live in their first affordable home close to their parents and offers both generations of the family options to age in place and together.

The home wraps around a courtyard between the primary home and the DADU for shared gathering space. The design also allows for the option between a vaulted ceiling and an attic truss with a bonus room, replacing the hallway with a stair to access the **additional 199 SF** second floor.

Why you should choose this design.

CULTURALLY RESPONSIVE DESIGN:

The design concept is focused on one of the largest cultural trends in architecture: multi-generational living. Already practiced by many cultures, multi-generational living is gaining popularity in the Seattle housing market where the rising cost of living is driving couples out of the city in search of affordable living. It is designed to give a new couple the opportunity to move into a modestly sized home while paying toward their families mortgage rather than rent. Once the younger couple starts a family, they move into the larger primary house while the new grandparents move into the accessible DADU. This allows generations of families to age in place and near their loved ones. The DADU wraps around a shared courtyard where both families can gather.

LOW COST:

All spaces and assemblies are meant to accommodate common off the shelf materials and appliances from pre-built shower pan/enclosure and a pre-assembled bathroom vanity to standard kitchen cabinets, windows and doors. This will help save costs both in material and construction time.

PRIVACY:

The DADU is designed for one big family living on the same property. Privacy is not focused on keeping the primary house and DADU private from each other, rather creating a courtyard space private from the public’s eye where kids can feel safe playing and families can gather.

CONTEXT:

The design style is primarily traditional with a variety of trim, siding and roofing options to easily merge the style with 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 apart from pre-manufactured trusses. 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:

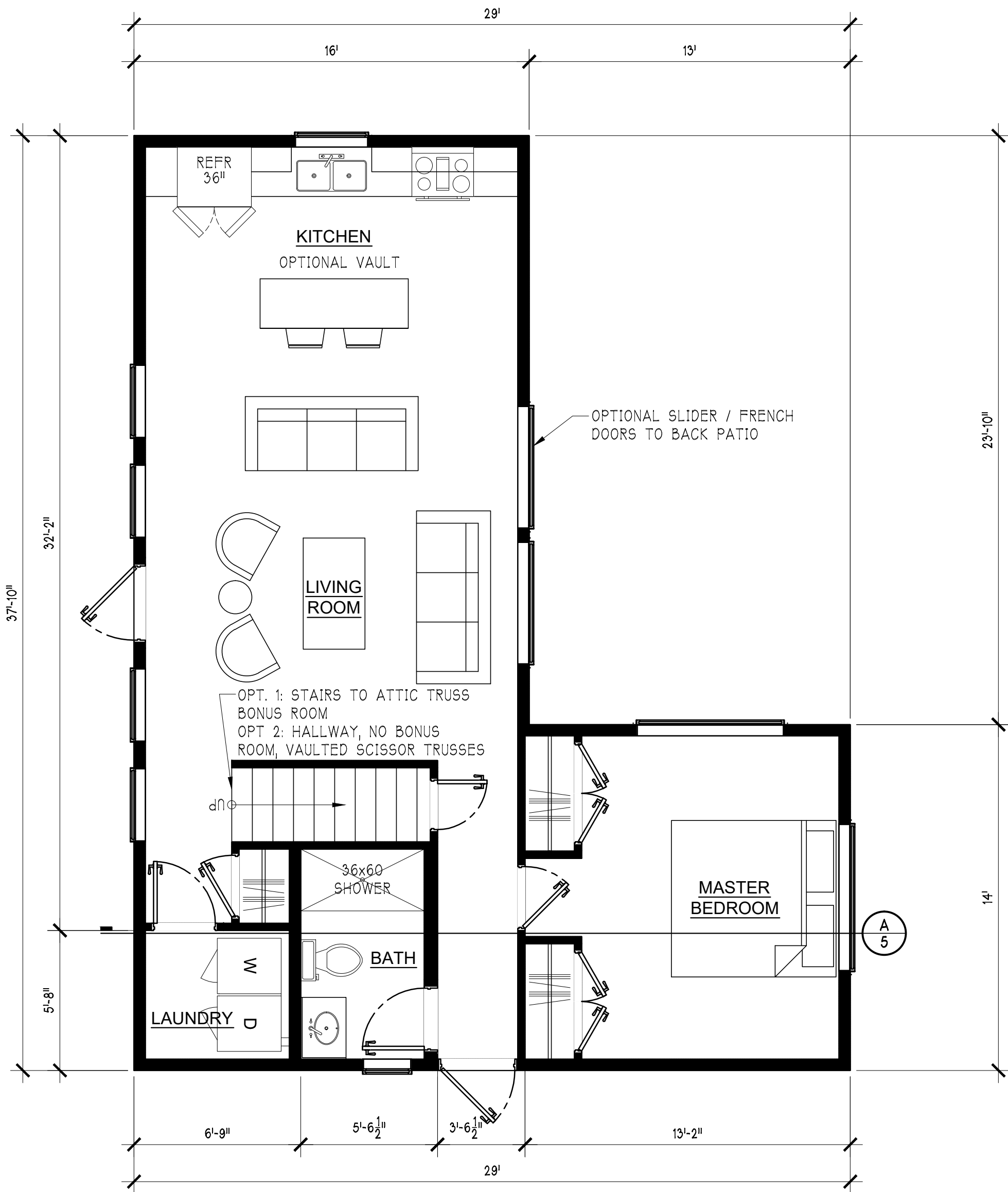
This DADU can be constructed with common building materials that contractors are accustomed to using every day, including: a cast-in-place foundation, dimensional lumber, vinyl or composite windows, and your choice of siding and roofing to fit your neighborhood - hardi-board, board and batton, hardi-lap,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

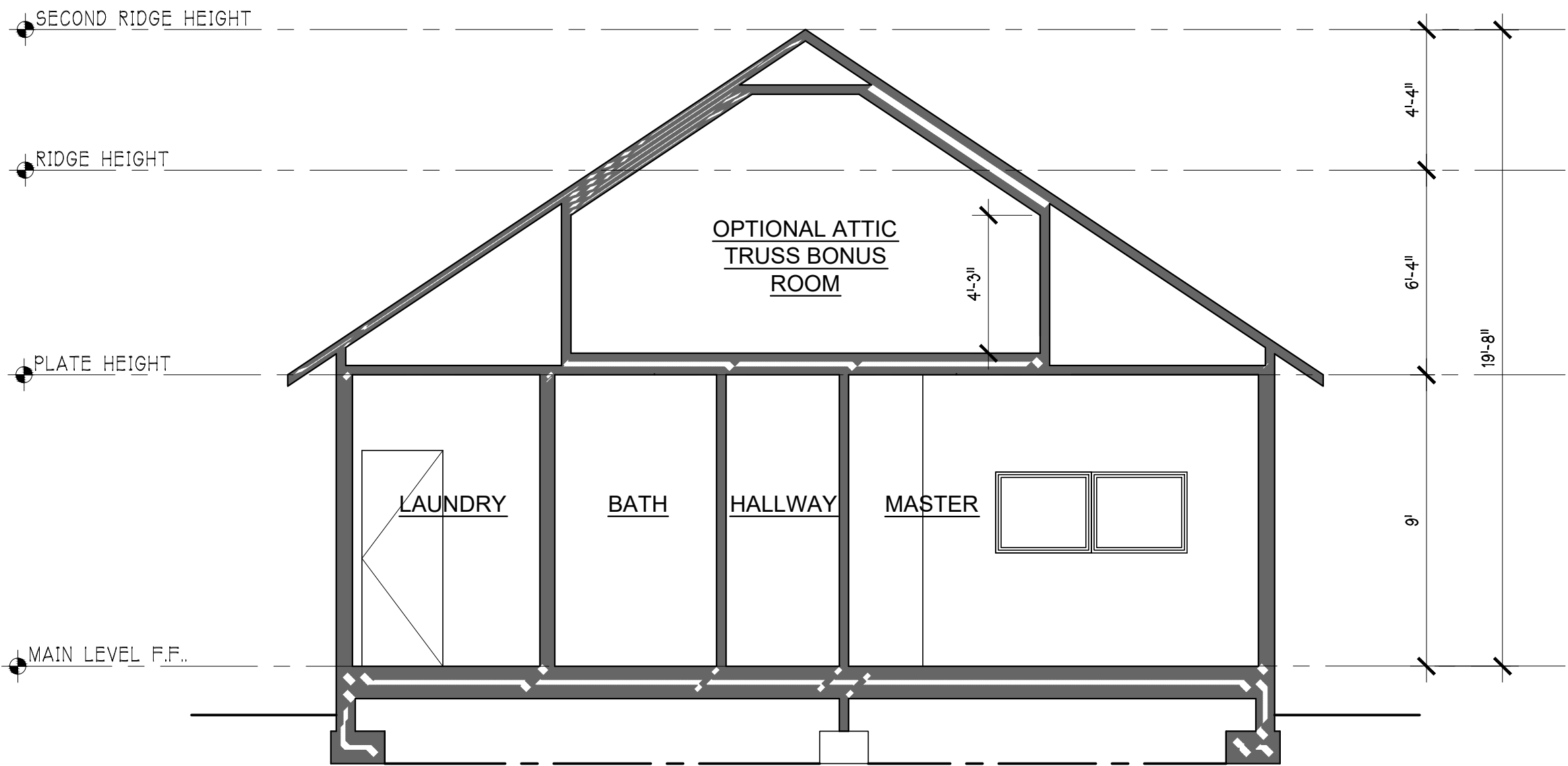
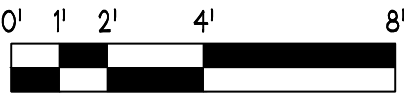
Plan Price:

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.



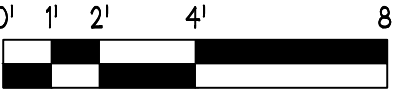
WEST GARAGE ADDITION ELEVATION

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



BUILDING SECTION A

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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APPROVAL STAMP

ENGINEER STAMP

A RESIDENTIAL NEW CONSTRUCTION
SEATTLE DADU

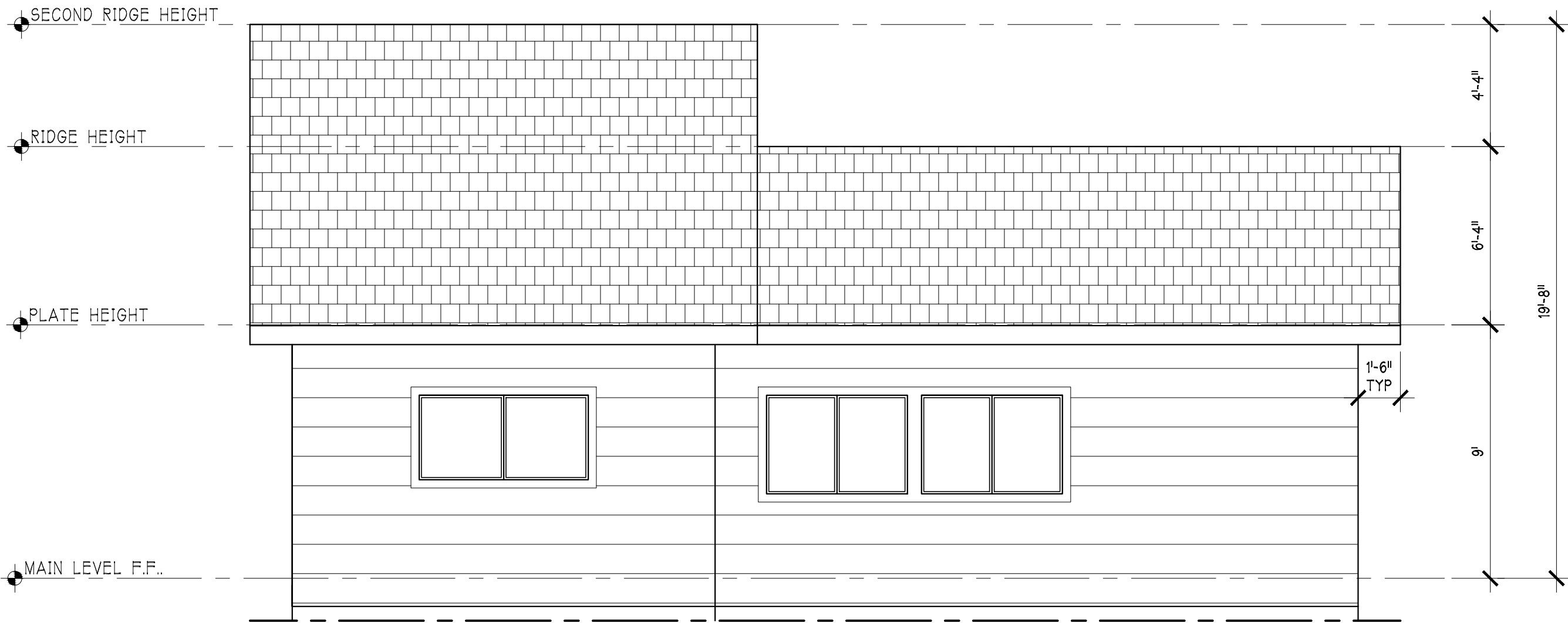
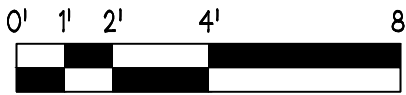
FLOOR PLANS
SECTION

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



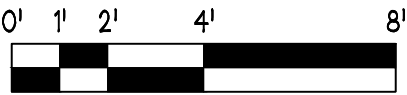
LEFT ELEVATION

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



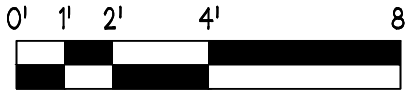
REAR ELEVATION

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



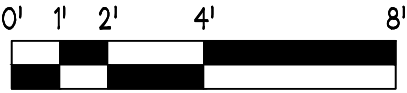
RIGHT ELEVATION

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



FRONT 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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