

pre-approved plans for

ACCESSORY DWELLING UNITS

DRAVUS

by James Ma
james@yendes.com



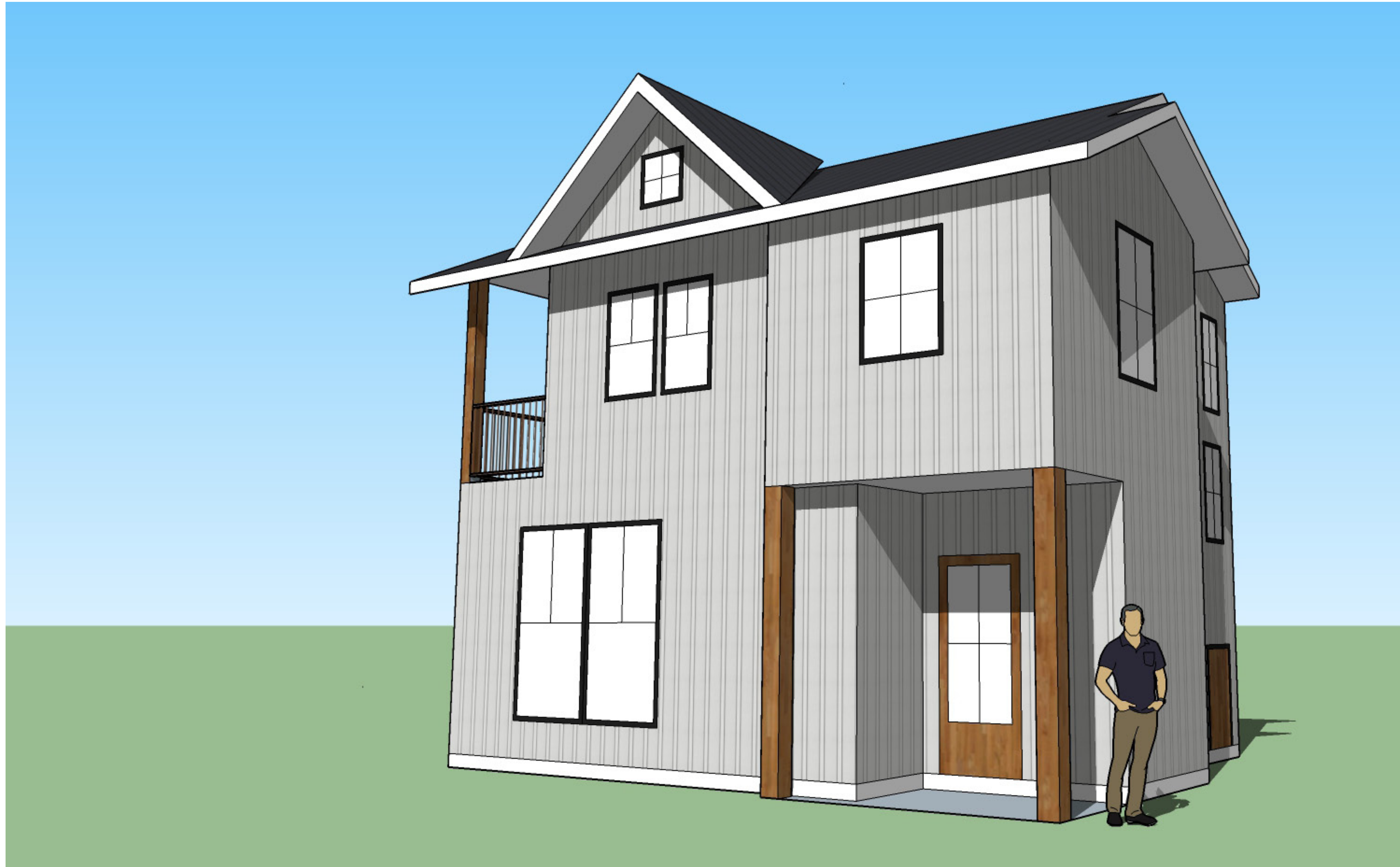
with Yen Design Inc.

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

(206) 432-1111

A Multilingual Women and Minority-Owned
Business (WMBE)

Family Friendly DADU
Visitable DADU
Low-Cost DADU



Construction Cost Estimate:

\$110,000 - \$120,000

Project Description:

This 2 story, 927 square feet, 2 bedroom, 2 bath, family friendly house features a universal orientation for a variety of lot layouts. An open living space and spacious private bedrooms make this the perfect home for entertaining.

Even with a compact footprint, the design accommodates all living essentials including 2 baths, one on each floor, convenient bike parking, and a carefully designed floor plan with comfortably sized rooms. This design also includes a covered balcony off the master bedroom, ample storage, and an in-unit stackable washer and dryer space.

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 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 ally, driveway, or street facing public side of the property. The "back", far side, of the DADU entry has small windows, meant to provide fresh air and light, facing the principal house or neighboring lot, providing privacy for everyone.

CONTEXT:

The design offers two different roof style options, a shed, and a gable. Combined with a variety of trim and siding, the style can be easily persuaded to match the modern, northwest, or traditional styles of the surrounding neighborhoods.

CULTURALLY RESPONSIVE:

We intentionally placed the stove against a wall to accommodate more industrial hood vents for any residents that prefer to cook with aromatic spices and seasonings. The kitchen window and living room windows also provide cross ventilation through the kitchen. The open floor plan and spacious bedroom with ample storage make it easy to configure spaces flexibly, ideal for prayer and other cultural practices.

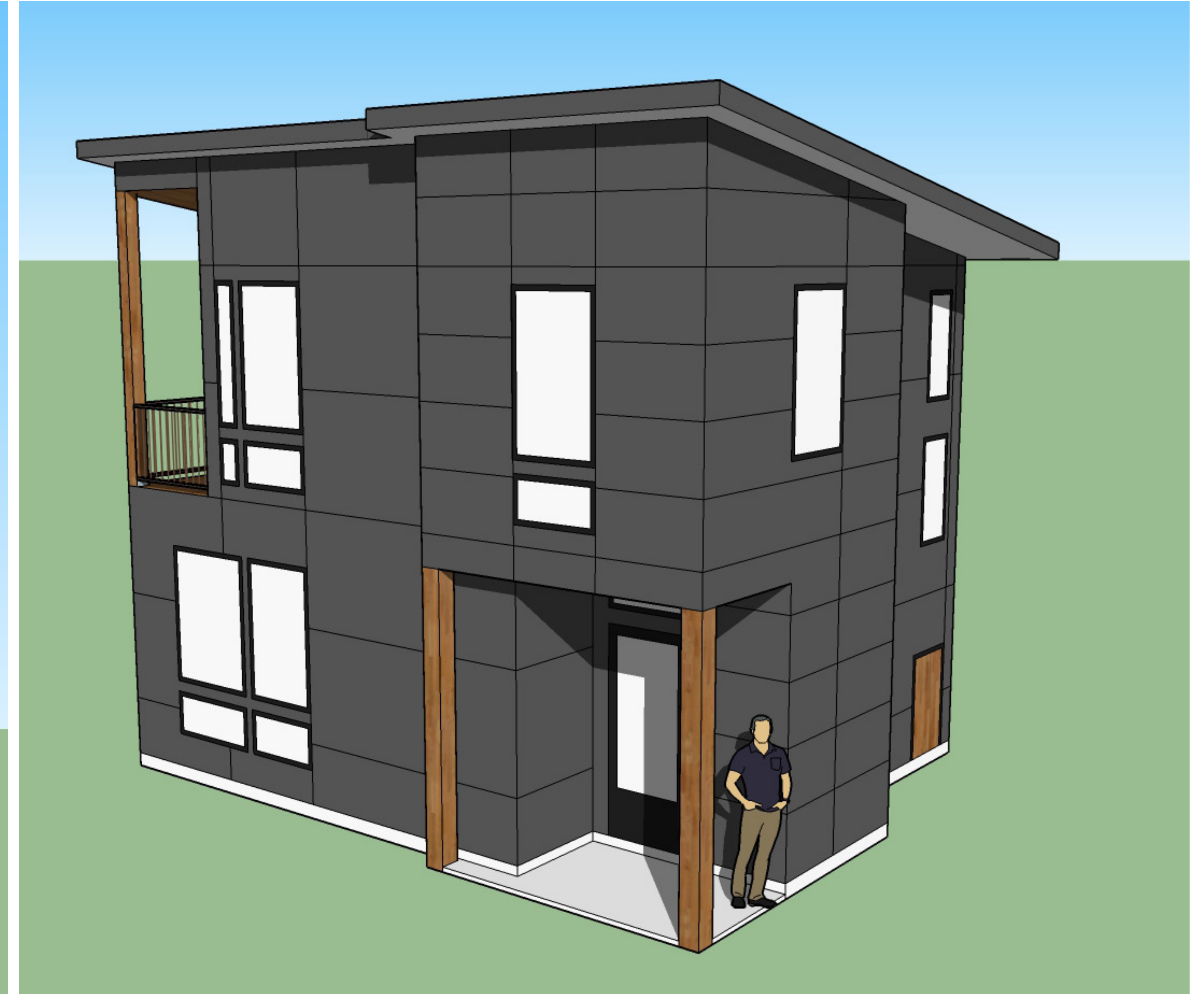
CONSTRUCTABILITY:

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 hardware 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.



Traditional Design Option



Modern/Contemporary Design Option



Major Materials:

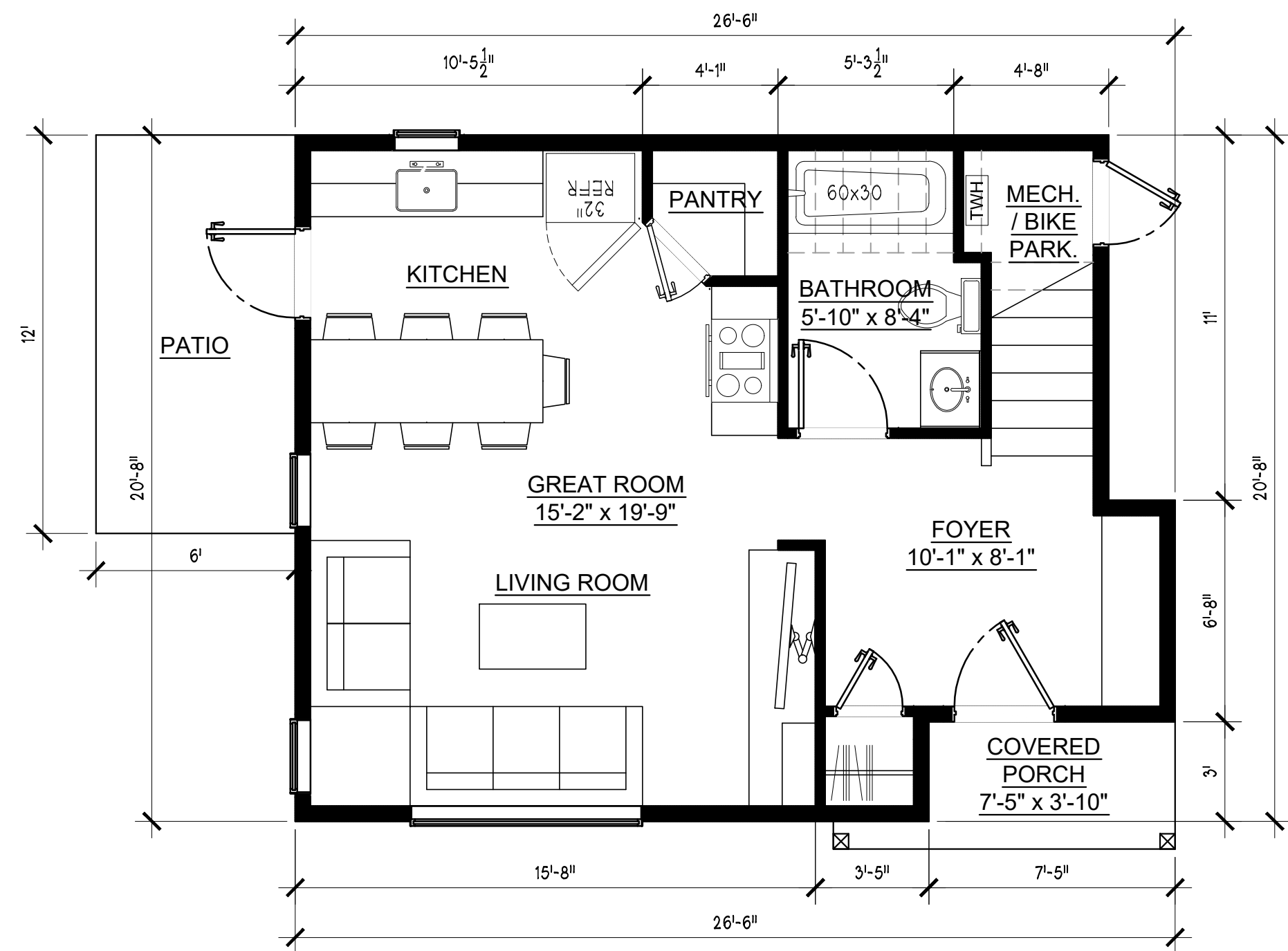
This DADU can be constructed with common building materials that contractors are accustomed to using every day, including: a cast-in-place foundation, dimensional lumber, vinyl or composite windows, and your choice of siding and roofing to fit your neighborhood - hardi-board, board and batton, hardi-lap,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

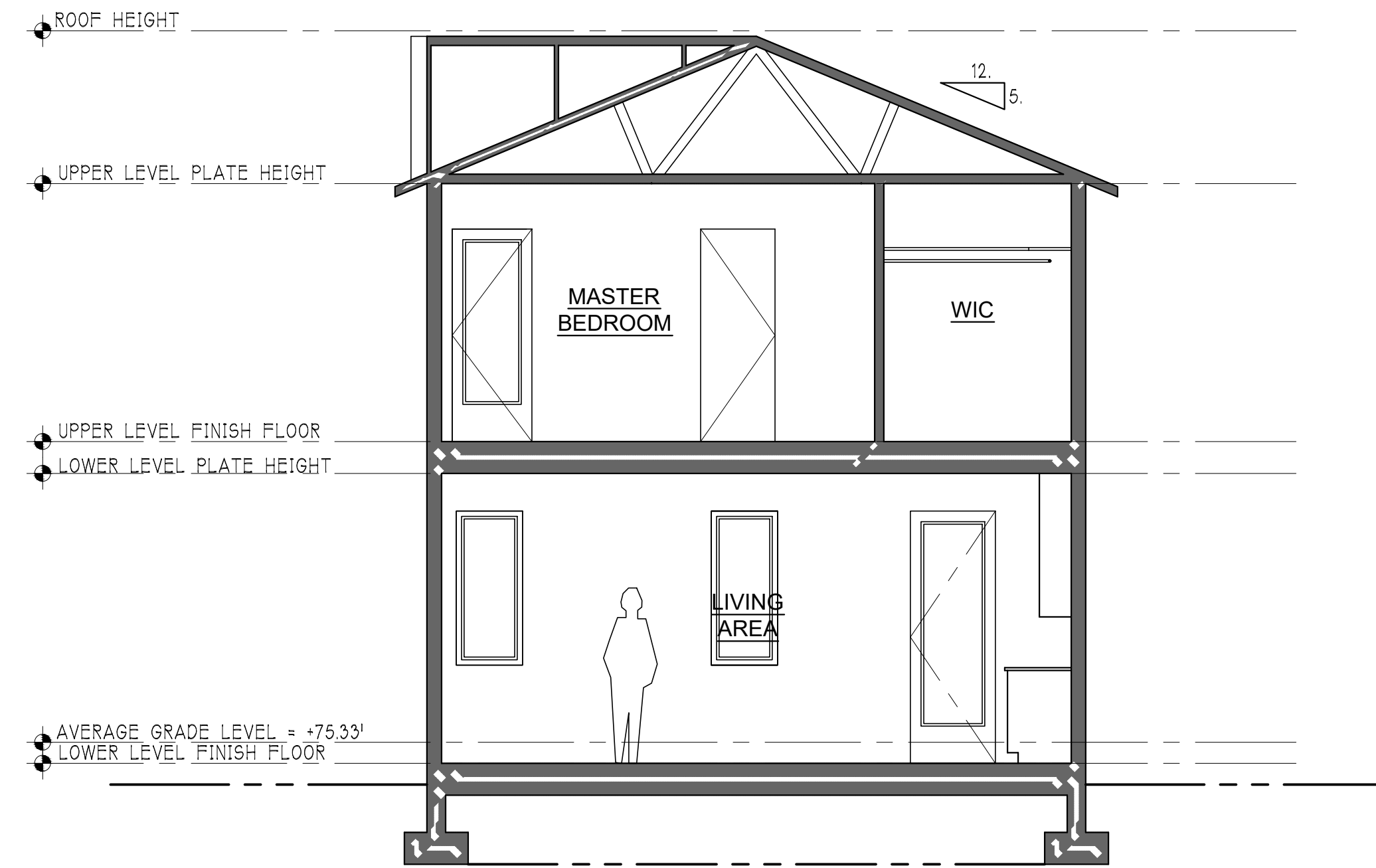
Plan Price:

up to \$1000 and hrly rate for further work



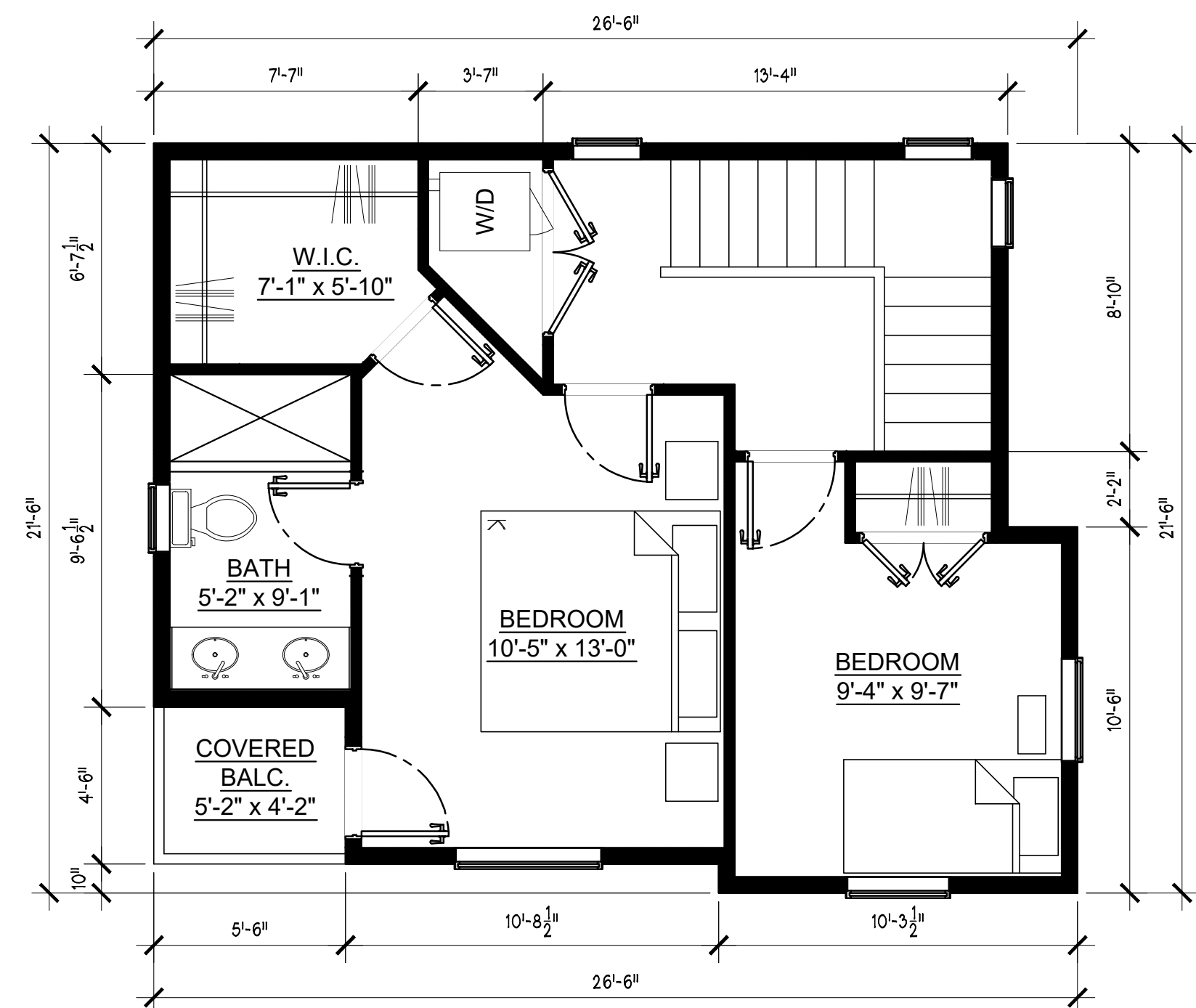
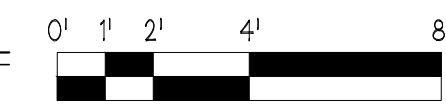
MAIN FLOOR PLAN
461 SQFT GFA

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



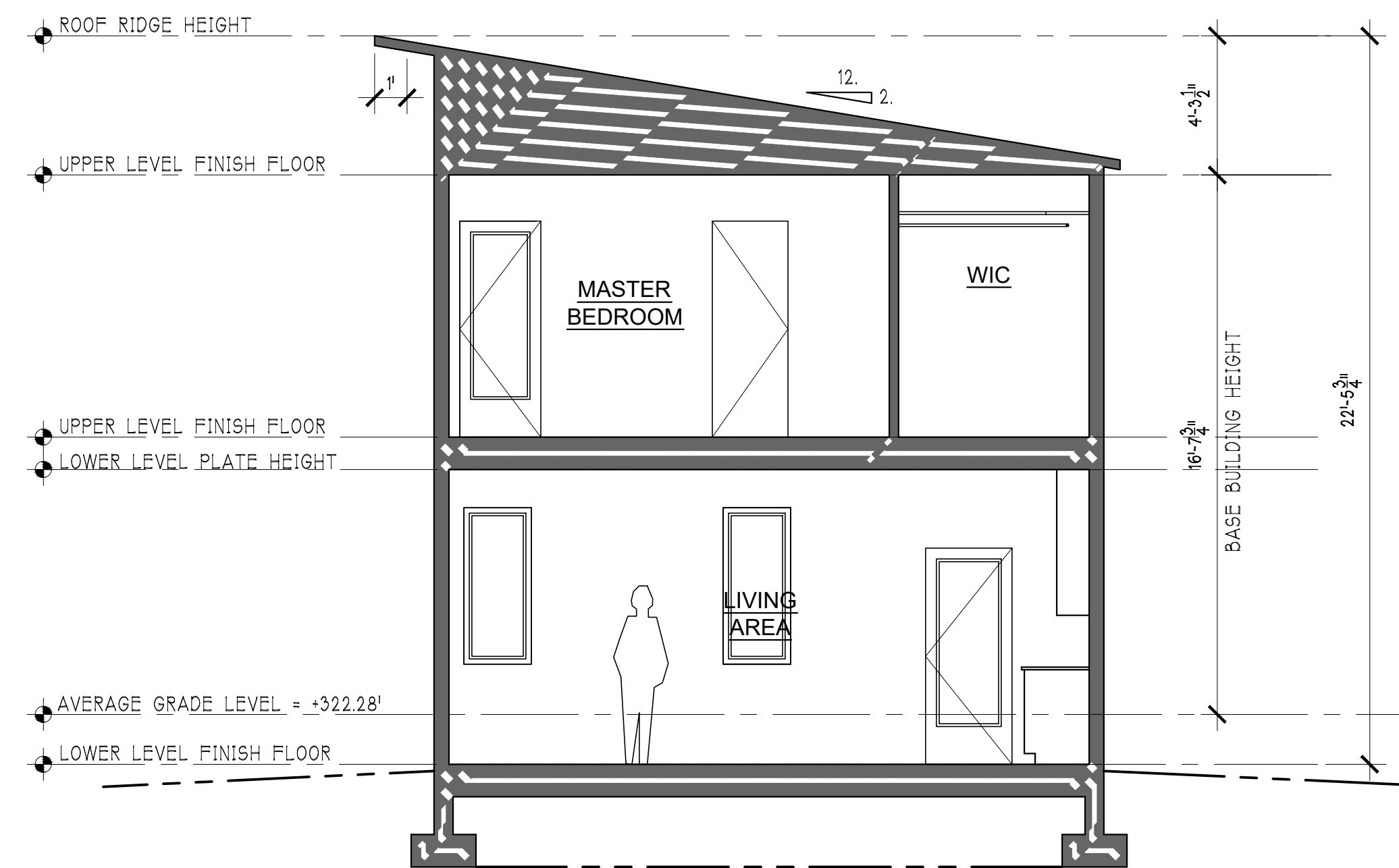
BUILDING SECTION - GABLE

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



UPPER FLOOR PLAN
466 SQFT GFA

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



BUILDING SECTION - SHED

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



REV	DATE	DESCRIPTION
0	02.18.20	DESIGN CONSIDERATION

Design INC
WWW.YENDES.COM | (206) 432-1111
17191 BOTHELL WAY NE SUITE B104
LAKE FOREST PARK, WA 98155

APPROVAL STAMP

ENGINEER STAMP

A RESIDENTIAL NEW CONSTRUCTION
SEATTLE DADU

FLOOR PLANS
SECTIONS

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

REV	DATE	DESCRIPTION
0	02.18.20	DESIGN CONSIDERATION

Design INC
 WWW.YENDES.COM | (206) 432-1111
 17191 BOTHELL WAY NE SUITE B104
 LAKE FOREST PARK, WA 98155

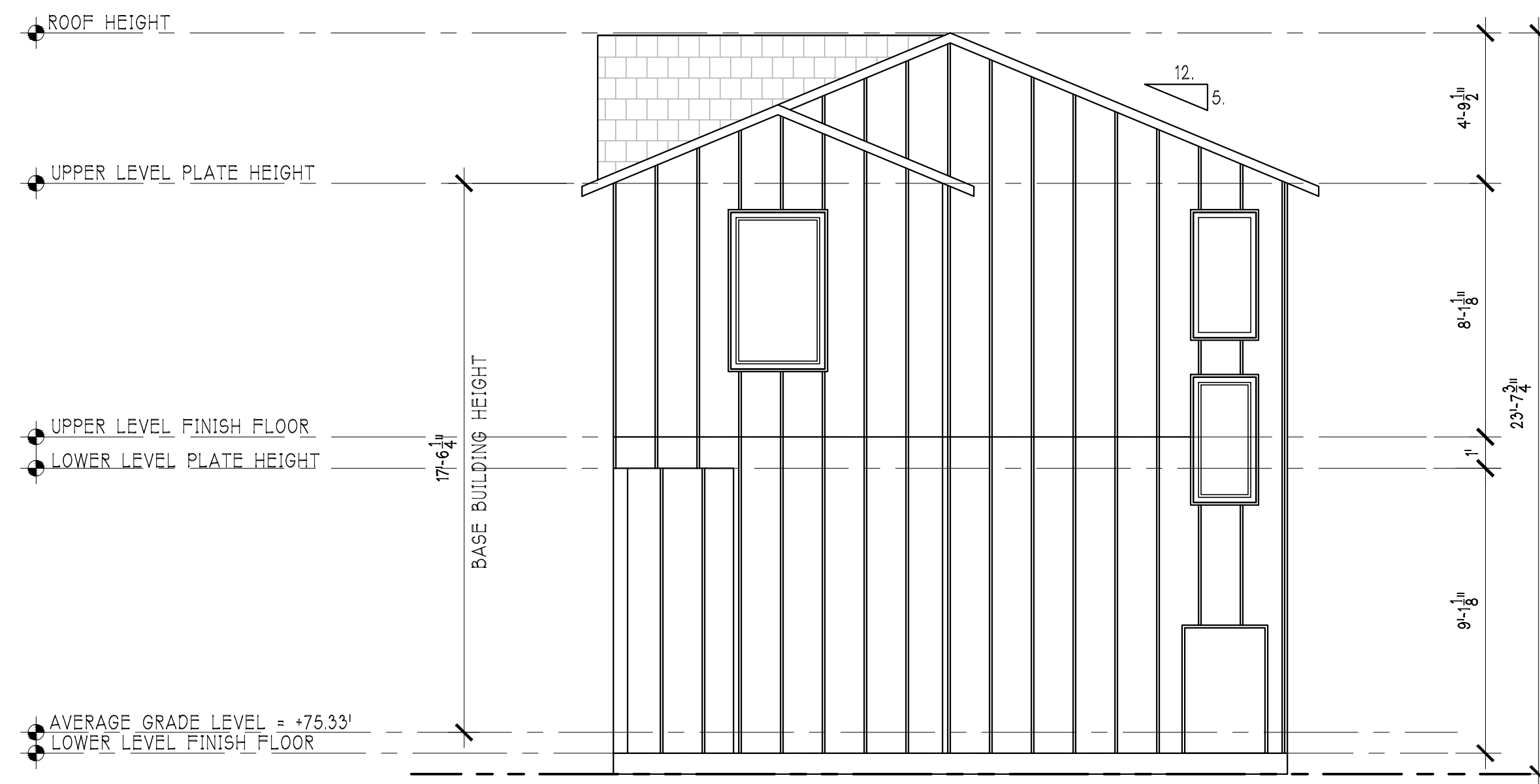
APPROVAL STAMP

ENGINEER STAMP

A RESIDENTIAL NEW CONSTRUCTION
SEATTLE DADU

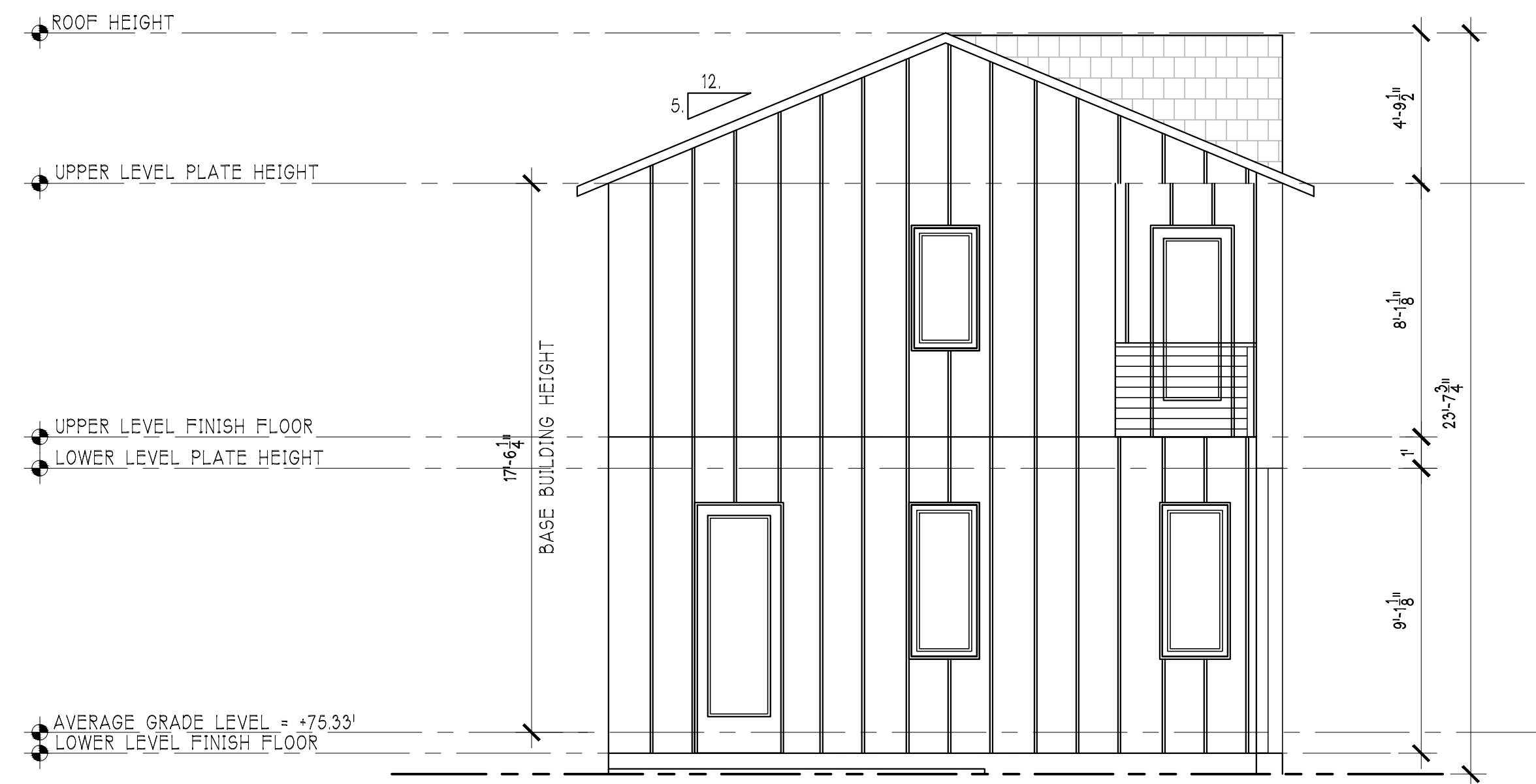
ELEVATIONS

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



ELEVATION

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



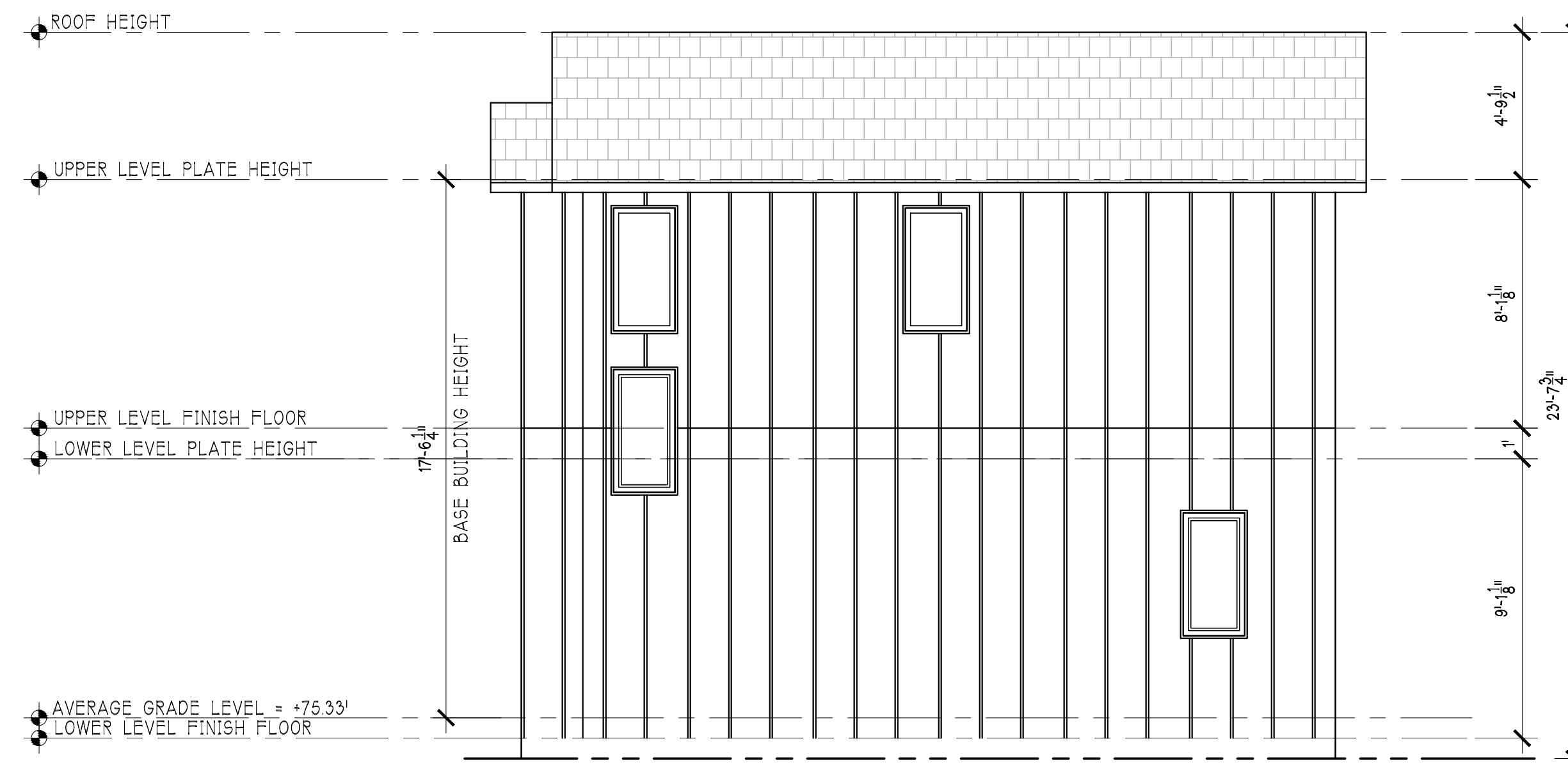
ELEVATION

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



ELEVATION

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



ELEVATION

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