

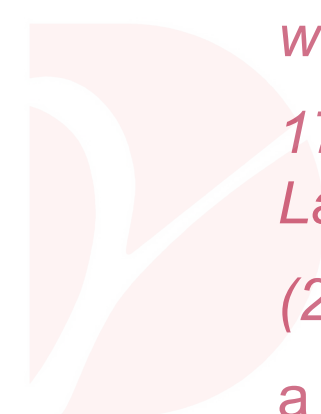
pre-approved plans for

ACCESSORY DWELLING UNITS

EVANSTON

by Andree Yen

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with Yen Design Inc.

*17191 Bothell Way NE, Suite 104B
Lake Forest Park, WA 9815*

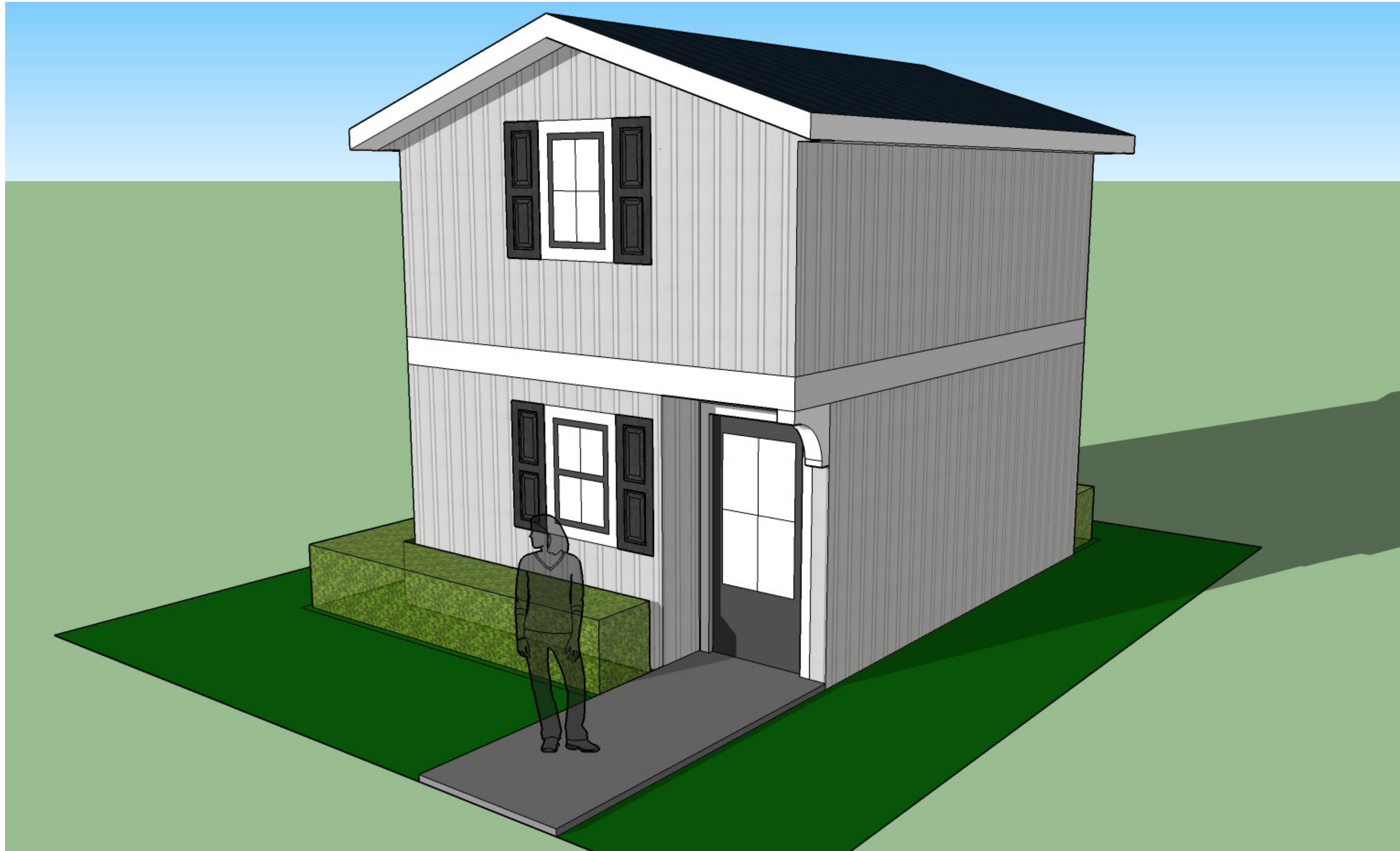
(206) 432-1111

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

Small-footprint DADU

Visitable DADU

Low-cost DADU



Construction Cost Estimate:

\$50,000 - \$70,000

Project Description:

This **2 story, 490 square foot, 1 bedroom, 1 bath**, small footprint house will fit on almost any Seattle lot that allows DADUs. It was designed to be the lowest-cost to build while maintaining very simple constructability.

Even with a small footprint the design accommodates many modern living essentials including a walk-in-closet, kitchenette, and stackable laundry.

Why you should choose this design.

LOW COST:

All spaces and assemblies are meant to accommodate common off the shelf materials and appliances. 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. The beam, joist and rafter spans were designed to allow standard batt insulation and standard low cost roof ventilation with the narrowest joists possible to fit on the smallest Seattle lots.

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, and both sides of the DADU have no windows since these sides will likely face the main house or neighboring lots, providing privacy for everyone.

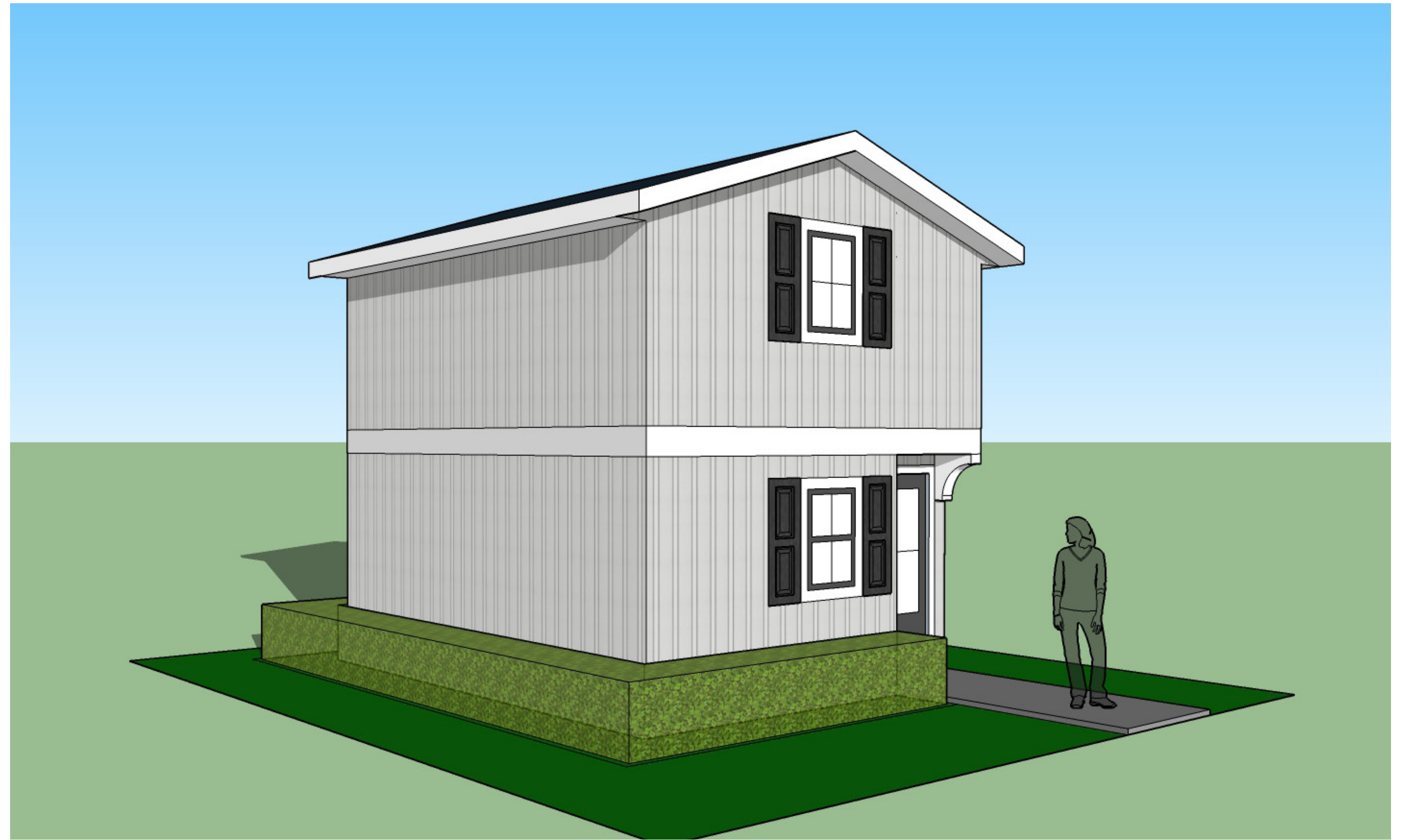
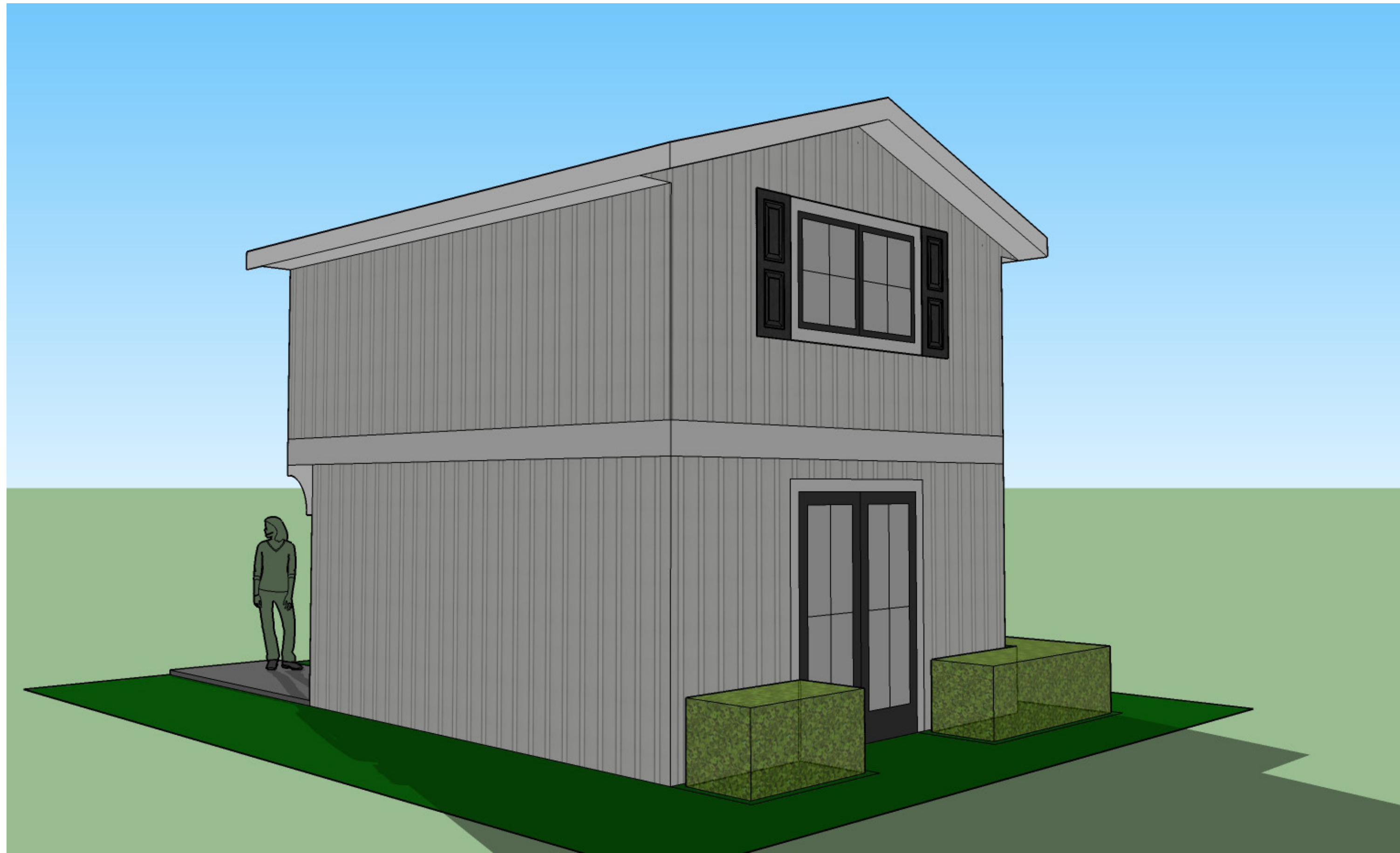
CULTURALLY RESPONSIVE:

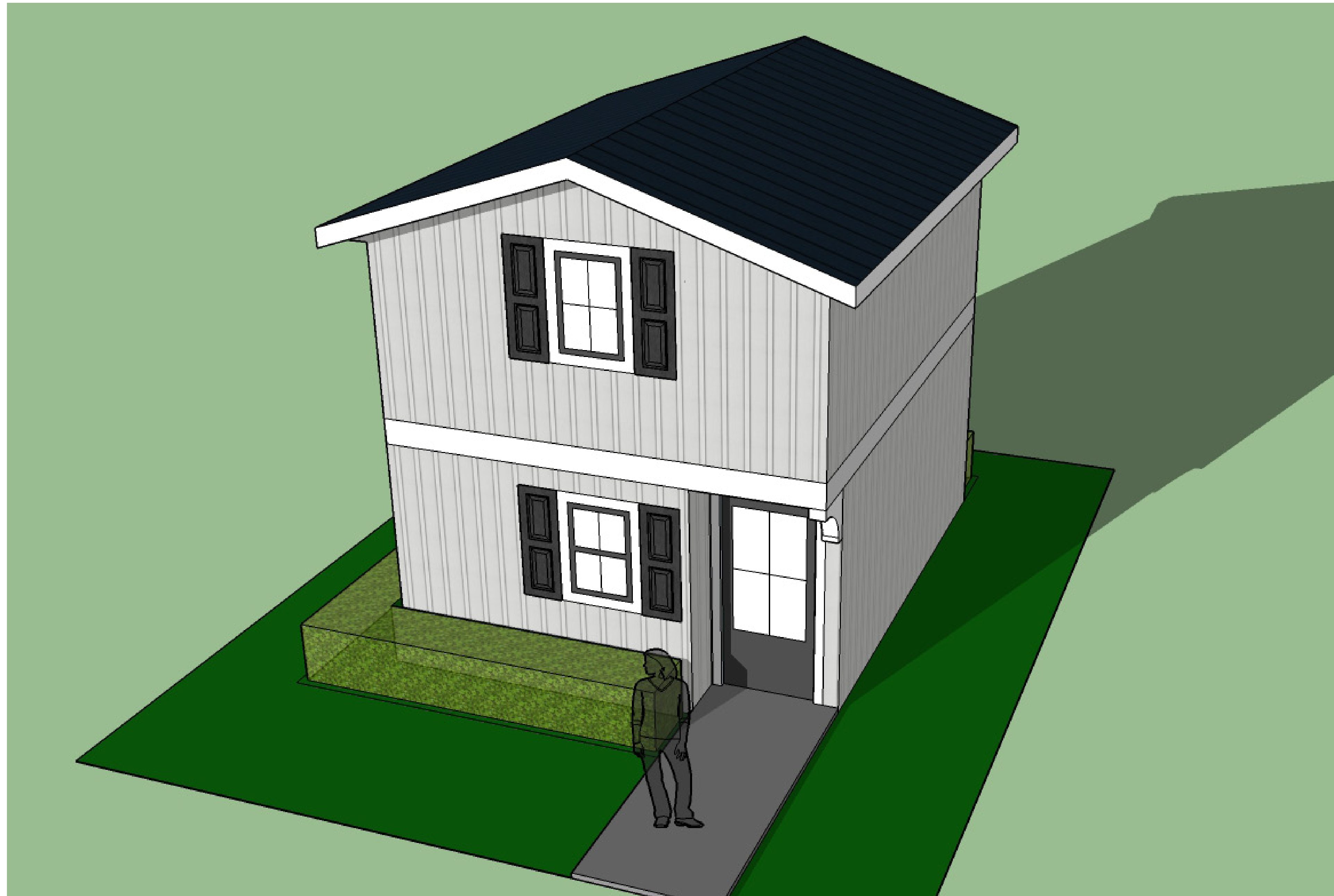
We intentionally placed the stove against a wall to accommodate more industrial hood vents for any residents that prefer to cook with aromatic spices and seasonings. The open floor plan and spacious bedroom with ample storage make it easy to configure spaces flexibly, ideal for prayer and other cultural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

CONSTRUCTABILITY:

Simple standard parts and assemblies will make this DADU easy to construct for any contractor or homeowner. 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:

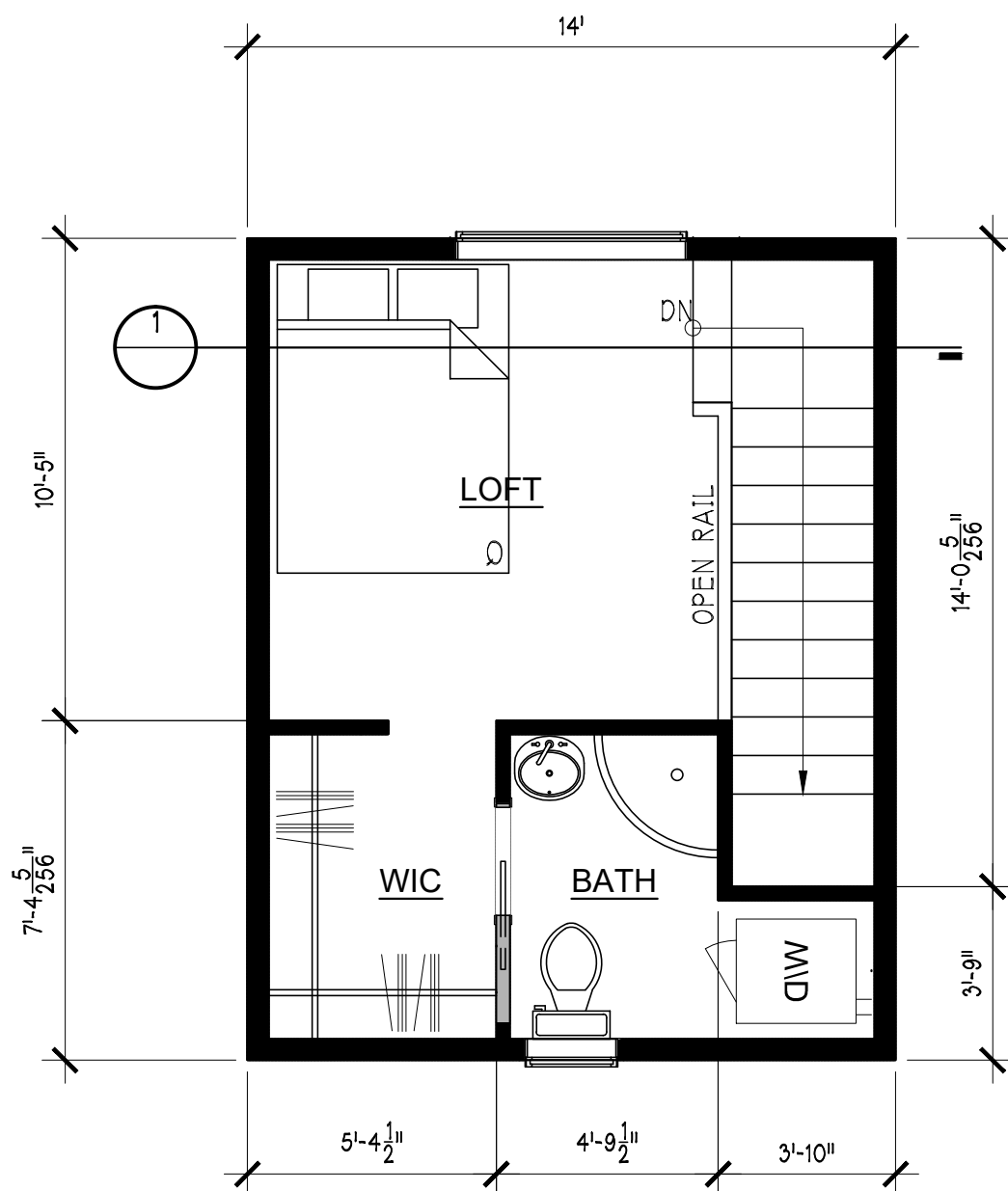
This DADU can be constructed with common building materials that contractors are accustomed to using every day, including: a cast-in-place slab on grade foundation, dimensional lumber, vinyl or composite windows, and your choice of siding and roofing to fit your neighborhood - hardi-board, board and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

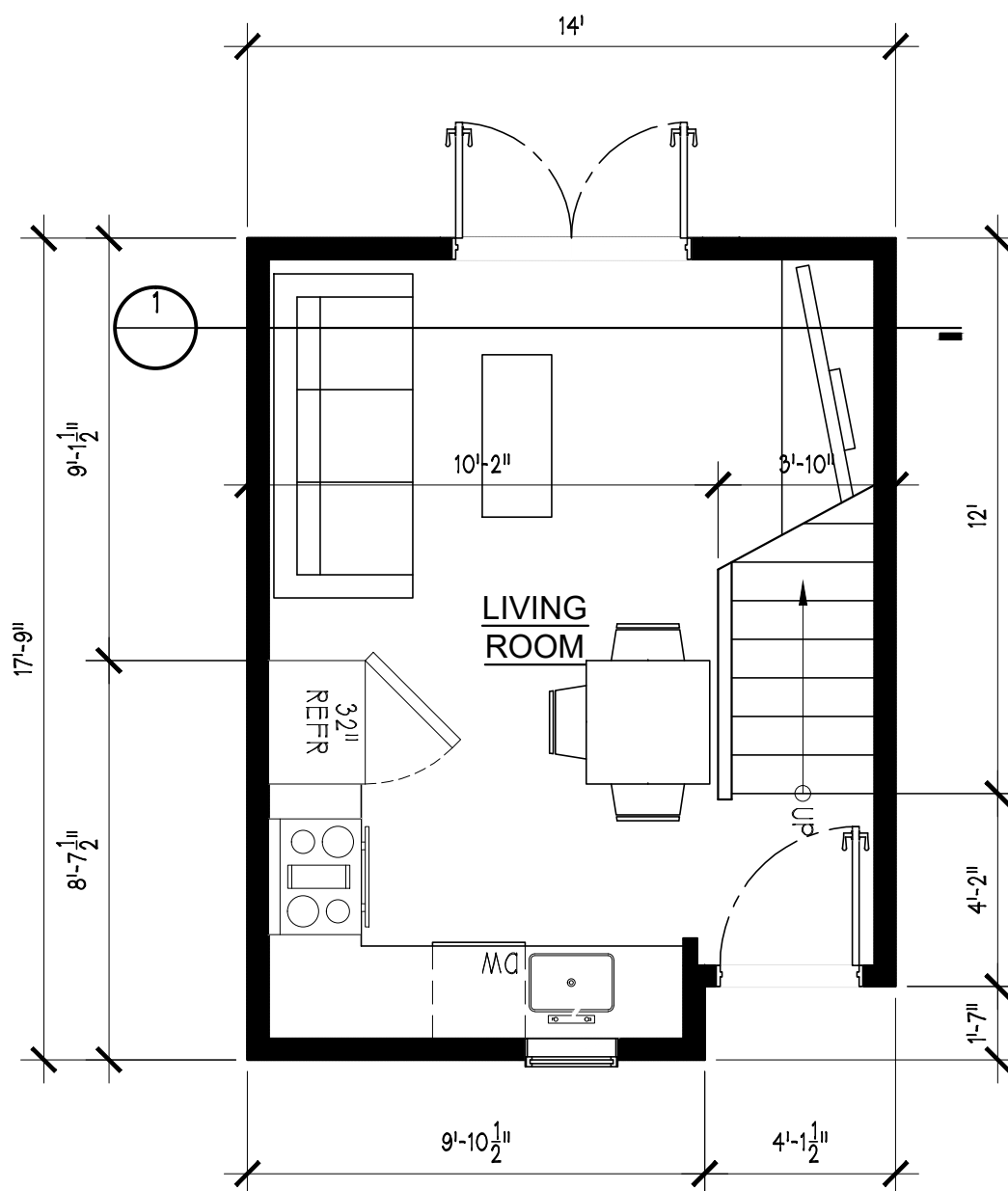
Plan Price:

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



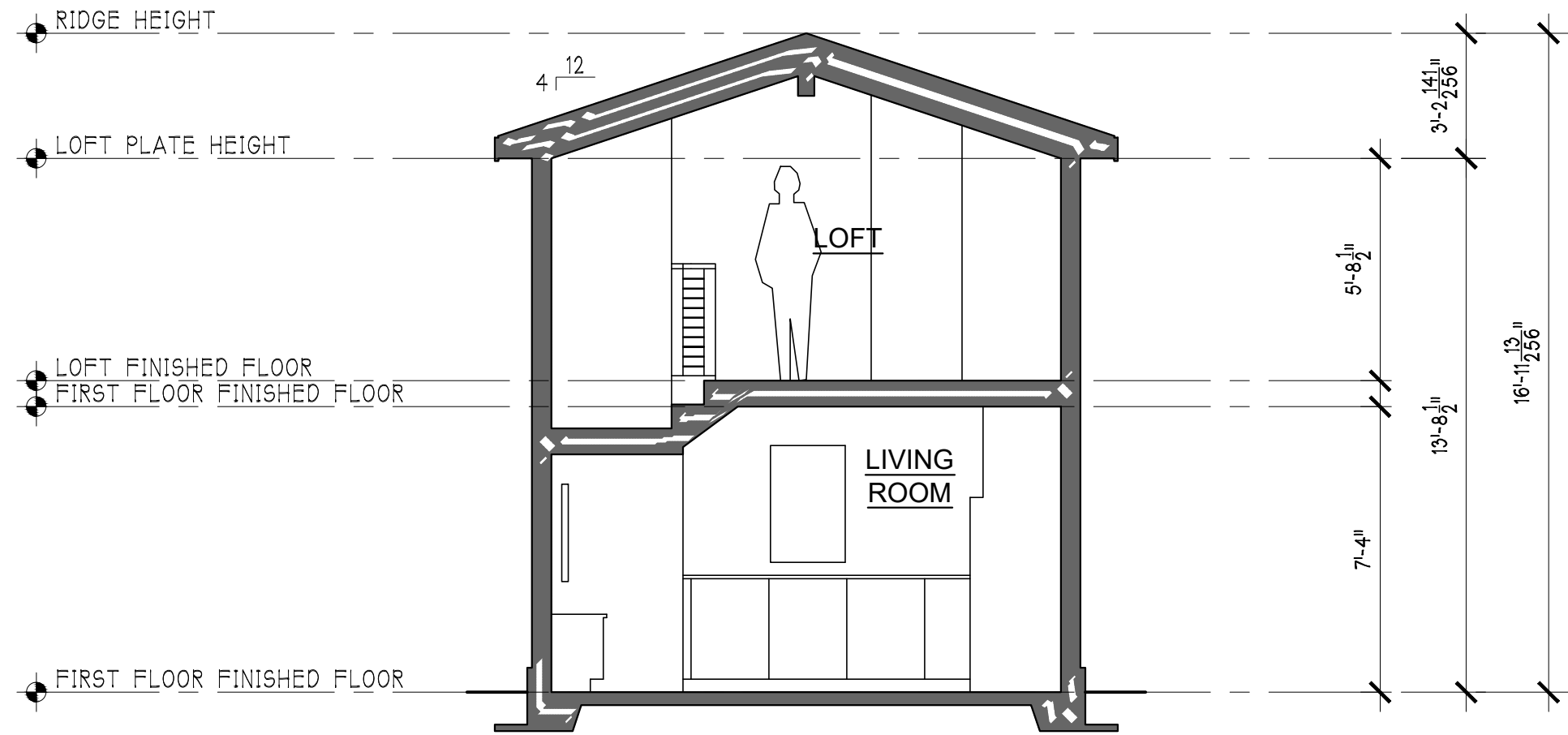
LOFT FLOOR PLAN - 248 SQFT

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



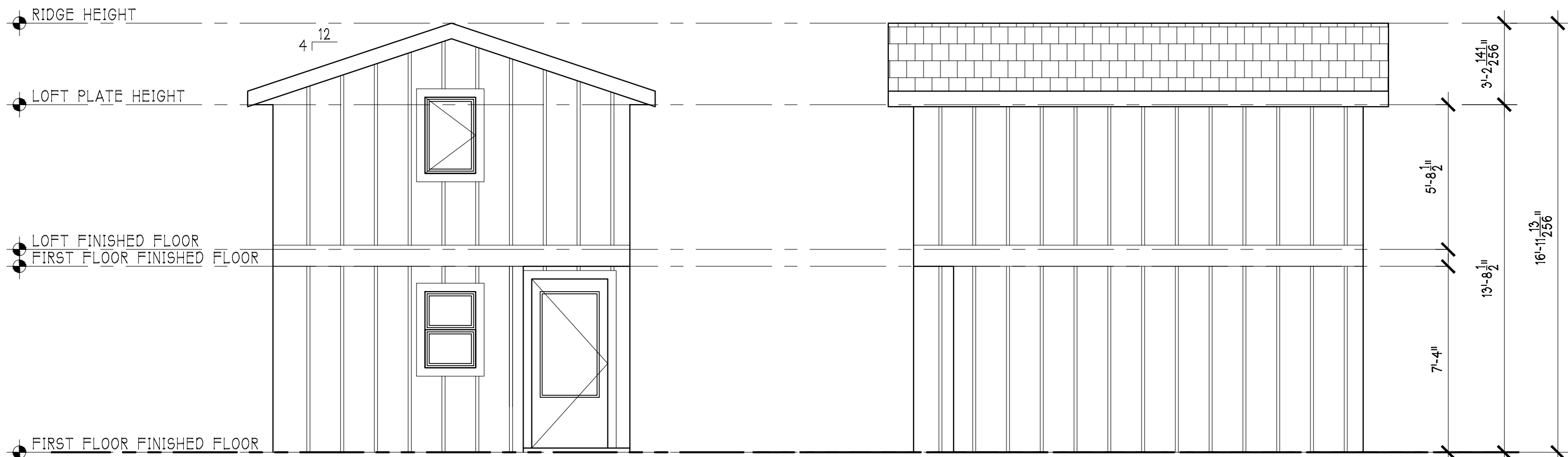
FIRST FLOOR PLAN - 242 SQFT

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"

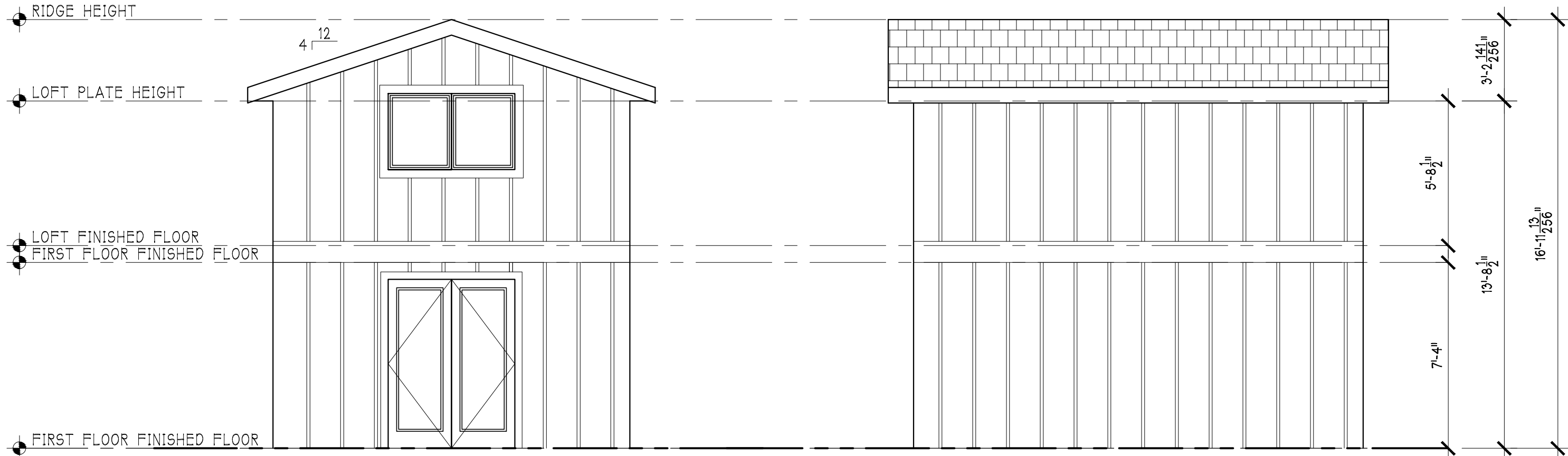


FRONT ELEVATION

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"



FRONT ELEVATION

22x34: SCALE 1/4" = 1'-0"
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RIGHT ELEVATION

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
ELEVATIONS

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