

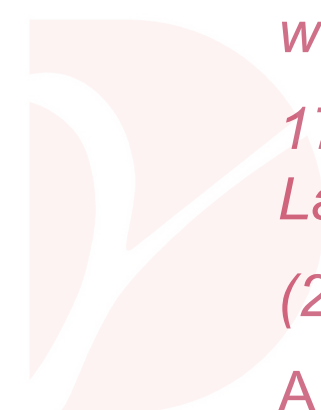
*pre-approved plans for*

# ACCESSORY DWELLING UNITS

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## LINDEN

by Ethan Perrigoue  
ethan@yendes.com



*with Yen Design Inc.*

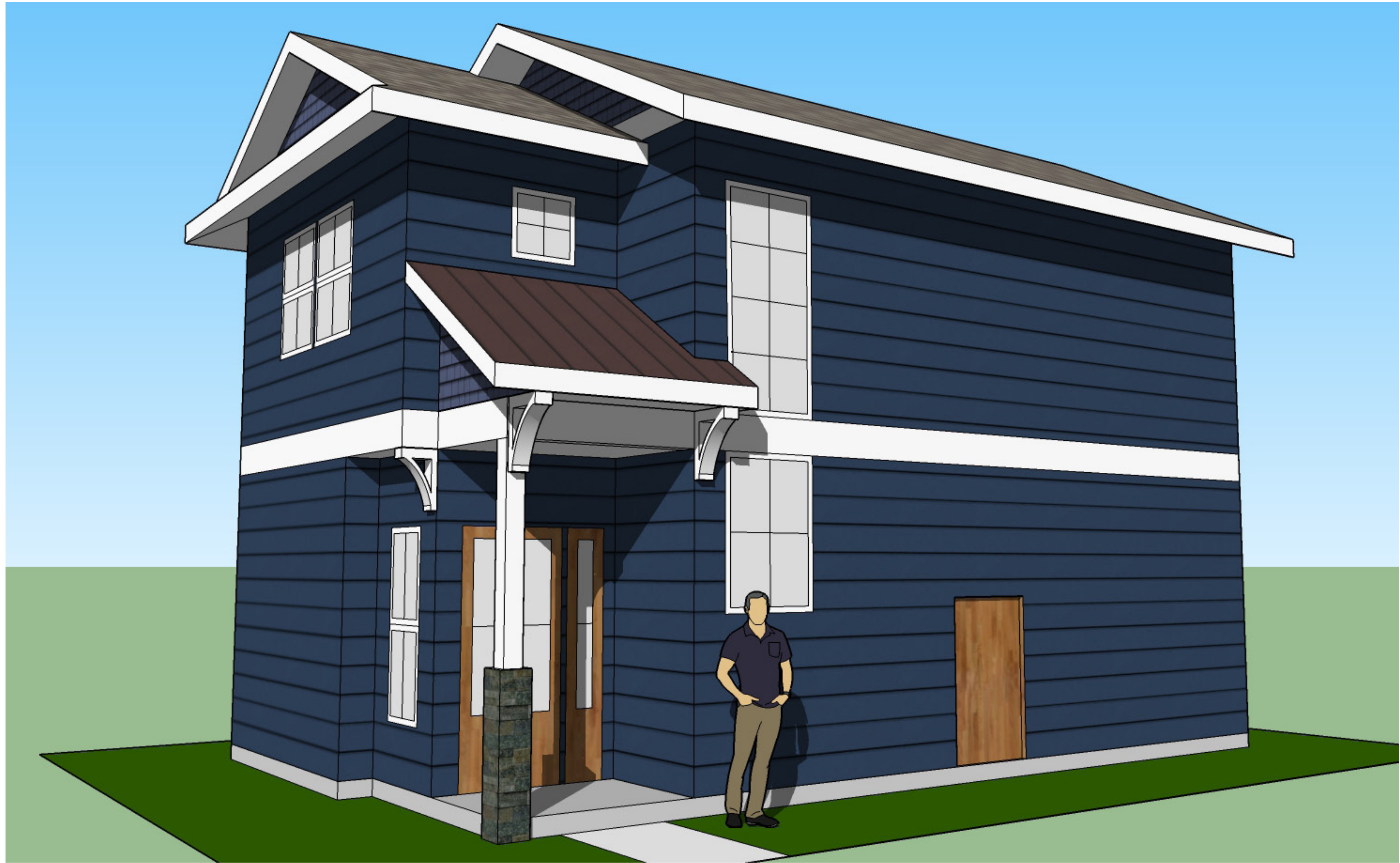
17191 Bothell Way NE, Suite B104  
Lake Forest Park, WA 98155

(206) 432-1111

A Multilingual Women and Minority-Owned  
Business (WMBE)

**Family Friendly DADU**  
**Visitable DADU**  
**Low-Cost DADU**





## Construction Cost Estimate:

\$99,000 - \$105,000

## Project Description:

This **2 story, 944 square foot, 2 bedroom, 1.5 bath**, family friendly house features a universal orientation for a variety of lot layouts. It is perfect for hosting and has a clear separation of public gathering and private living spaces. Guest don't have to feel like they've walked into a private bedroom and the host(s) can rest assured that their personal items and spaces can stay personal.

Even with a compact footprint, the design accommodates all living essentials including a public bath on the main level, a jack and jill bath on the upper level, a spacious main level entertaining area, stackable washer and dryer space, and convenient bike parking. At 18 feet wide, this house fits on a wide array of narrow Seattle lots, starting at 28 feet wide.

## 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 faster rental income.

### PRIVACY:

This house is designed for a property where access is only granted on one side of the property-towards the main street. As such, the front of this DADU faces the rear of the main residence, while still maintaining privacy between the homes with minimal windows on that side. All windows to living and sleeping faces have been oriented towards the rear of the property with the exception of those required for light and ventilation.

### CONTEXT:

The design style is primarily traditional with a variety of trim, siding, and roof options available to merge the style with the surrounding neighborhood.

### CULTURALLY RESPONSIVE:

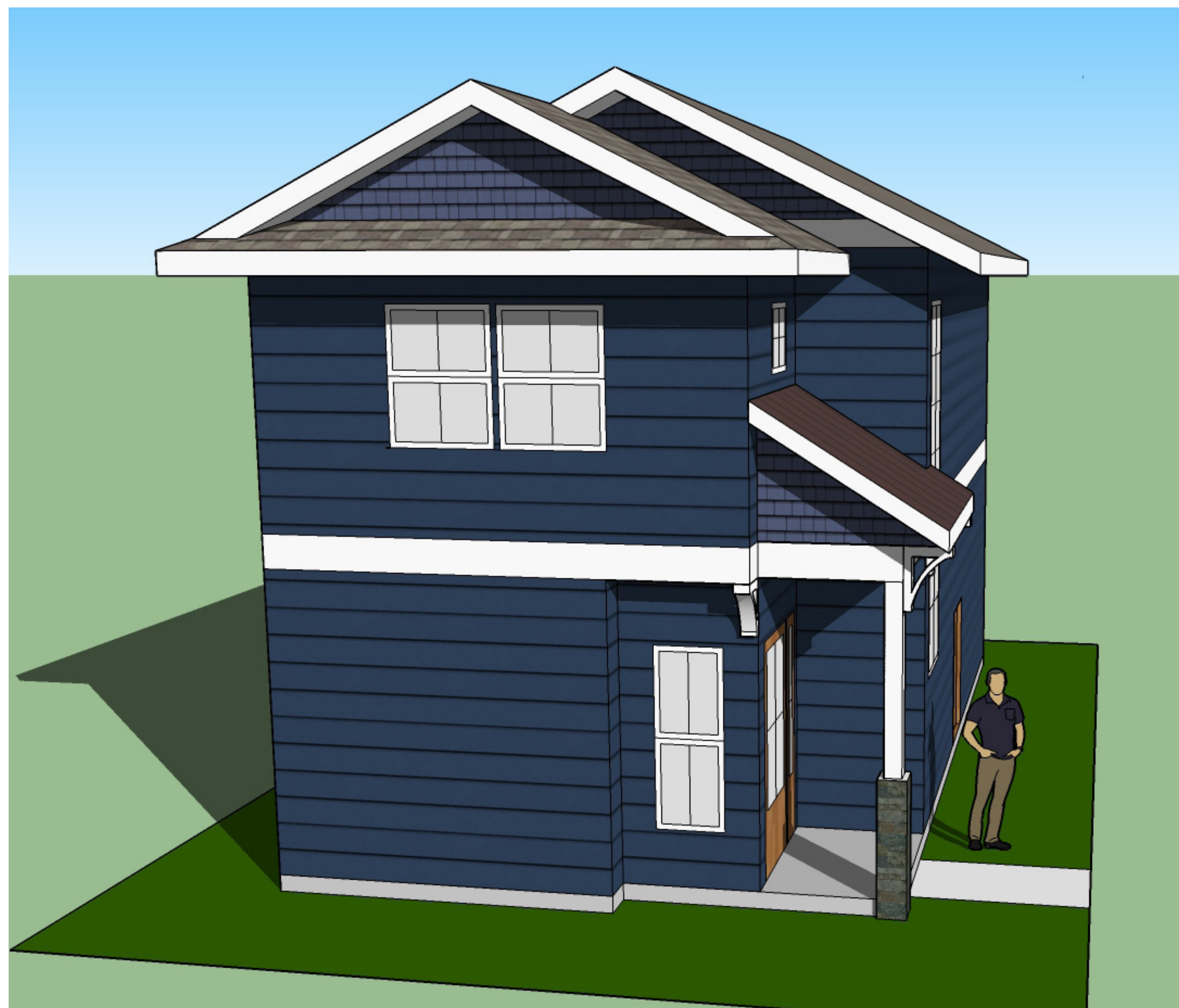
We intentionally placed the stove against a wall to accommodate industrial hood vents for any residents that prefer to cook with aromatic spices and seasonings. The open floor plan and spacious bedrooms with ample storage make it easy to configure spaces flexibly, ideal for prayer and other cultural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









### 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:

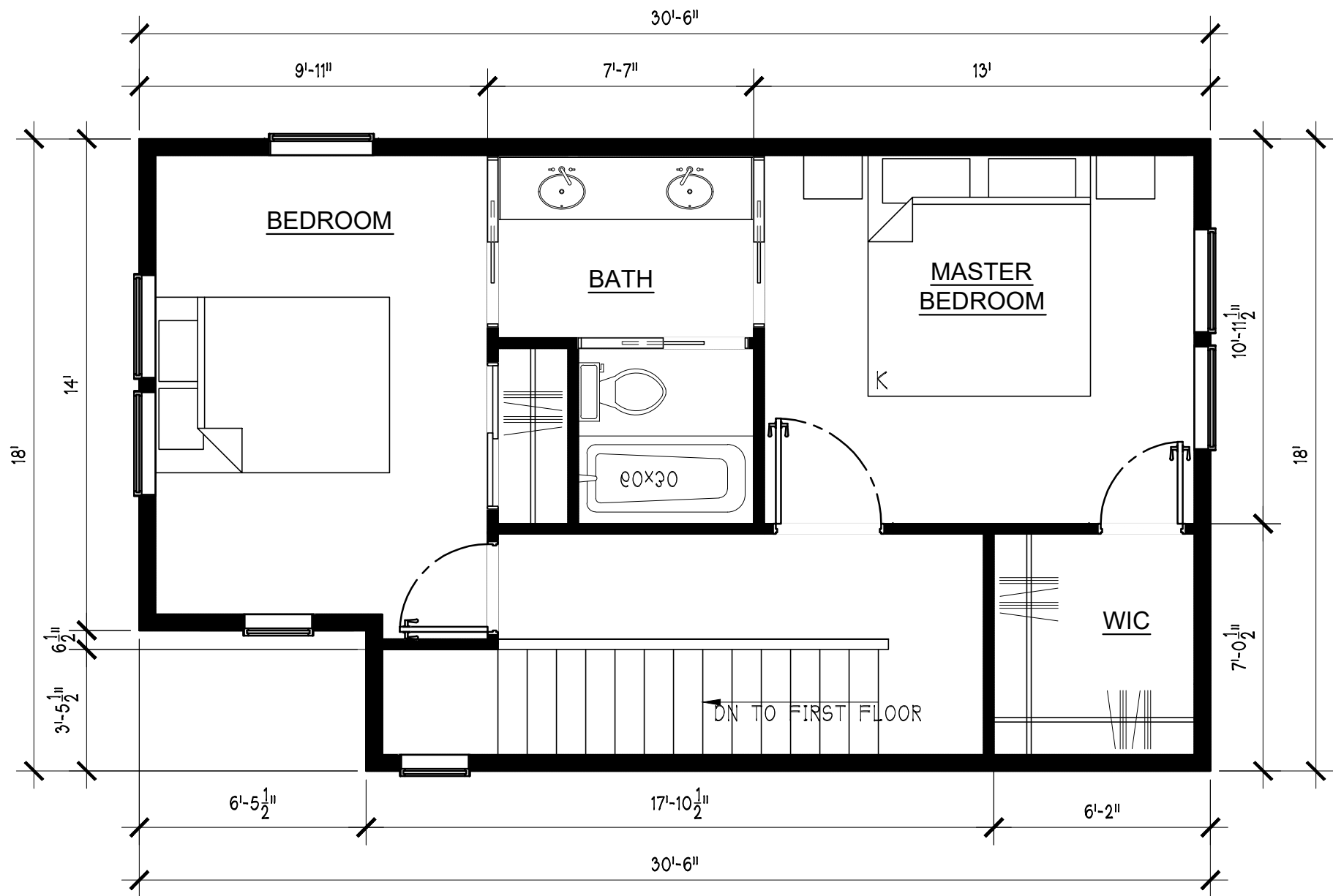
On-demand water heater & ductless mini-split for zonal heating / Air Conditioning

### 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.

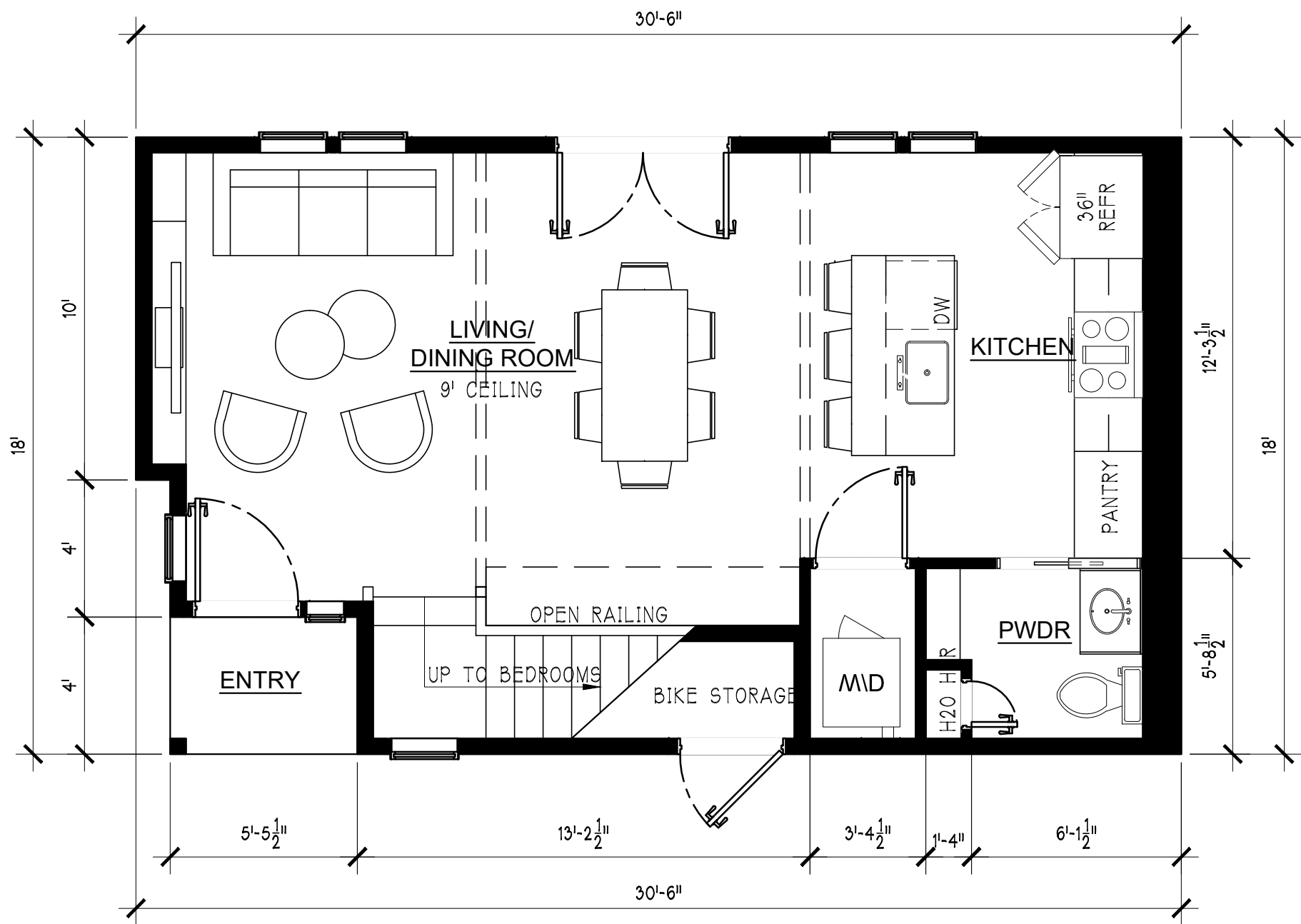


DADU AREA TABULATIONS:  
FIRST FLOOR: 477 S.F.  
SECOND FLOOR: 523 S.F.  
1000 S.F.



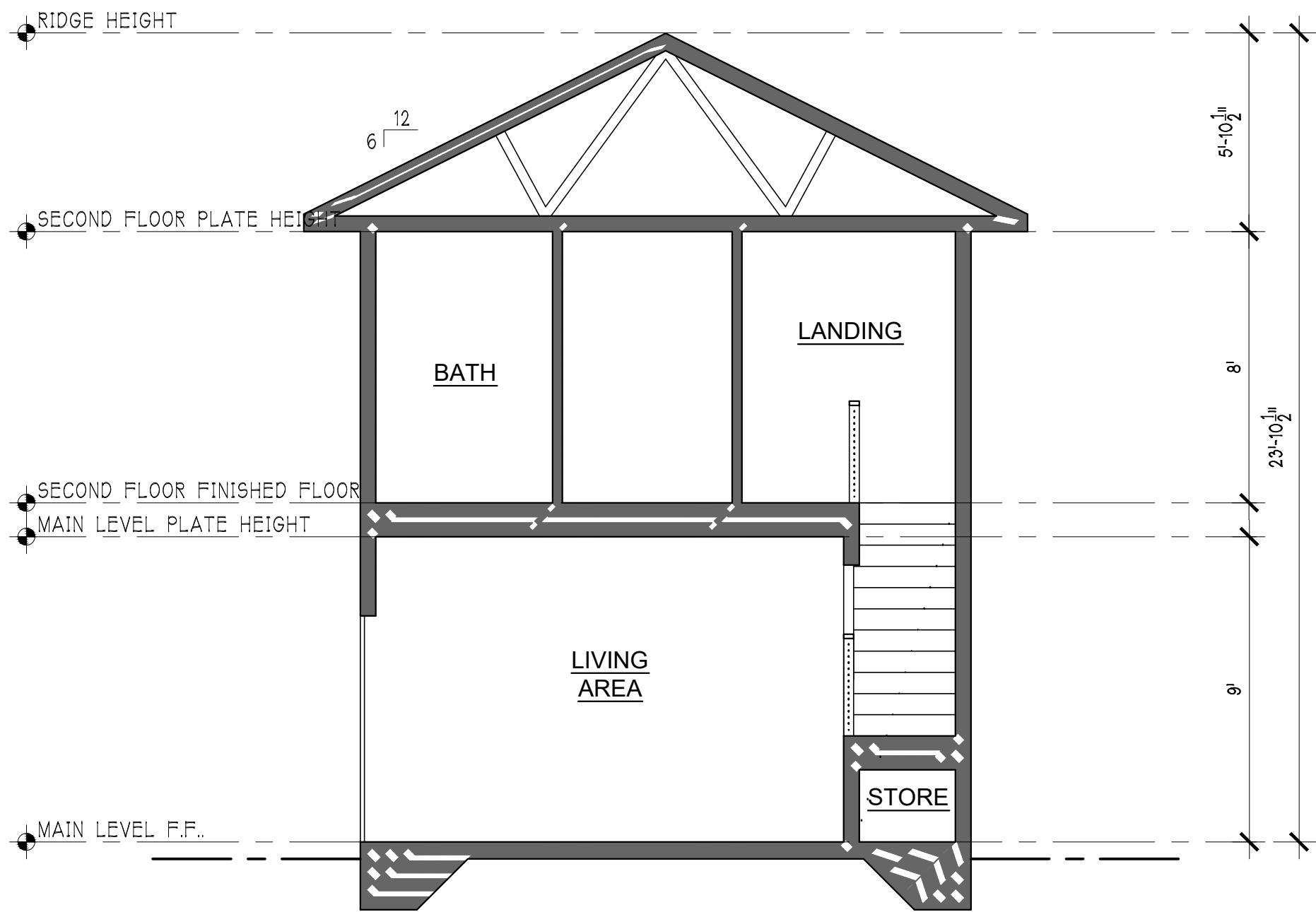
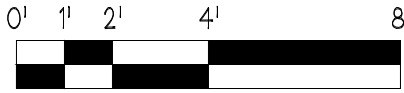
SECOND FLOOR PLAN

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"



APPROVAL STAMP

ENGINEER STAMP

A RESIDENTIAL NEW CONSTRUCTION  
SEATTLE DADU

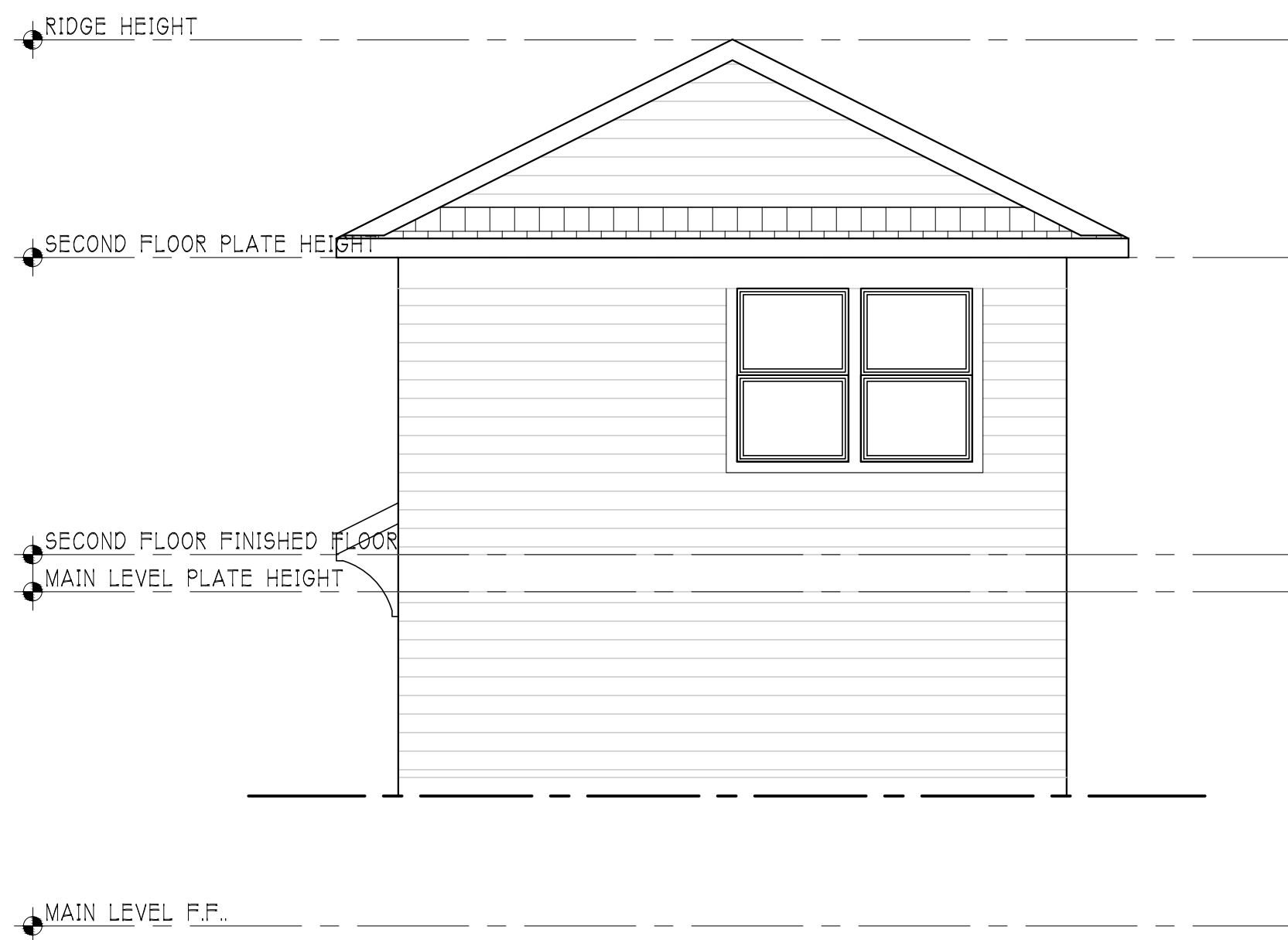
FLOOR PLANS  
SECTION

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



LEFT 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"



REAR ELEVATION

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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ELEVATIONS

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