



NEIMAN TABER

ARCHITECTURE FOR THE NORTHWEST

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February 18, 2020

Small Footprint DADU Submission

DESIGN TEAM

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PROJECT DESCRIPTION

Neiman Taber Architects specializes in small unit housing. We incorporated many of the lessons we have learned over the years for this DADU prototype.

Balance Privacy and Community:

- Allow two families to share one small plot of land comfortably.
- Open the DADU out to the side yard. Both homes can have porous relationships to the outdoors while minimizing the sightlines from one home into another.
- Shared garden beds and storage provide a natural place for the two families to share resources.

Keep it Simple

- The home itself is a simple rectilinear form with a gable roof.
- Conventional construction methods, a limited exterior material palette, and simple detailing will minimize costs.

Use the Volume

- Tall ceilings let small spaces feel larger.
- Open the interior to the exterior living space.
- Separate the bed space from the living area with a lofted sleeping platform.
- A split-level loft makes for an easier climb.

DESIGN CRITERIA COMPLIANCE

Low cost

- Foundation system to be slab on grade with turned-down edges to frost line.
- House is designed as simple rectilinear form with a gable roof.
- Primary building supplies to be specified and locally sourced at Home Depot or Lowes.
- Special design elements to be site fabricated, using dimensional framing lumber and plywood.

Green Building and Design

- Enroll in Built Green certification program.
- Passive heating and cooling.
- Run conduit for PV-ready.
- Capture roof run-off for watering and rain garden.

Privacy

- Is created by positioning primary views, entry and outdoor space towards side yards, while strategically locating windows towards house and adjacent rear yard.
- Square floor plan allows for rotation to adjust to specific site conditions.
- Garden trellis defines entry and outdoor space and while providing privacy.

Context

- The DADU is designed as a modern interpretation of a traditional, vernacular housing form. This transitional style blends naturally with both new and older housing styles.
- Use of vernacular exterior materials and re-interpreted design elements.

Culturally Responsive Design

- Strong indoor/outdoor relationship.
- Incorporates natural materials.
- Garden trellis and planting space.
- Open plan allows for small gatherings.

Constructability

- Slab on grade foundation system.
- Tilt-up wall construction with gable roof.
- One siding material, minimal exterior trim.

Architectural Variety

- As noted, the DADU is designed as a modern interpretation of a traditional, vernacular housing form. By offering different siding material and roofing options, the design can subtly transform to fit various settings.

Broad Applicability

- The square floor plan allows for rotation to adjust to specific site conditions.

CONSTRUCTION ESTIMATE

- See attached spreadsheet

MAJOR MATERIAL LIST

- Metal roofing panels
- Stained vertical cedar plank siding
- Anderson windows and doors
- Polished slab on grade concrete floors
- Clear coated dimensional lumber and maple plywood for shelving system, guardrail wall, pull-out clothes storage bins, steps and ladder
- Clear coated T&G wood flooring at lofts
- Sheetrock walls and ceiling, painted white
- Painted wood window sills and wall base

LIST OF MECHANICAL SYSTEMS

- King Electric fan-driven wall heaters
- Rheem Electric tankless water heater

COST FOR DADU PLAN SET AND HOURLY RATE

- \$500 per plan set (architectural + structural)
- \$100 per hour for permitting work and design changes

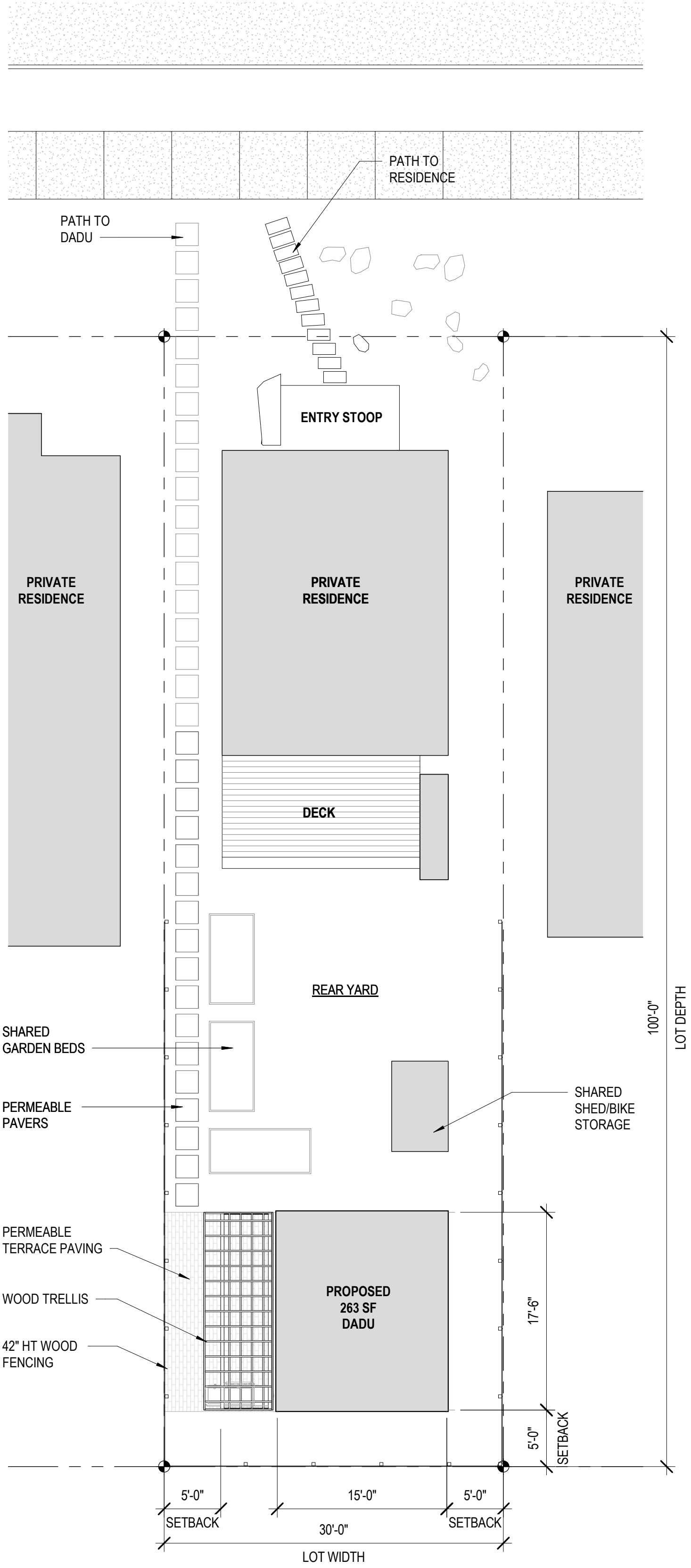
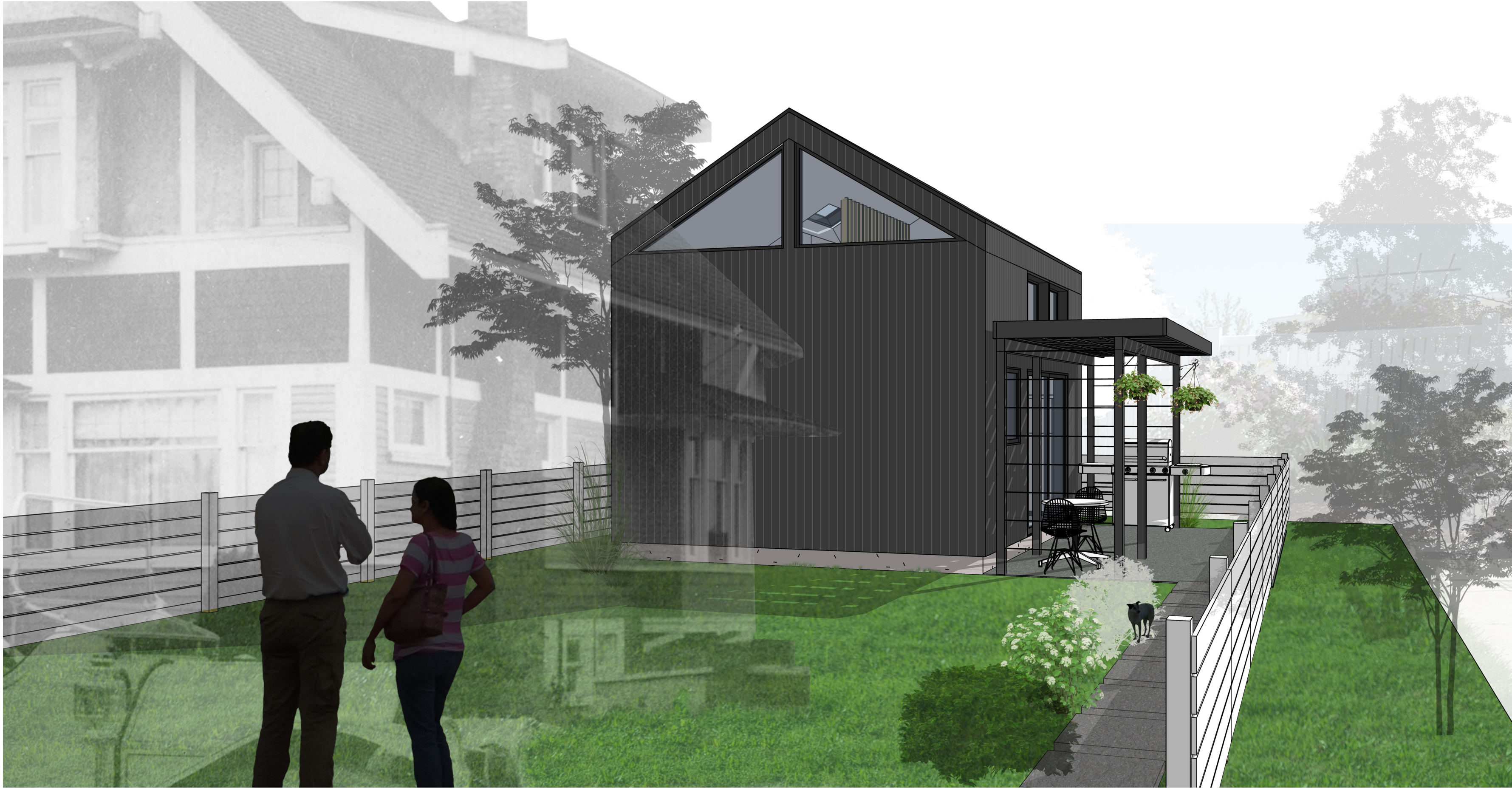
DESIGN OPTIONS

- Siding: #1) Painted cement board shakes, #2) ainted cement board lap
- Roof: #1) Asphalt shingles, #2) Cedar shakes



February 18, 2020
Small Footprint DADU Plan Submission
Project Cost Estimate

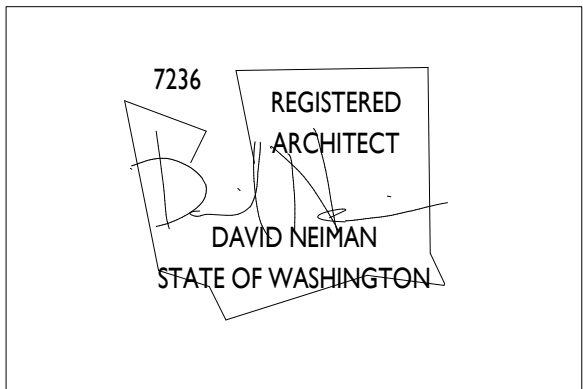
Hard Costs based on space type and scope	Cost/SF	Sq. Ft.	Cost
General Conditions			\$8,000
Excavation and backfill			\$2,800
Sitework and landscaping			\$15,000
Slab on grade foundation, polishing	\$22.00	265	\$5,830.00
Architectural metals			\$800.00
Framing (material and labor)	\$20.00	265	\$5,300.00
On-site millwork (site built shelving, guardrail wall, storage, misc.)			\$14,000
Cabinetry (kitchen and bath)			\$3,500
Waterproofing / WRB			\$1,700
Insulation			\$3,400
Siding and trim			\$5,200
Trells structure			\$4,500
Flashing, gutter, downspouts, storage basins			\$4,000
Interior doors			\$450
Windows and doors			\$4,750
Drywall			\$4,800
Kitchen counters	\$50.00	14	\$700
Carpentry			\$2,600
Wood flooring + install (lofts)	\$10.00	100	\$1,000.00
Painting (interior)			\$2,800
Painting (exterior)			\$5,000
Appliances			\$2,600
Plumbing / Mechanical			\$7,000
Electrical			\$8,700
Subtotal			\$114,430
GC Overhead & Profit (10%)			\$11,443
State Sales Tax on Construction at 10.1%			\$12,713
Contingency (10% +/-)			\$11,443
Construction cost - Total			\$150,029
Soft Costs			
Architect's and Structural Engineer's fee			\$500
Printing costs, misc. reimbursables			\$500
Building Permit (1.5% of Construction cost / TBD)			\$2,250
Subtotal			\$3,250
Total Project Budget			\$156,530



1 SITE DIAGRAM
1/8" = 1'-0"

SMALL FOOTPRINT
DADU SUBMISSION

Designer's Stamp



No. Date Revision

Code Official's Approval Stamp



Project Numbers: PROJECT XXXXXXX / 6XXXXXX

Sheet Title

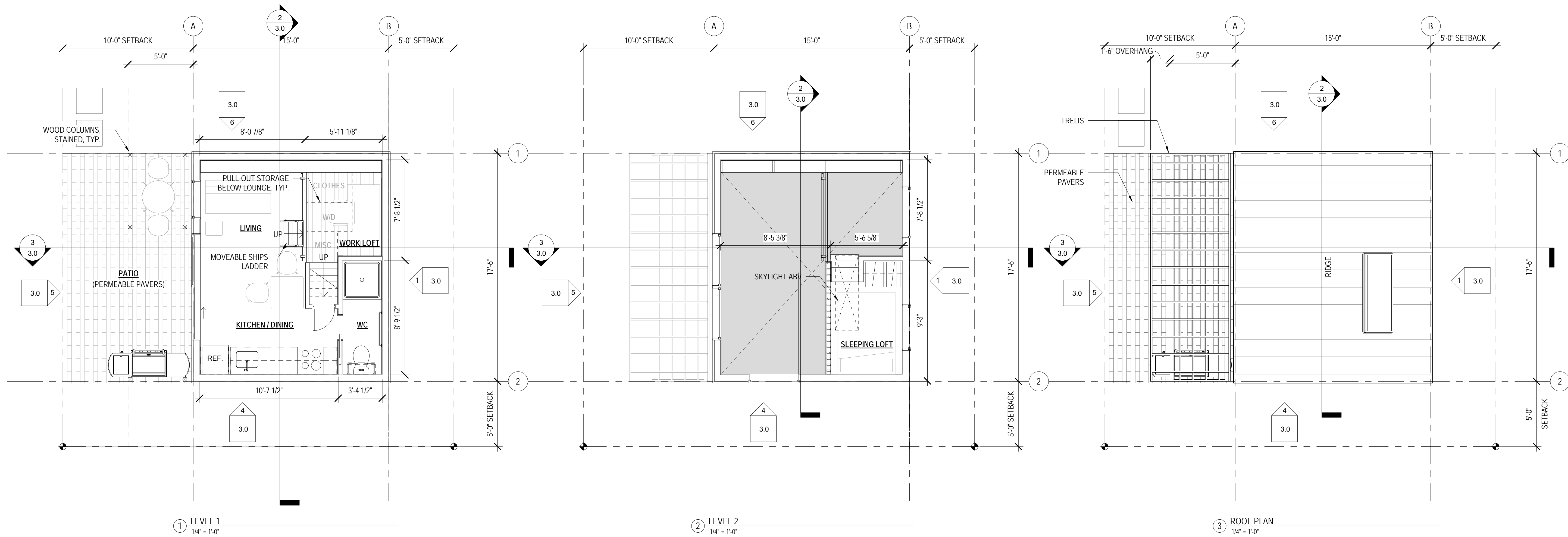
SITE PLAN

Date

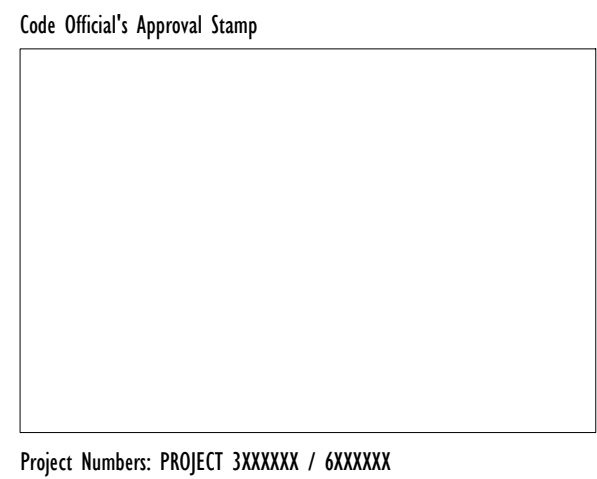
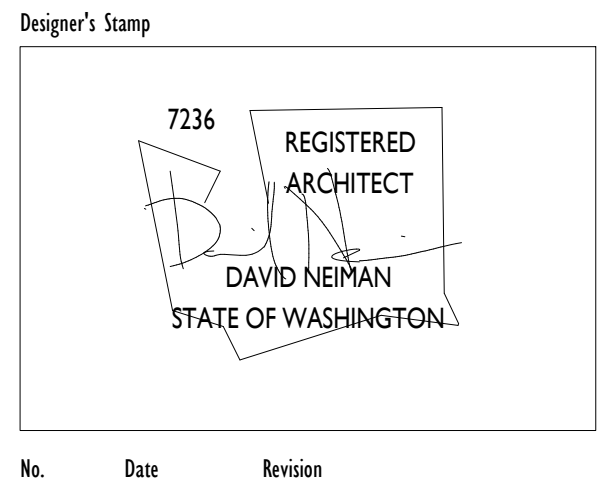
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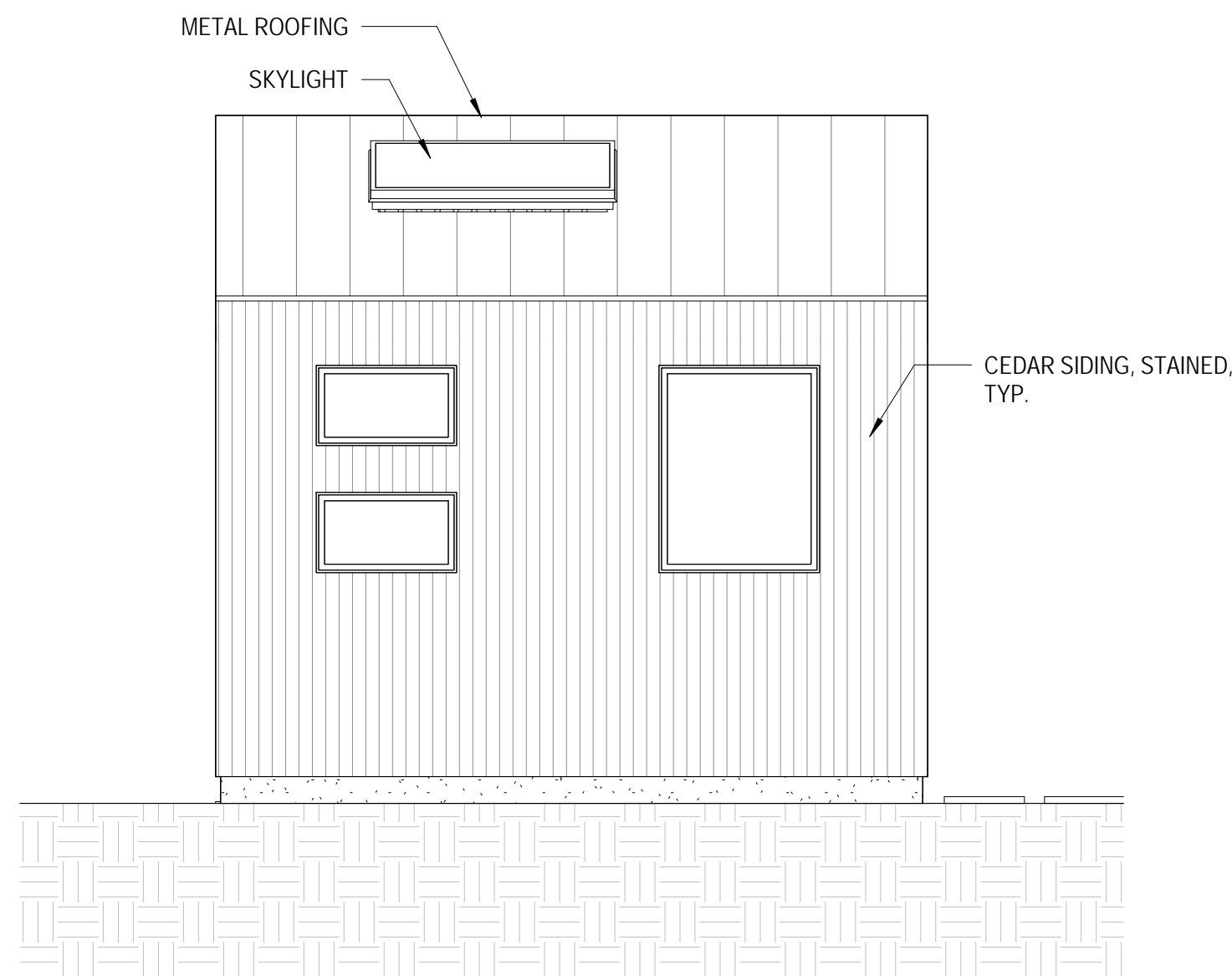
SMALL FOOTPRINT
DADU SUBMISSION



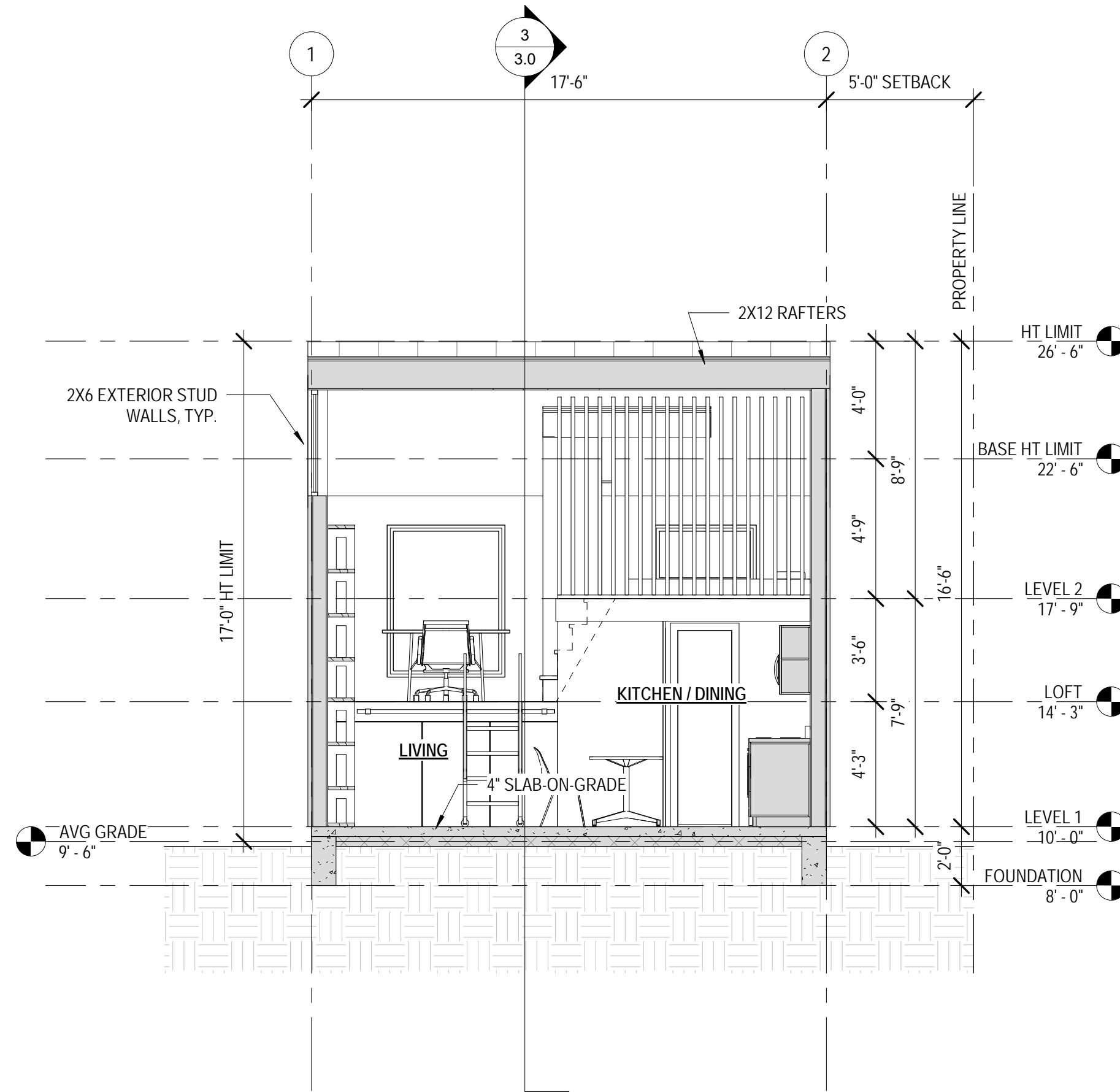
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FLOOR PLANS

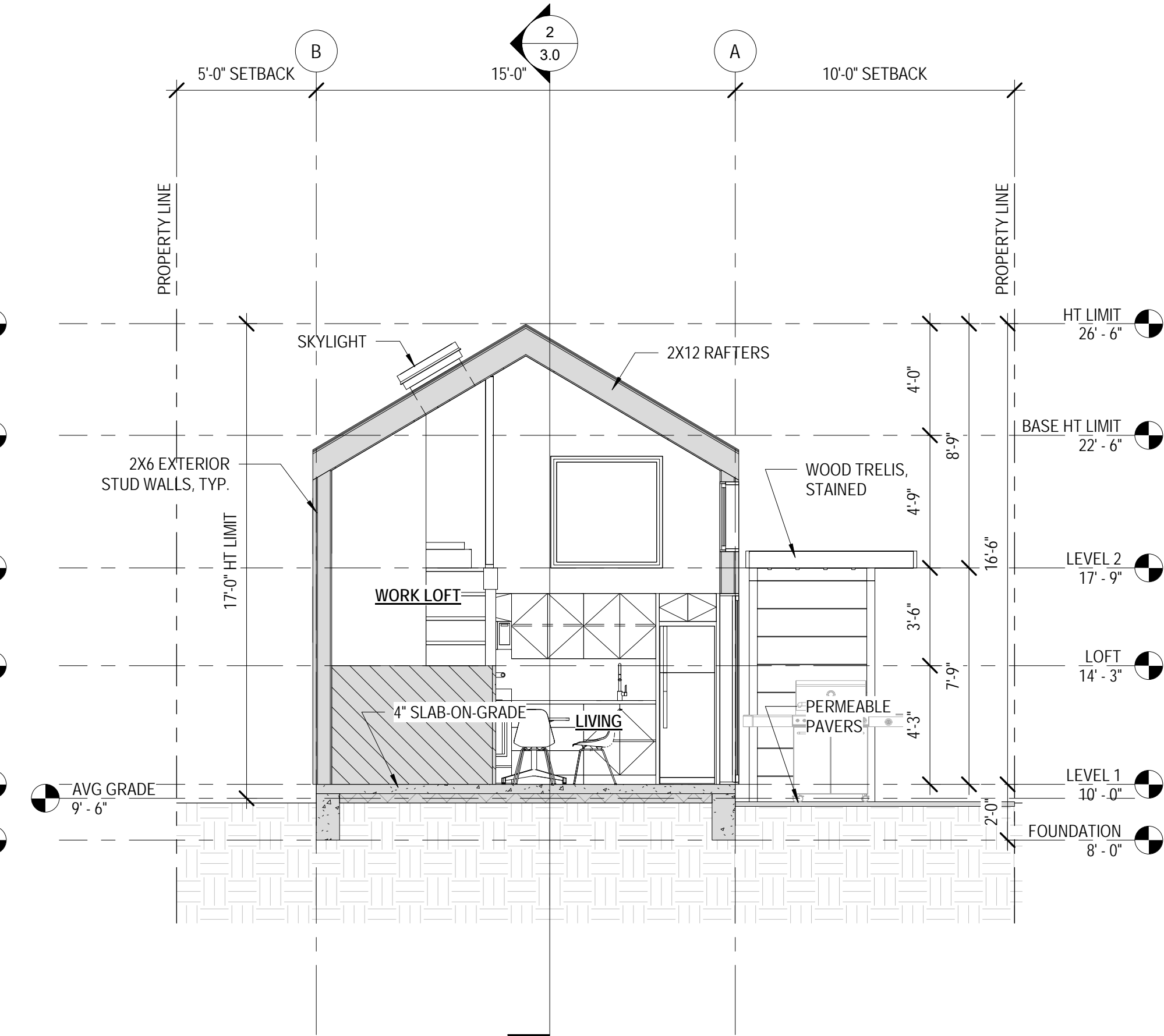
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1 EAST ELEVATION
1/4" = 1'-0"



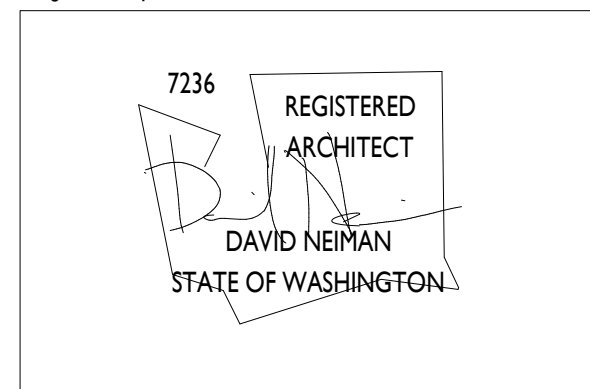
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1/4" = 1'-0"



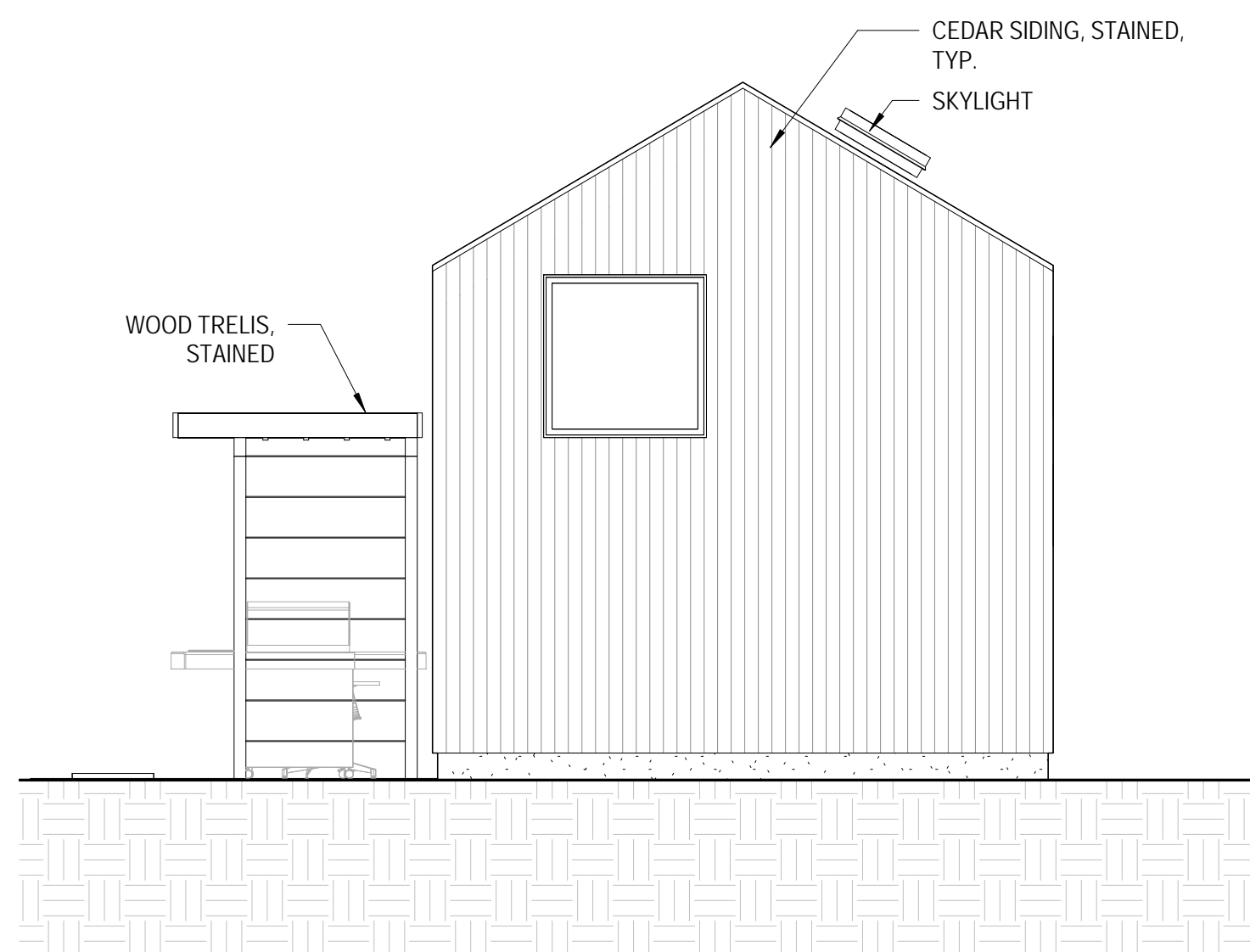
3 SECTION
1/4" = 1'-0"

SMALL FOOTPRINT
DADU SUBMISSION

Designer's Stamp



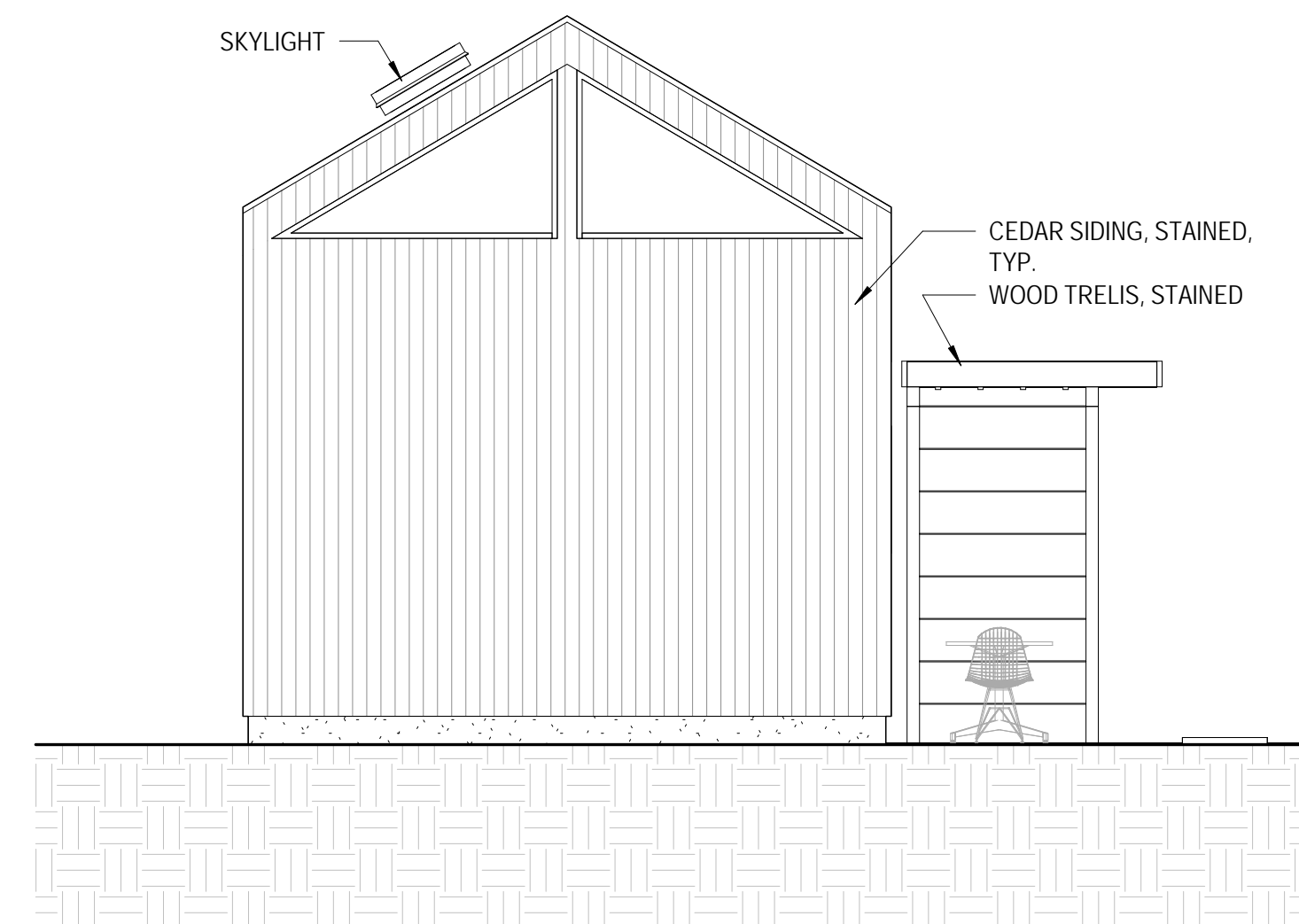
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4 SOUTH ELEVATION
1/4" = 1'-0"

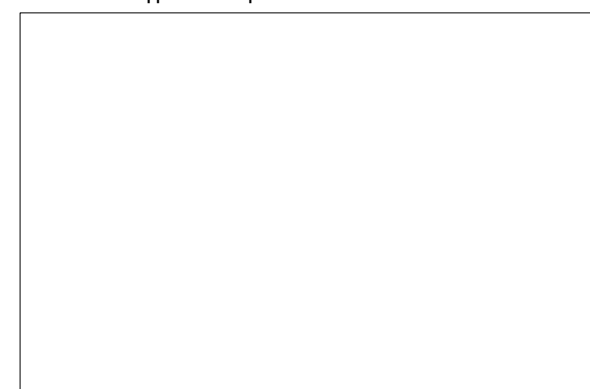


5 WEST ELEVATION
1/4" = 1'-0"



6 NORTH ELEVATION
1/4" = 1'-0"

Code Official's Approval Stamp



Project Numbers: PROJECT 3XXXXXX / 4XXXXXX

Sheet Title

SECTIONS / ELEVATIONS

Date 02.18.2020
Sheet Number

3.0