Vibrant Design Studio, LLC
Alina W. Hanson, AIA, NCARB, LEED AP BD + C
3847 36th Ave SW
Seattle, WA 98126
503-419-8668

February 18, 2020

DADUPlans@Seattle.gov

RE: Pre-approved Plans for Accessory Dwelling Units

Dear selection committee,

I am pleased to submit a design for your consideration for the City's new pre-approved DADU plans. Vibrant Design Studio is an emerging small business, and 100% Women Owned in the City of Seattle. I have nearly 15 years of experience in the architectural profession doing primarily Commercial Architecture as well as Residential. I have been a Licensed Architect for the past 5 years and am licensed in both the States of Washington and Oregon. The proposed project has been developed to a Design Development level of detail, and if selected I have a Structural Engineer I would coordinate with to develop the project to the detail level of a Permit Set. I look forward to your feedback and am excited for this opportunity!

The following responses to your requirements are below:

Project Description (150 words maximum):
This project proposal is a two-bedroom, two story DADU with a building footprint of 540 square feet. The garage and DADU entry are located on the main building façade. Designing a layout to maintain a sense of privacy relative to neighboring houses was of consideration. A ground level great room space provides for modern living and dining in an open floor plan. A small powder room would accommodate guest use. Upstairs is a master bedroom, second bedroom, laundry closet and a bathroom. The second bedroom could accommodate a wide range of uses from a child's bedroom to home office, house mate or guest room. The design is compact, efficient, and cost-effective to build while still providing a style which matches the context of Seattle's typical residential neighborhoods.

Narrative describing how the submission fulfills the design criteria (300 words maximum):
It was desired to seek a low-cost design that could accommodate a variety of living situations, while also being adaptable to future needs. Two levels are separated by a floor with batt insulation and thicker plywood sheathing for sound mitigation. A garage space could provide parking or serve as a shop or work-out space. Sustainable yet cost-effective measures include the use of readily available materials, standard wood stud framing, typical floor to floor heights and sustainably sourced exterior siding. Energy efficient systems include a mini split HVAC system, on-demand hot water, and full spectrum lighting for the main floor to aide in the inhabitant's well-being.

As an option, a rainscreen system could be implemented for a highly durable cladding system. In lieu of batt insulation in the exterior walls, the exterior envelope could be constructed with continuous exterior rigid insulation for a superior wall system that would also provide flexibility in terms of outlet locations and the building's ability to adapt to future uses.

Seattle residential lot sizes were considered for this project, with a 45-50 foot wide lot diagrammed which would satisfy the land use code and offer flexibility across a wider range of lot sizes within the City. In this case an alley is shown, however lots which could provide side driveway access on the lot could be a viable option as well as corner lots.

Most of Seattle's neighborhoods are a mix of mostly traditional home styles including craftsman, mid-century modern and small bungalows. It was desired to create a DADU design which would fit well into the context of these neighborhoods, while using a more modern approach to finish applications, window types and subtle details. Traditional roof slopes are proposed, using current construction standards which offers a complementary aesthetic to a wider range of house styles.

Estimate of construction cost:
Market analysis shows that in 2019 the costs to build a DADU ranged between $315 to $500/square foot. In 2020, an economical design could come in for around $350 square foot. Therefore, this design which is two floors at 540 square feet each, could be estimated to cost $378,000.

Floor plans (1/4" scale) with dimensioned room sizes:
Refer to sheet A-110.

Building Sections (1/4" scale) showing wall and roof assembly:
Refer to sheet A-120.

Building Elevations (1/4" sale):
Refer to sheet A-130.

Three dimensional views (max of 4):
Refer to sheet A-101.

Major Materials:
The exterior is proposed to be cedar lap siding as it is sustainable, recyclable and renewable. If, however it is cost-prohibitive the alternative would be James Hardie fiber cement lap siding. The roof is shown as asphalt shingle for the primary roof with the upper dormers and awning at garage and entry shown as standing seam metal for a more durable longer lasting choice. The ground floor interior finish is proposed to be polished concrete to make use of the concrete slab on grade. The stairs are proposed to be constructed of solid oak stair treads, with the second level floor finish to be a sustainable carpet product such as Interface Flor, a manufacturer that takes back their carpet at the end of its lifespan. Insulation is shown in the floor joist space to mitigate noise between the upstairs and main floor. The bathroom would be ceramic tile and solid surface which are durable materials that can also be sustainably sourced. The kitchen cabinets are proposed to be solid wood from a local Seattle cabinet maker with solid surface countertops.

Mechanical Systems:
On-demand hot water is proposed as well as a mini split HVAC system for heating and cooling the space. LED lighting for high efficiency is proposed as well as full spectrum lighting in the great room space. An electrical port is proposed for the garage to accommodate charging of an electric vehicle.

Price for the Plan:
A base purchase price of $1000 plus hourly rate of $90/hour for any further work.

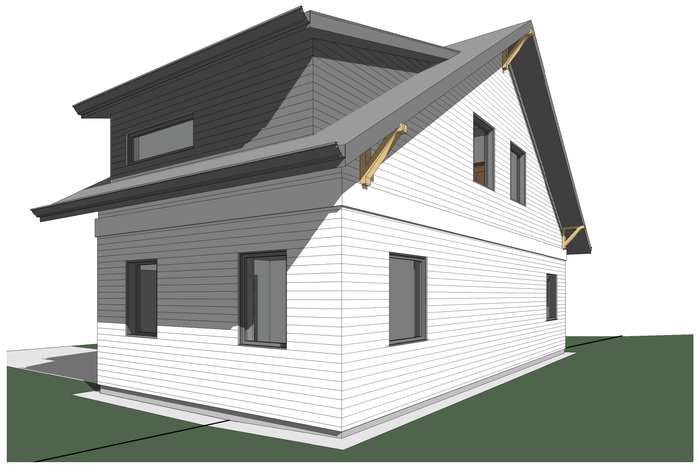
Thank you for the opportunity to submit this design for the City's new pre-approved DADU plans. I look forward to this opportunity to provide Architectural services on DADU plans and be a part of this exciting process for growing the affordable housing stock in the City of Seattle!

Thank you for your consideration,

Alina W. Hanson, AIA, NCARB, LEED AP BD + C

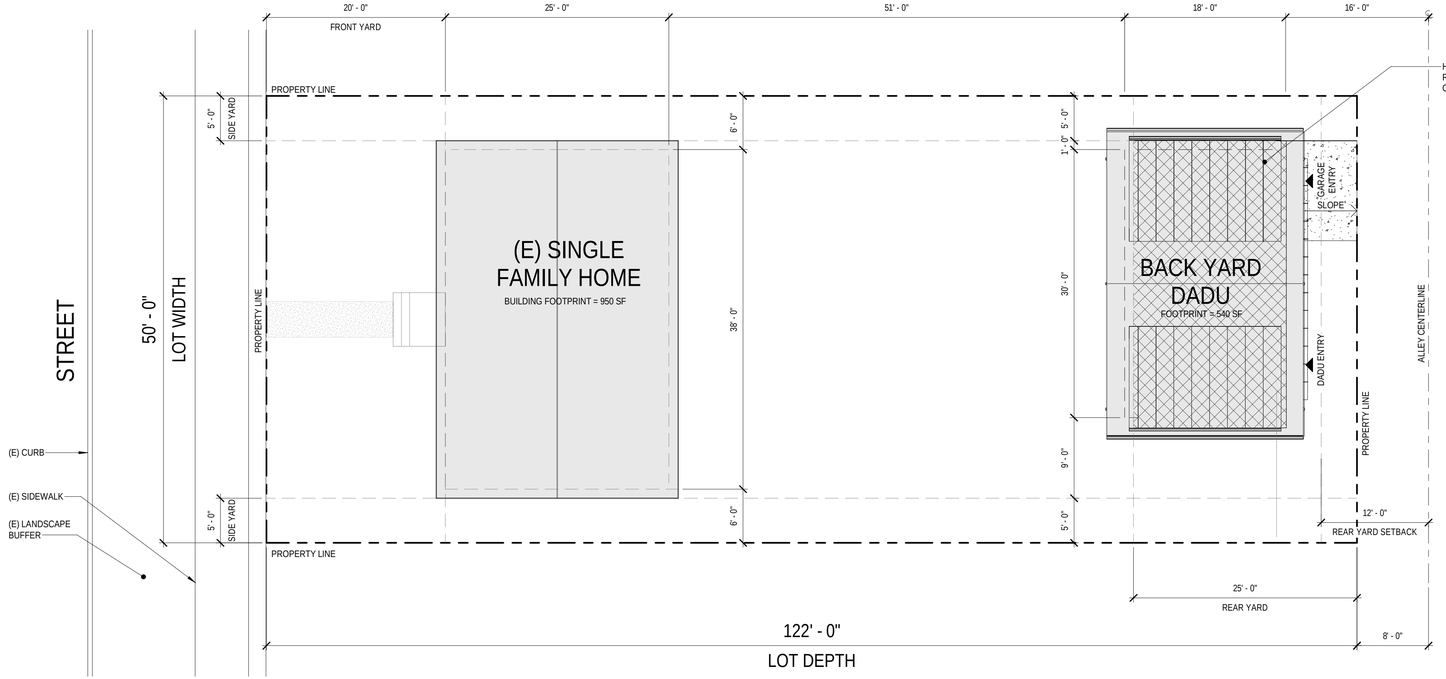
WA Registered Architect, 11256

C1 EXTERIOR ENTRY FACADE PERSPECTIVE



C2 EXTERIOR BACK AND SIDE FACADE PERSPECTIVE

SHEET INDEX	
SHEET NUMBER	SHEET NAME
A-101	COVER SHEET AND SITE PLAN
A-110	PLANS
A-120	BUILDING SECTIONS
A-130	EXTERIOR ELEVATIONS



A5 SITE PLAN
1/8" = 1'-0"

NORTH

SITE PLAN GENERAL NOTES:

ADDRESS OF PROPERTY:
TBD

OWNERS:
TBD

LEGAL DESCRIPTION:
TBD

PLAT BLOCK / BUILDING NUMBER:
TBD

PLAT LOT / UNIT NUMBER:
TBD

ASSESSOR PARCEL #:
TBD

LAND USE CODE NOTES:

LOT COVERAGE CALCULATIONS:

PER 23.44.010.D.1.a
LOT AREA = 122' x 50' + HALF THE DEPTH OF THE ALLEY (8' x 50')
6,100 + 400' = 6,500 SF

PER TABLE 23.44.041
REAR YARD = 122' + HALF THE DEPTH OF THE ALLEY 8' = 130' x 20% = 26'
26' x 50' = 1,300 SF REAR YARD

REAR YARD COVERAGE = 18' x 30' = 540 SF / 1,300 SF = 42% COVERAGE PROPOSED
PER 23.44.014.D
REAR YARD COVERAGE MAX = 40% OF REAR YARD + 20% FOR A DADU = 60% MAX ALLOWED

TOTAL LOT COVERAGE ALLOWED = 6,500 x 35% = 2,275 SF

EXISTING SINGLE FAMILY HOME = TBD - ESTIMATE 950 SF

2,275 SF - 950 SF = 1,325 SF

PROPOSED DADU = 200 SF LEVEL 1 GARAGE (EXEMPT) AND 340 SF LEVEL 1 PLUS 540 SF LEVEL 2 DADU

950 + 540 = 1490 SF / 6,500 SF = 23% COVERAGE PROPOSED

PER TABLE B FOR 23.44.010 AND SF 5000, LOT SIZE >/= 5,000 SF, MAX LOT COVERAGE = 35% ALLOWED

VIBRANT DESIGN STUDIO

Alina W. Hanson, AIA
3847 36th Ave SW
Seattle, WA 98126
alinawhanson@gmail.com
c. 503-419-8668

STAMP

PROJECT
SEATTLE DADU

OWNER
TBD

PROJECT ADDRESS
TBD

CONSULTANTS
TBD

REVISIONS

MARK	DESCRIPTION	DATE

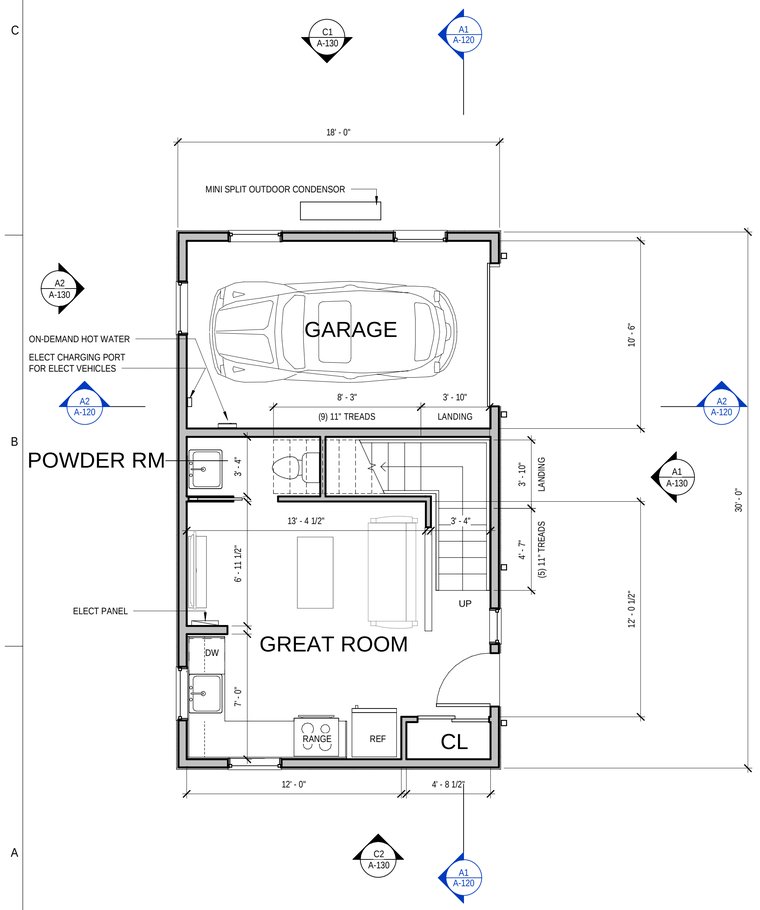
ISSUE INFORMATION

PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	2020.xx
DATE:	02/18/2020

COVER SHEET AND SITE PLAN

A-101

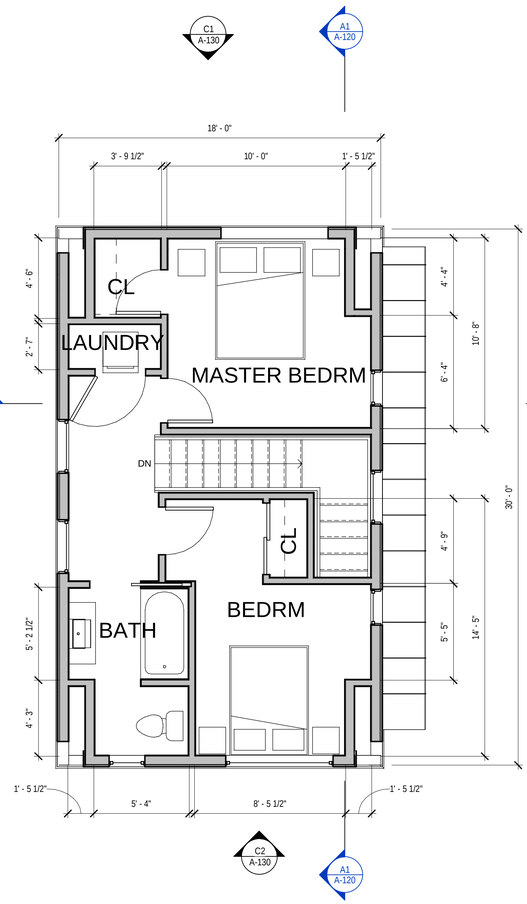
PRINT DATE AND TIME: 2/18/2020 3:58:07 PM



A1 LEVEL 1 FLOOR PLAN

1/4" = 1'-0"

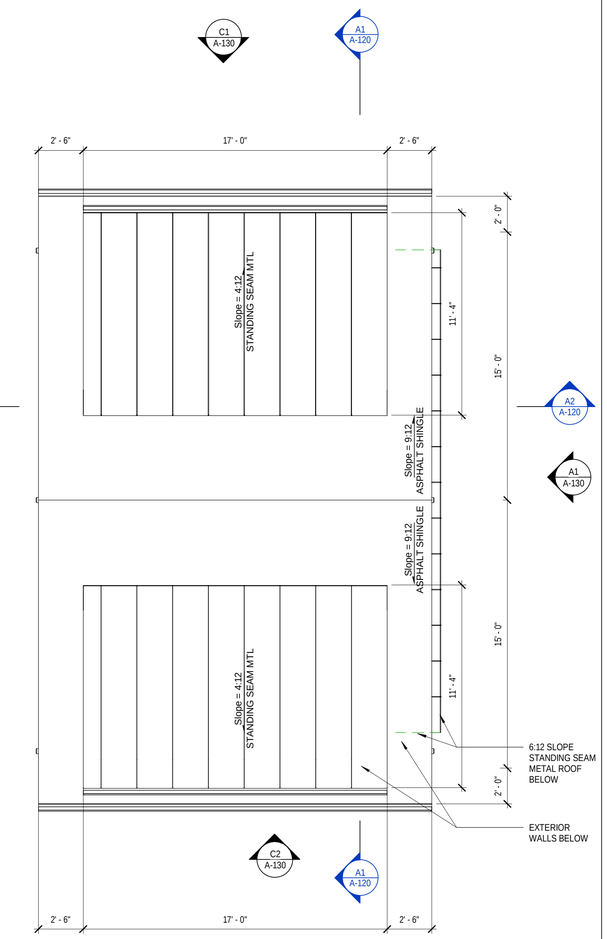
NORTH



A2 LEVEL 2 FLOOR PLAN

1/4" = 1'-0"

NORTH



A3 ROOF PLAN

1/4" = 1'-0"

NORTH

PRINT DATE AND TIME: 2/18/2020 3:18:04 PM

VIBRANT
DESIGN STUDIO

Alina W. Hanson, AIA
3847 36th Ave SW
Seattle, WA 98126
alinawhanson@gmail.com
c. 503-419-8668

STAMP

PROJECT

SEATTLE DADU

OWNER

TBD

PROJECT ADDRESS

TBD

CONSULTANTS

TBD

REVISIONS

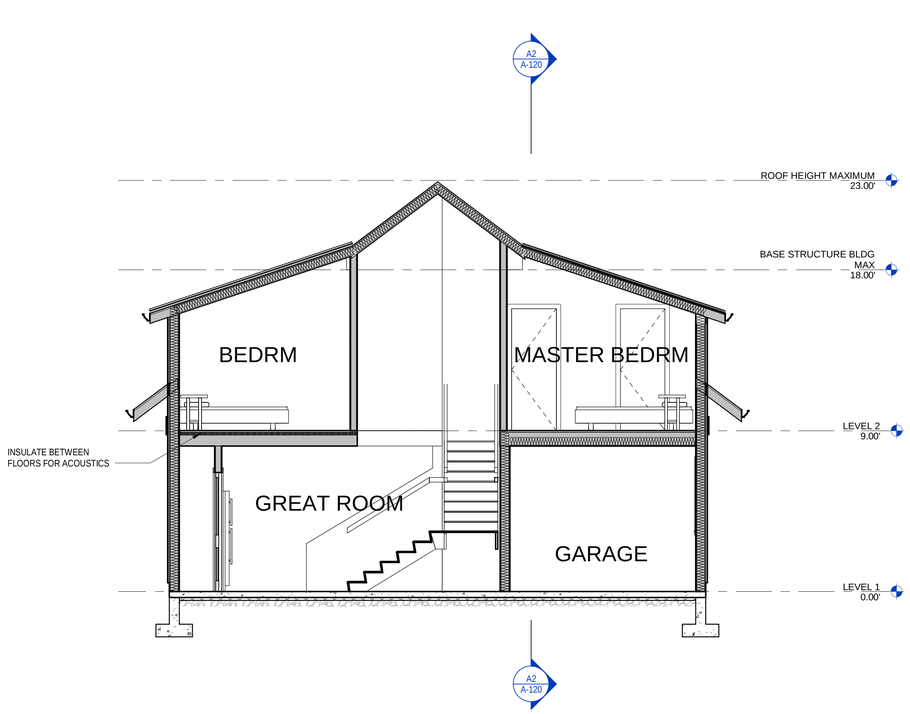
MARK	DESCRIPTION	DATE

ISSUE INFORMATION

PHASE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	2020.xx
DATE:	02/18/2020

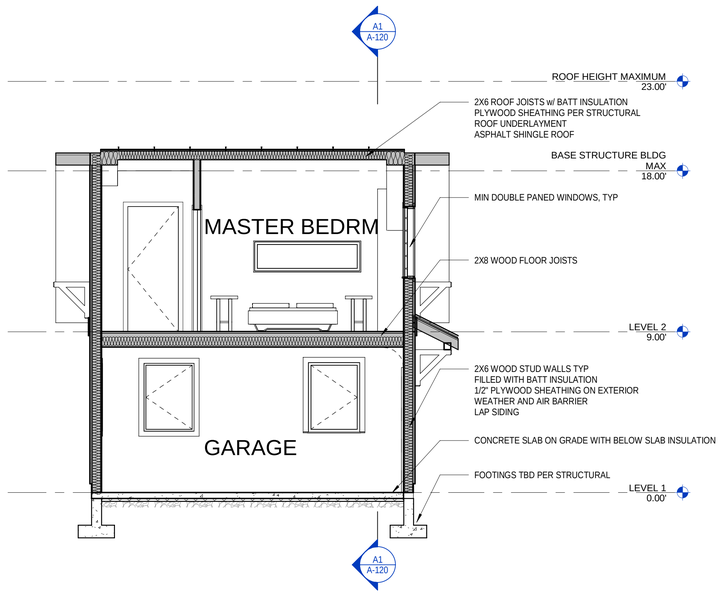
PLANS

A-110



A1 N-S SECTION AT GARAGE

1/4" = 1'-0"



A2 E-W SECTION AT GARAGE

1/4" = 1'-0"

PRINT DATE AND TIME: 2/18/2020 3:58:08 PM

VIBRANT
DESIGN STUDIO

Alina W. Hanson, AIA
3847 36th Ave SW
Seattle, WA 98126
alinawhanson@gmail.com
c. 503-419-8668

STAMP

PROJECT

SEATTLE DADU

OWNER

TBD

PROJECT ADDRESS

TBD

CONSULTANTS

TBD

REVISIONS

MARK	DESCRIPTION	DATE

ISSUE INFORMATION

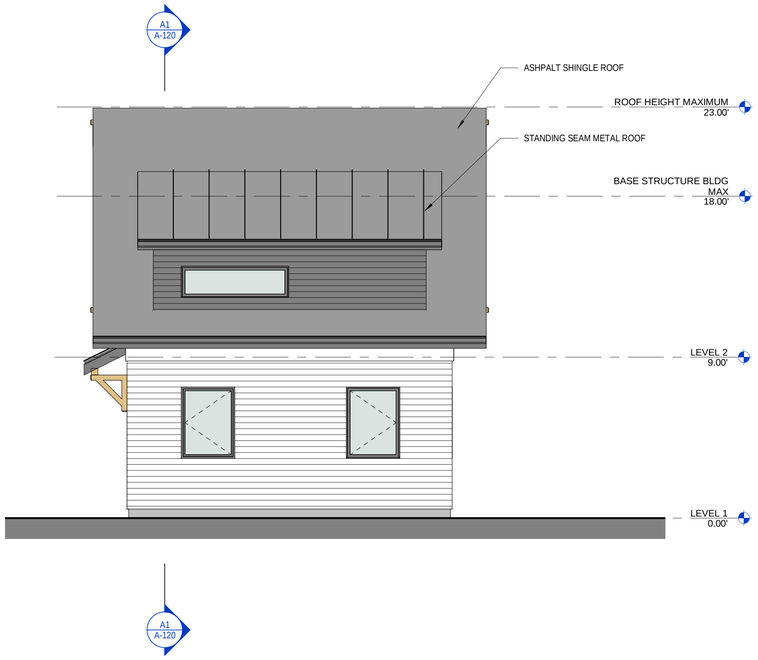
PHASE: DESIGN DEVELOPMENT

PROJECT NUMBER: 2020.xx

DATE: 02/18/2020

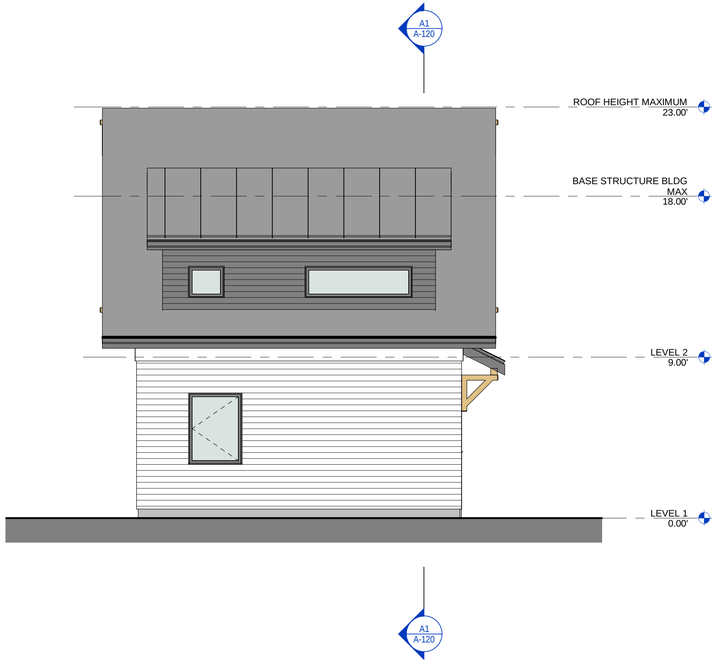
BUILDING SECTIONS

A-120



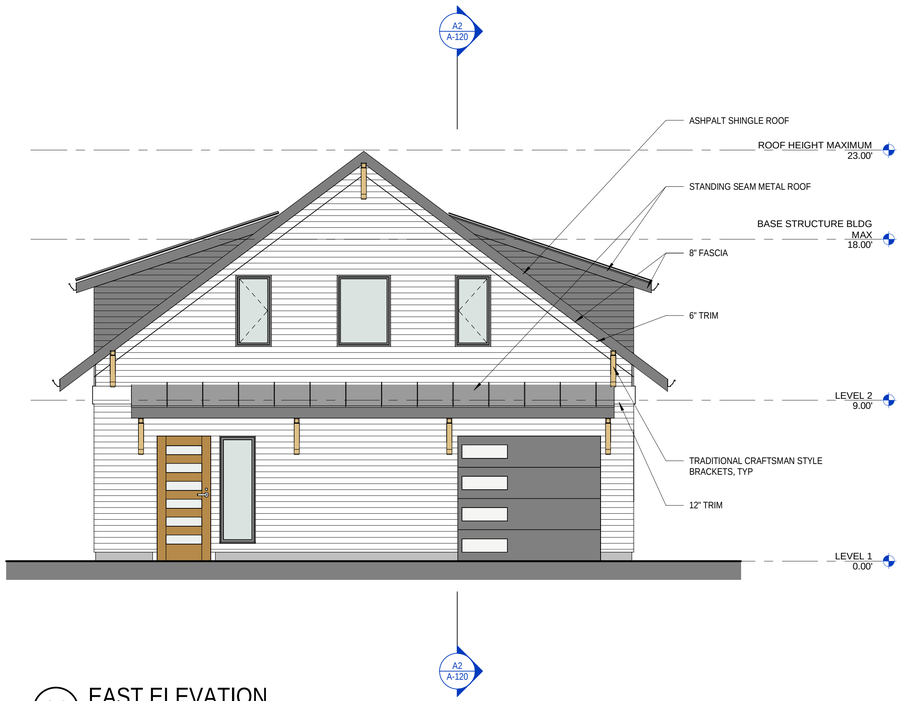
C1 NORTH ELEVATION

1/4" = 1'-0"



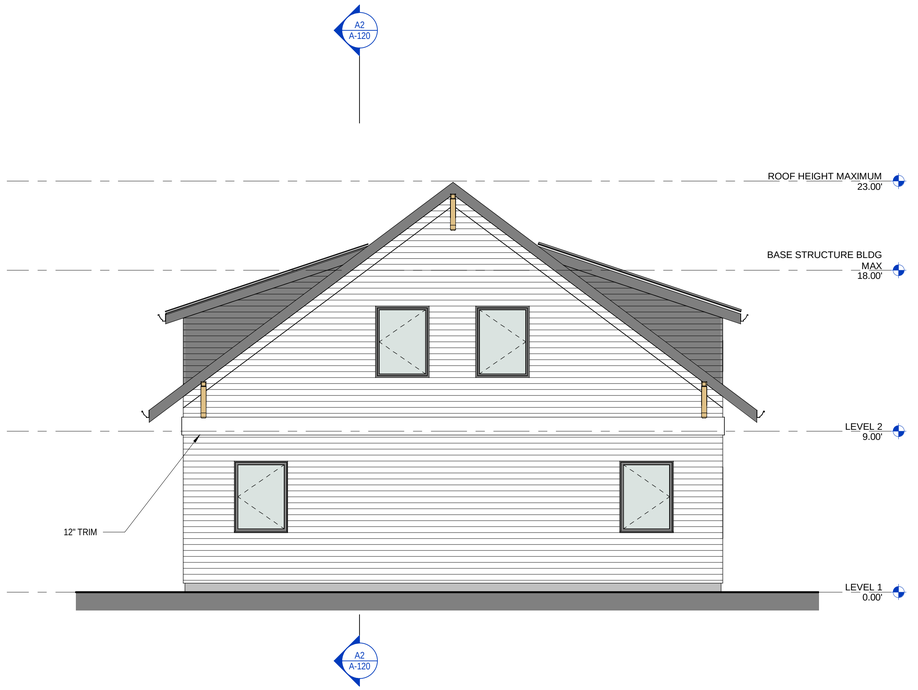
C2 SOUTH ELEVATION

1/4" = 1'-0"



A1 EAST ELEVATION

1/4" = 1'-0"



A2 WEST ELEVATION

1/4" = 1'-0"

VIBRANT
DESIGN STUDIO

Alina W. Hanson, AIA
3847 36th Ave SW
Seattle, WA 98126
alinawhanson@gmail.com
c. 503-419-8668

STAMP

PROJECT

SEATTLE DADU

OWNER

TBD

PROJECT ADDRESS

TBD

CONSULTANTS

TBD

REVISIONS

MARK	DESCRIPTION	DATE

ISSUE INFORMATION

PHASE: DESIGN DEVELOPMENT

PROJECT NUMBER: 2020.xx

DATE: 02/18/2020

EXTERIOR ELEVATIONS

A-130

PRINT DATE AND TIME: 2/18/2020 3:58:09 PM