

GENERAL NOTES:

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BUILDING CONFIGURATION OPTIONS

APPLICABLE CODES:

2018 IRC, IBC, IMC, IPC, IEC

DESIGN CRITERIA:

Roof Snow Load:

20 psf

Floor Live Loads:

40 psf

Seismic Design Cat:

D2

Basic Wind Speed:

110 mph

ZONING:

Zoning- SF 5000

GENERAL CONDITIONS:

1. All construction shall be in accordance with the minimum of the latest adopted edition of the International Building Code (IBC) and all of the local building ordinances, with the most stringent condition governing.

2. The contractor shall verify all dimensions and current conditions on the plans before commencing work and the designer or engineer shall be notified of such discrepancies.

3. The contractor shall provide all measures necessary to protect the structure, workers, and all other persons during construction.

4. In the event certain features of the construction are not fully shown in the plans or called for in the notes or specifications, their construction shall be of the similar character as for similar conditions that are shown or called for and shall be reviewed by the designer, engineer and owner.

5. In the event that discrepancies are found on the plans after construction has begun, the designer shall not be held responsible for any construction fees or costs associated with this project at any time.

6. All information provided on these plans shall be verified by the contractor prior to beginning construction or ordering material.

NOTES:



UD1000+

4 BED, 2.5 BATH, 1,681 SQ.FT

BUILDING AND CONSTRUCTION COSTS

The following costs are provided for general guidance on cost of construction only and are subject to change based on current material and labor costs, site access, site design complexity, and choice of finishes. There is no guarantee that these cost estimates are accurate, and all costs should be validated and confirmed by your licensed and bonded contractor before you initiate any application for permit construction.

A. Estimated construction costs assumptions

i.

Foundation with basement on flat site, no trees, (Materials & labor)

ii.

Structural Package, (weatherproof shell, exterior structure, (Materials & labor)

iii.

Interior Package, (finished surfaces, cabinets, fixtures, appliances), (Materials & labor)

iv.

Landscaping Package, (Basic access walkways and 4x privacy trees), (Materials & labor)

B. CONFIGURATION OPTION #1: UD1000B - 1,681 SQ.FT

- priced at approx. ~\$460k, (see sheet A-08 for more details)

C. CONFIGURATION OPTION #2: UD1000E - 1,079 SQ.FT

- priced at approx. ~\$340k, (see sheet A-08 for more details)

D. CONFIGURATION OPTION #3: UD1000S - 991 SQ.FT

- priced at approx. ~\$300k, (see sheet A-08 for more details)

MAJOR BUILDING MATERIALS

All materials are specified as part of the standard design and chosen to provide an efficient blend between compliance, cost, and operating efficiency. Any visible finish materials, (both exterior and interior), may be changed, however they may have an impact on cost of design and construction.

A. Structural Envelope

i.

Fully Insulated Slab on grade – Rigid Foam and Reinforced Concrete.

ii.

Insulated Basement Walls – Insulated Concrete Forms, (ICF).

iii.

Above Grade Wall Structure – Structural Insulated Panels, (SIPS)

iv.

Roof Structure – Premium Structural Insulated Panels, (SIPS)

v.

Siding Material – Metal Standing Seam or Fiber Cement Board

vi.

Roof Material - Metal Standing Seam

vii.

Windows – U25 low-e with coating.

viii.

Doors –Panelized Foam core

B. Interior Finished

i.

Finish Floor – vinyl laminate / engineered wood / tile

ii.

Countertops – quartz / laminate / wood block

iii.

Fixtures – energy saver, low flow faucets and bathroom fixtures

iv.

Appliances – basic appliance package, (range, refrigerator, dishwasher, range hood).

PRIMARY MECHANICAL SYSTEMS

A. Heating

i.

Minisplit Ductless – bedrooms, living area

ii.

Heated floor below tile – bathrooms

iii.

Heated Towel rack – bathrooms

B. Water Heater

i.

Gas - Tankless Whole House Water Heater – single unit

Or

ii.

50 Gal - High Efficiency Heat Pump Electric Water Heater.

PROJECT DESCRIPTION

At 1,681 sq.ft, four bedrooms, two and a half baths; UD1000+ may be the largest DADU design capable of meeting SDCI ADU/DADU building requirements.

The design objective is to provide an affordable home capable of; housing a large family, supporting cooperative living or provide maximum ROI, through rental return or property sale.

In addition, the design secondary objectives utilize a reverse floor plan maximizing the large open plan vaulted top floor living area while grouping all bedrooms closely to each other. This design strategy also enables efficient, functional design options for “aging in place” by placing a bathroom and bedrooms on the ground floor, providing wide door access directly to the bedroom, 32” wide doorways, and incorporating a stair design to enable low cost installation of a stairway chair-lift.

The design is also modular and can be configured as a smaller two bedroom one and a half bath unit, (by eliminating the basement), for smaller lots.

SELECTION CRITERIA

Overview – objectives and goals

Primary design goals included the following:

A. General Design Criteria

i.

Provide a home that can be customized to reflect individual homeowner design style.

ii.

Accommodate various exterior aesthetics to blend into subject property and neighborhoods.

iii.

Construct able in locations with limited accessibility for large materials and heavy construction machinery, (i.e. backyard of lot).

iv.

Utilize methods of construction to minimize cost.

v.

Select building materials that maximize home energy efficiency and minimize maintenance costs.

vi.

Create a design capable of supporting “age in place” principles, (i.e. accessibility, flexible space usage, storage, adaptability, access).

B. Low Cost

i.

Innovative building strategy

a.

Any building materials put in place must stay in place, (i.e. ICF foundation walls serve as concrete forms).

b.

Use materials that do not require heavy machinery to install, (i.e. use of engineered LVL beams built in place, SIPS can be installed with 2 people).

c.

Combine building steps to reduce labor, (i.e. ICF & SIPS combine structure and insulation).

C. Green Building and Design

i.

Use of high R-Value materials, and reduce construction waste

a.

6” SIP Walls R-26 / 8” SIP Roof R-38.7 /11” ICF Block R-22

ii.

Window Insulation with U-factor 0.25

a.

Coated, Low-E windows

iii.

Passive Heating

a.

Flexible building and window placement maximize light and heat.

b.

Landscape with deciduous trees to block / allow heat onto the building

D. Privacy

i.

Placement of Windows and Doors

a.

SIPS and window size and placement allow easy changes to manage privacy from both street and existing home.

b.

Landscape with arbor / evergreen trees to create privacy screens.

E. Context

i.

Exterior design can be adapted to fit into many of Seattle older neighborhoods.

a.

Pitched 8:12 roof matches many existing homes, while still looking contemporary.

b.

Design envelope can be finished with a variety of materials, (standing seam metal, (modern), board & batten, (traditional)

F. Culturally Responsive Design

i.

Simple clean and open plan design spaces can be configured / styled for a variety of tastes and uses.

a.

Modern open space main floor great room with large window.

G. Constructability

i.

Prefabricated materials allow for simpler and faster construction, providing a more accurate fit and reducing labor.

a.

SISP & ICF – modular foundation and wall structure.

b.

Fully insulated “slab on grade” foundation, combines footer and slab into one step while also eliminating thermal bridging and moisture.

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not for construction

APPROVALS:

PROJECT DESCRIPTION

STANDARD PLAN

DETACHED ACCESSORY DWELLING UNIT

BUILDING DESIGN STYLE:

UD 1000+

SHEET TITLE

COVER PAGE

C

O1

February 18, 2020

1/4" = 1'-0"

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DRAWING KEY:

APPLICABLE CODES:  
2018 IRC, IBC, IMC, IPC, IEC

DESIGN CRITERIA:  
Roof Snow Load: 20 psf  
Floor Live Loads: 40 psf  
Seismic Design Cat. D2  
Basic Wind Speed: 110 mph

ZONING:  
Zoning: SF 5000

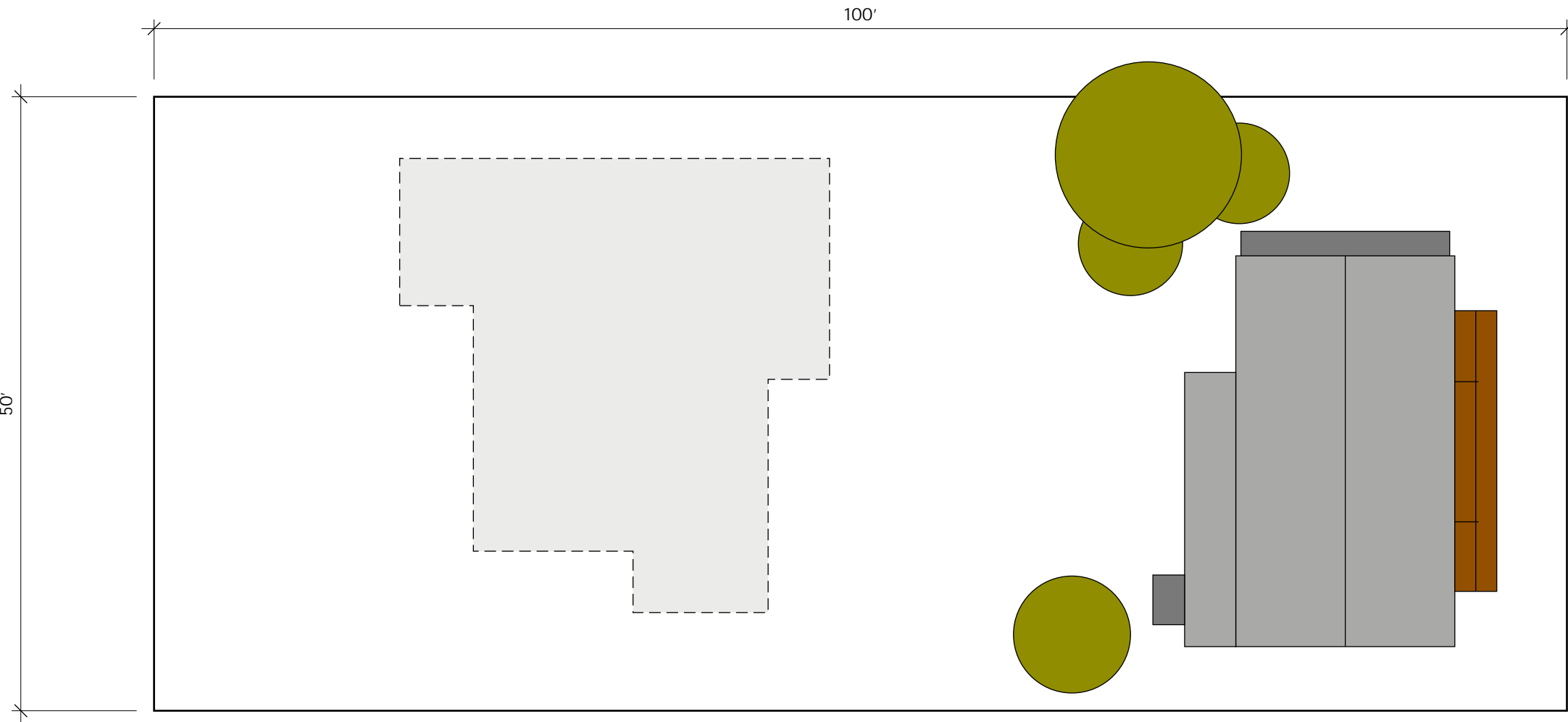
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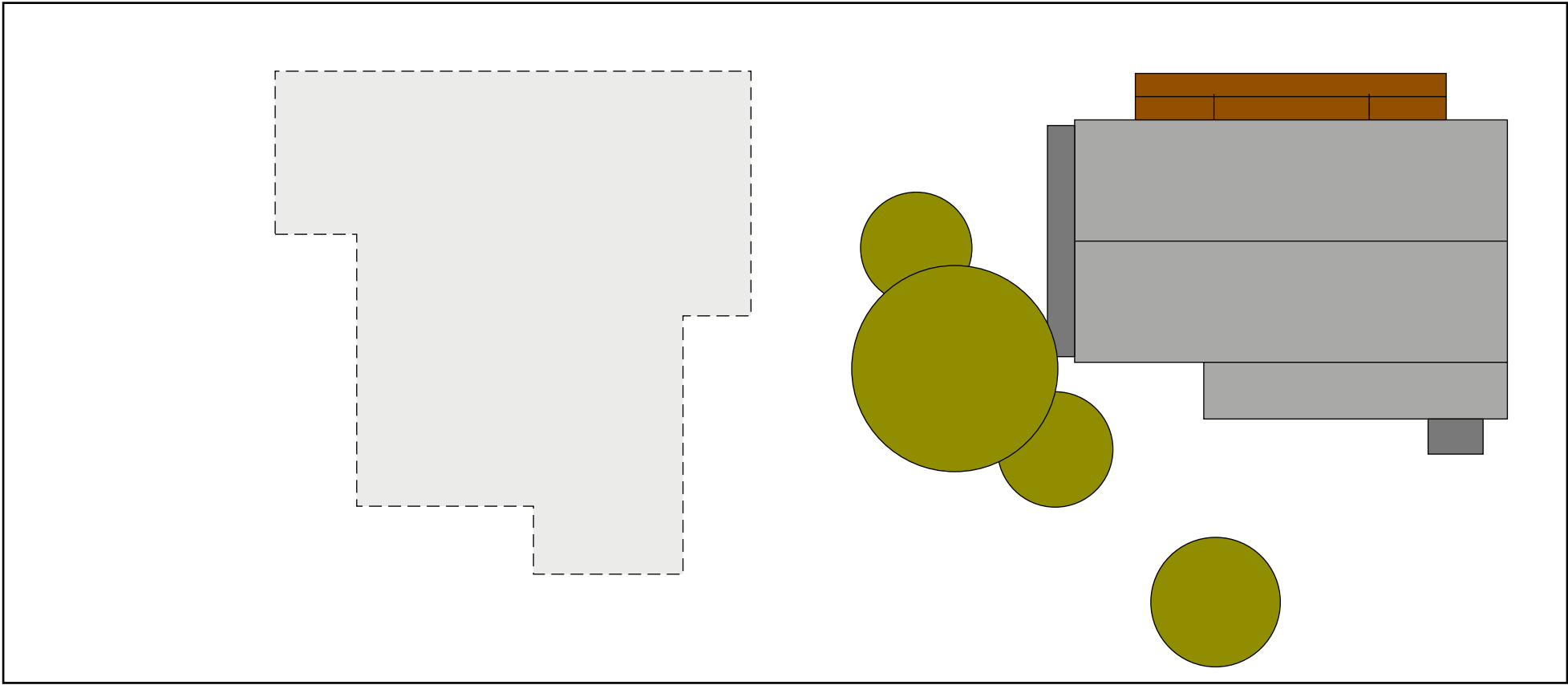
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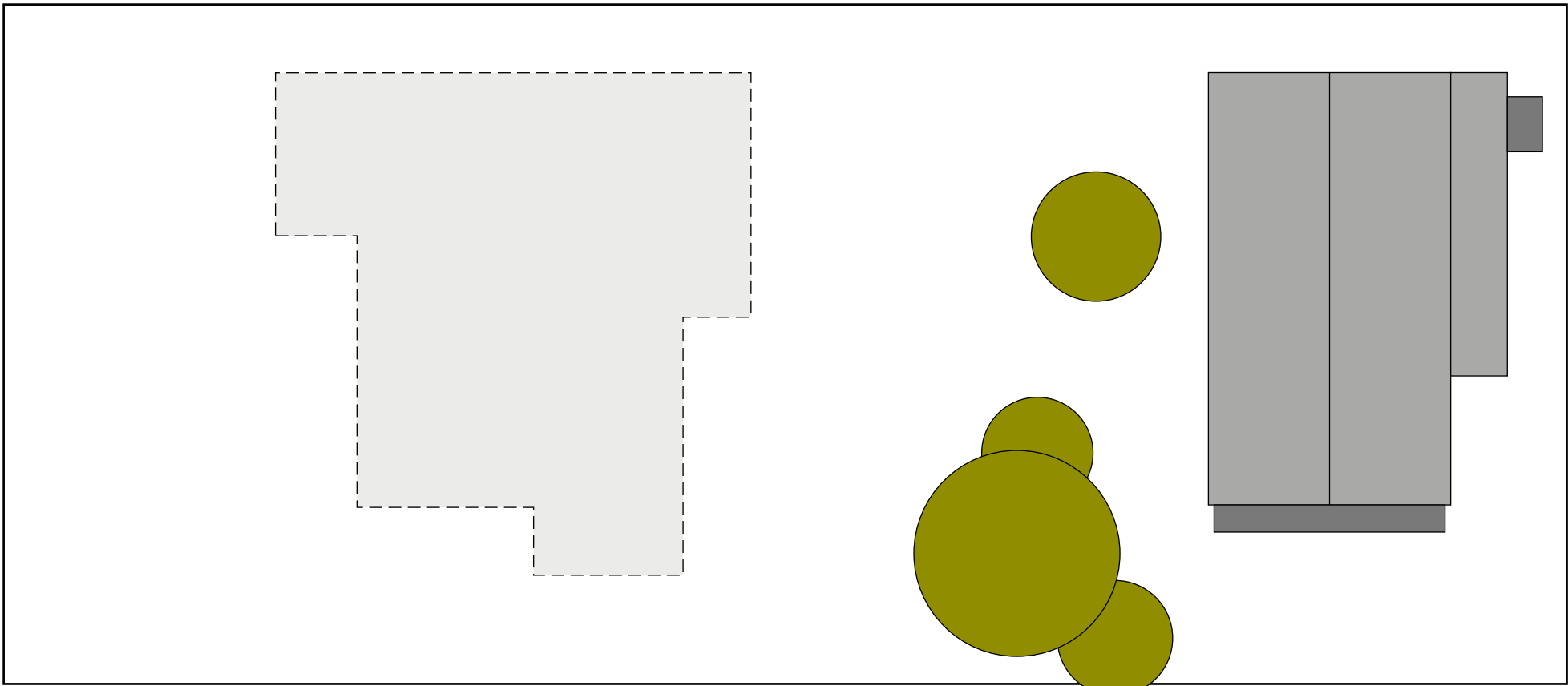
CUT AWAY PERSPECTIVE



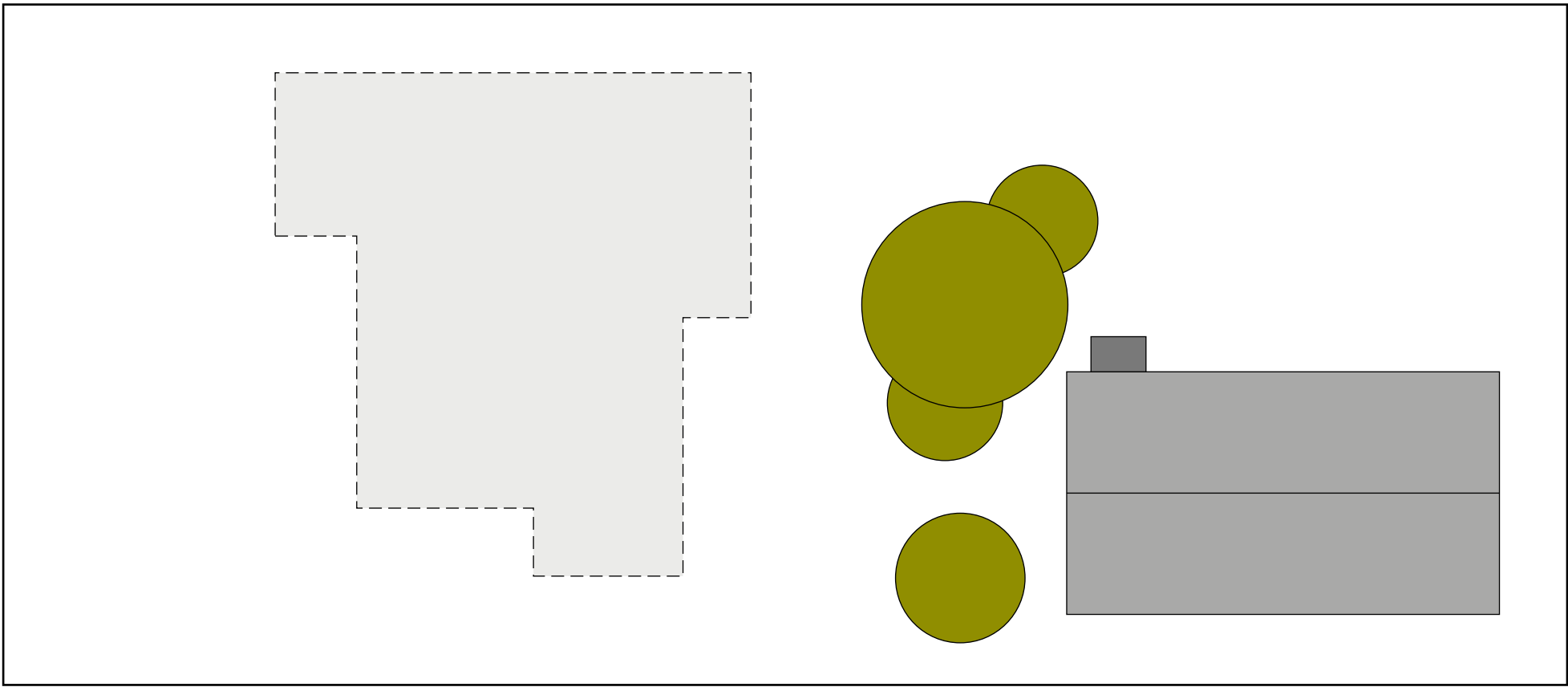
TYP. SITE LAYOUT & ORIENTATION - UD1000B  
1,681 SQ.FT



TYP. SITE LAYOUT & ORIENTATION - UD1000B  
1,681 SQ.FT



TYP. SITE LAYOUT & ORIENTATION - UD1000E  
1,079 SQ.FT



TYP. SITE LAYOUT & ORIENTATION - UD1000S  
991 SQ.FT



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PROJECT DESCRIPTION  
STANDARD PLAN  
DETACHED ACCESSORY DWELLING UNIT  
BUILDING DESIGN STYLE:  
**UD 1000+**

SHEET TITLE  
**PROPERTY SITE PLAN**

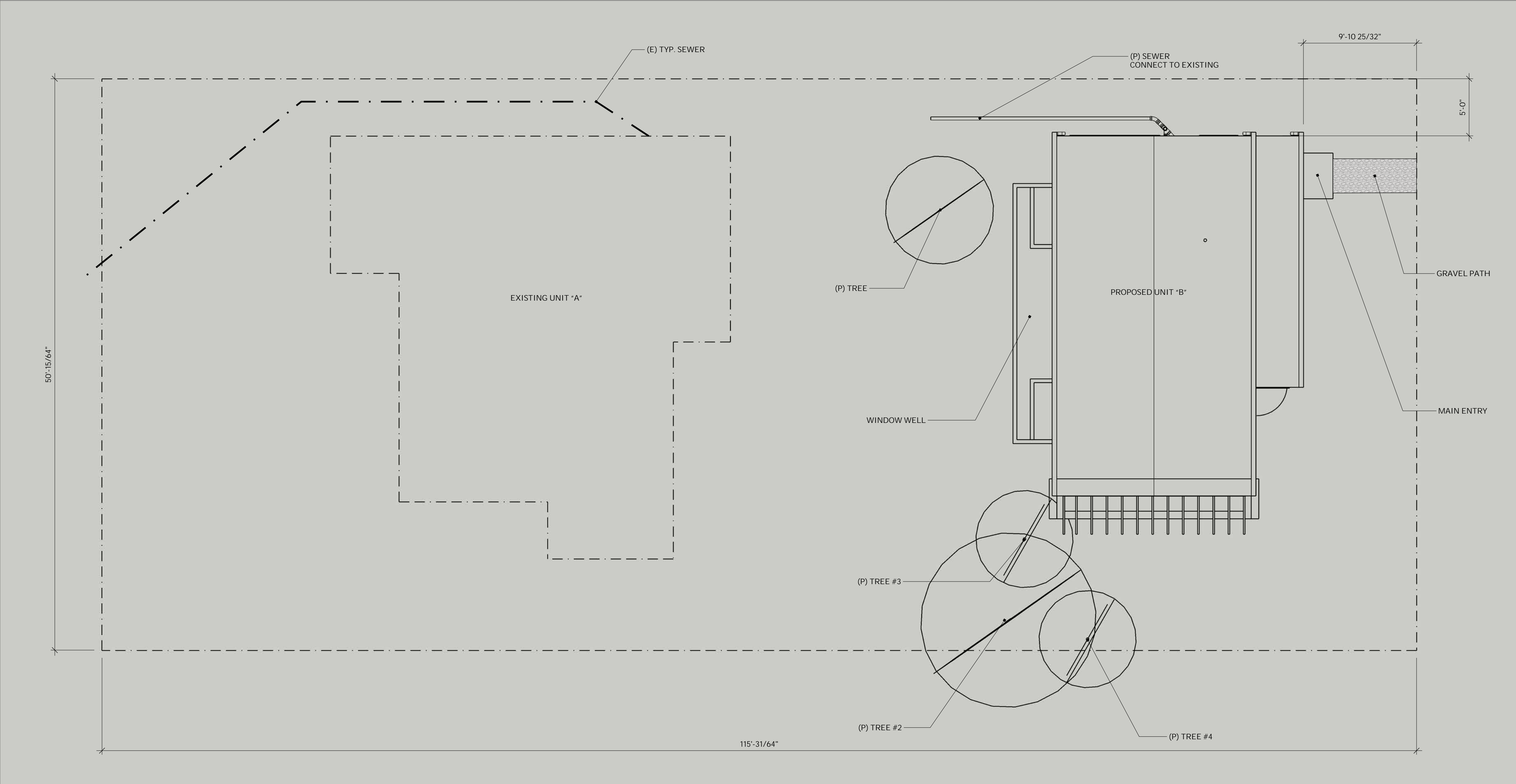
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February 18, 2020	
1/4" = 1'-0"	

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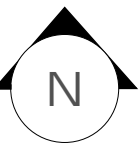
DETAIL:

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TYP. GRADING AND UTILITY PLAN

SCALE 1/8" = 1'-0"



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PROJECT DESCRIPTION

STANDARD PLAN

DETACHED ACCESSORY DWELLING  
UNIT

BUILDING DESIGN STYLE:

**UD 1000+**

SHEET TITLE

SITE UTILITY AND GRADING PLAN

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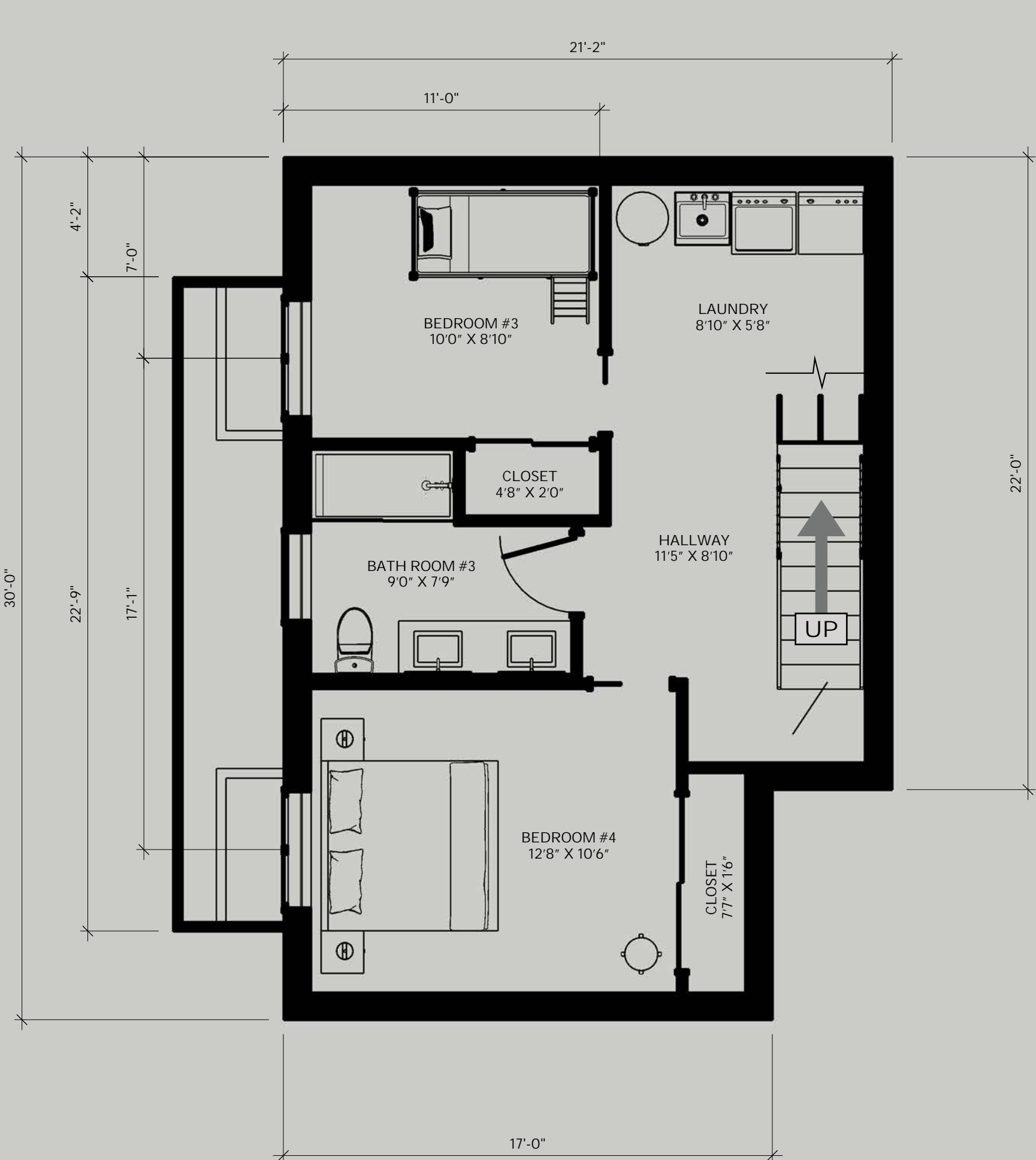
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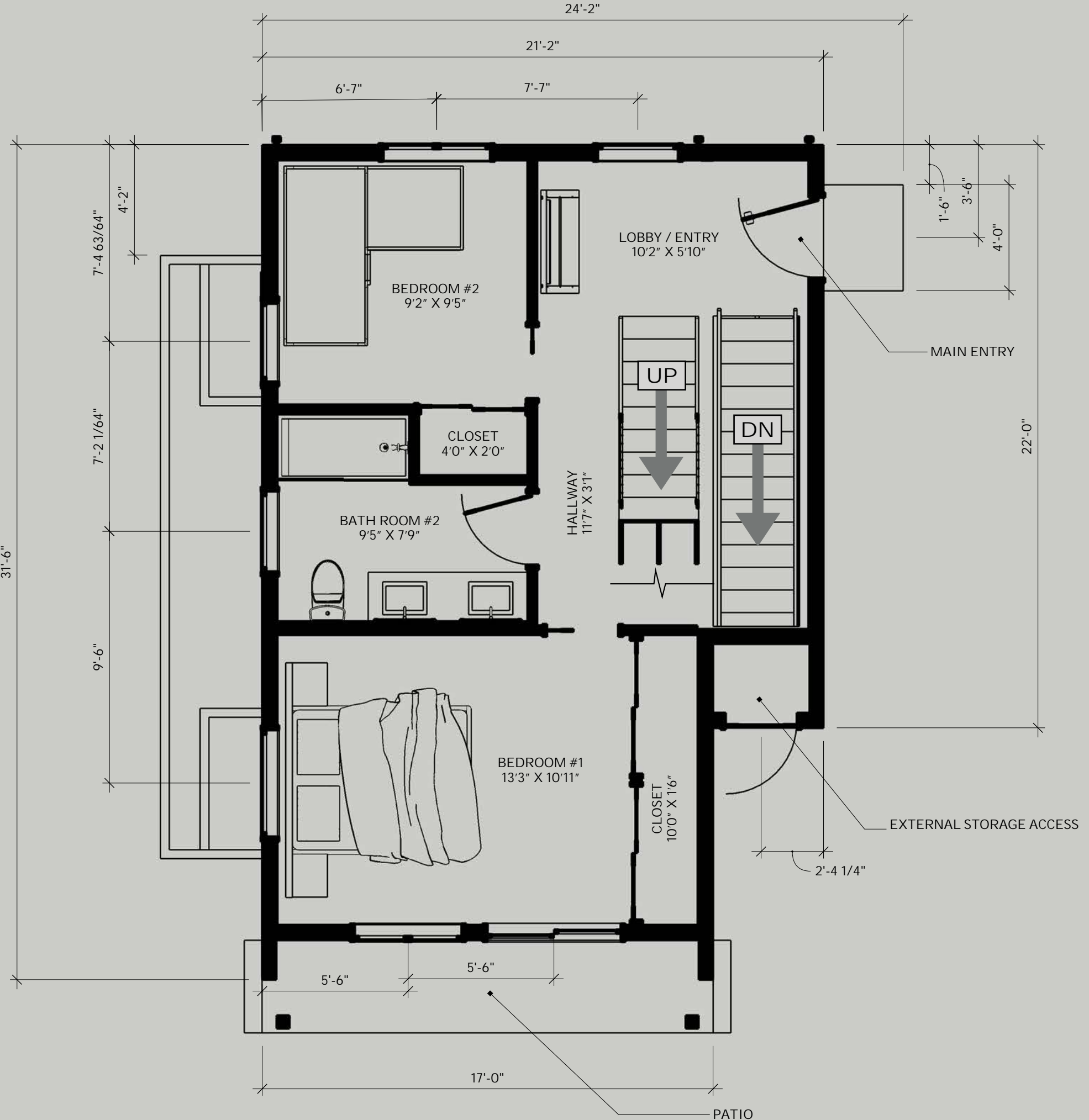
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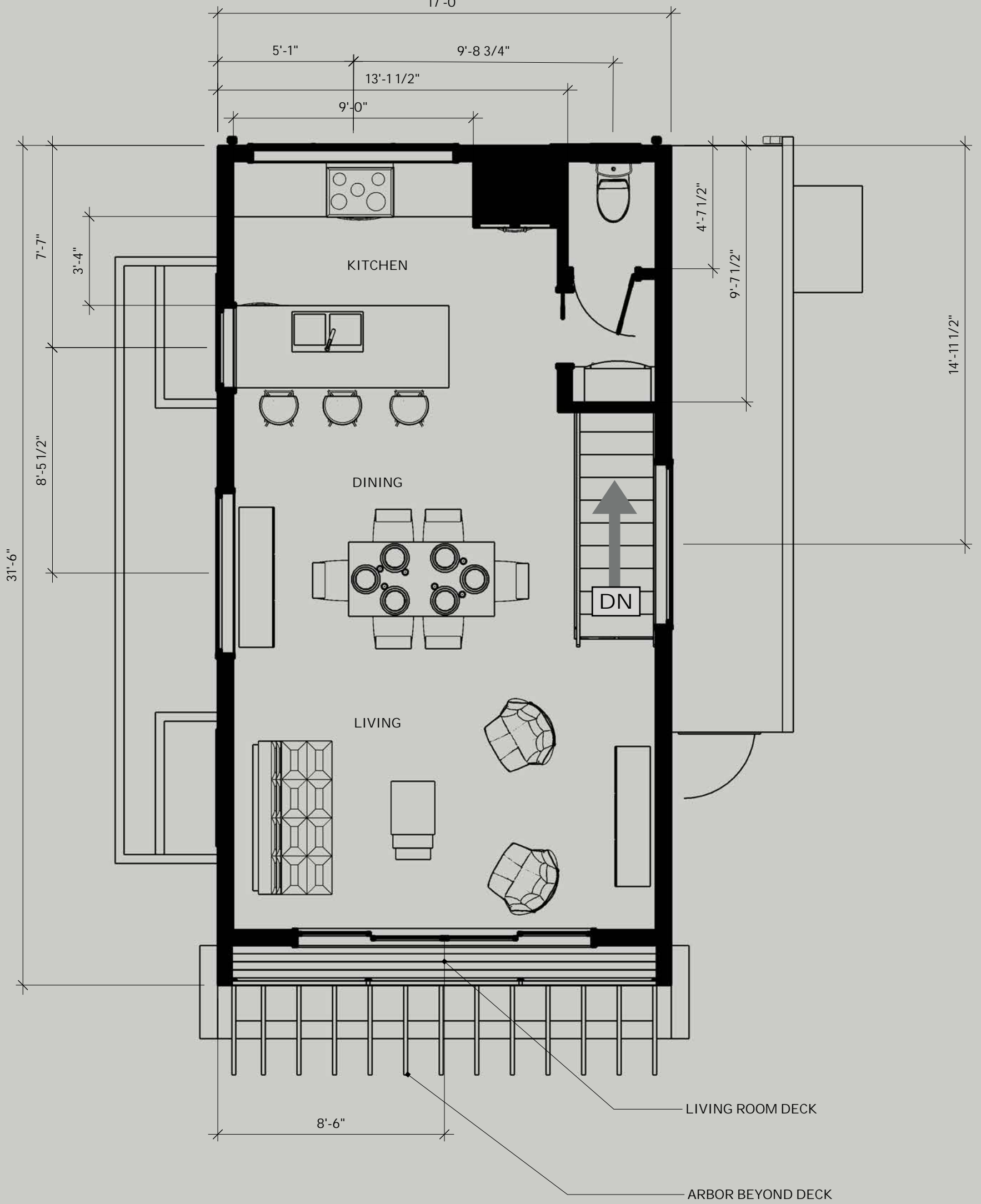




BASEMENT LAYOUT  
(BELOW GRADE)  
SECTION A-A



1ST FLOOR LAYOUT  
(GROUND LEVEL)  
SECTION B-B



2ND FLOOR LAYOUT  
(GREAT ROOM)  
SECTION C-C

DETAIL

DETAIL

DETAIL

DETAIL



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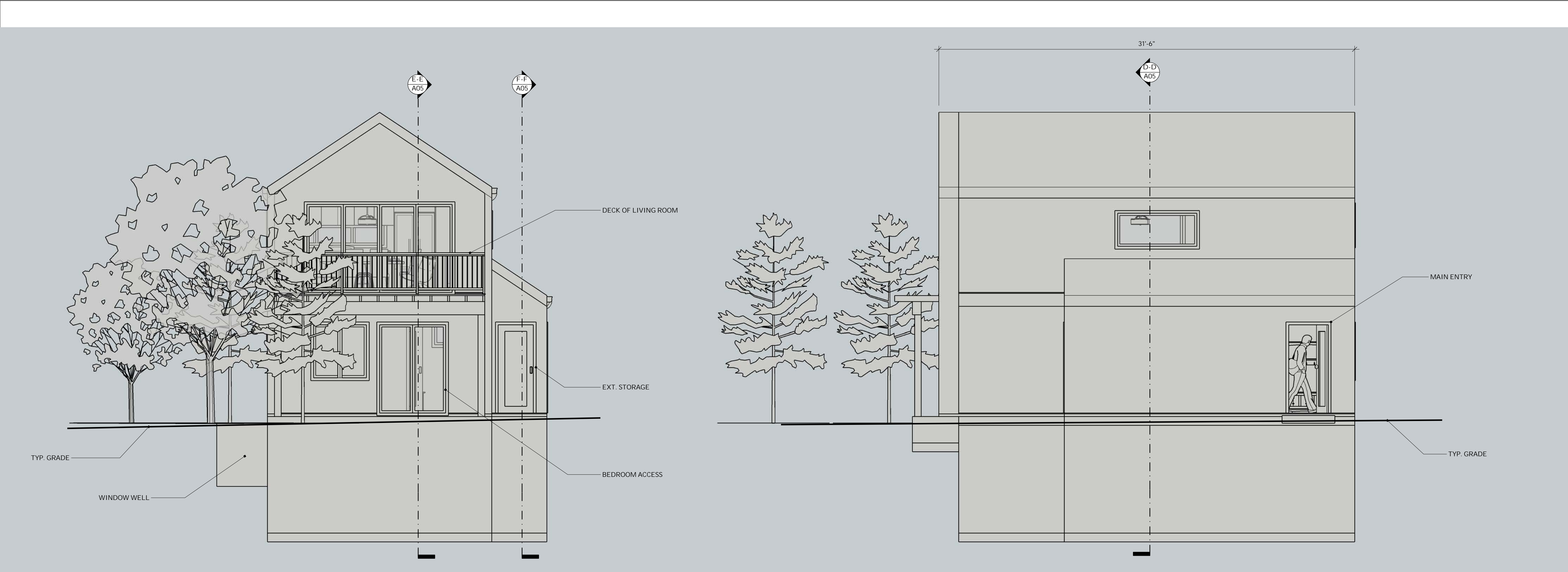
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STANDARD PLAN  
DETACHED ACCESSORY DWELLING  
UNIT  
BUILDING DESIGN STYLE:  
**UD 1000+**

SHEET TITLE  
**BUILDING FLOOR PLANS**

A	03
February 18, 2020	
1/4" = 1'-0"	

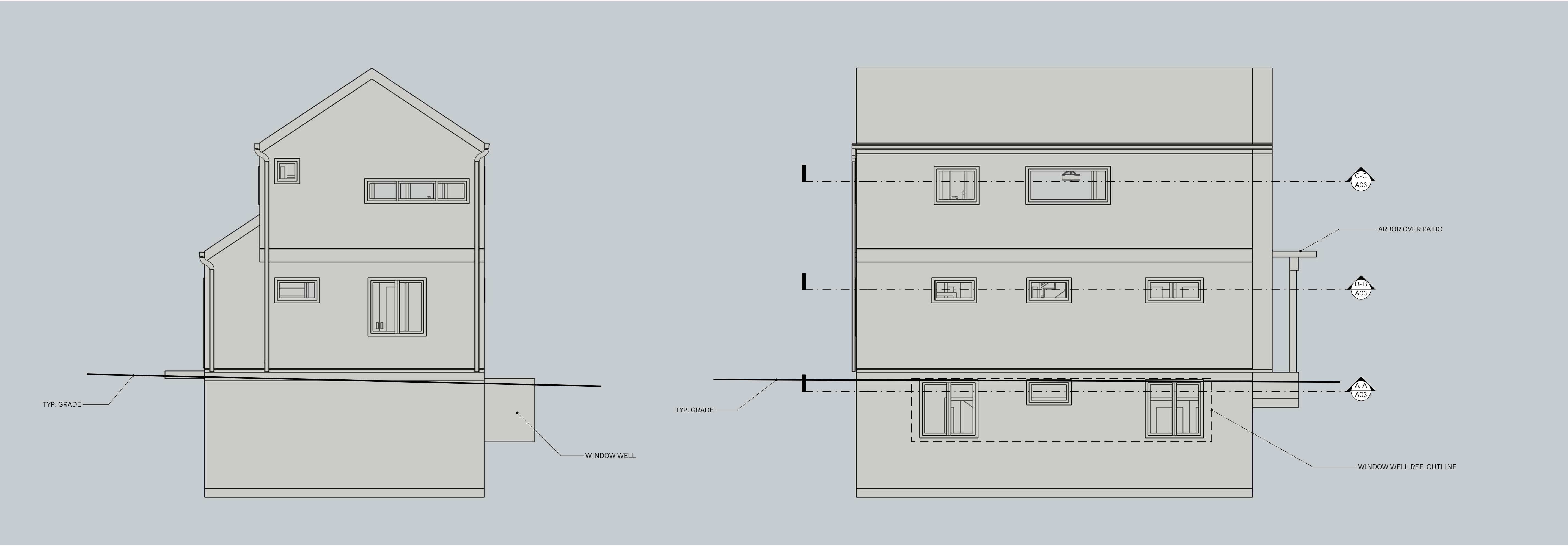
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SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

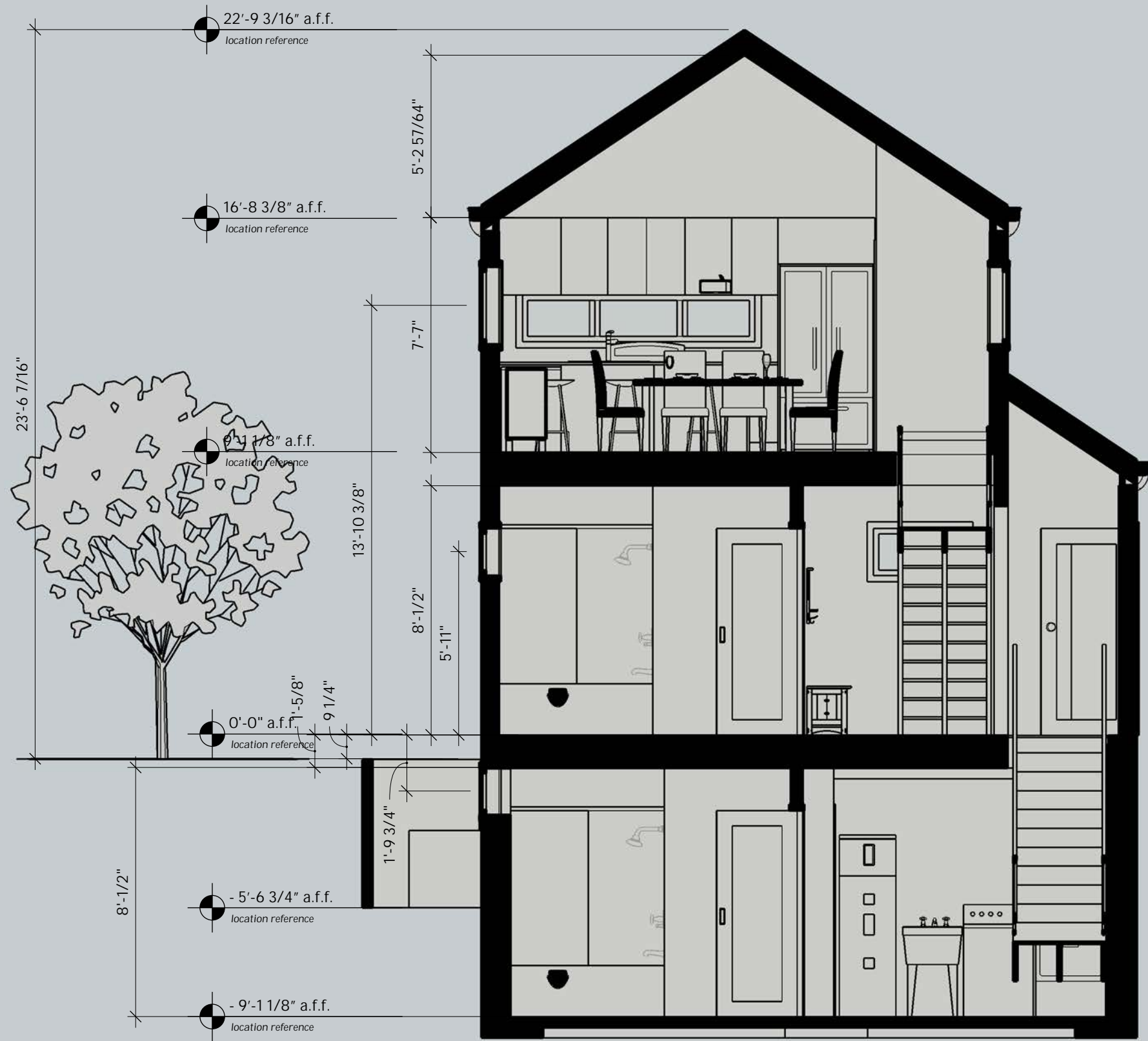
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PROJECT DESCRIPTION  
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DETACHED ACCESSORY DWELLING  
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BUILDING DESIGN STYLE:  
**UD 1000+**

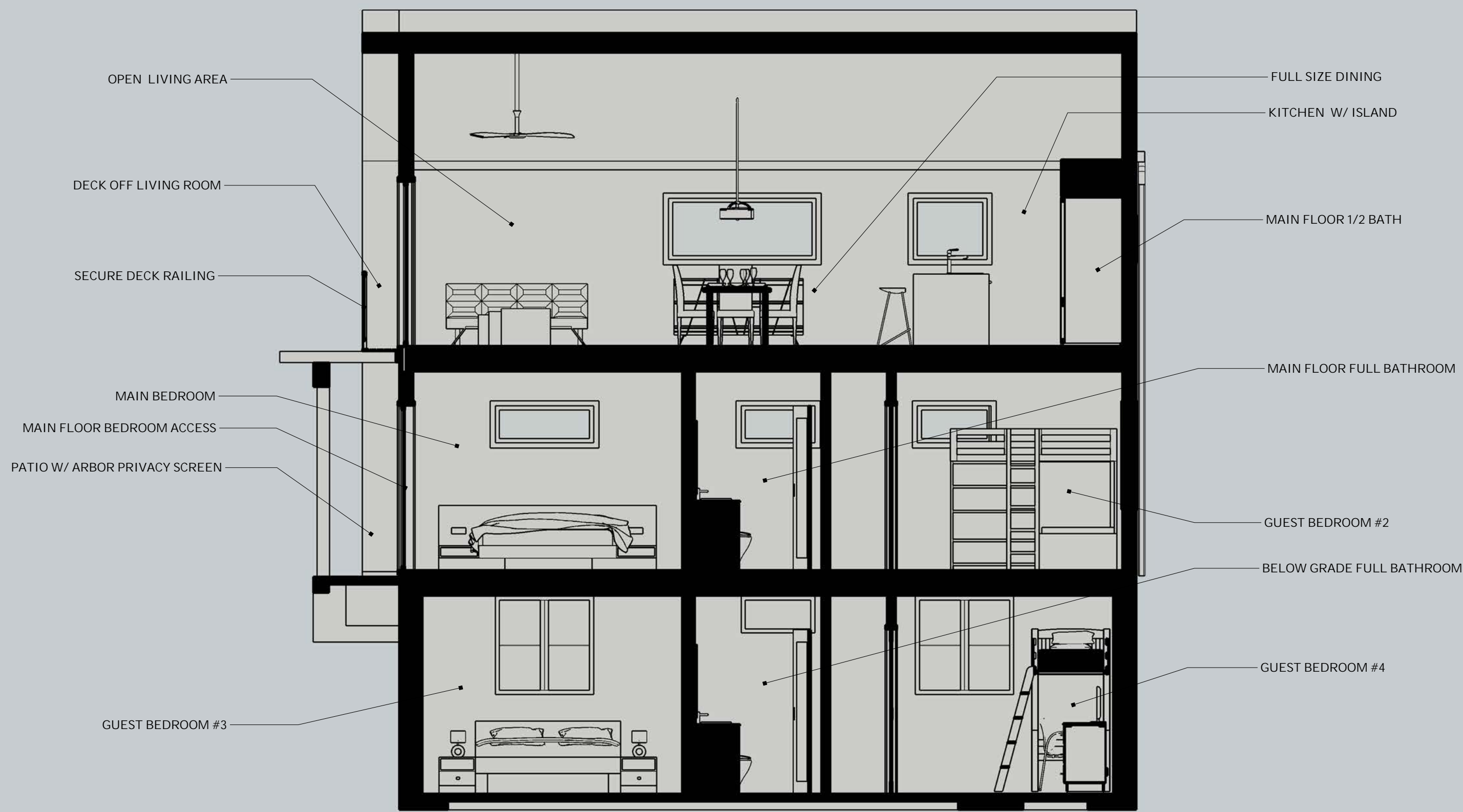
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**BUILDING ELEVATION VIEWS**

A	04
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1/4" = 1'-0"	





SECTION VIEW D-D



SECTION VIEW E-E



SECTION VIEW F-F



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PROJECT DESCRIPTION

STANDARD PLAN

DETACHED ACCESSORY DWELLING  
UNIT

BUILDING DESIGN STYLE:

**UD 1000+**

SHEET TITLE

BUILDING SECTION VIEWS

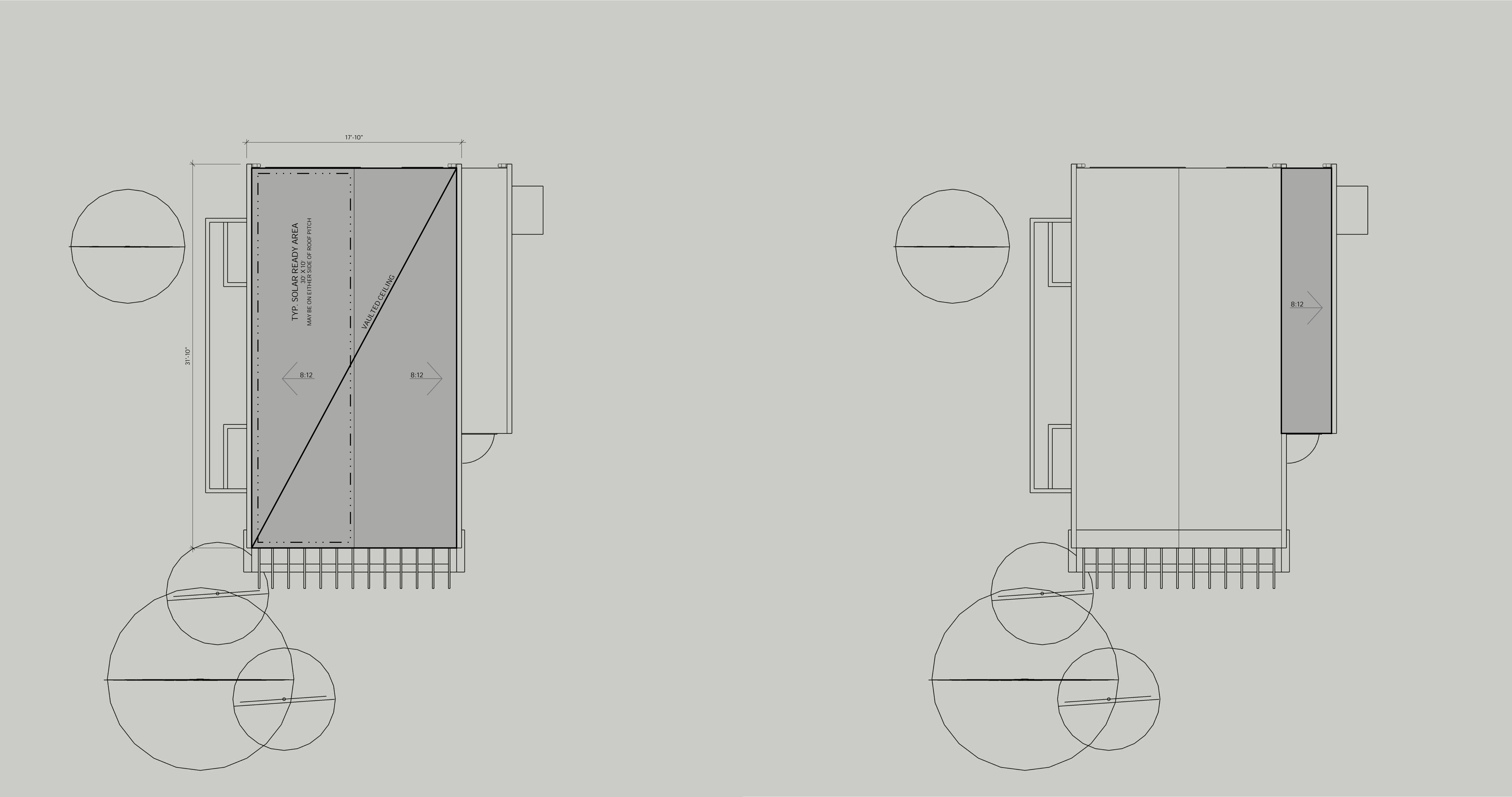
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05

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1/4" = 1'-0"

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UPPER ROOF PLAN

LOWER ROOF PLAN



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BUILDING DESIGN STYLE:  
**UD 1000+**

SHEET TITLE  
**BUILDING ROOF PLAN**

A	06
February 18, 2020	
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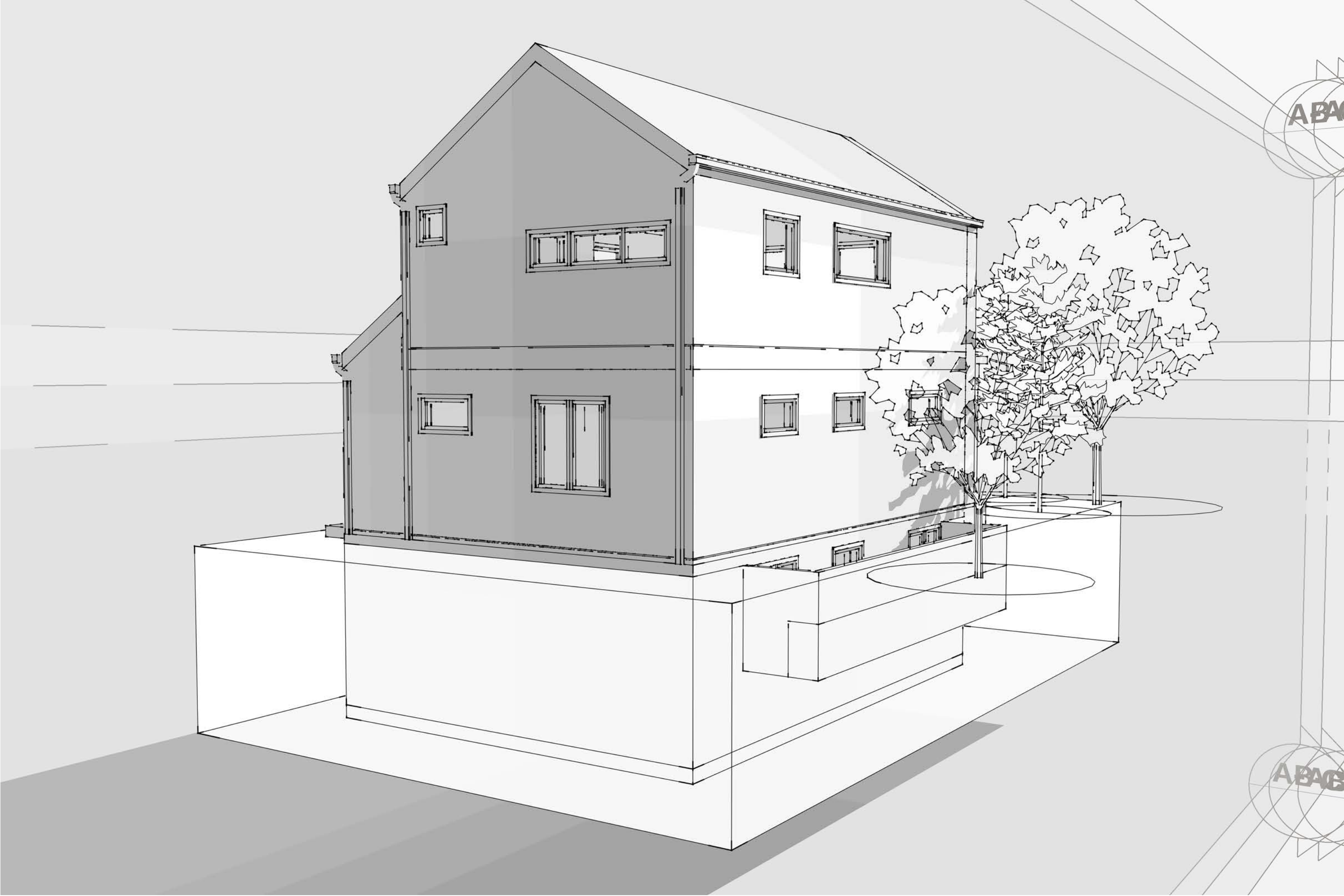
GENERAL NOTES:

DETAIL:

DETAIL:



FRONT PERSPECTIVE VIEW  
NOT TO SCALE



BACK PERSPECTIVE VIEW  
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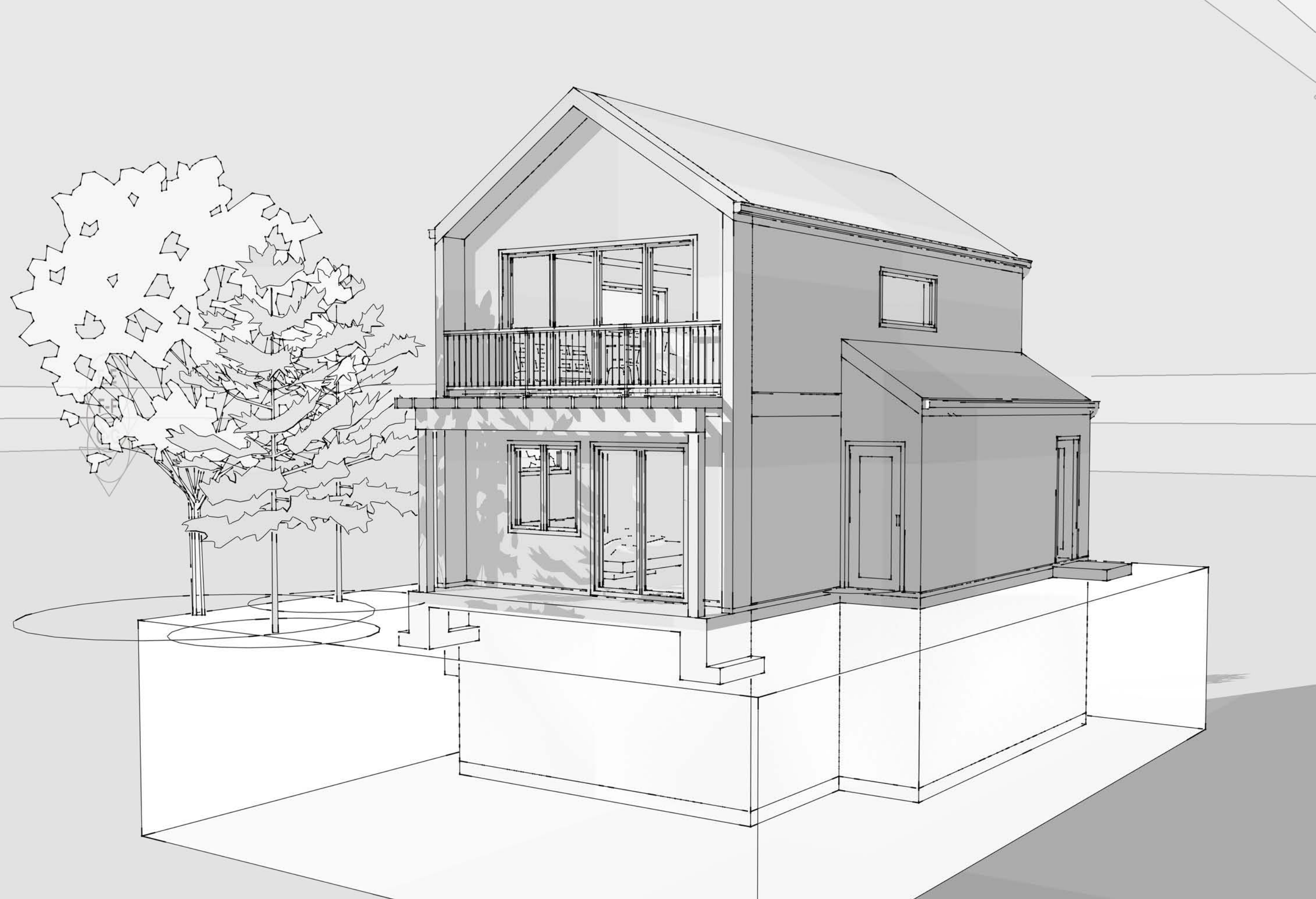
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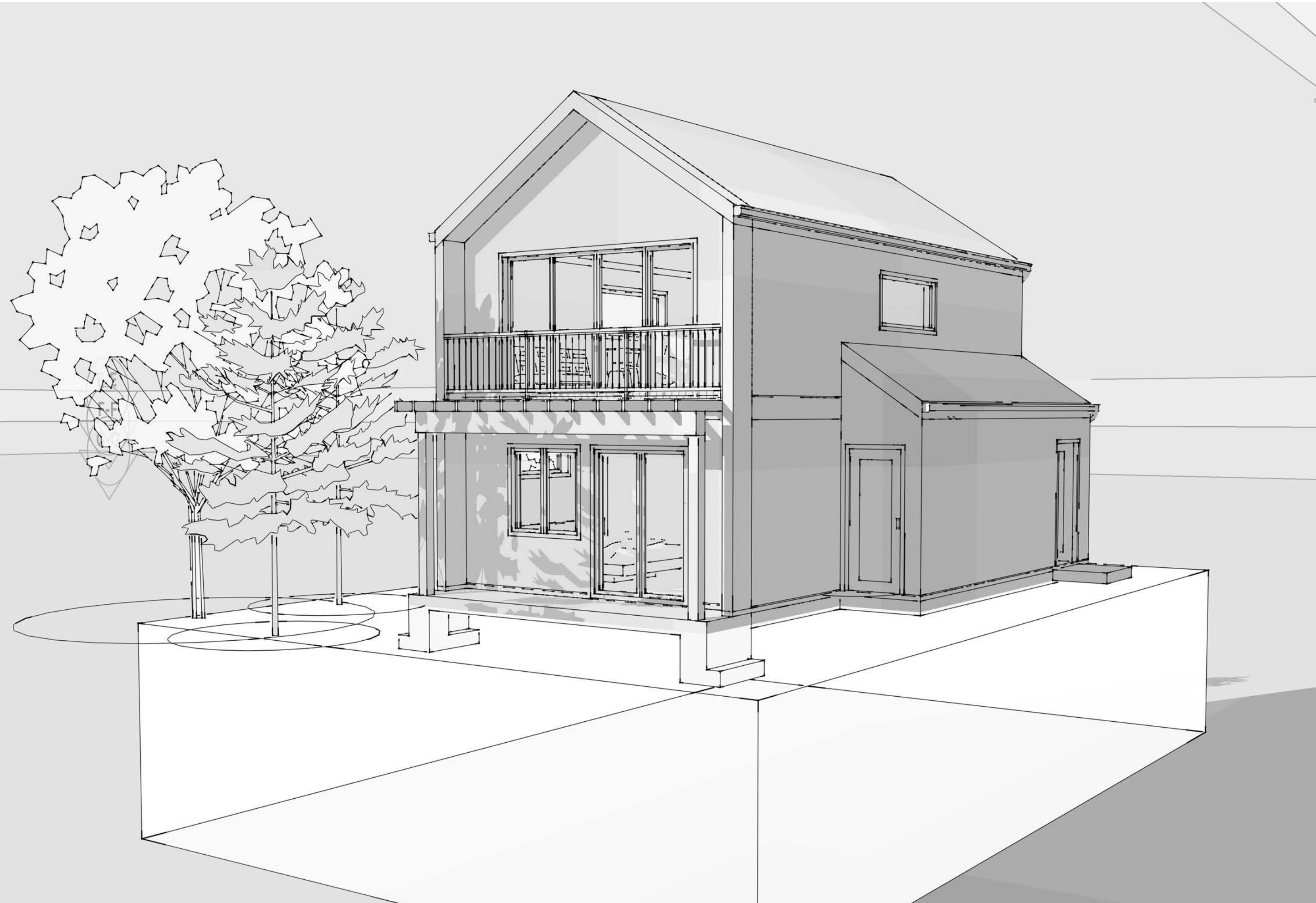
SHEET TITLE  
**BUILDING PERSPECTIVE VIEWS**

A	07
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1/4" = 1'-0"	





CONFIGURATION OPTION #1: UD1000B - 1,681 SQ.FT - priced at approx. ~\$460k



CONFIGURATION OPTION #2: UD1000E - 1,079 SQ.FT - priced at approx. ~\$340k

**BUILDING STRUCTURAL AND FINISH CONFIGURATION OPTIONS:**

The UD1000+ comes with three major configurable structural options and three interior finish options:

**OPTION #1: UD1000B - 4 BEDROOM, 2.5 BATHROOM, 1681 SQ.FT.** (Full floor below grade, Extended entry module)

- Structural Option #1: Extended Living Room Deck and Arbor package  
Structural Option #2: Extended Entry Lobby with outdoor storage unit  
Structural Option #3: Full Basement with 2 extra bedrooms, one full bathroom and laundry/kitchenette area  
*\* limited changes to window and Door Options are also possible to maximize privacy and passive lighting*

- Interior Option #1: Durable Family Finishes, (Vinyl flooring, Tile, Quartz counters)  
Interior Option #2: Modern Scandinavian Finishes, (Eng. Wood Floor, Decor Tile, Quartz w/ waterfall)  
Interior Option #3: Customer spec.

**OPTION #2: UD1000E - 2 BEDROOM, 1.5 BATHROOM, 1079 SQ.FT.** (includes the extended entry w/ storage module)

- Structural Option #1: Extended Living Room Deck and Arbor package  
Structural Option #2: Extended Entry Lobby with outdoor storage unit  
*\* limited changes to window and Door Options are also possible to maximize privacy and passive lighting*

- Interior Option #1: Durable Family Finishes, (Vinyl flooring, Tile, Laminate or Quartz counters)  
Interior Option #2: Modern Scandinavian Finishes, (Eng. Wood Floor, Decor Tile, Quartz w/ waterfall)  
Interior Option #3: Customer spec.

**OPTION #3: UD1000S - 2 BEDROOM, 1.5 BATHROOM, 991 SQ.FT.** (standard base package)

- Structural Option #1: Extended Living Room Deck and Arbor package  
*\* limited changes to window and Door Options are also possible to maximize privacy and passive lighting*

- Interior Option #1: Durable Family Finishes, (Vinyl flooring, Tile, Laminate or Quartz counters)  
Interior Option #2: Modern Scandinavian Finishes, (Eng. Wood Floor, Decor Tile, Quartz w/ waterfall)  
Interior Option #3: Customer spec.



CONFIGURATION OPTION #3: UD1000S - 991 SQ.FT - priced at approx. ~\$300k



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STANDARD PLAN  
DETACHED ACCESSORY DWELLING UNIT  
BUILDING DESIGN STYLE:  
**UD 1000+**

SHEET TITLE  
**BUILDING CONFIGURATION OPTIONS**

A	08
February 18, 2020	
1/4" = 1'-0"	