

ADU – ACCESSORY DWELLING UNIT – DESIGN SERVICES – PLANS – PERMITS – ATTACHED – DETACHED - GARAGE & BASEMENT CONVERSIONS

JEFF BONES ENTERPRISES – DRAFTING PROFESSIONAL – OVER 46 YEARS OF DESIGNING AND BUILDING EXPERIENCE

INFORMATION & SERVICES FOR STARTING YOUR PROJECT – YOU WILL NEED TO KNOW ALL OF THE FOLLOWING:

- WAC – WASHINGTON STATE CODES AND REQUIREMENTS
- WSEC – WA STATE ENERGY COMPLIANCE CODES
- PROPERTY RESEARCH – PROPERTY REPORT – COUNTY OR CITY JURISDICTION – LOCAL ADU CODES AND REQUIREMENTS
- HOW MANY ADU'S ALLOWED ON YOUR PROPERTY – MAXIMUM SIZE (SF) – ZONING SET-BACKS – MAXIMUM HEIGHT – ORIENTATION – DESIGN CRITERIA – PARKING – MAXIMUM LOT COVERAGE – CRITICAL AREAS – UTILITY CONNECTIONS

COST AND FEASIBILITY ANALYSIS:

- THERE ARE MAJOR DIFFERENCES IN COST FOR DETACHED ADU'S COMPARED TO ATTACHED ADU'S.
- ALL UTILITIES HAVE TO HAVE SEPARATE CONNECTIONS AND DISCONNECTS – SEWER – WATER – GAS – ELECTRICITY – HVAC.
- ADU'S HAVE TO HAVE COMPLETELY INDEPENDENT AND SEPARATE SERVICES. SOME EXCEPTIONS.
- FIRE RATED CONSTRUCTION AND SEPERATION IF ATTACHED ADU.

OPTIONAL DESIGN THAT SAVES CONSIDERABLE MONEY:

- A LOT OF MY PAST CLIENTS HAVE CHOSEN TO CLASSIFY THEIR PROJECTS AS “CONDITIONED LIVING SPACE” INSTEAD OF AN ADU.
- **ADU DEFINITION** – COMPLETELY SEPARATE LIVING UNIT, BEDROOM, BATHROOM, KITCHEN, UTILITIES, AND ALL OTHER REQUIREMENTS LISTED ABOVE.
- **CONDITIONED LIVING SPACE DEFINITION** – BEDROOM, BATHROOM, HEATED SPACE – NO STOVE – CAN HAVE KITCHEN SINK, DISHWASHER, REFRIGERATOR, CABINETS AND TOPS, MICROWAVE, WASHER AND DRYER, JUST NO STOVE. ALL COUNTY AND CITY JURISDICTIONS ARE LIKE THIS, JUST NO STOVE.

JEFF BONES ENTERPRISES INITIAL SERVICE:

- COMPLETE PROPERTY REPORT – GIS MAPS OF PROPERTY – CODE COMPLIANCE REQUIREMENTS FOR YOUR PROPERTY.
- MEET WITH OWNER AT PROPERTY - PRESENT INFORMATION – VISUAL INSPECTION OF PROPERTY – DISCUSS DESIGN OPTIONS.
- **COST - \$100.00 – PAID AT TIME OF MEETING.**

**FOR ALL INFORMATION ABOUT JEFF BONES ENTERPRISES SEE OTHER PAGES OF WEBSITE – DESIGN SERVICES – COMPLETED PROJECTS – EXPERIENCE – CONTACTS –
JEFFBONESENTERPRISES.COM**

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