NOT APPROVED FOR CONSTRUCTION

Elevations

3 SOUTH ELEVATION — SCALE: 1/4" = 1'-0"

4 WEST ELEVATION — SCALE: 1/4" = 1'-0"

5 NORTH ELEVATION — SCALE: 1/4" = 1'-0"

6 EAST ELEVATION — SCALE: 1/4" = 1'-0"

Building Section

7 BUILDING SECTION — SCALE: 1/4" = 1'-0"

(+349'-2") T.O. RIDGE
(+345'-2") TOP OF PLATE
(+338'-2") UPPER FL
(+337'-2") CEILING
(+330'-2") MAIN FLOOR
(+329'-6") GRADE (AVERAGE)

R38 BATT INSUL
AIRFLOW FROM SOFFIT VENT TO MUSHROOM VENT
R21 BATT INSUL
36" RAILING AND GUARD W/ MAX 4" SPACING MUST WITHSTAND MIN 250 LBS FORCE IN ALL DIRECTIONS; WALL ALTERNATE
WOOD FRAMING MIN 8" ABOVE GRADE
R21 RIGID INSUL @ 2' PERIMETER

*201 BEDROOM

Wall/Floor/Roof Details

8 WALL/FLOOR/ROOF DETAILS — SCALE: 1" = 1'-0"

VENTING
PER ELEVATIONS
PLYWOOD, FELT PAPER,AND COMPOSITE SHINGLES
VENT PATH
SCISSOR TRUSSES W/ R38 BATT INSUL W/1"AIR SPACE
HARDIE PANEL SIDING
ALUM FLASHING TO MATCH FASCIA
ALUM GUTTER
FASCIA BOARD
SOFFIT
INSECT SCREEN
DENTIL
3/4" BATTENS BEYOND
GWB W/ PVA PRIMER AT CEILING

OVERHANG
PERPLANS

WALL ASSEMBLY
- 5/8" GWB W/ PVA
- R-21 BATT. INSULATION
- 2X6 WD STUDS
- SHEATH & NAIL PER STRUCT.
- VAPROSHIELD WALLSHIELD OR EQ
- SIDING PER ELEVATION
(2) 2X FIRE BLOCKING

PT SILL PLATE; ANCHOR PER STRUCT
FLASH AS REQ
CONC FOUNDATION PER STRUCT; COVER W/ LIQUID APPLIED WATERPROOFING AND DRAINAGE MAT; ALL WOOD MUST BE AT LEAST 8" ABOVE GRADE, TYP
GRADE
CONC SLAB PER STRUCT; R-10 RIGID INSUL; VAPOR BARRIER; FREE DRAINING GRAVEL; COMPACTED SOIL
CONC FOUNDATION AND FOOTING PER STRUCT
PERFORATED DRAIN PIPE; SURROUND IN DRAINAGE GRAVEL; WRAP IN FILTER FABRIC; TIGHTLINE TO STORM SEWER

Floor Plans

1 MAIN FLOOR PLAN (313 SF CONDITIONED)

HVAC   HW   W/D   AC
102 MECH ROOM   103   POWDER   REF
LINE OF BEAM ABOVE
101 STUDIO
SHED
ROOF OF SHED ABOVE
LINE OF ROOF ABOVE
UP 13R @ 7.375   12T @ 10.00"

2 UPPER FLOOR PLAN (313 SF CONDITIONED)

202 CLOSET   203 BATH
201 REC ROOM
NOTE: THIS FLOOR AND STAIR IS ALL FUTURE CONSTRUCTION WITHIN THE INITIALLY BUILT ENVELOPE SINCE STFI WILL NOT ALLOW A 2 STORY STRUCTURE
ROOF OF SHED BELOW
13R @ 7.375   12T @ 10.00"   DOWN

PLAN NORTH

9 ROOF PLAN

GUTTER (ALL SIDES)
HIP   RIDGE   SLOPE   4:12 TYPICAL SLOPE
ROOF OF SHED BELOW
MUSHROOM VENT, TYP
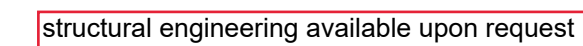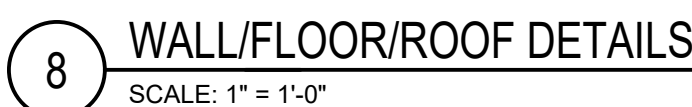DS

Project Description:
This 880SF DADU is a simple, low-cost, slab-on-grade "box" that is easy to construct and has nice proportions that compliment a residential neighborhood. Although the renderings are craftsman in nature, any siding materials can be substituted to match the desired style. The main floor has an open great room concept with powder room, and the windows can be made larger or smaller depending on the privacy needs in any location. The upper level features a large bedroom with full bathroom, laundry closet, and walk-in closet. The interior layout can be customized to suit any need. The exterior includes a shed bumpout that is great for storage. In certain circumstances, this DADU can be enlarged to maximize the allowable footprint.

Project Narrative:
Using concrete slab on grade construction, radiant heating, simple shape, simple materials, and trussed roof, this DADU is very low on cost and works with the familiar practices of Seattle laborers. The simplicity of design, paired with efficient use of materials with minimal waste and a continuous wrap of insulation with efficient radiant heating enable it to meet BuiltGreen standards. The window layout is very flexible to adapt to privacy and daylighting needs without affecting the structural requirements. The simple rectangular form of the house may be clad in any siding material to respond to the architectural style of any neighborhood, and the open floor plan enables the use of any furniture, appliances, or cabinetry layout needed. The lack of any required columns or interior walls makes this design solution very flexible, cost effective, and easy to construct.

Construction Cost Estimate:
$175,000 or more (excluding site work and foundations). Quality of windows and materials can affect cost

Mechanical Systems:
To save space and simplify foundations and excavation, the building can be heated with an energy efficient boiler (about this size of a large shoebox) via hydronic radiant piping within the concrete slab or wall/ceiling panels. The boiler is also an instant hot water heater for the sink and shower. Areas that cannot feasibly be heated with a boiler can be heated with an infrared electronic radiant ceiling panel for only a few hundred dollars. Radiant heating is the most efficient method of space heating.

Price for Plan:
$1000.00 (hourly rate for further work ranges from $75 - $185 depending on skill level of staff)

DESIGN   SJB
DRAWN   RDB
CHECKED   SJB
DATE   [2019-1230 DESIGN]
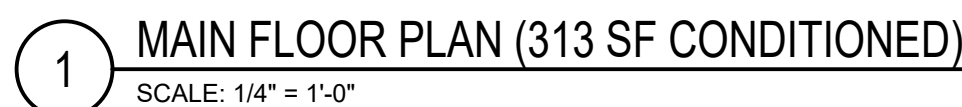
DADU¹

PERMIT SET 1

MAIN FLOOR PLAN

A2.0