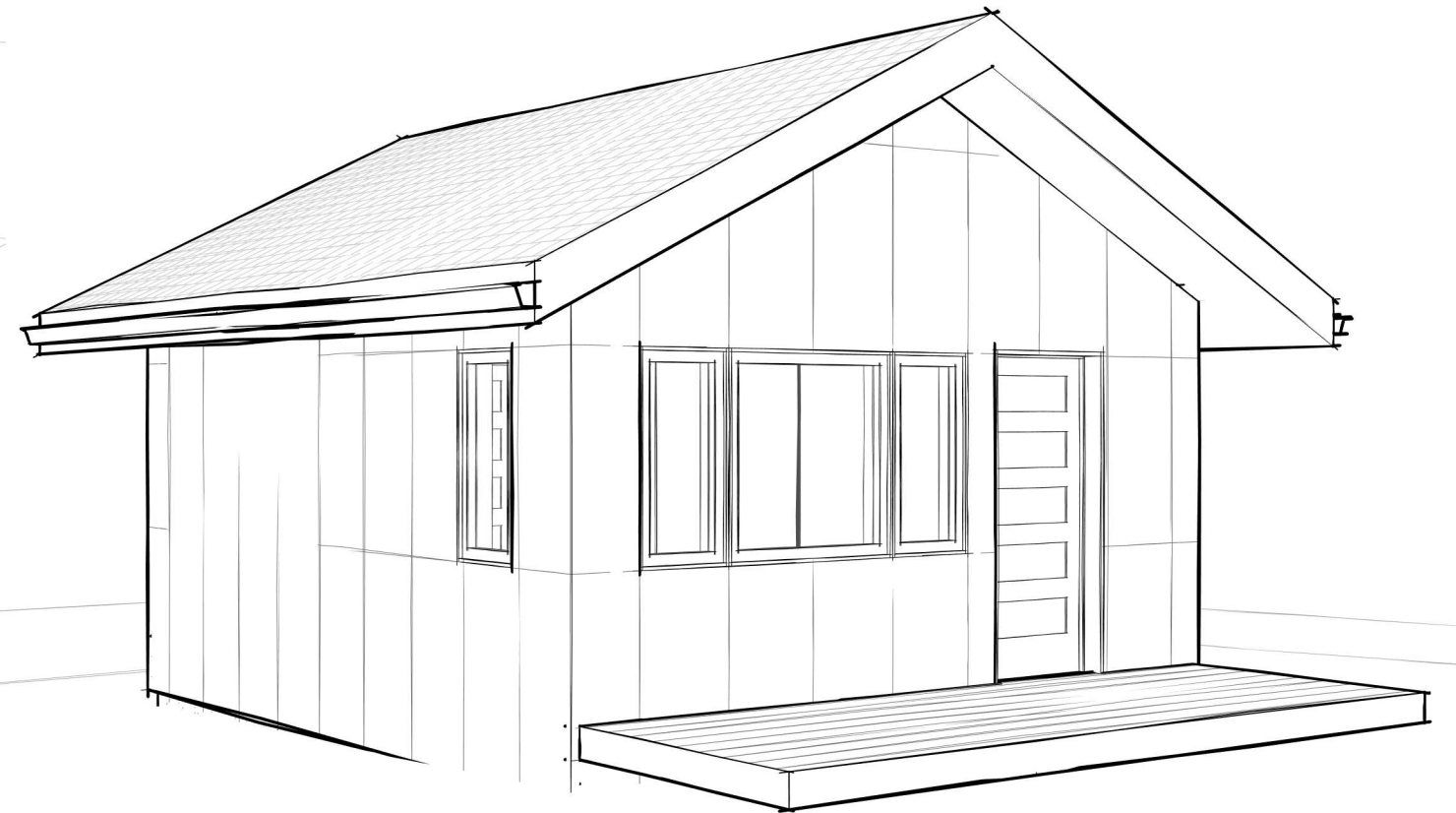
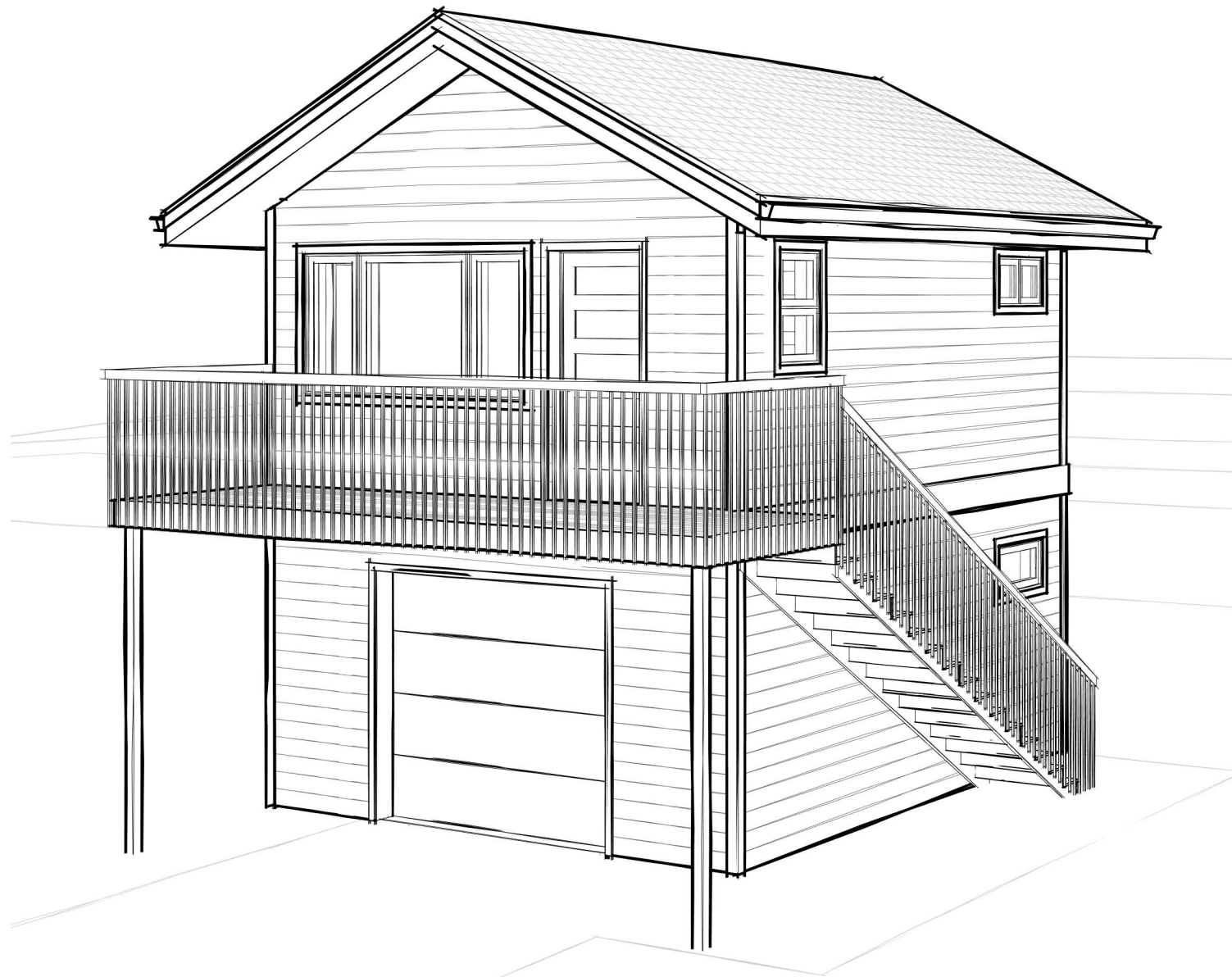


Project Description

A COMPACT DETACHED ACCESSORY DWELLING UNIT WITH 255 SQUARE FOOT INTERIOR SPACE. THE DWELLING UNIT CAN BE CONSTRUCTED EITHER AS A SINGLE-STORY STRUCTURE OR OVER A ONE-CAR GARAGE. THE TYPE OF CONSTRUCTION IS LIGHT WOOD FRAMING AND FOUNDATION WILL BE DETERMINED BY SOIL CONDITIONS EACH INDIVIDUAL SITE. THE LAYOUT FEATURES A LIVING / SLEEPING SPACE, KITCHENETTE, FULL BATHROOM, AND CLOSET WITH OPTIONAL LAUNDRY.

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The Attainable DADU

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DATE: 02.17.2020
DRAWING NAME: COVER
SCALE: NOT TO SCALE

A0

Design Criteria Fulfilled

LOW COST & CONSTRUCTABILITY

THE NAME "THE ATTAINABLE DADU" IS INSPIRED BY CONSTRUCTION COSTS IN SEATTLE. THEY ARE SO HIGH THAT BUILDING A DADU IS UNATTAINABLE FOR MOST. LOW COST AND EASE OF CONSTRUCTION ARE THE TOP PRIORITIES IN THIS DESIGN.

BY UTILIZING STANDARD CONSTRUCTION METHODS, STANDARD-SIZED DOORS, WINDOWS, FIXTURES, AND CASEWORK, THE COST OF MATERIALS WILL BE INHERENTLY LOW. THE SIMPLE CONSTRUCTION ALLOWS FOR HOMEOWNERS OR HANDYPERSONS TO BUILD IT THEMSELVES, FURTHER LOWERING THE BARRIER TO CREATING A DADU.

GREEN BUILDING & DESIGN

AT JUST 298 SQUARE FEET, THE SMALL FOOTPRINT MEANS LOWER EMBODIED ENERGY THROUGH LESS MATERIALS OVERALL. THE STRUCTURAL MEMBERS HAVE BEEN SIZED WITH STANDARD LENGTHS IN MIND TO REDUCE CONSTRUCTION WASTE. THIS FOOTPRINT LOWERS THE IMPACT ON THE SITE AND EXISTING VEGETATION AND THE SIMPLE ASSEMBLIES ARE EASY TO UPDATE WITH EXTERIOR INSULATION TO IMPROVE THE ENERGY EFFICIENCY TO ABOVE THAT SPECIFIED BY THE CODE.

PRIVACY & BROAD APPLICABILITY

THE SMALL FOOTPRINT ALLOWS THE ORIENTATION TO BE TAILORED BY SITE TO IMPROVE PRIVACY. A SMALL BUILDING MEANS ADDITIONAL BUFFER SPACE BETWEEN THE PRIMARY RESIDENCE AND THE DADU.

CONTEXT & ARCHITECTURAL VARIETY

THE ENCLOSURE RESPONDS TO THE CONTEXT OF THE NORTHWEST - DEEP OVERHANGS AND A RAINSCREEN SYSTEM. THESE ELEMENTS CAN BE DETAILED SIMPLY TO ACHIEVE CONTEMPORARY STYLING OR DRESSED UP TO WITH TRADITIONAL ELEMENTS TO MATCH NEIGHBORING BUILDINGS.

Mechanical Systems

PLUMBING

STANDARD WITH LOW-FLOW FIXTURES, POSSIBLE GREY WATER HARVESTING FOR SITE IRRIGATION OPTIONAL

HEATING / COOLING

DUCTLESS MINI-SPLIT FOR HEATING & COOLING

ELECTRICAL

ROOF AREA AVAILABLE FOR SOLAR HARVESTING, DEPENDING ON ORIENTATION OF BUILDING ON SITE.

Construction Cost

\$350 - \$500 / SQUARE FOOT

A ROUGH CONSTRUCTION COST RANGE OF \$105,000 TO \$150,000 IS POSSIBLE IF MUCH OF THE WORK IS DONE BY THE HOMEOWNER THEMSELVES.

\$650 - \$900 / SQUARE FOOT

A ROUGH CONSTRUCTION COST RANGE OF \$195,000 TO \$270,000 IS MORE LIKELY IF THE WORK IS PERFORMED BY A CONTRACTOR.

*BOTH ESTIMATES ARE BASED ON PAST PROJECTS AND MAY NOT REFLECT THE CURRENT CONSTRUCTION COST CLIMATE. ESTIMATES SHOULD BE VERIFIED BY THOSE PERFORMING THE WORK. ADDITIONALLY, THESE ESTIMATES DO NOT INCLUDE ALLOWANCES FOR COMPLICATIONS IN SITE AND FOUNDATION WORK.

Royalty & Hourly Rate

USE OF PLAN

\$300 / PER USE

HOURLY SERVICES

\$80 / PER HOUR
LICENSED ARCHITECT

\$50 / PER HOUR
ARCHITECTURAL SUPPORT

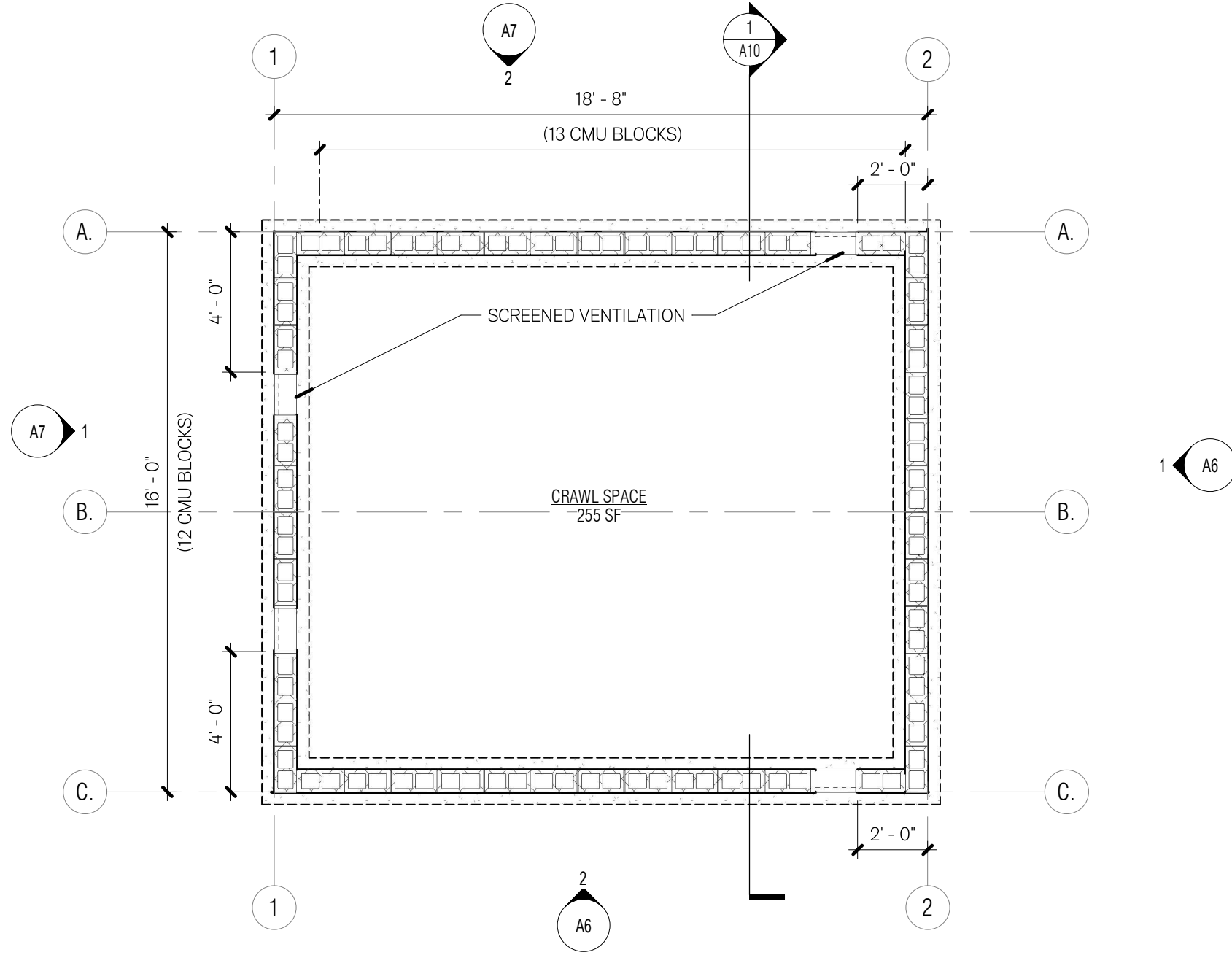
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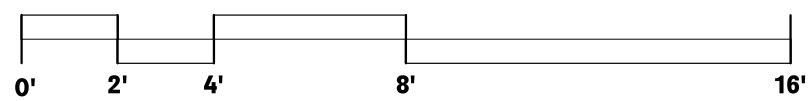
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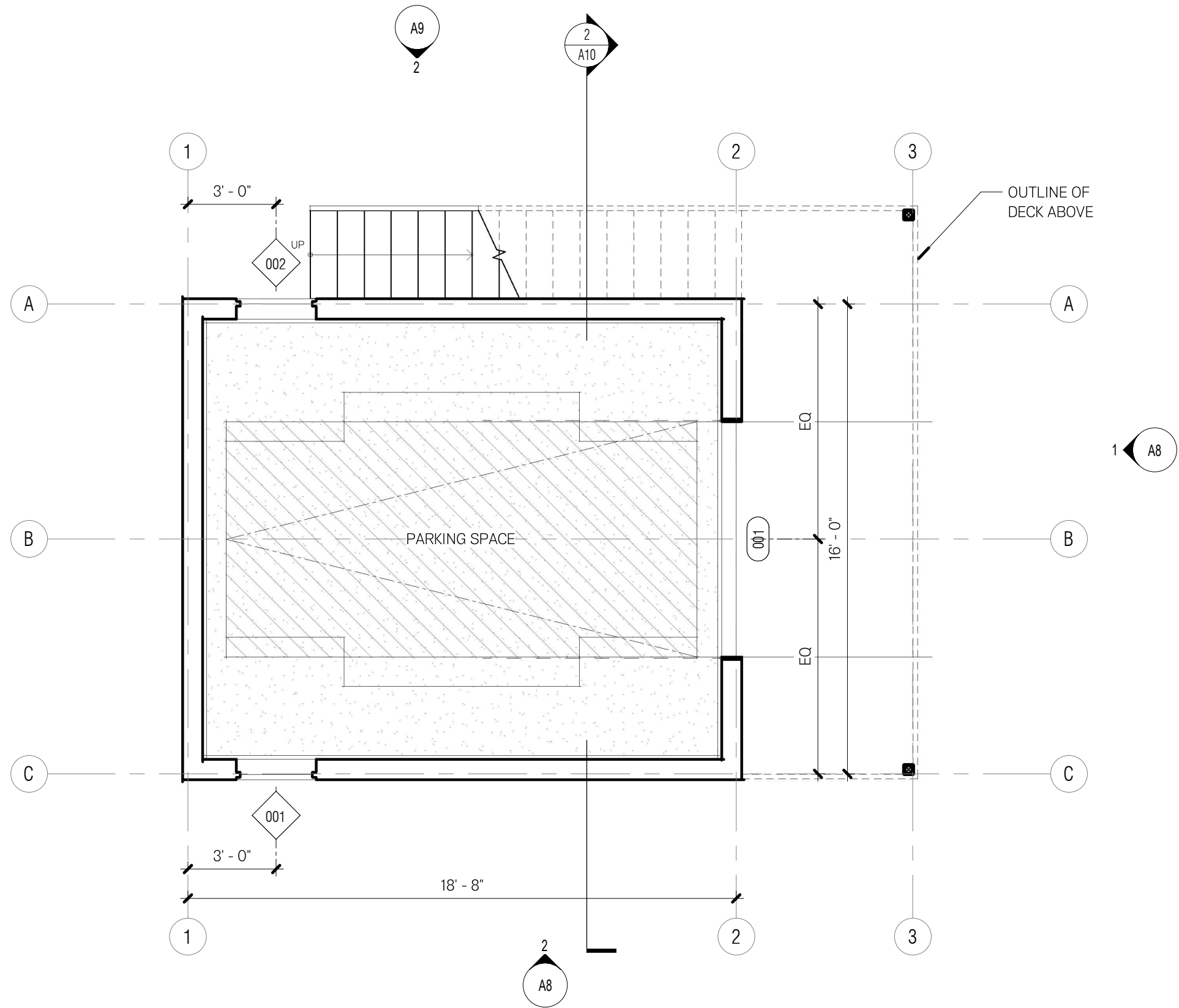
A1

FOUNDATION PLAN FOR EXAMPLE ONLY.
 DESIGN WILL ULTIMATELY BE DETERMINED BY
 SOIL CONDITIONS OF SITE.

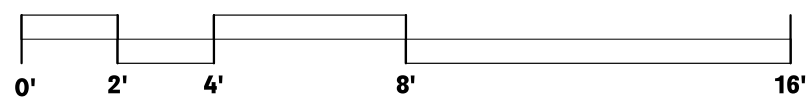


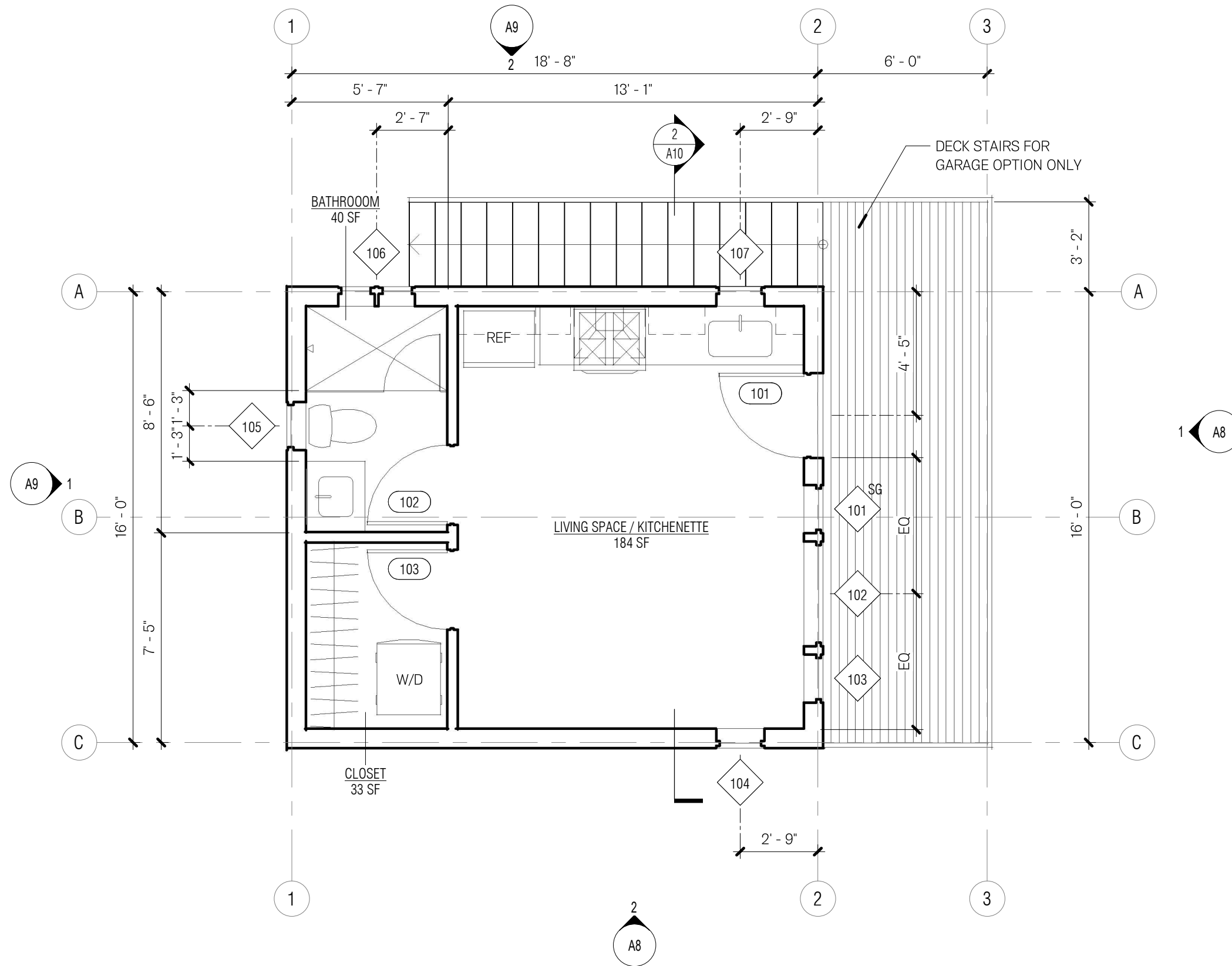
LOWER LEVEL OPTION 1 - CRAWL SPACE PLAN



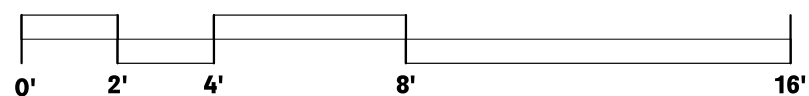


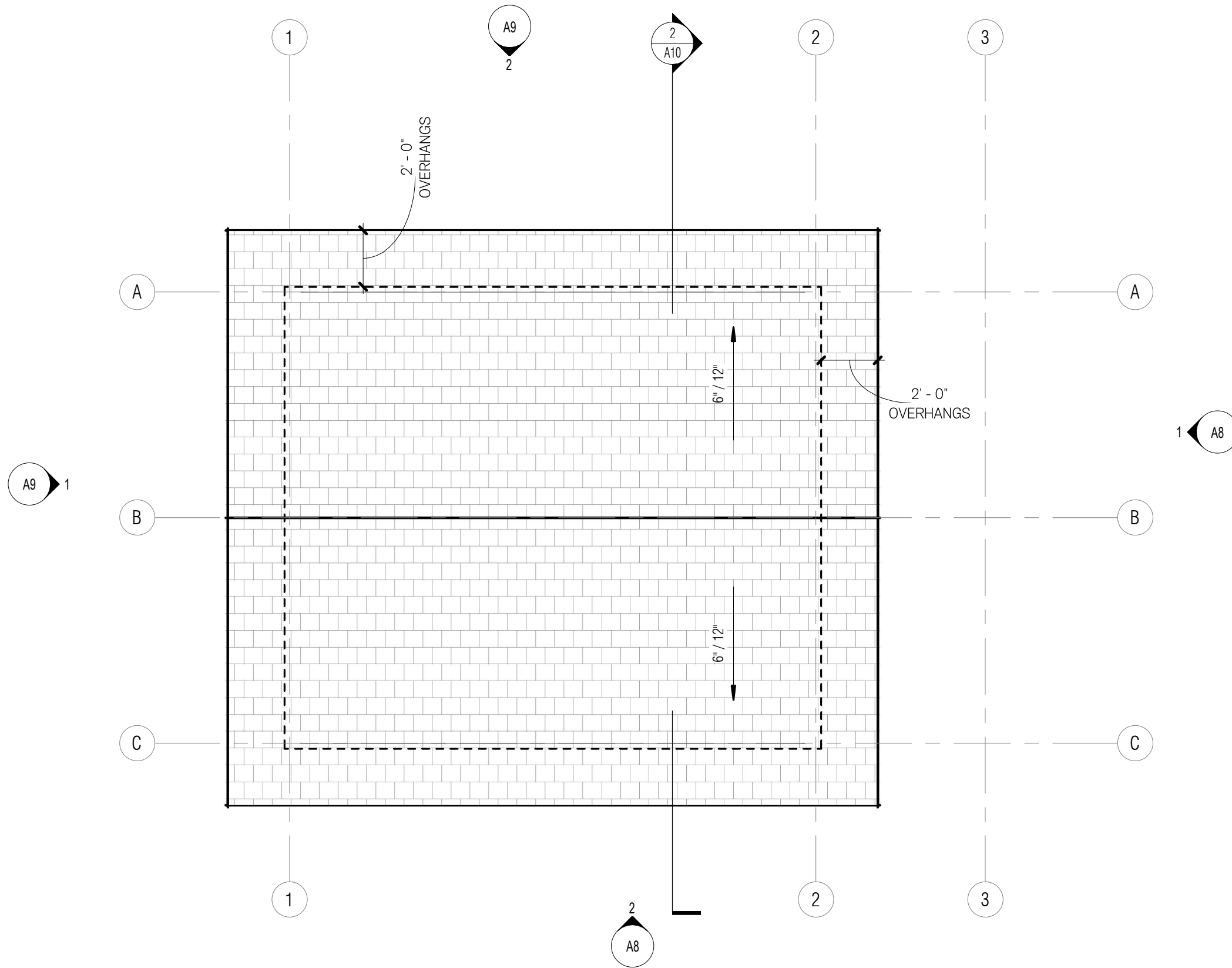
LOWER LEVEL OPTION 2 - GARAGE PLAN



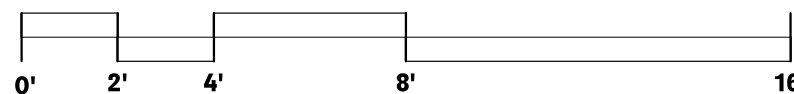


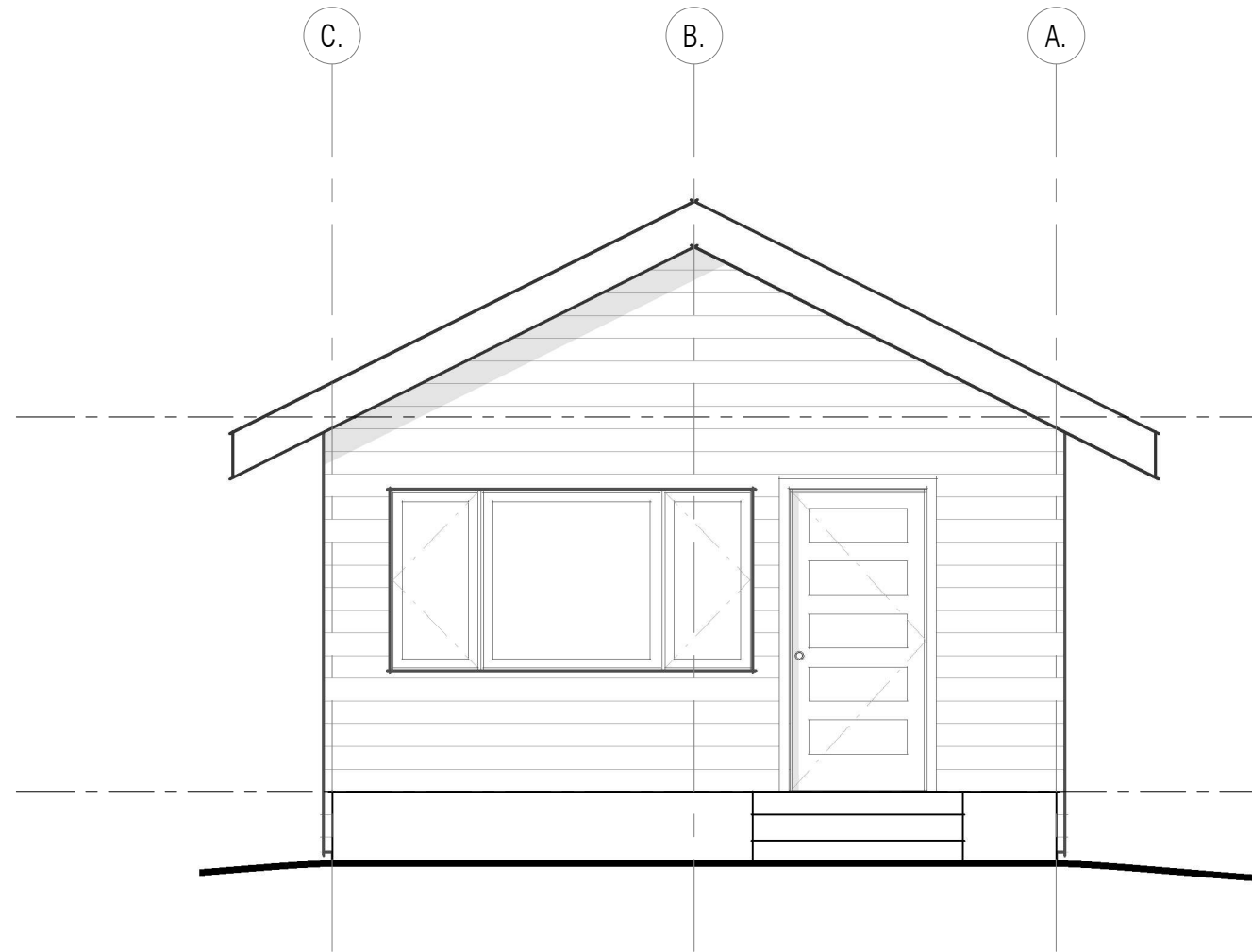
LIVING UNIT FLOOR PLAN



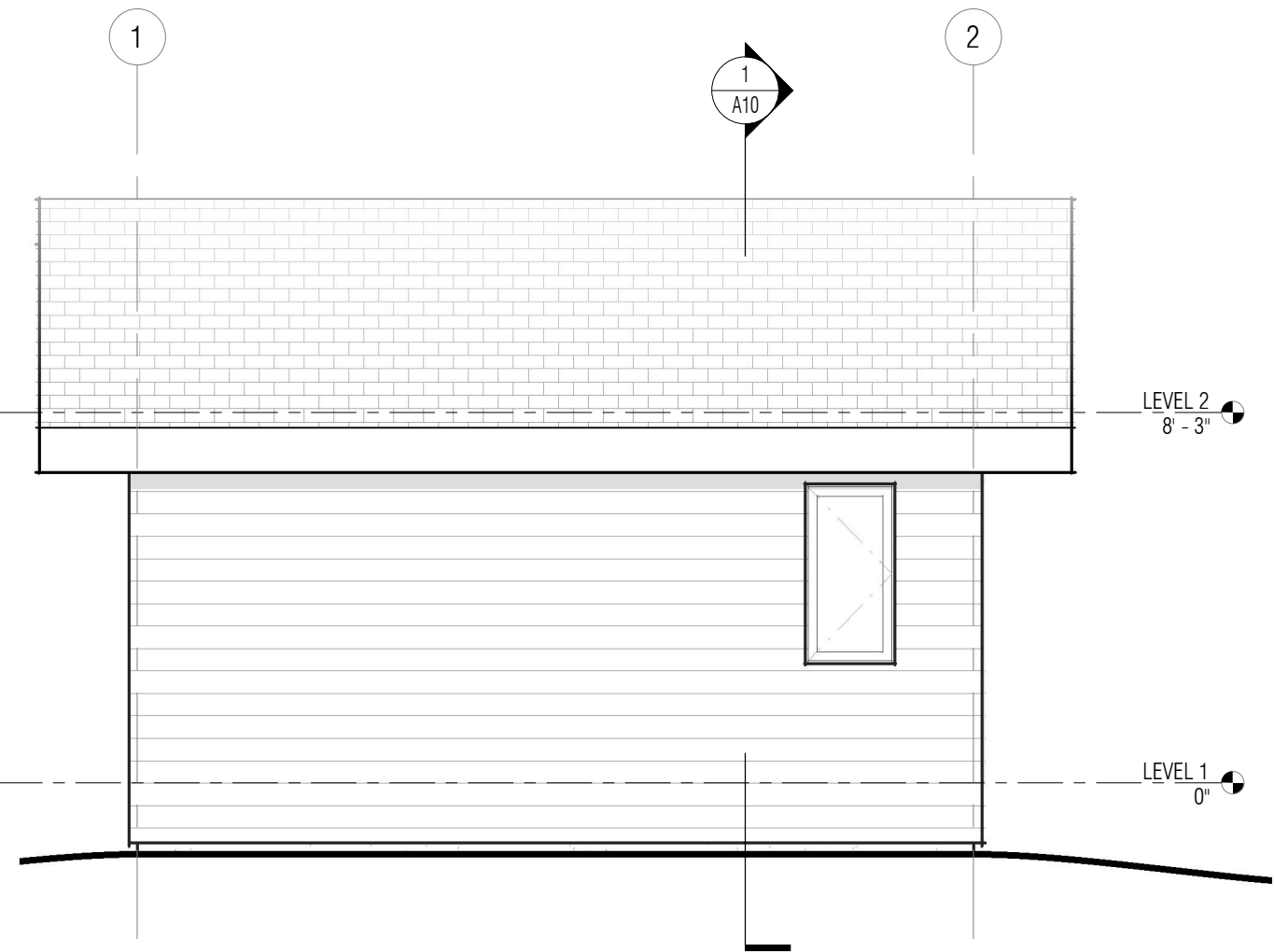


ROOF PLAN





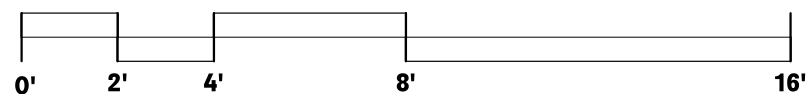
EAST ELEVATION - DADU OVER CRAWLSPACE



SOUTH ELEVATION - DADU OVER CRAWLSPACE

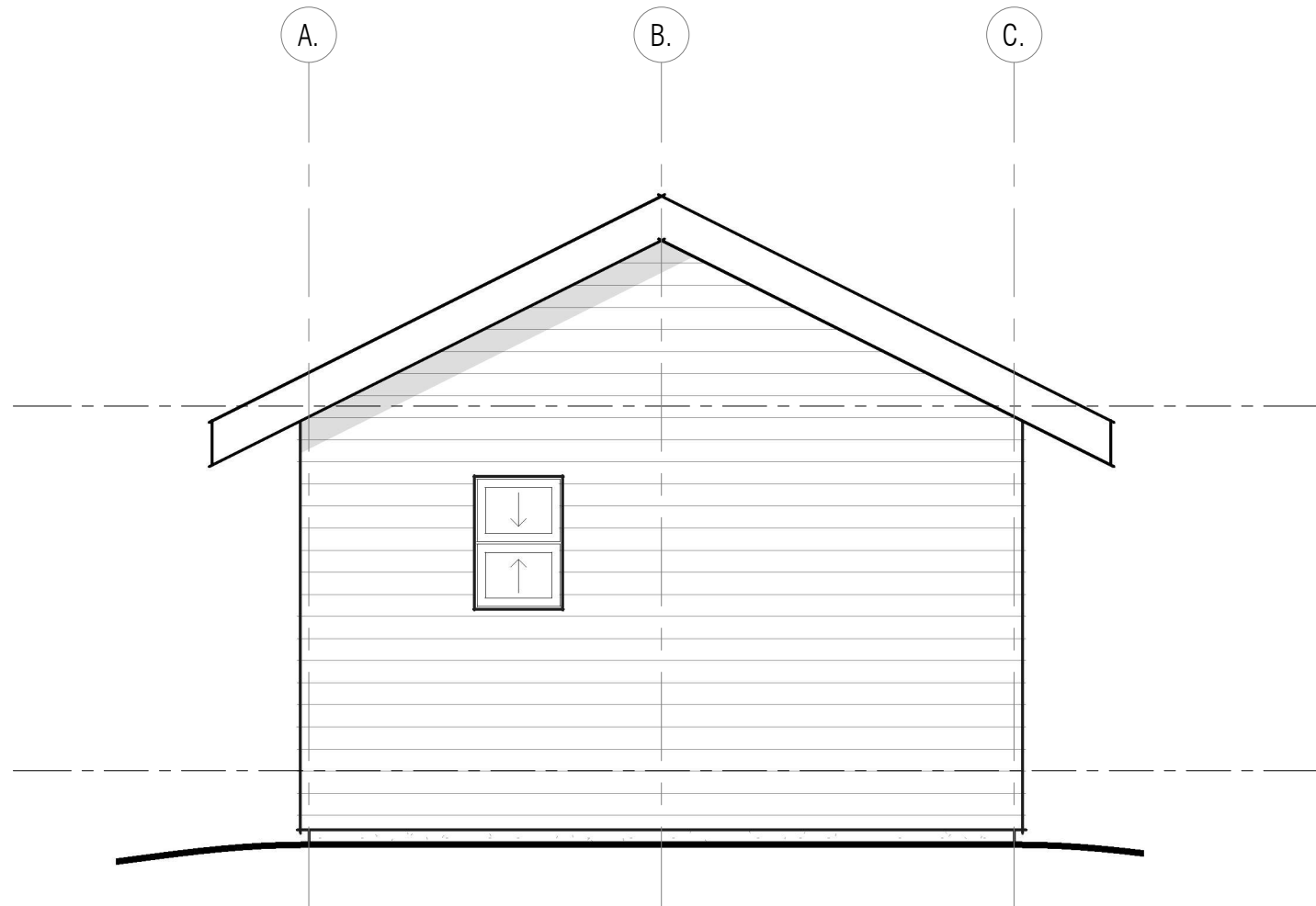
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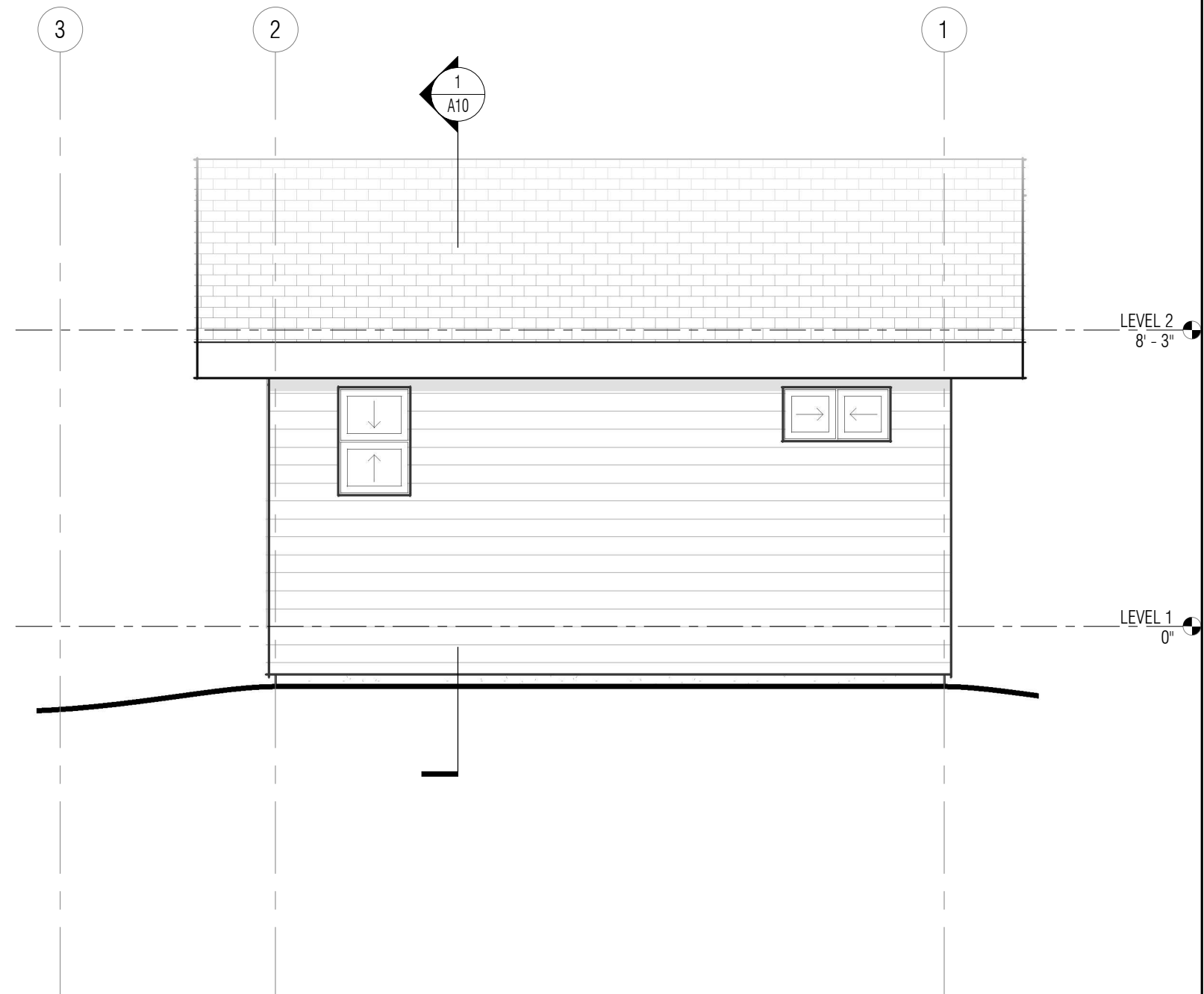


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A6



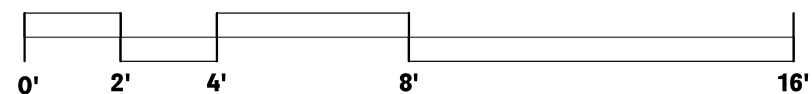
WEST ELEVATION - DADU OVER CRAWLSPACE



NORTH ELEVATION - DADU OVER CRAWLSPACE

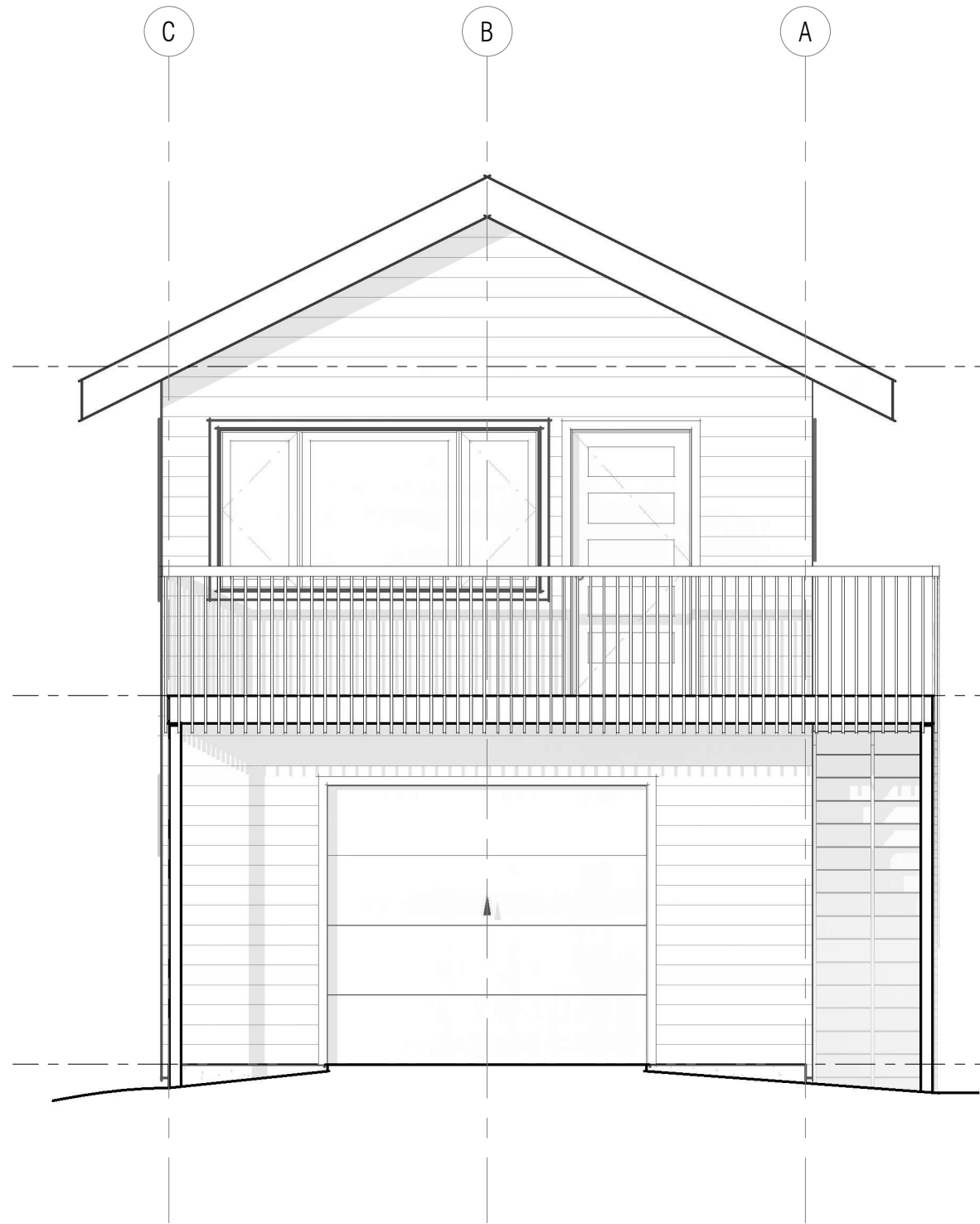
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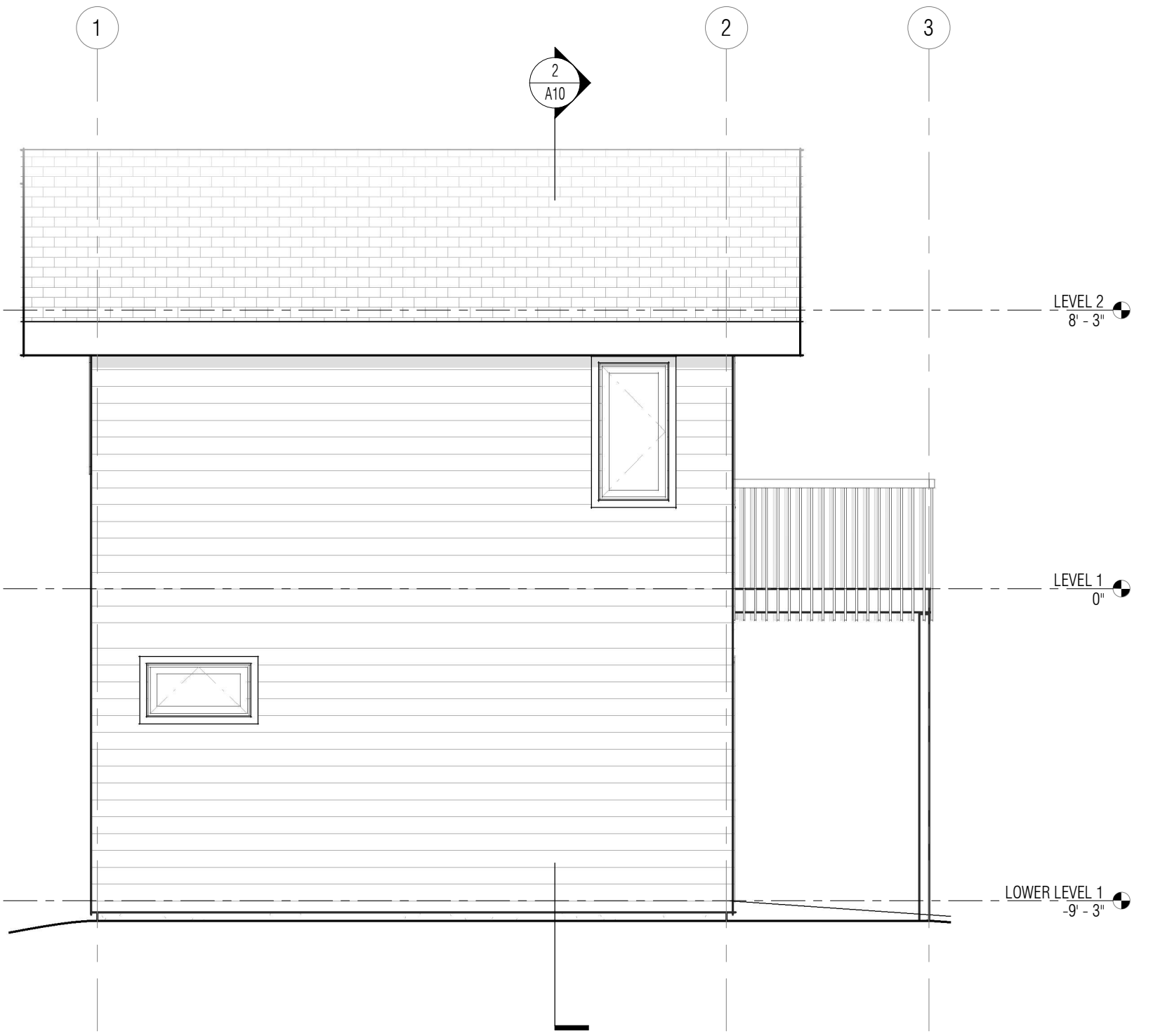


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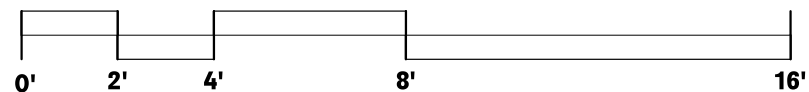
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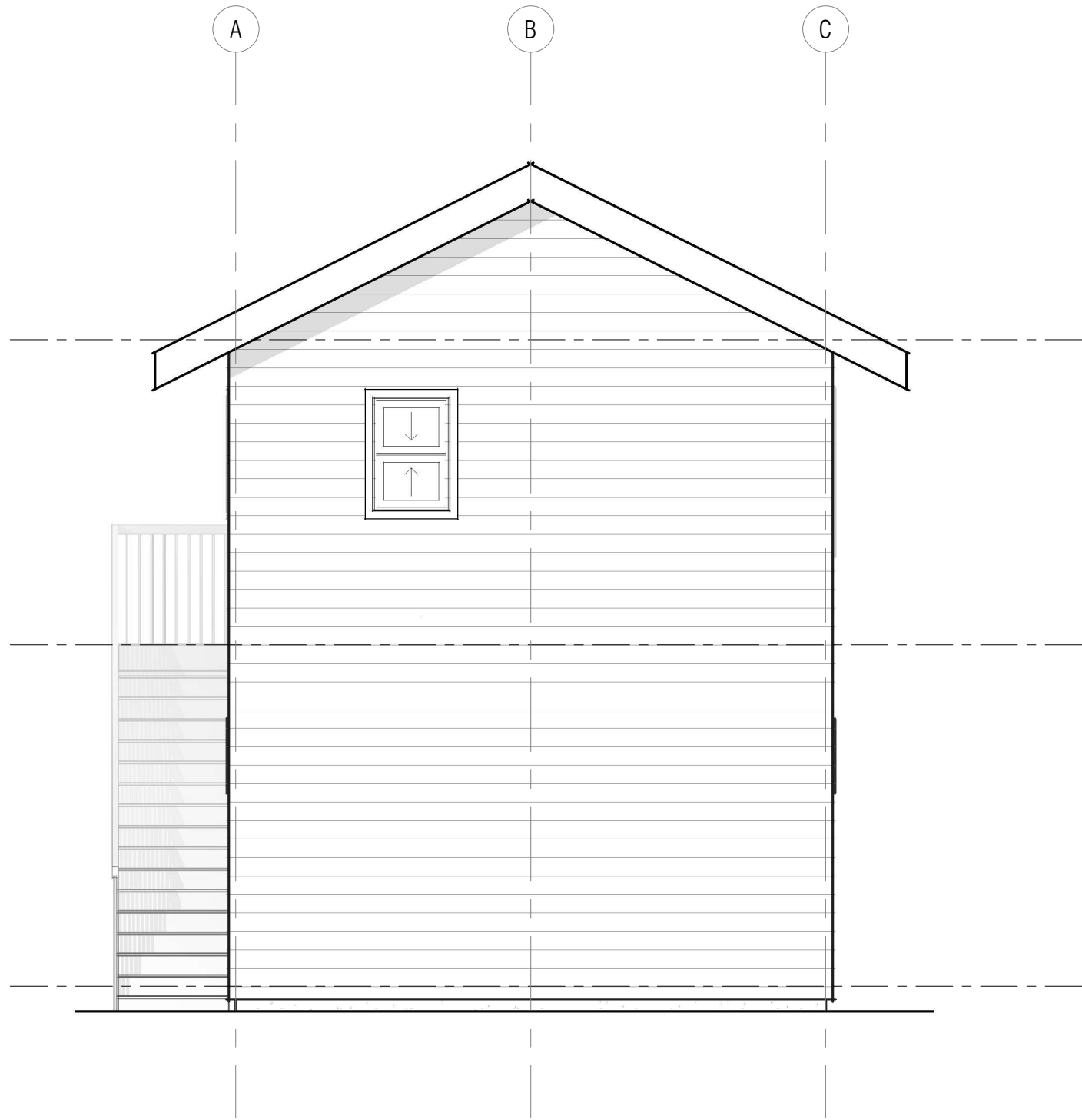


EAST ELEVATION - DADU OVER GARAGE

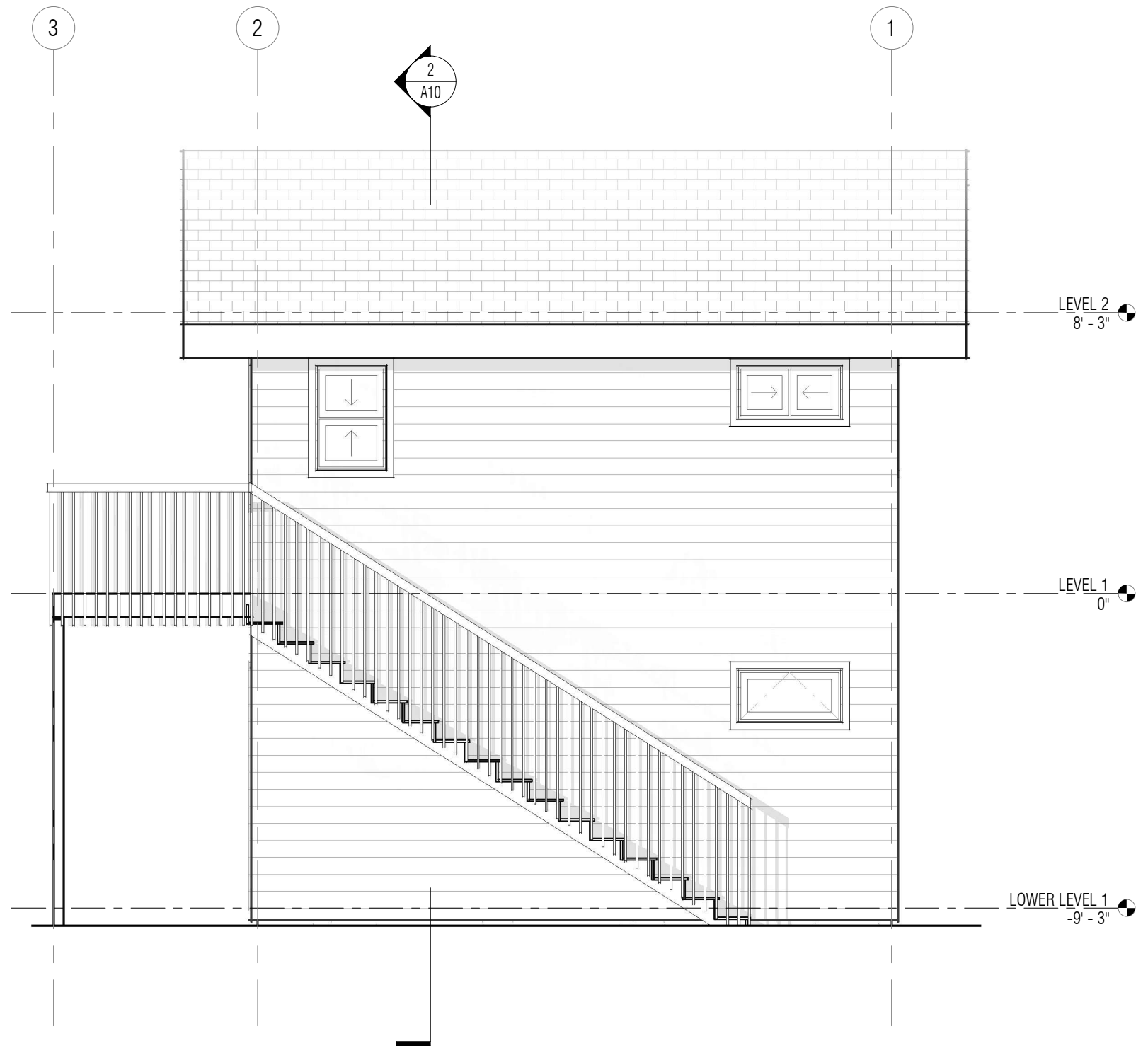


SOUTH ELEVATION - DADU OVER GARAGE





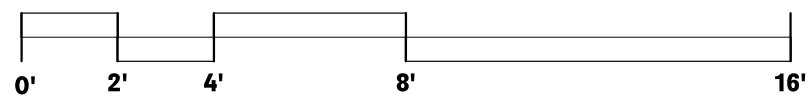
WEST ELEVATION - DADU OVER GARAGE



NORTH ELEVATION - DADU OVER GARAGE

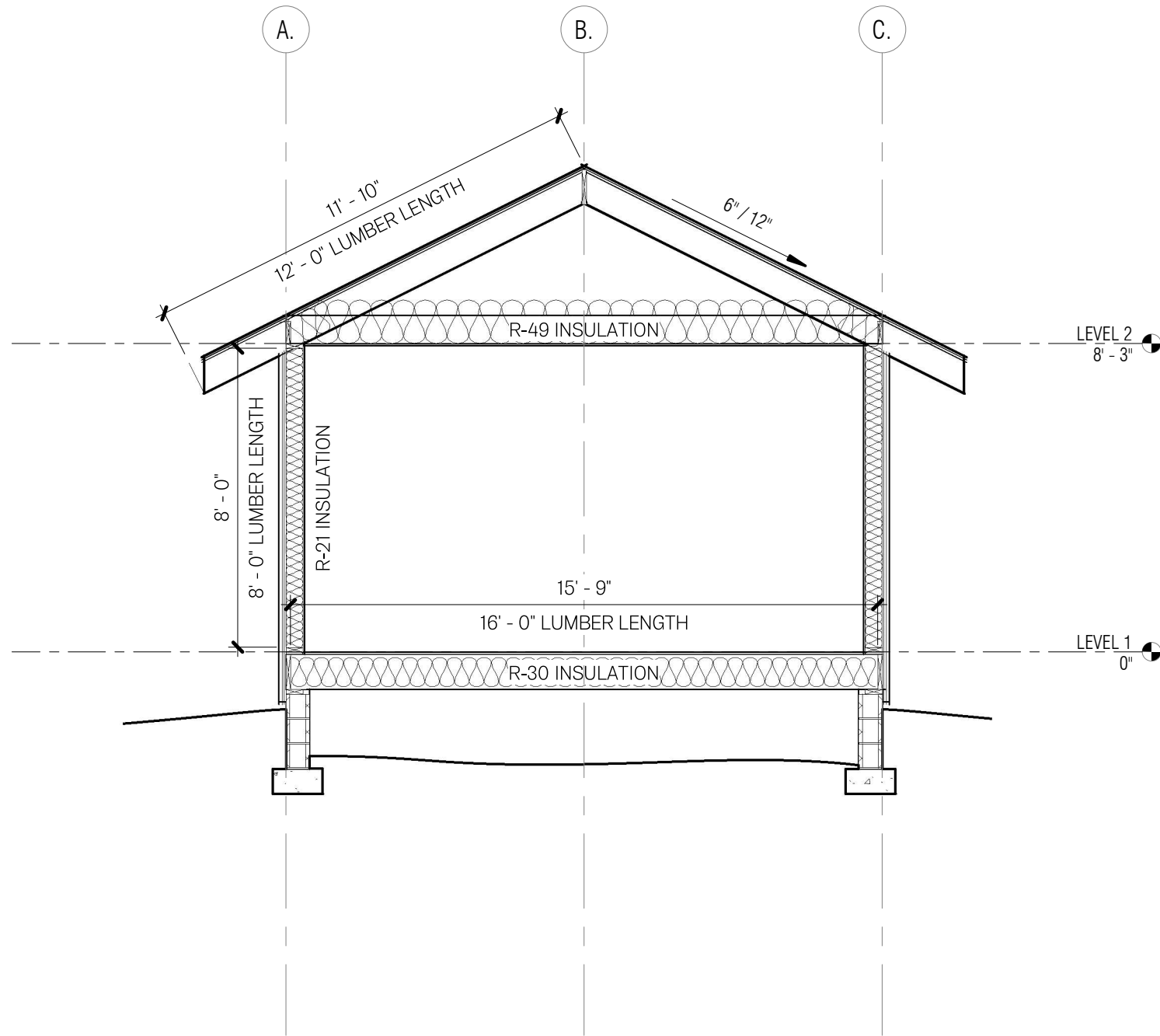
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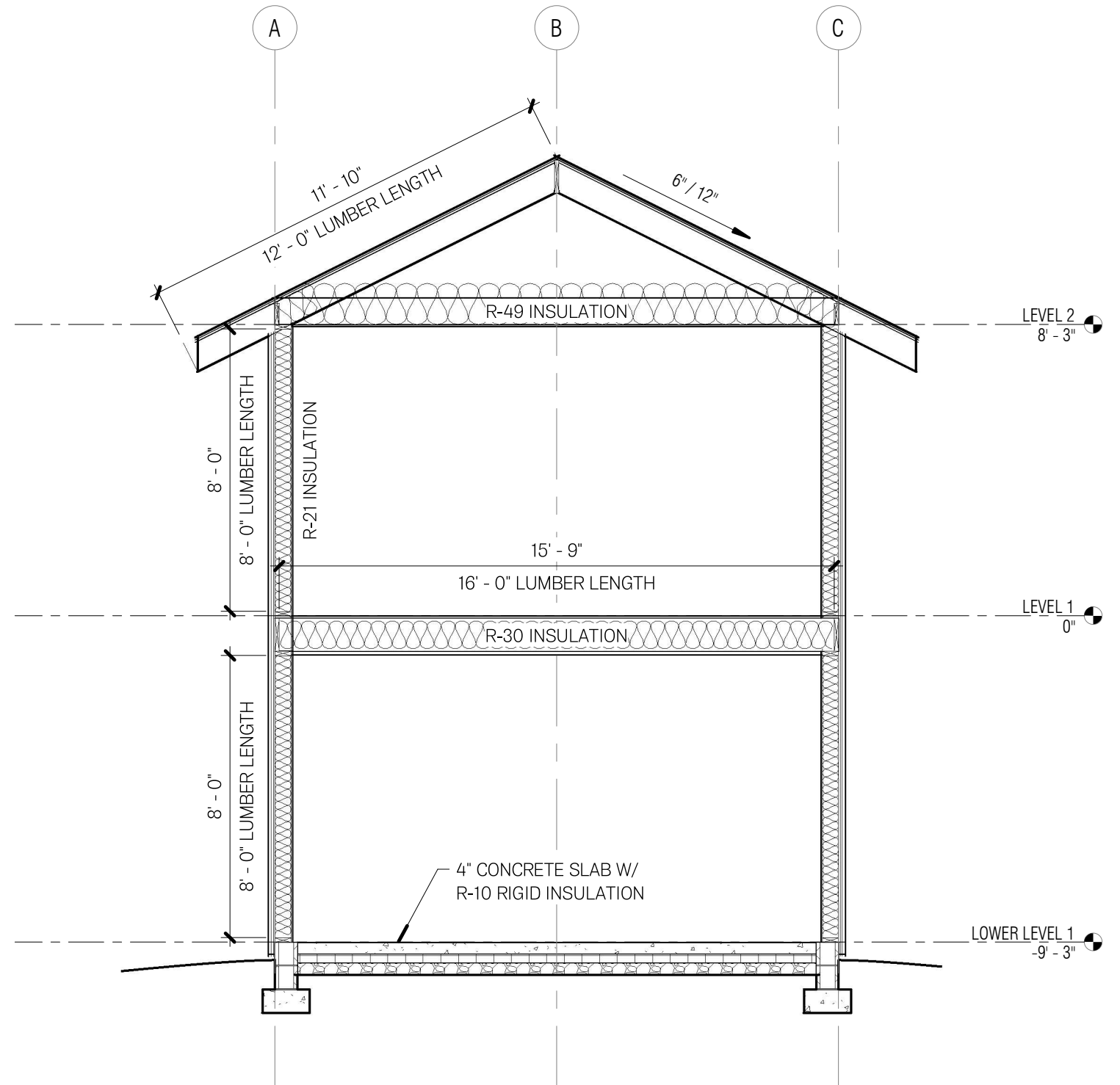


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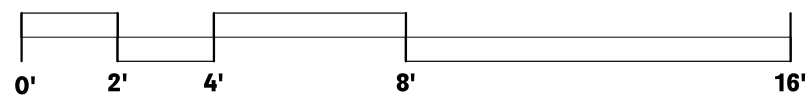
A9



BUILDING SECTION - SINGLE STORY OPTION



BUILDING SECTION - GARAGE OPTION

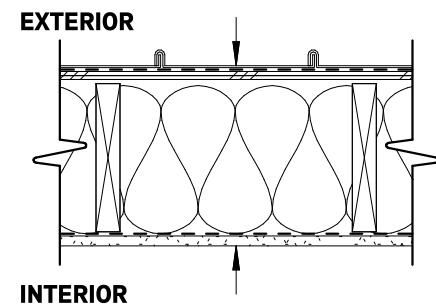


ROOF ASSEMBLIES

NOTE: ALL ASSEMBLIES ARE LISTED FROM EXTERIOR TO INTERIOR, TOP TO BOTTOM, UNO.

R.1 - VENTED SLOPED ROOF ASSEMBLY

- ROOFING
COMPOSITE SHINGLE - OR -
STANDING SEAM METAL
- ICE & WATER SHIELD
- SHEATHING PER STRUCTURAL
- 2X FRAMING PER STRUCTURAL
MINIMUM 1" AIR GAP
R-49 INSULATION
- WATER RESISTIVE BARRIER
- GYPSUM CEILING BOARD

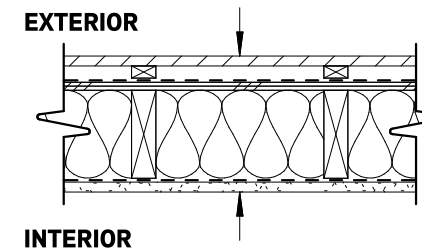


WALL ASSEMBLIES

NOTE: ALL ASSEMBLIES ARE LISTED FROM TOP TO BOTTOM, EXTERIOR TO INTERIOR, UNO.

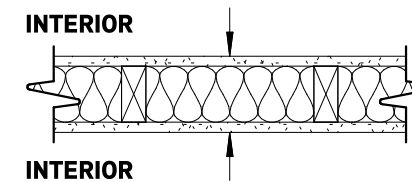
W.1 - EXTERIOR WALL ASSEMBLY

- SIDING
COMPOSITE SIDING - OR -
WOOD LAP
- 1X FURRING
- TYPE III WATER RESISTIVE BARRIER
- SHEATHING PER STRUCTURAL
- 2x6 FRAMING
R-21 INSULATION PER SPECIFICATIONS
- AIR & TYPE III VAPOR BARRIER PER
SPECIFICATIONS
- GYPSUM WALL BOARD



W.3 - NEW INTERIOR WALL ASSEMBLY

- FINISH PER SPECIFICATIONS
- GYPSUM WALL BOARD
- 2x4 FRAMING, UNO
ACOUSTIC INSULATION PER PLANS
- GYPSUM WALL BOARD
- FINISH PER SPECIFICATIONS



FLOOR ASSEMBLIES

NOTE: ALL ASSEMBLIES ARE LISTED FROM EXTERIOR TO INTERIOR, TOP TO BOTTOM, UNO.

F.1 - INSULATED FLOOR ASSEMBLY

- FINISH PER SPECIFICATION
- PLYWOOD SUBFLOOR PER STRUCTURAL
- 2X FRAMING
R-30 BATT INSULATION
- 5/8" TYPE X GYPSUM CEILING BOARD AT
OPTIONAL GARAGE

