

DESCRIPTION

This two-story, small-footprint DADU will be an excellent option for any household looking for a space that feels spacious, yet can easily fit on any size lot due to its small footprint. The design of this DADU is geared towards those who are looking for a cost-effective solution to their housing needs and excited to adopt green building and design features inspired by the Passive House Institute.

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MBE/DBE CERTIFIED FIRM  
Minority Business Enterprise  
Disadvantaged Business Enterprise

DESIGN PRIORITIES



SUSTAINABILITY



CONSTRUCTIBILITY



FLEXIBILITY



LOW COST

SMALL-FOOTPRINT DADUs



PROJECT NARRATIVE

At 17’x17’, the DADU complies with the requirement for small-footprint DADUs. The two-story structure includes one bedroom, a full bath, and kitchen.

LOW COST

The materials chosen are common and readily available, cutting down costs. The design can also support a variety of different materials (see page 3), allowing households to tailor the DADU to their specific budget.

GREEN BUILDING AND DESIGN

Highly insulated and airtight passive walls will be utilized. A passive roof, solar panels, and rain garden/catchment are also suggested. These strategies will reduce the cost of heating/cooling.

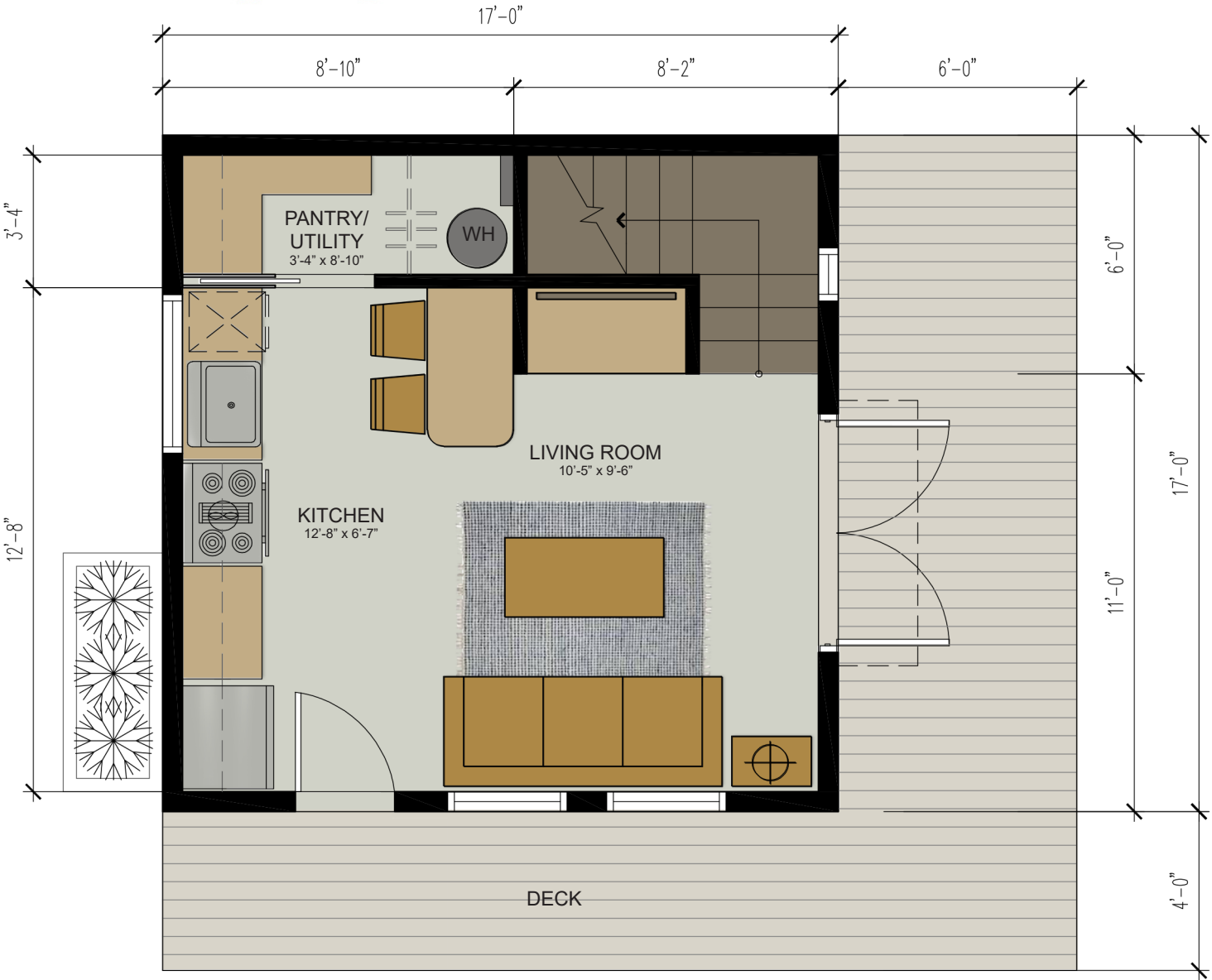
CONSTRUCTABILITY

The wood frame structure and open floor plan simplify construction. The design also allows for the potential of a modular or pre-fab DADU.

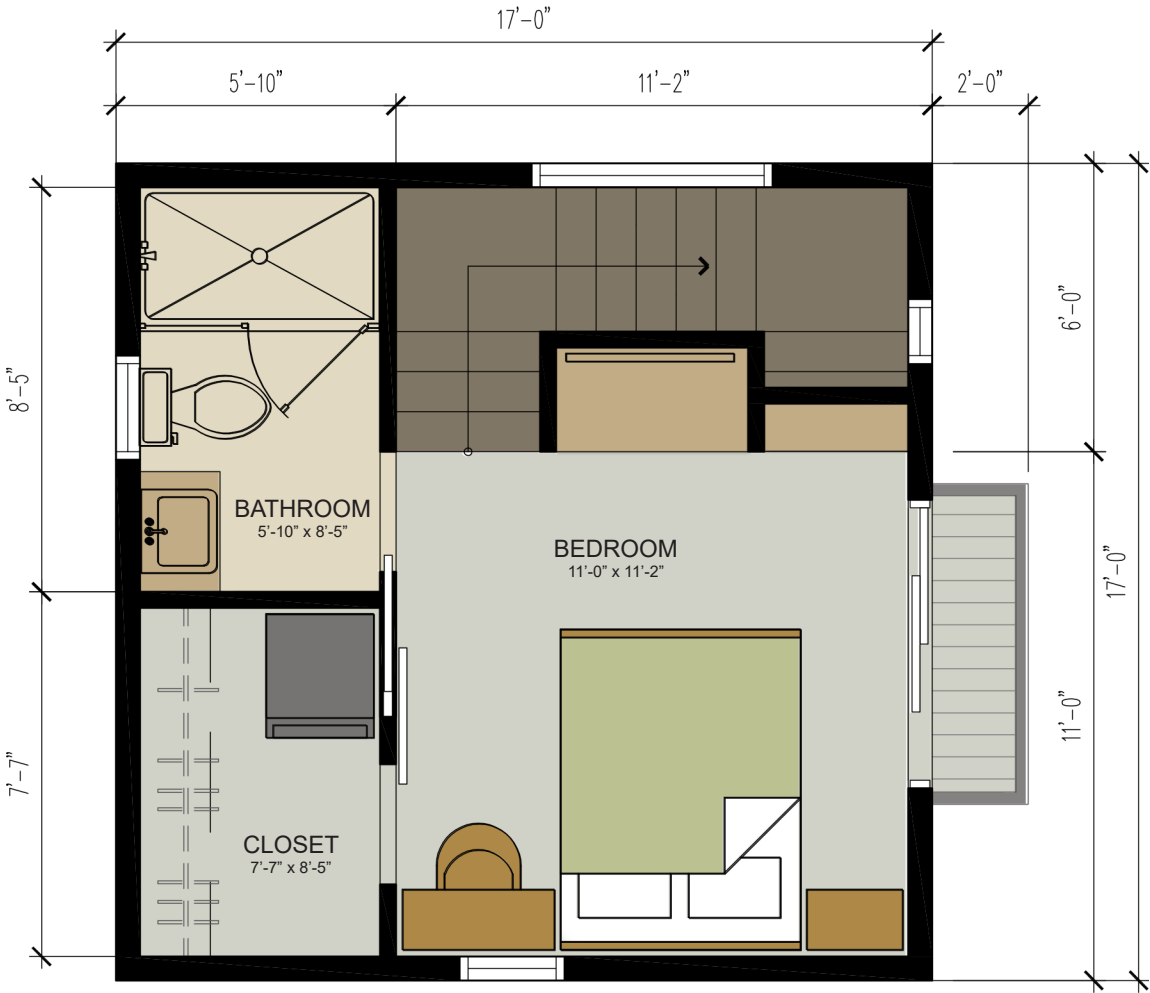
PRIVACY/CONTEXT/CULTURALLY RESPONSIVE

The square plan supports flexibility in site placement (see page 2), which allows for privacy and context to be considered. Traditional design elements and flexibility in material allow for the DADU to compliment different sites. The roof type is also flexible (see page 4), which allows for the DADU to represent a variety of housing types from different cultures and traditions.

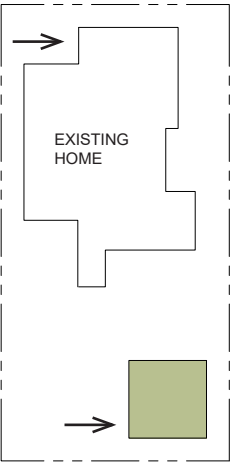
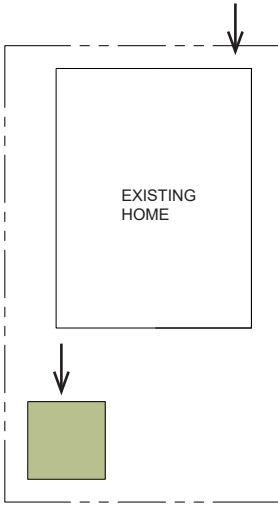
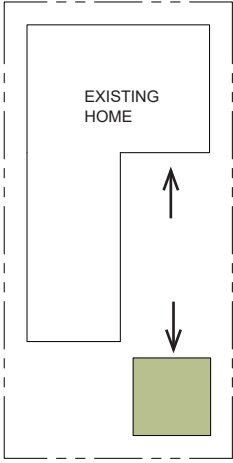
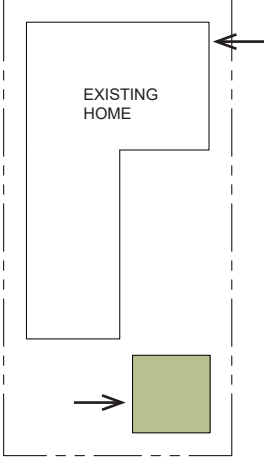
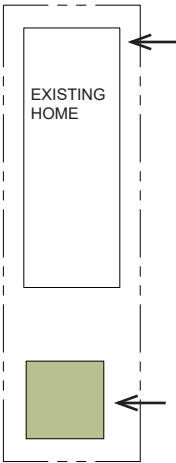
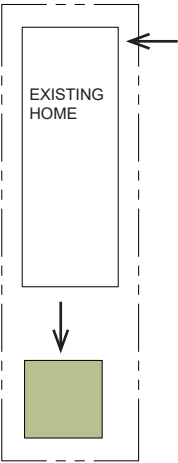




FIRST FLOOR PLAN 289 SF  
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN 289SF  
SCALE: 1/4"=1'-0"



FLEXIBLE SITE PLACEMENT



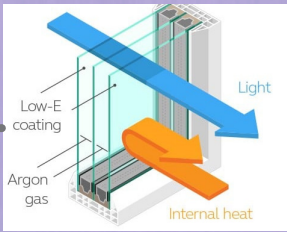
# MATERIALS



HARDIE BOARD



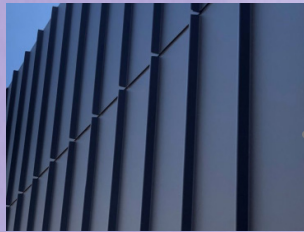
SOLAR PANELS ON METAL ROOF



TRIPLE PANE GLASS



WOOD SIDING



ALTERNATIVE: METAL SIDING



ALTERNATIVE: HARDIE BOARD



ALTERNATIVE: PLAIN METAL ROOF

20'-0" A.F.G.  
T.O. ROOF STRUCTURE

16'-0" A.F.G.  
T.O. LOW ROOF EDGE

8'-0" A.F.G.  
T.O. FINISHED FLOOR

0'-0" A.F.G.  
T.O. FINISHED FLOOR

-6" GRADE

4'-0"  
8'-0"  
8'-0"  
(ADJUST PER LOT WIDTH)

SIDE ELEVATION  
SCALE: 1/4"=1'-0"

6'-5"  
3'-9"  
8'-0"

FRONT ELEVATION  
SCALE: 1/4"=1'-0"

SEATTLE ADUS SUBMISSION  
SMALL - FOOTPRINT DADUS

Magellan  
ARCHITECTS

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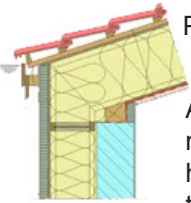
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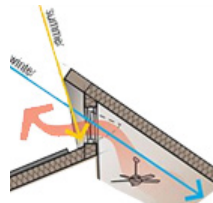
# STRUCTURE



**GLAZING**  
Triple plane glazing should be utilized to save energy.



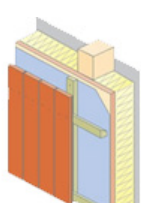
**PASSIVE ROOF**  
A well-insulated roof will reduce the heat lost through the roof.



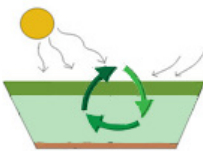
**NATURAL VENTILATION**  
Ventilation keeps the DADU comfortable and reduces cooling demands.



**SOLAR PANELS**  
Solar panels reduce energy costs and are a long term investment.

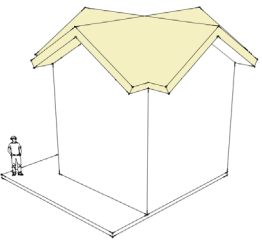
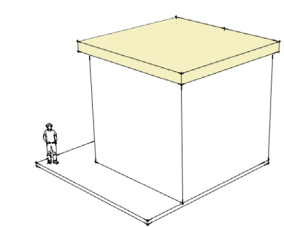
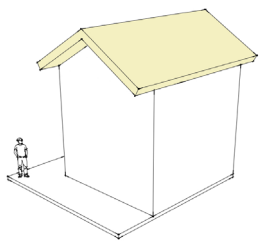
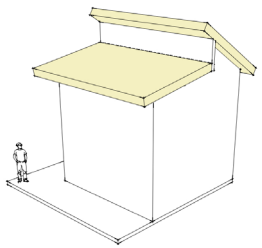
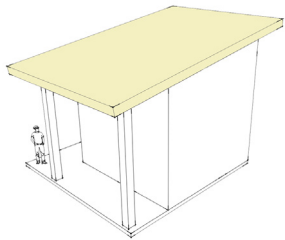
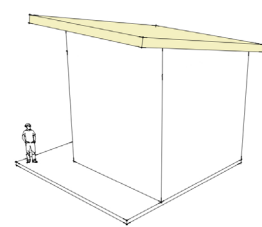
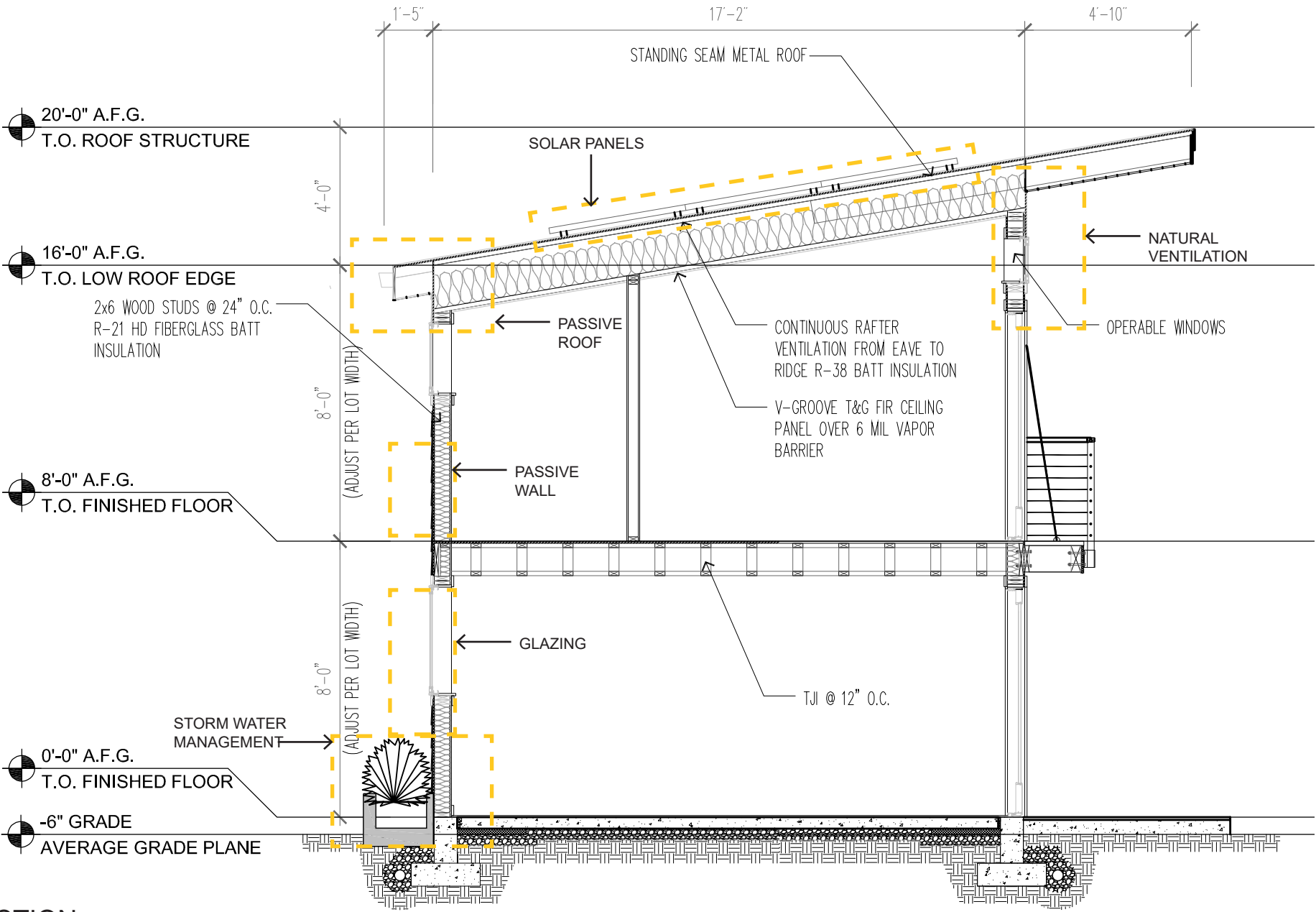


**PASSIVE WALLS**  
Passive wall construction reduces energy lost and regulates the temperature of the home.



**STORM WATER MANAGEMENT**  
Rain gardens and water cisterns/ barrels conserve water and limit land erosion.

## BUILDING SYSTEMS



FLEXIBLE ROOF OPTIONS

## SEATTLE ADUS SUBMISSION SMALL - FOOTPRINT DADUS

SECTION  
SCALE: 1/4"=1'-0"



# INTERIOR VIEWS AND MECHANICAL SYSTEMS



HEAT PUMP HOT WATER TANK



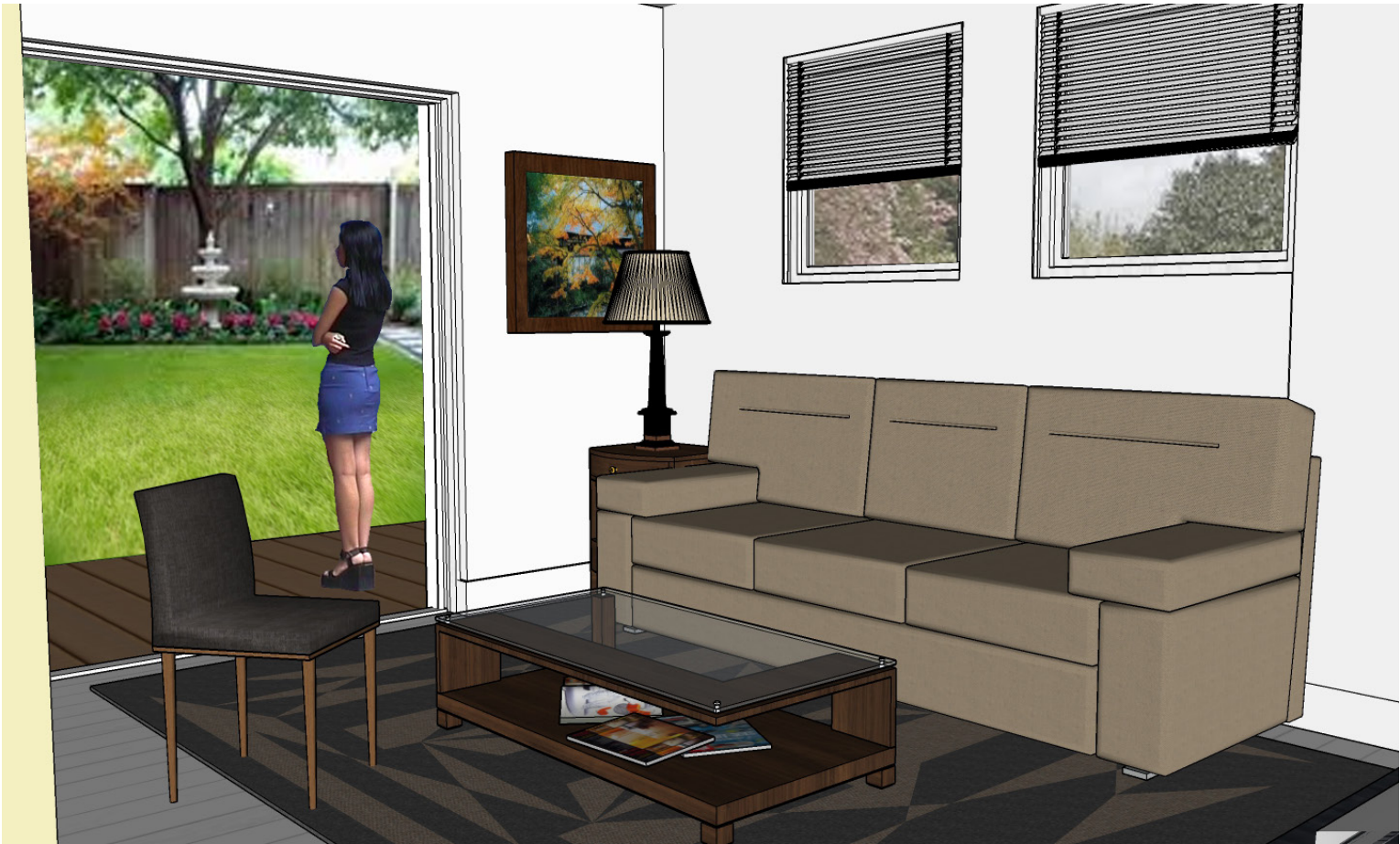
INFRARED RADIANT COVER HEATER AND THRU-WALL HRV



PANASONIC QUIET WHISPER VENTILATION FAN (BATH)



PANASONIC WHISPER GREEN VENTILATION WITH SENSOR FAN (LAUNDRY)



SEATTLE ADUS SUBMISSION  
SMALL - FOOTPRINT DADUS

# ESTIMATE OF CONSTRUCTION COST



2910 1st Ave S, Ste 201, Seattle, WA 98134  
p: 206.880.1550  
info@mightyhouseconstruction.com  
WA Contractor License #MIGHTHC918DS

to:  
Magellan Architects

ballpark estimate date: 6-Feb-19

## SMALL FOOTPRINT DADU CONCEPT

GENERAL	\$24,500.00
project management (supply acquisition, staff and subcontractor mgmt, client communication, etc.)	
site prep	
excavation (assumes flat-ish site)	
STRUCTURE + ENVELOPE	\$122,000.00
foundation and floor	
framing	
windows (9; \$4,800 supply allowance)	
exterior doors + hardware (\$5,000 supply allowance)	
siding + exterior trim (rainscreen and smart vapor wall system included)	
balcony (optional not included; add-in for \$7,000)	
decking (kebony or like)	
roofing (composite assumed; add \$10k for metal)	
SYSTEMS	\$60,675.00
sewer line	
water line	
power line	
plumbing and hot heat pump hot water tank	
electrical	
HVAC (2000w infrared radiant cove heaters and thru-wall HRV)	
closet / laundry ducting	
insulation (no fiberglass or foam)	
FINISHES	\$68,000.00
sheetrock	
flooring (wood or marmoleum)	
stairs + handrail (wood)	
interior doors + hardware (3; \$1,200 supply allowance)	
interior trim	
no custom built-ins	
kitchen cabients (6 boxes; \$4,000 supply allowance)	
kickthen counter (quartz; \$1,500 supply allowance)	
kitchen sink + faucet (\$1,000 supply allowance)	
stove hood vent (appliance supplied by owner; install by contractor)	
kitchen appliance install (appliances supplied by owner; installed by contractor)	

kitchen pantry shelves  
Bath floor (marmoleum)  
Bath shower pan + walls(tile)  
bath vanity + counter (\$1,000 supply allowance; quartz counter)  
bath sink + faucet (\$700 supply allowance)  
bath toilet (\$400 supply allowance)  
shower valve and rim (\$1,000 supply allowance)  
bath ventilation  
shower glass (\$1,500 supply allowance)  
painting interior (assumes 1 color walls, 1 color trim, 1 color ceiling per room)  
painting exterior (assumes 1 color siding, 1 color trim/soffit)

TOTAL (excluding tax) \$275,175.00

Price for plan: \$1,000	
Magellan Architects hourly rate for further work:	
Architect of Record	\$170 per hour
Project Manager Architectural/Senior Designer/Interior Designer	\$150 per hour
Support Architectural/Interior Design	\$130 per hour
Administrative	\$85 per hour
*Excludes: Structural/Geotech/Civil/Landscape/MEP/Consultants	