

ADJUNCT DESIGNS

6533 31ST AVE SOUTH

SEATTLE, WA 98108

Contact: Andrew Johnston, Architect - adjunctdesigns@gmail.com - 805.453.8100

Seattle Department of Corrections and Inspections,

These designs were submitted by Adjunct Designs. Adjunct Designs is a WMBE architectural design business led by emerging Black architect Andrew Johnston.

Project Description

A 450 sf accessory dwelling unit, with a bedroom, full bath, open kitchen, living and dining areas above a 450 sf one-car garage and workshop space. The unit is accessed through an external stair that leads to a deck space for the unit. Within the general structure of the building there are customizable plan options to maximize compatibility with varying site conditions as well as options for material choices to accommodate budget restrictions.

Project Narrative

This design is drawn from a completed DADU that was built in 2015 for around \$170,000. The general design is based off of the dimensions of a standard one-car garage that many Seattle homeowners have tucked in their yards. New zoning will allow homeowners to transform and expand these structures and this design aims to add a dwelling unit and maintaining a garage space. This new garage space could be used for the primary or new unit above and within the structure can be customized to accommodate two small cars or one car and a flexible workshop or artist studio space. The accessory dwelling unit is also a flexible space with customizable plans to accommodate site orientation and client needs. The simplicity of the structural design will make this project financially predictable, easily constructible, and adaptive to various site conditions. There are plenty of opportunities to pursue green building design with material choice and mechanical system design. The completed project used heat pumps as the mechanical system used to heat and cool the space and it has kept the space comfortable throughout the summer and winter months. The small footprint, opportunity to harvest rainwater from the building's roof and use of skylights to bring in plenty of natural light are also ways that this building can be fit sustainably into many Seattle properties.

Plan Cost and Rate

\$900 for plan

\$105/hr rate for any further work

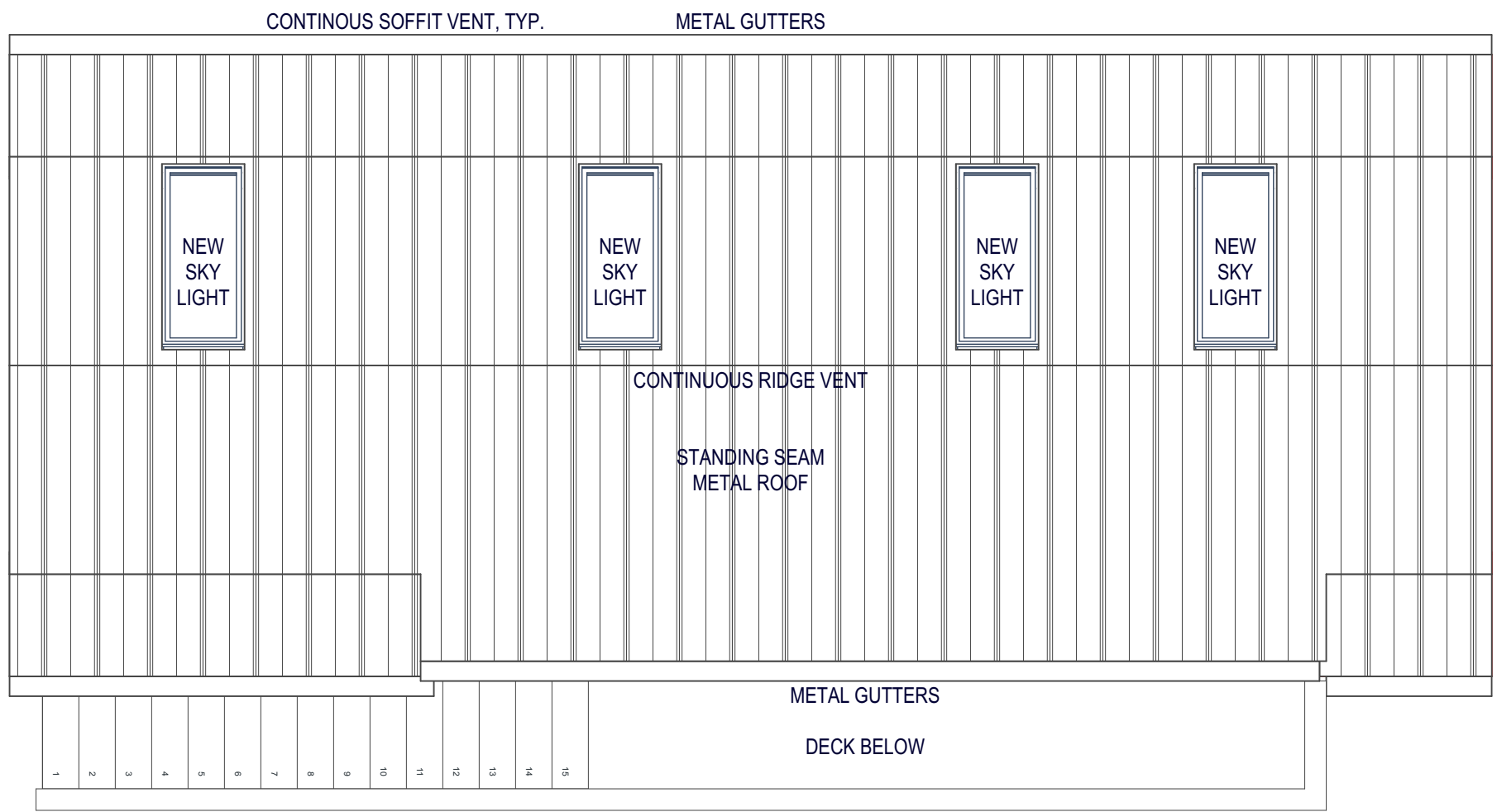
Please let me know if you have any questions, concerns, or if you need any additional information.

Thank you,
Andrew Johnston

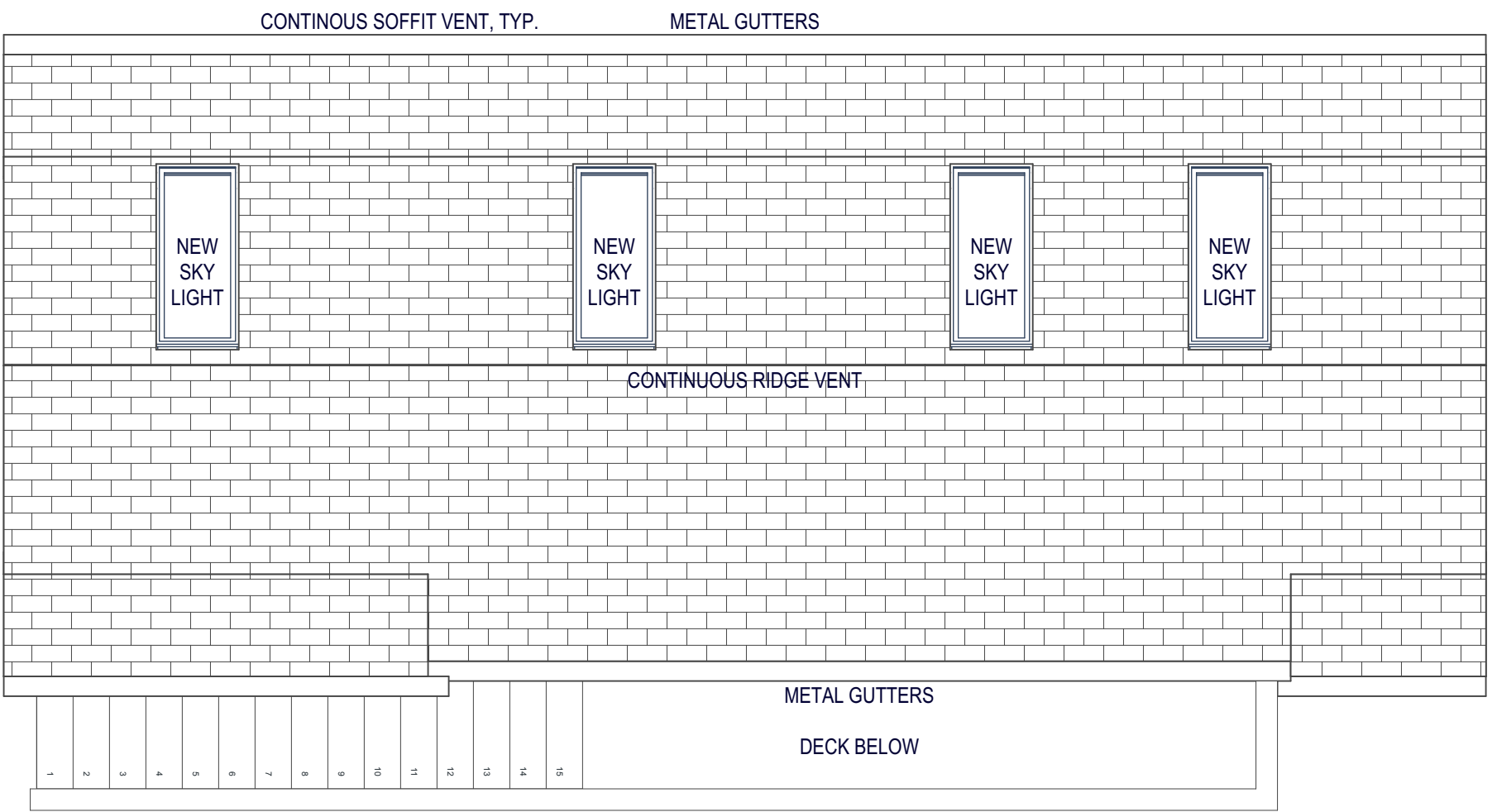
adjunctdesigns@gmail.com

(805) 453-8100

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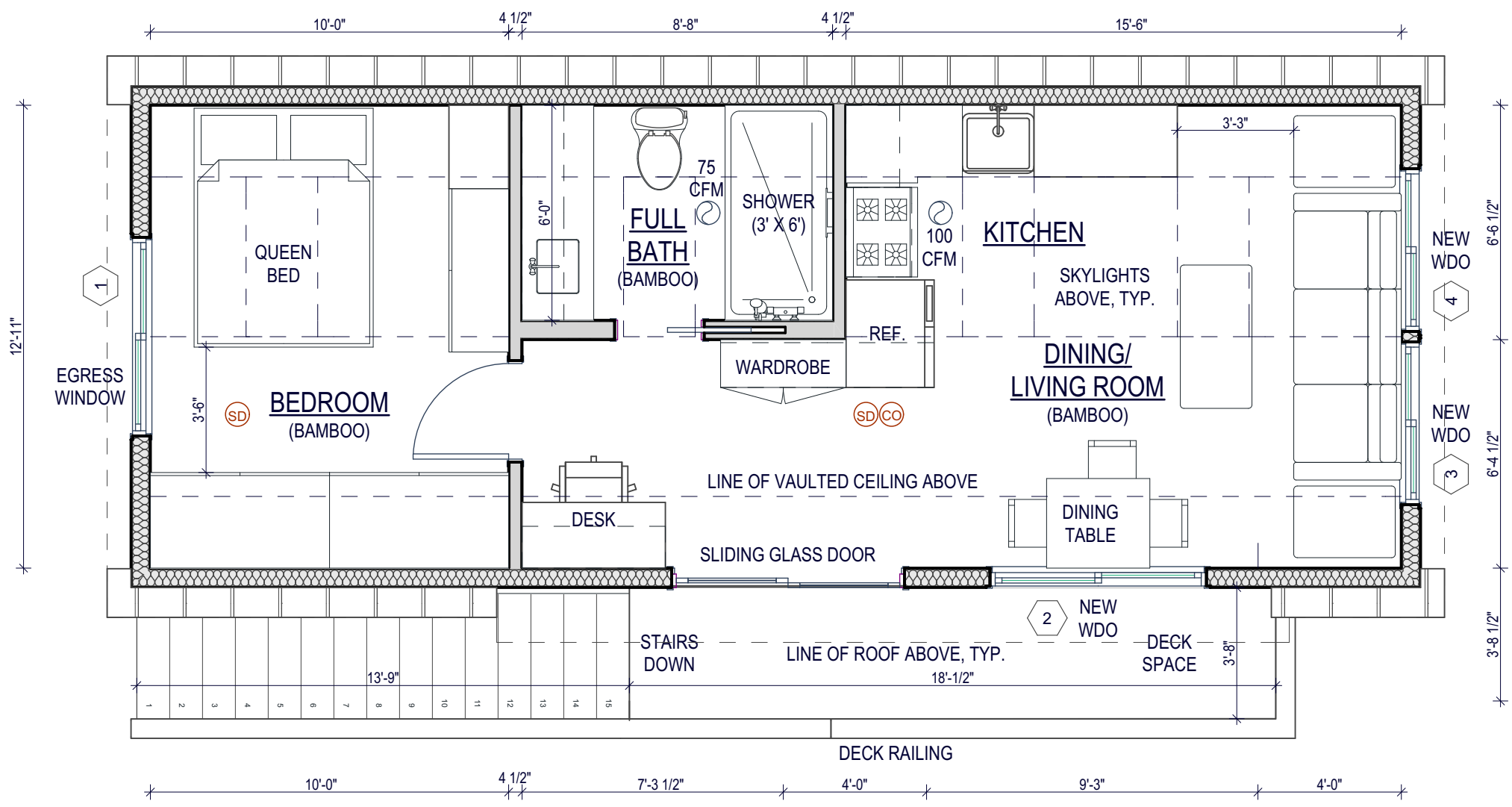
ROOFING OPTION: STANDING SEAM METAL ROOFING
SIDING OPTION: HORIZONTAL HARDIEPLANK® SIDING



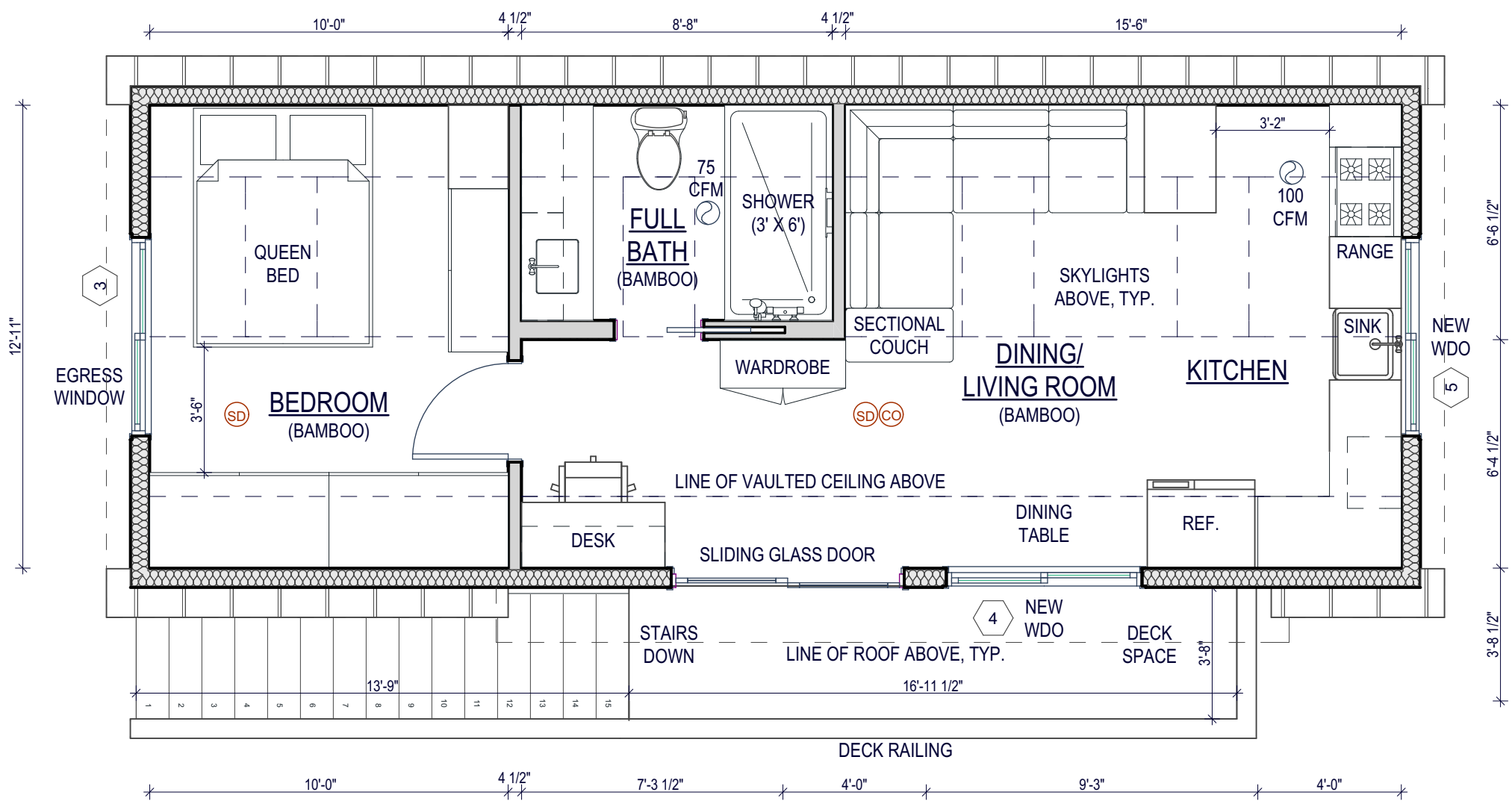
ROOFING OPTION: ASPHALT COMPOSITE SHINGLE ROOFING
SIDING OPTION: VERTICAL HARDIE® BOARD AND BATTEN SIDING

PLAN OPTION: SECOND FLOOR - ACCESSORY DWELLING UNIT
1/4" = 1'-0"

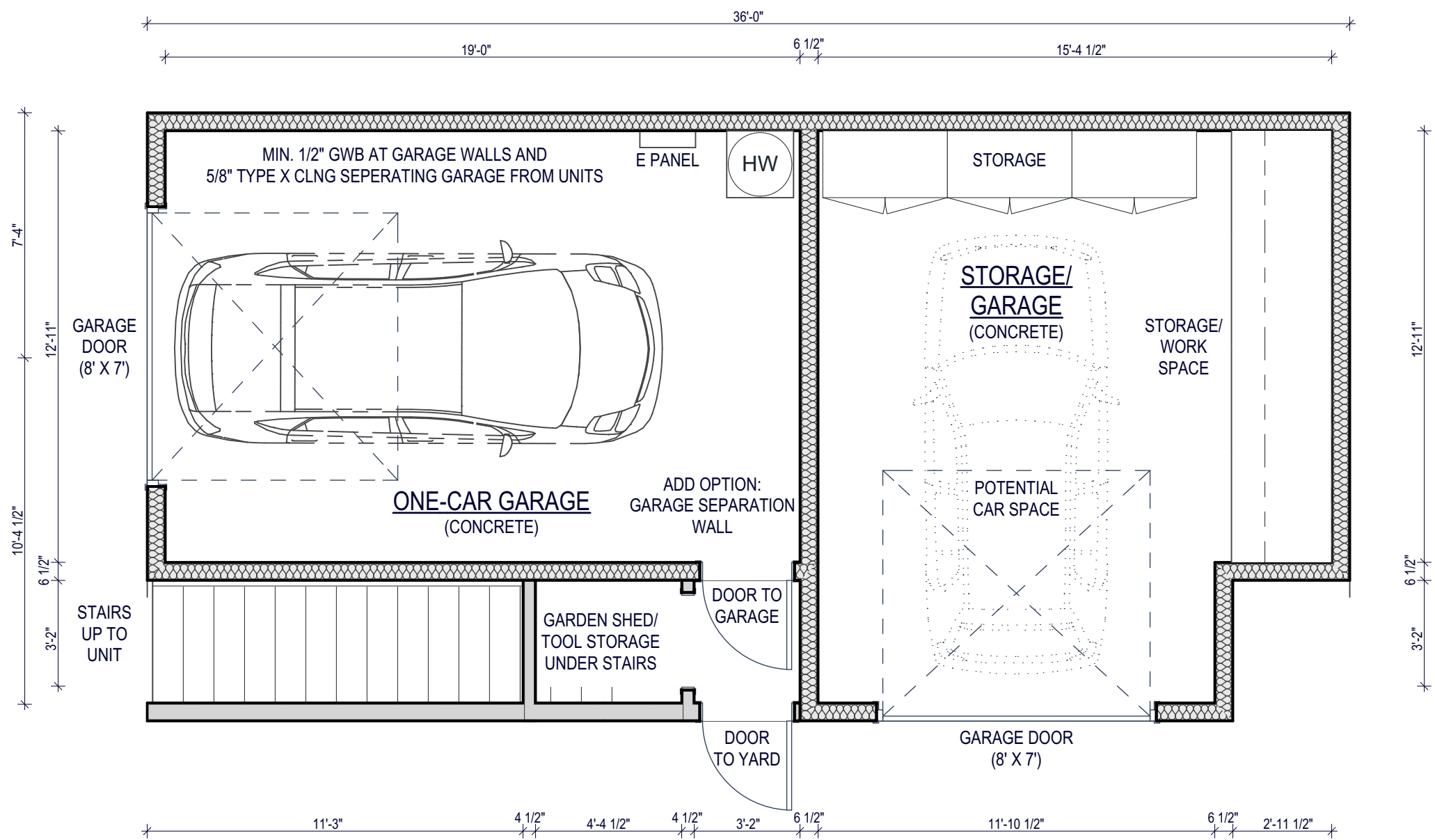
ROOF PLAN
1/4" = 1'-0"



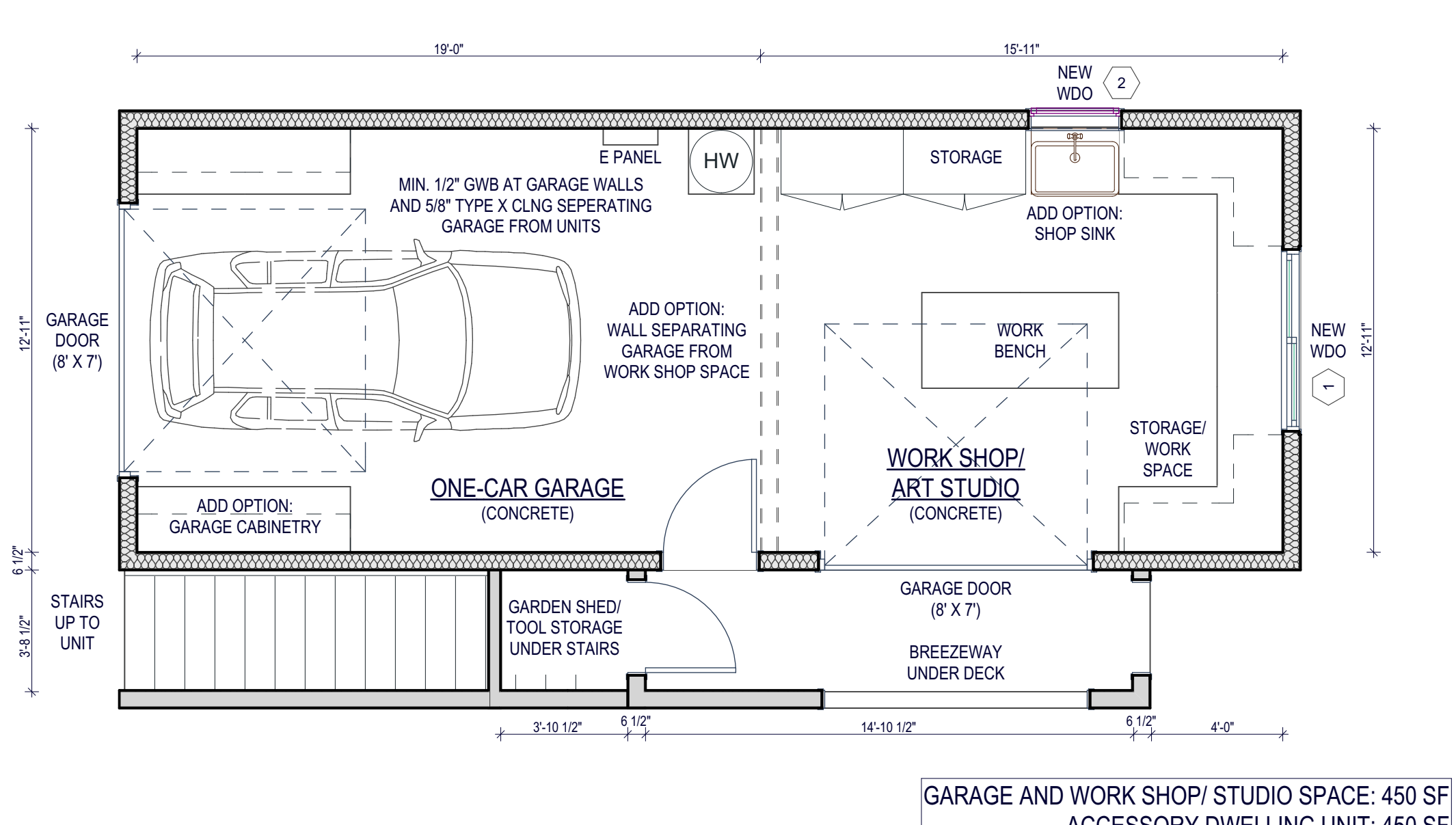
PLAN OPTION: SECOND FLOOR - ACCESSORY DWELLING UNIT
1/4" = 1'-0"



SECOND FLOOR - ACCESSORY DWELLING UNIT
1/4" = 1'-0"



PLAN OPTION: GROUND FLOOR PLAN - GARAGES AND STORAGE
1/4" = 1'-0"



GROUND FLOOR PLAN - GARAGE AND WORK SHOP
1/4" = 1'-0"

FEB. 2020 PLOT DATE: 2/16/2020 MAIN FLOOR PLAN 2020 GARAGE DASH-01

DETACHED ACCESSORY DWELLING UNIT

SAMPLE SET

SAMPLE ADDRESS • SEATTLE, WA

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NO. DATE DESCRIPTION

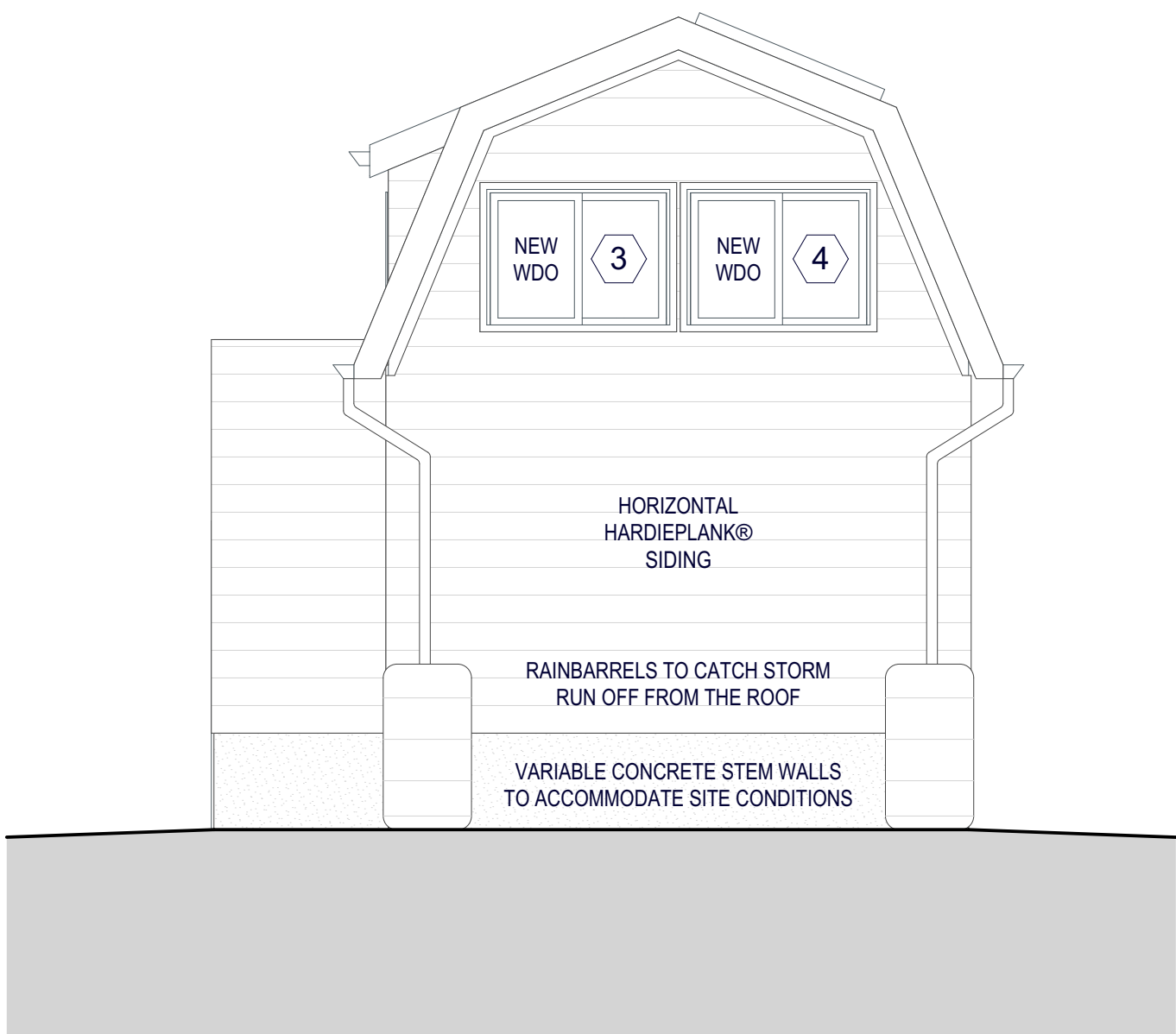
SCHEMATIC SET
2/16/2020

MAIN FLOOR PLAN

A2.1

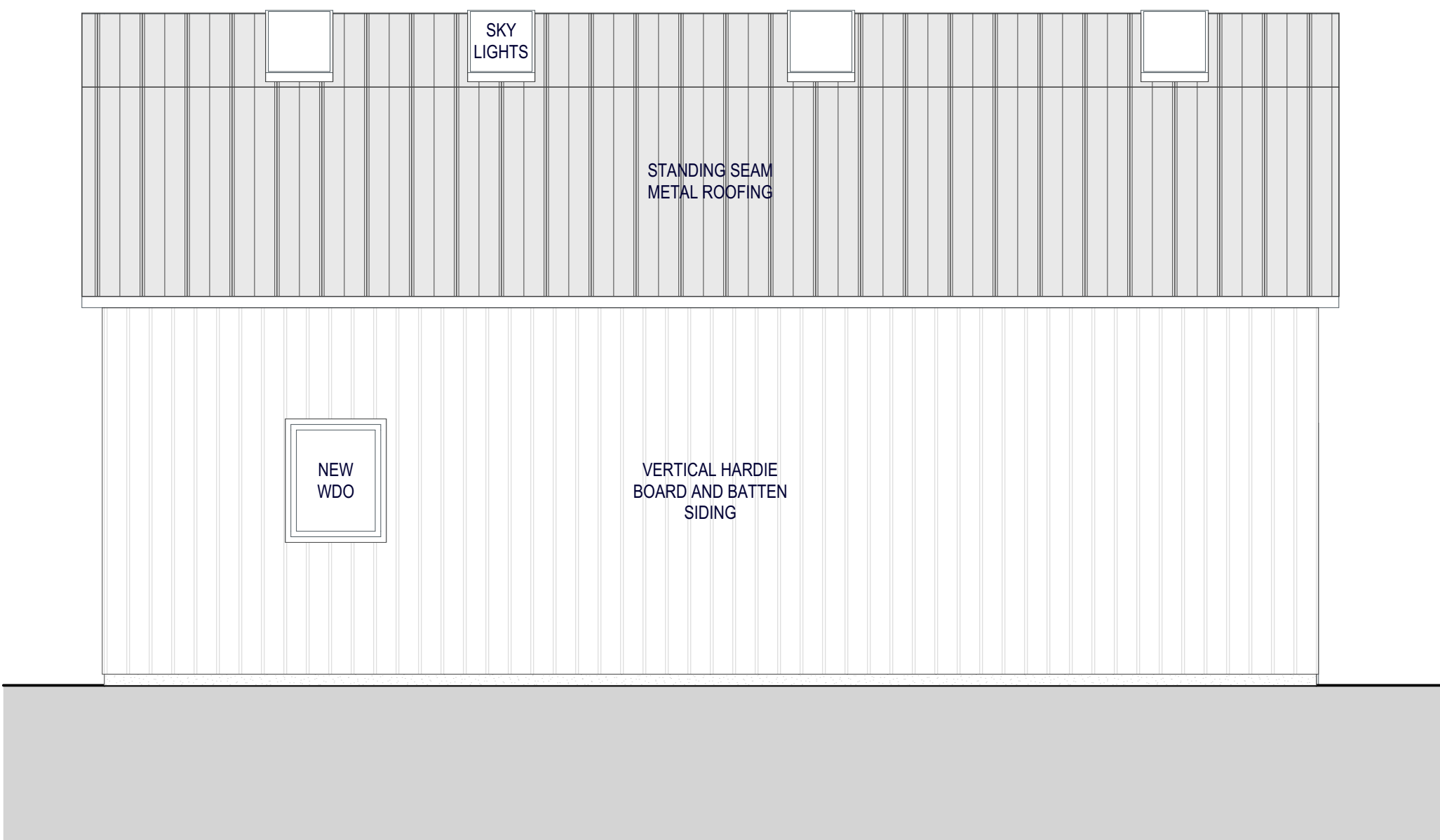
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ROOFING OPTION: STANDING SEAM METAL ROOFING
SIDING OPTION: HORIZONTAL HARDIEPLANK® SIDING

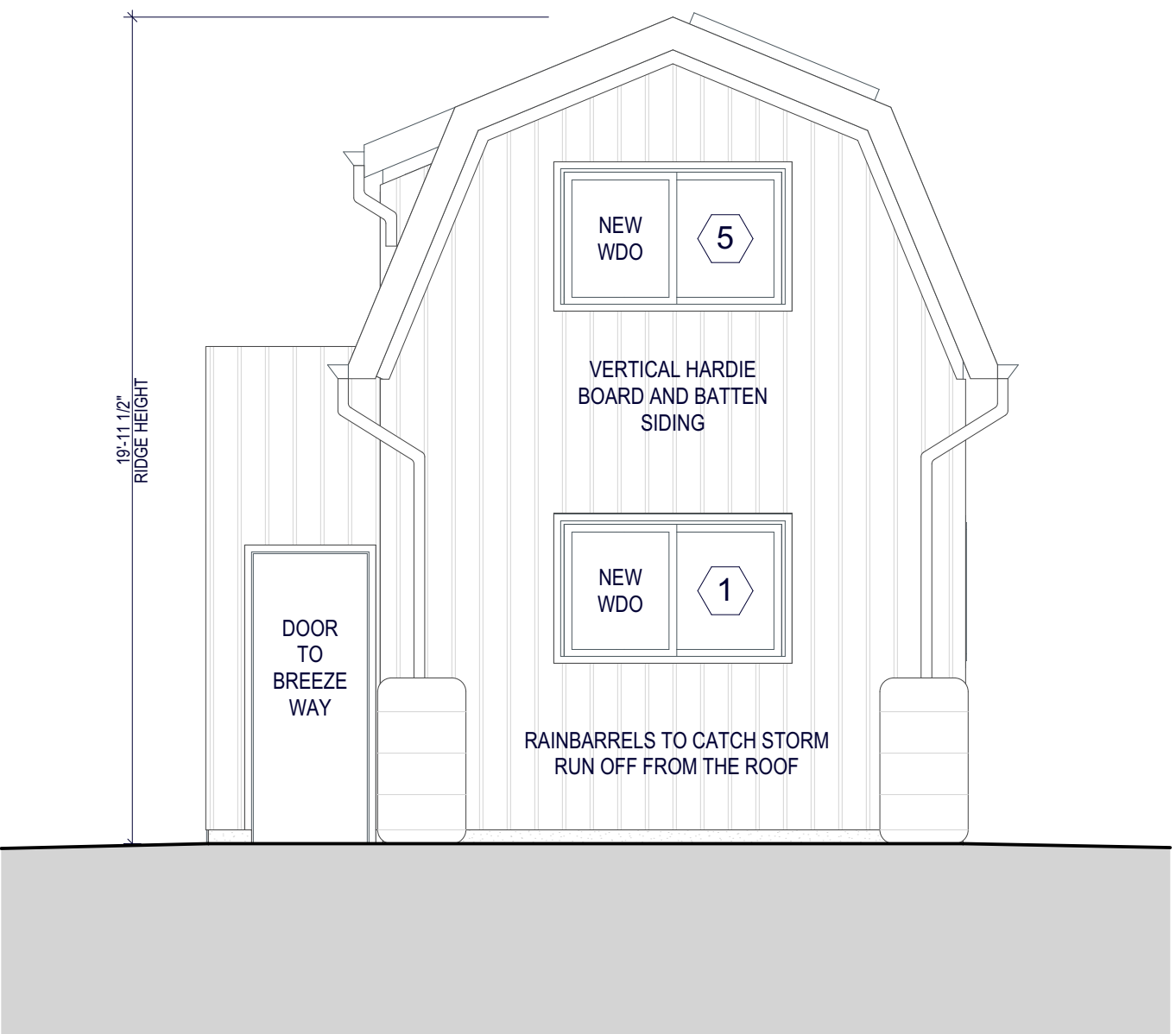


A3.1 ELEVATION OPTION: SOUTH
1/4" = 1'-0"

ROOFING OPTION: ASPHALT COMPOSITE SHINGLE ROOFING
SIDING OPTION: VERTICAL HARDIE® BOARD AND BATTEN SIDING



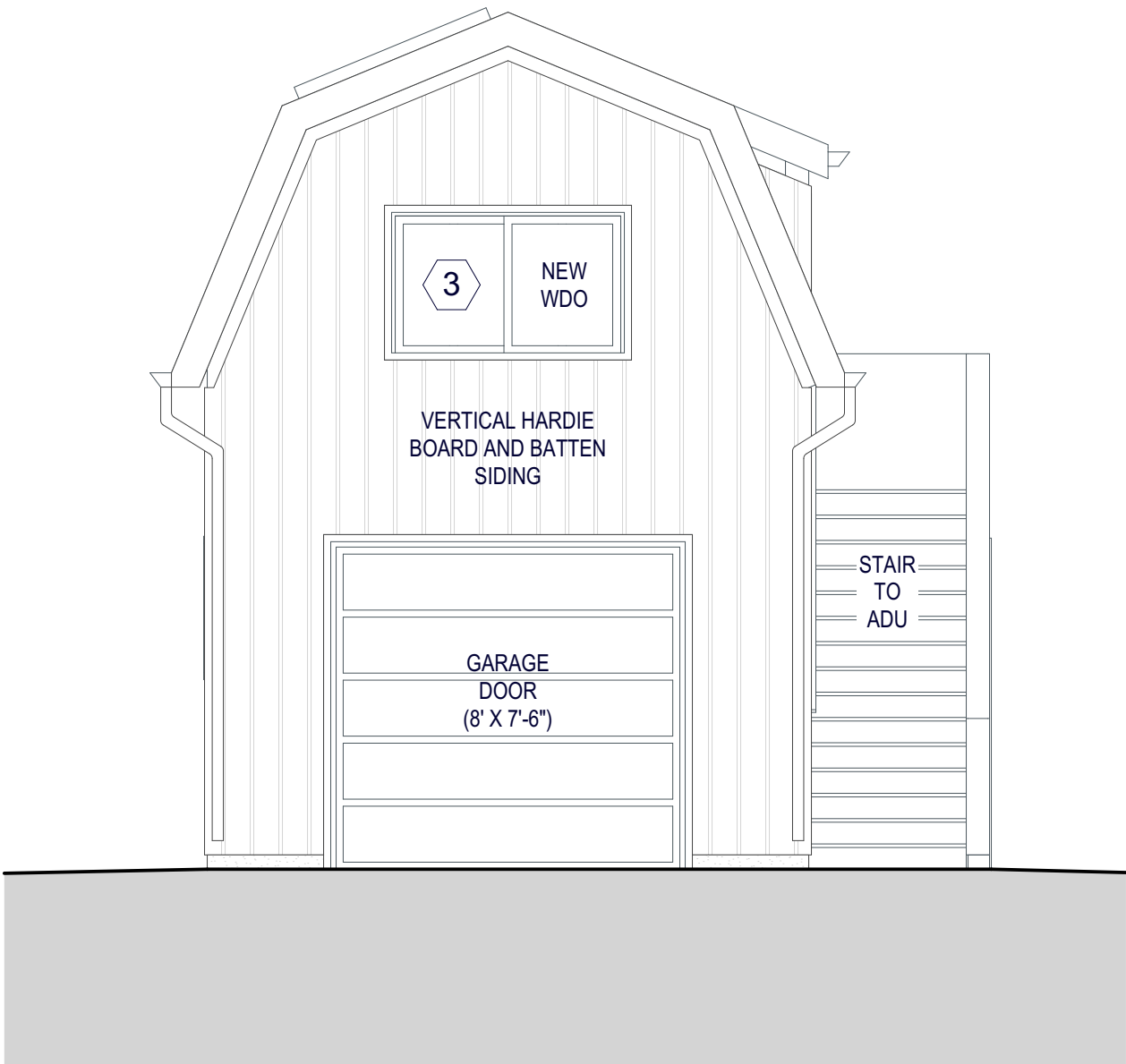
A3.1 EAST ELEVATION
1/4" = 1'-0"



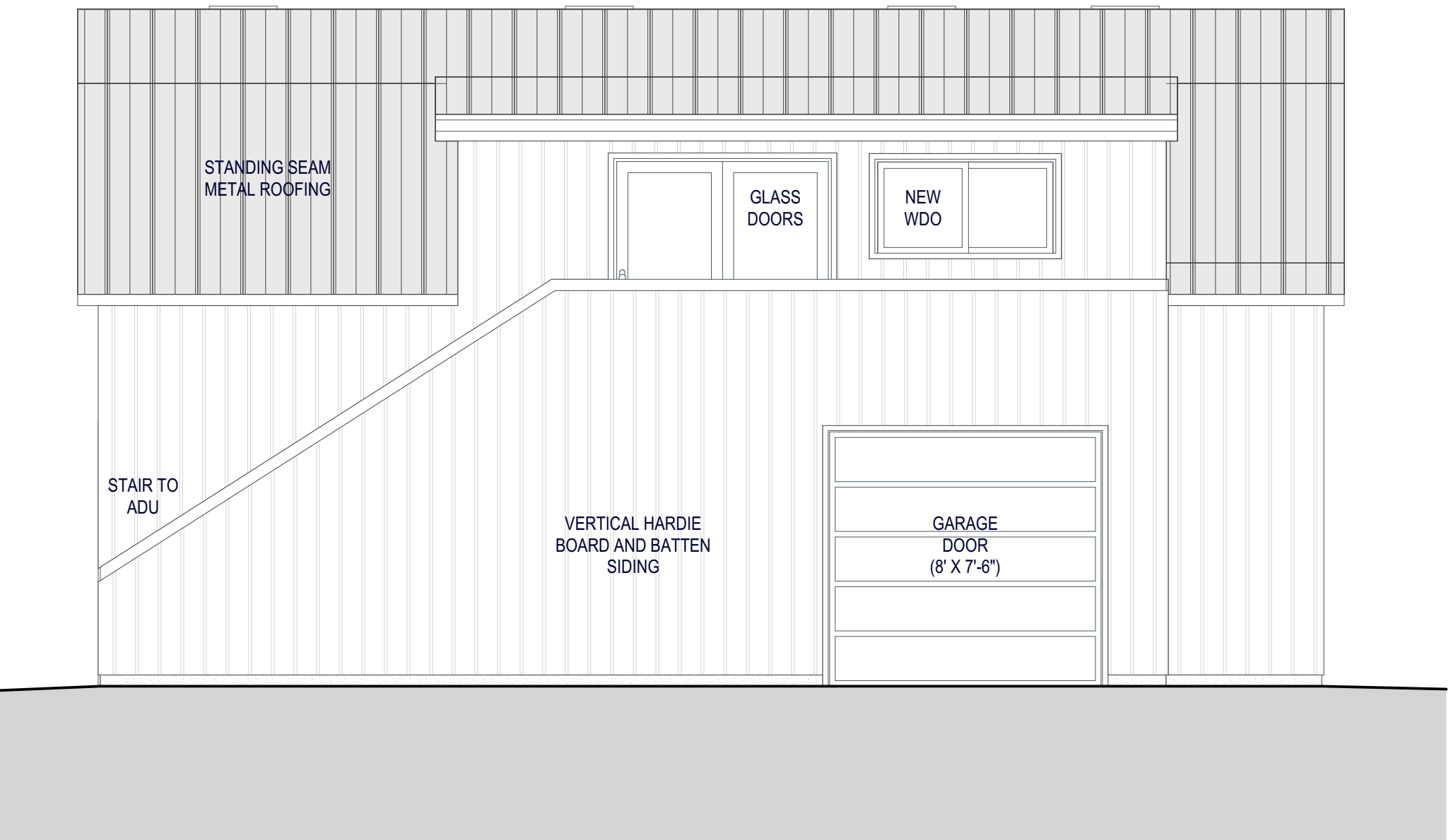
A3.1 SOUTH ELEVATION
1/4" = 1'-0"



A3.1 ELEVATION OPTION: WEST
1/4" = 1'-0"



A3.1 NORTH ELEVATION
1/4" = 1'-0"



A3.1 WEST ELEVATION
1/4" = 1'-0"

FEB 2020 REV 002 BUILDING ELEVATIONS 20076 GARAGE DADU.SHP

DETACHED ACCESSORY DWELLING UNIT
SAMPLE SET
SAMPLE ADDRESS • SEATTLE, WA

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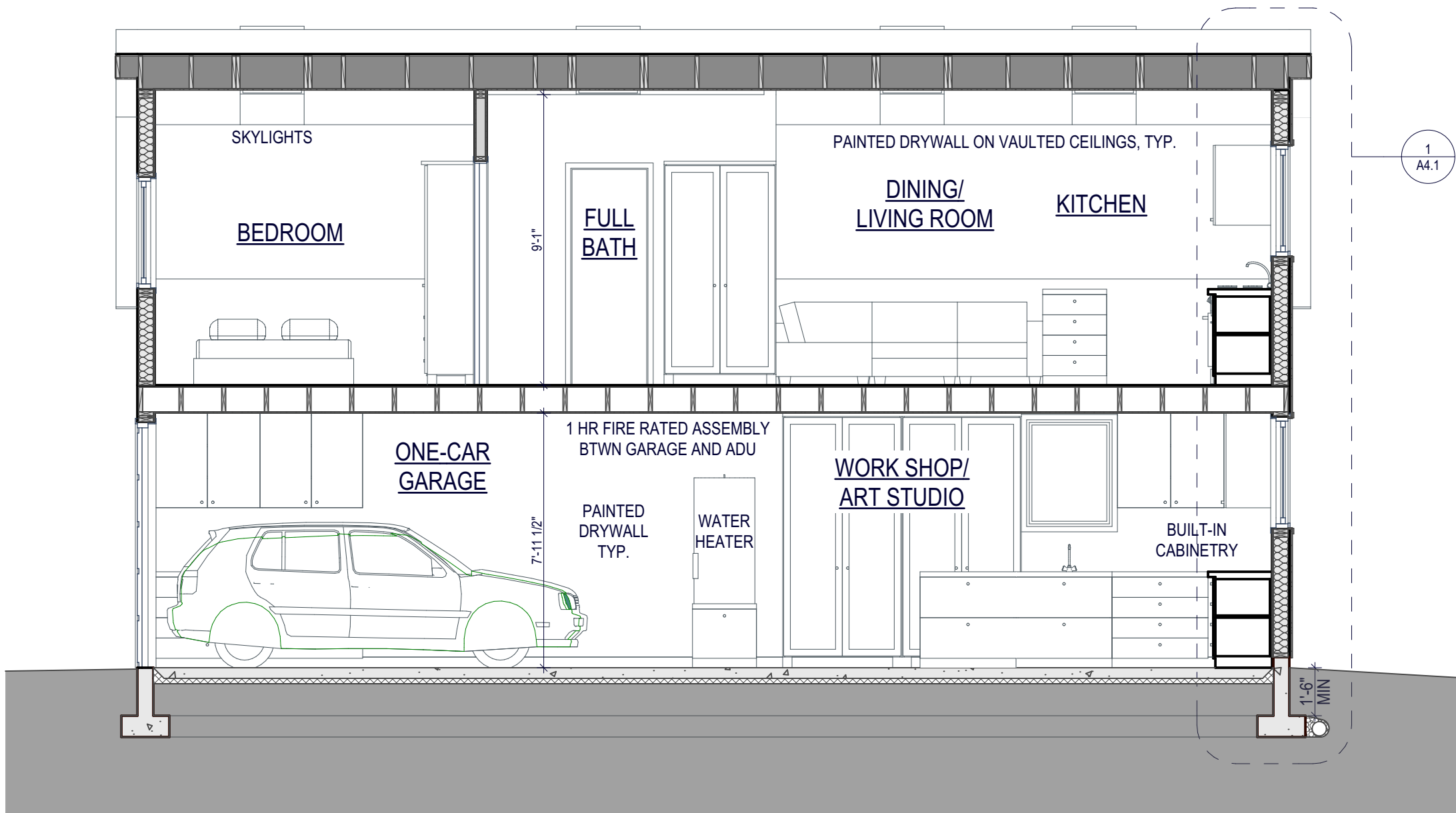
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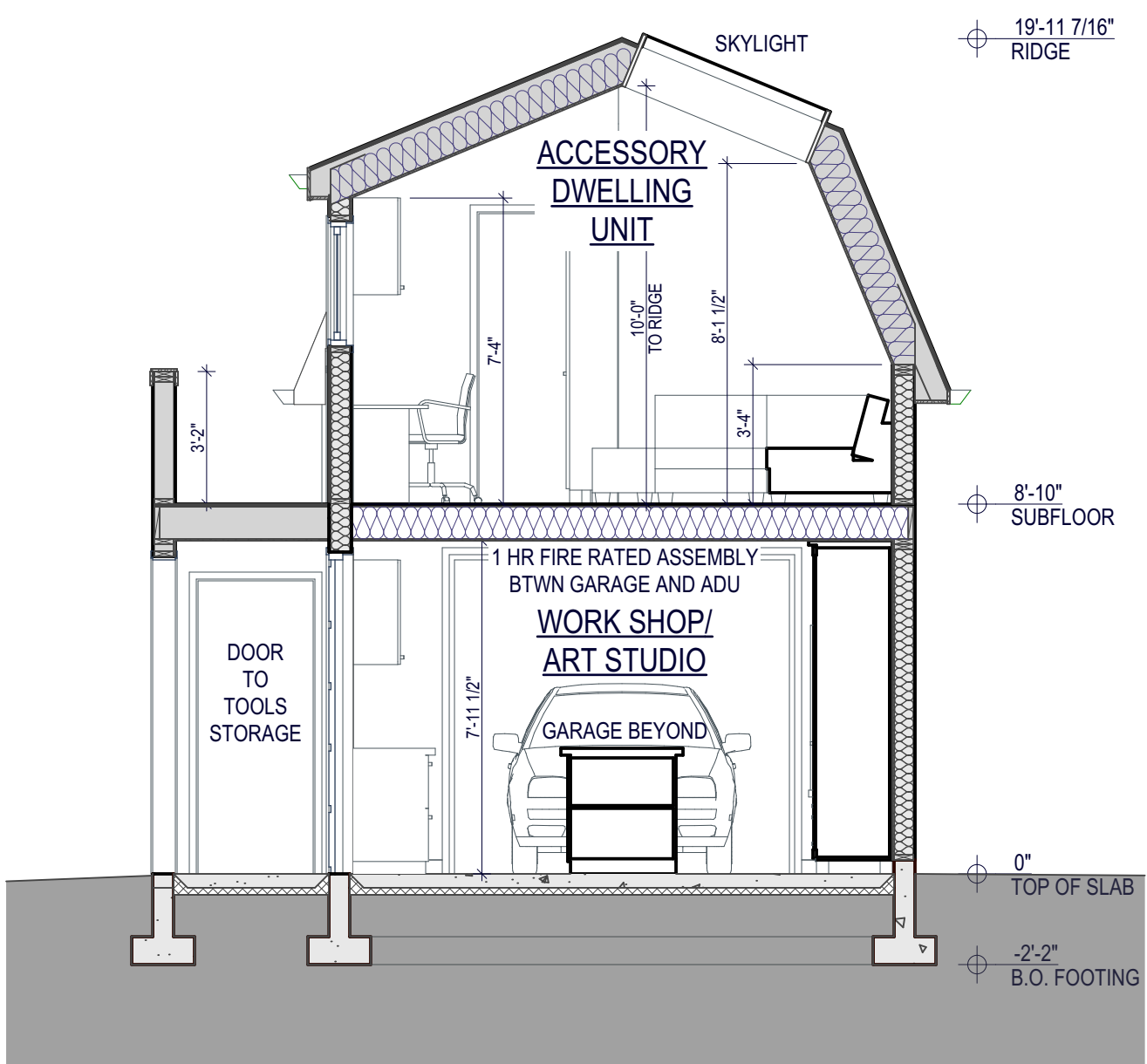
BUILDING ELEVATIONS

A3.1

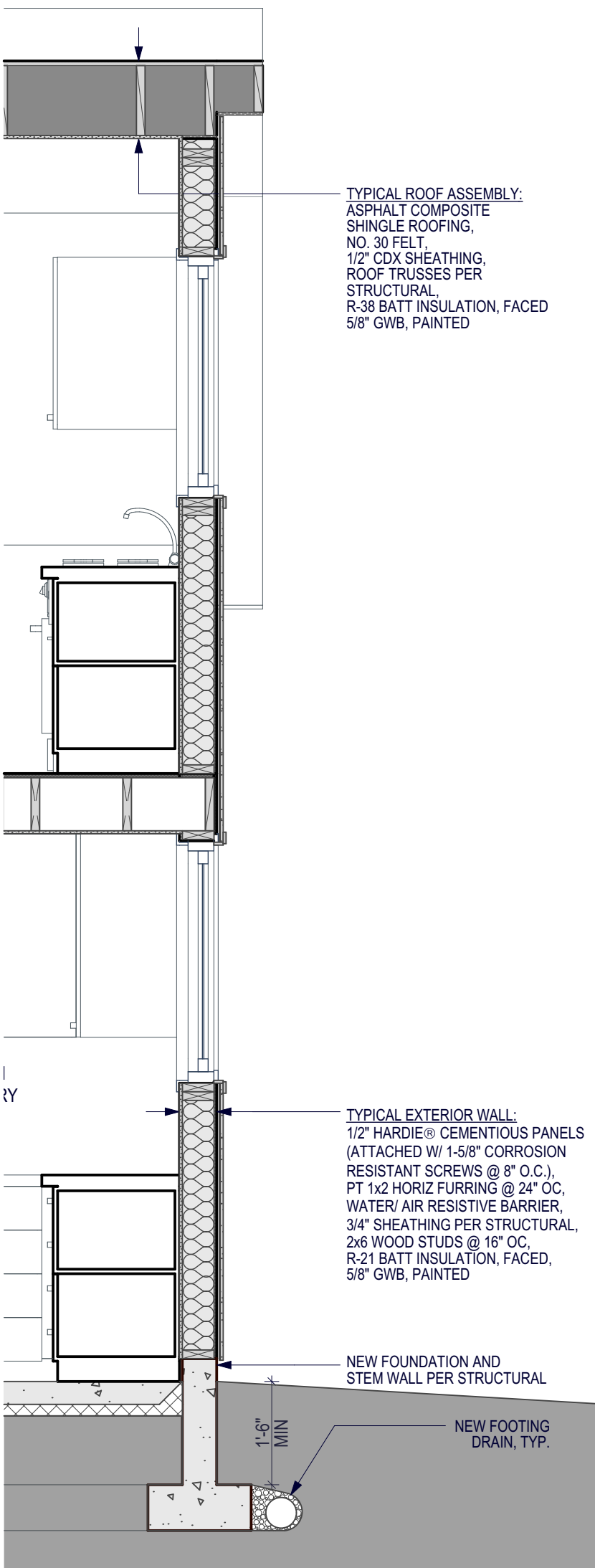
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4 LONG SECTION THRU WORKSHOP
1/4" = 1'-0"



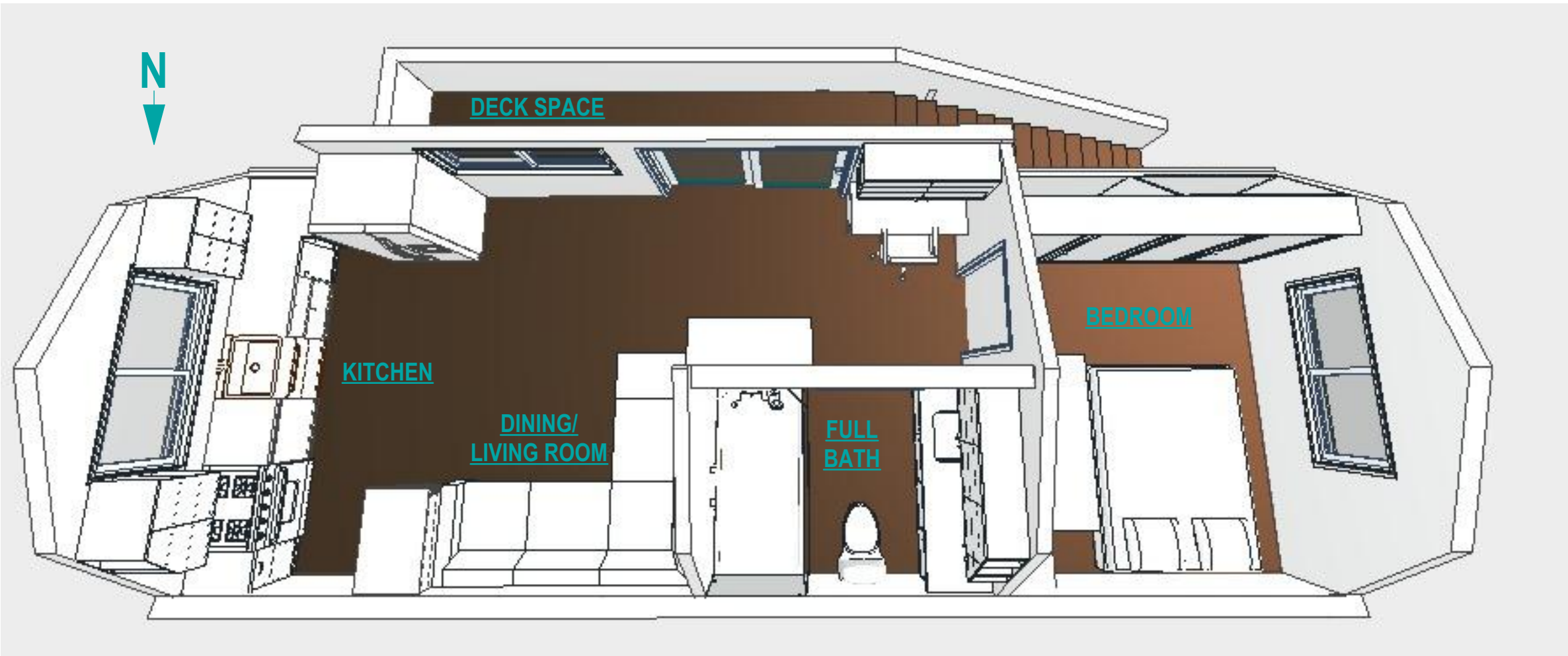
2 SHORT SECTION THRU WORKSHOP
1/4" = 1'-0"



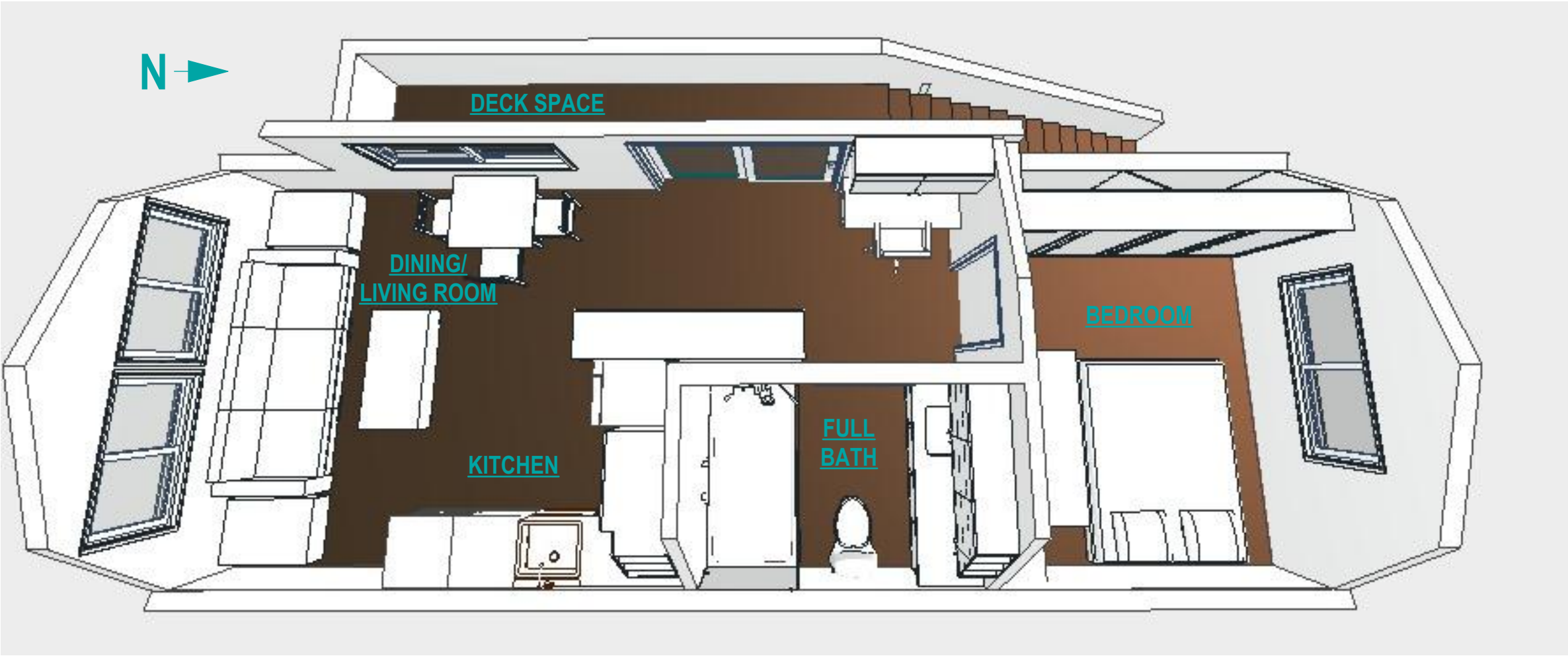
1 WALL SECTION
1/2" = 1'-0"



A5.1 VIEW FROM DOOR



2 PLAN OPTION: EAST-WEST ORIENTATION



1 PLAN OPTION: NORTH-SOUTH ORIENTATION

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FEB 2020 Plot Date: 2/16/2020 EXAMPLE PHOTOS 200216 GARAGE DADUS.ph

DETACHED ACCESSORY DWELLING UNIT SAMPLE SET

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EXAMPLE PHOTOS

A5.2