

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 670 sf accessory dwelling unit, with a bedroom, full bath, open kitchen, living and dining areas above a 250 sf one-car garage, an extra bedroom or office space and full bath on the ground floor. The unit is accessed from the garage space and has an internal stair that leads to the second floor. 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 varying budgets.

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. The accessory dwelling unit is a flexible space with customizable plans to accommodate site orientation and client needs. For example, the plan layout can include an extra bedroom with another full bath or an office space with a half bath and laundry room depending on the client's 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

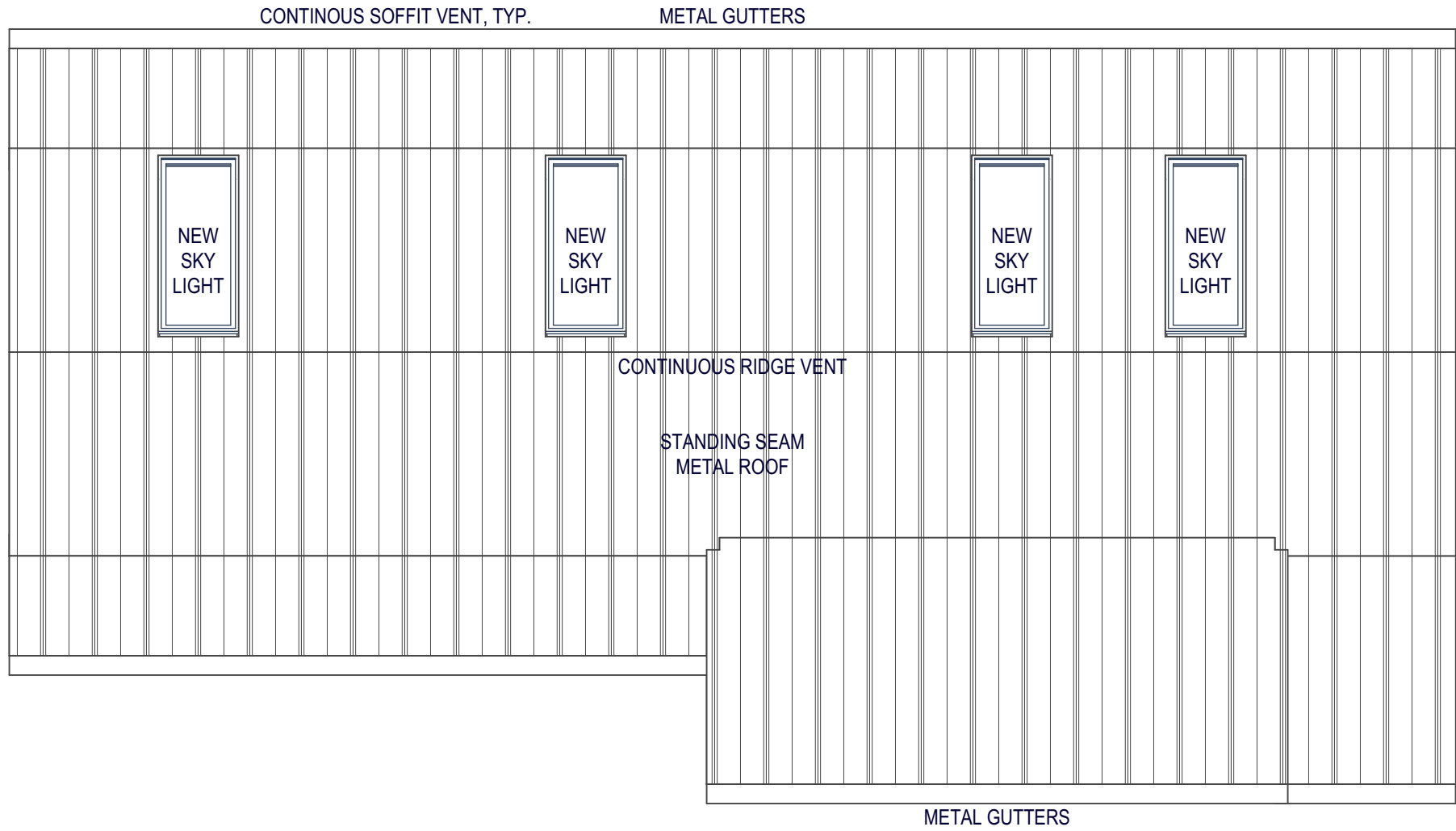
Please let me know if you have any questions, concerns, or if you need any additional information.

Thank you,
Andrew Johnston

adjunctdesigns@gmail.com

(805) 453-8100

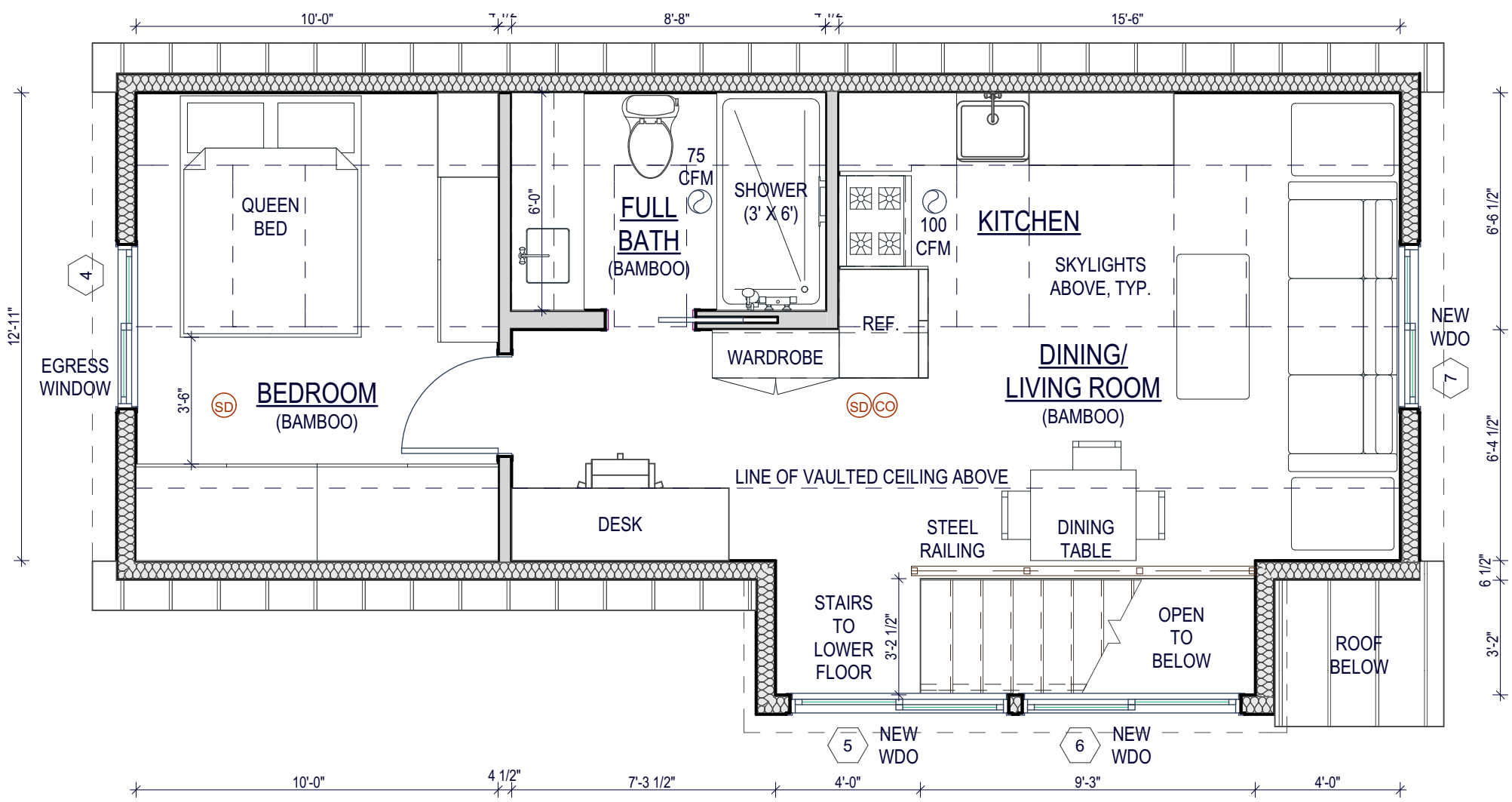
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ROOFING OPTION: STANDING SEAM METAL ROOFING
SIDING OPTION: HORIZONTAL HARDIEPLANK® SIDING

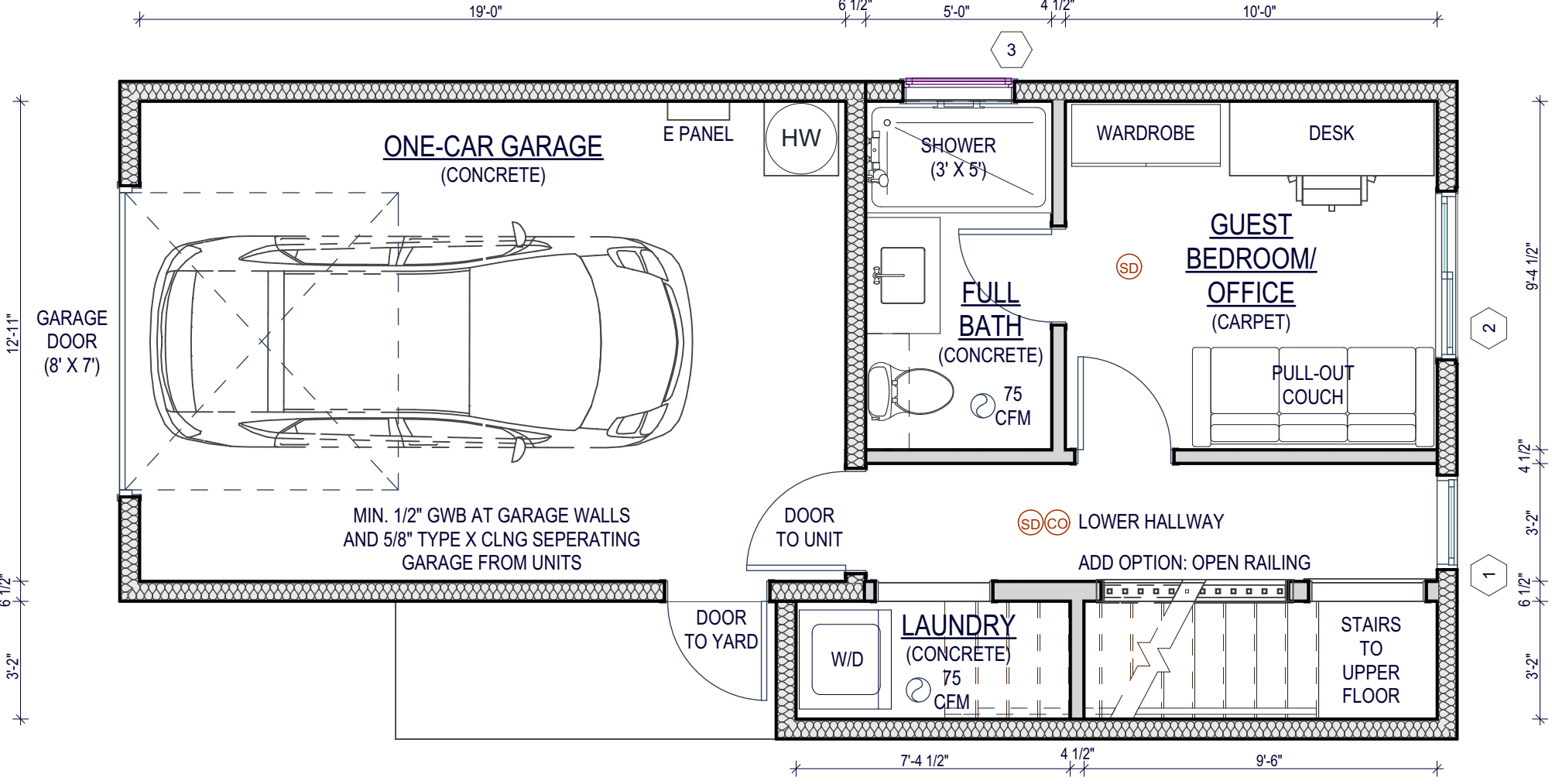
PLAN OPTION: SECOND FLOOR - ACCESSORY DWELLING UNIT

1/4" = 1'-0" 0 2' 4' 8'



PLAN OPTION: SECOND FLOOR - ACCESSORY DWELLING UNIT

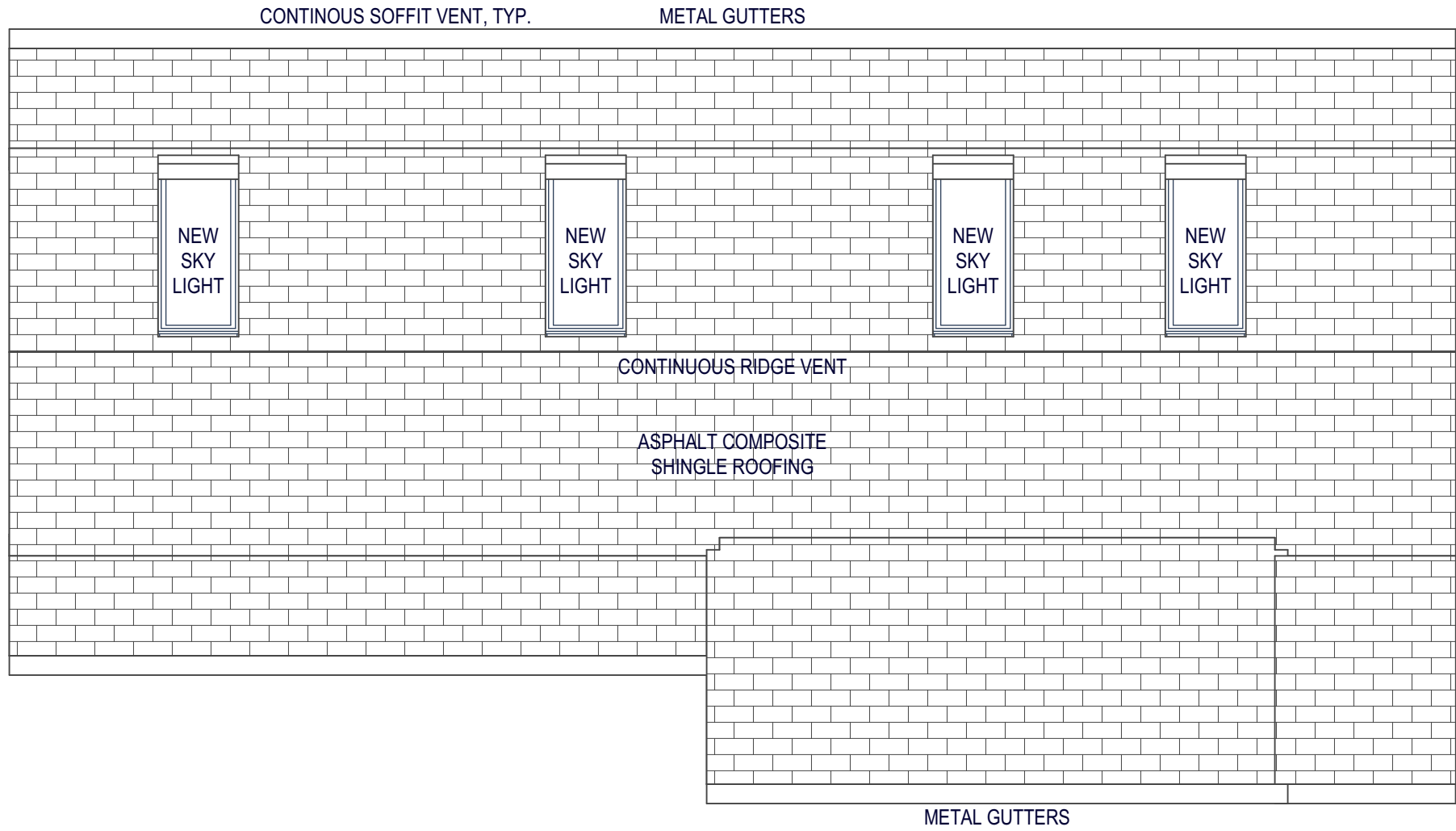
1/4" = 1'-0" 0 2' 4' 8'



ONE-CAR GARAGE: 250 SF
ACCESSORY DWELLING UNIT: 712 SF

GROUND PLAN OPTION: GARAGE AND OFFICE/GUEST BEDROOM

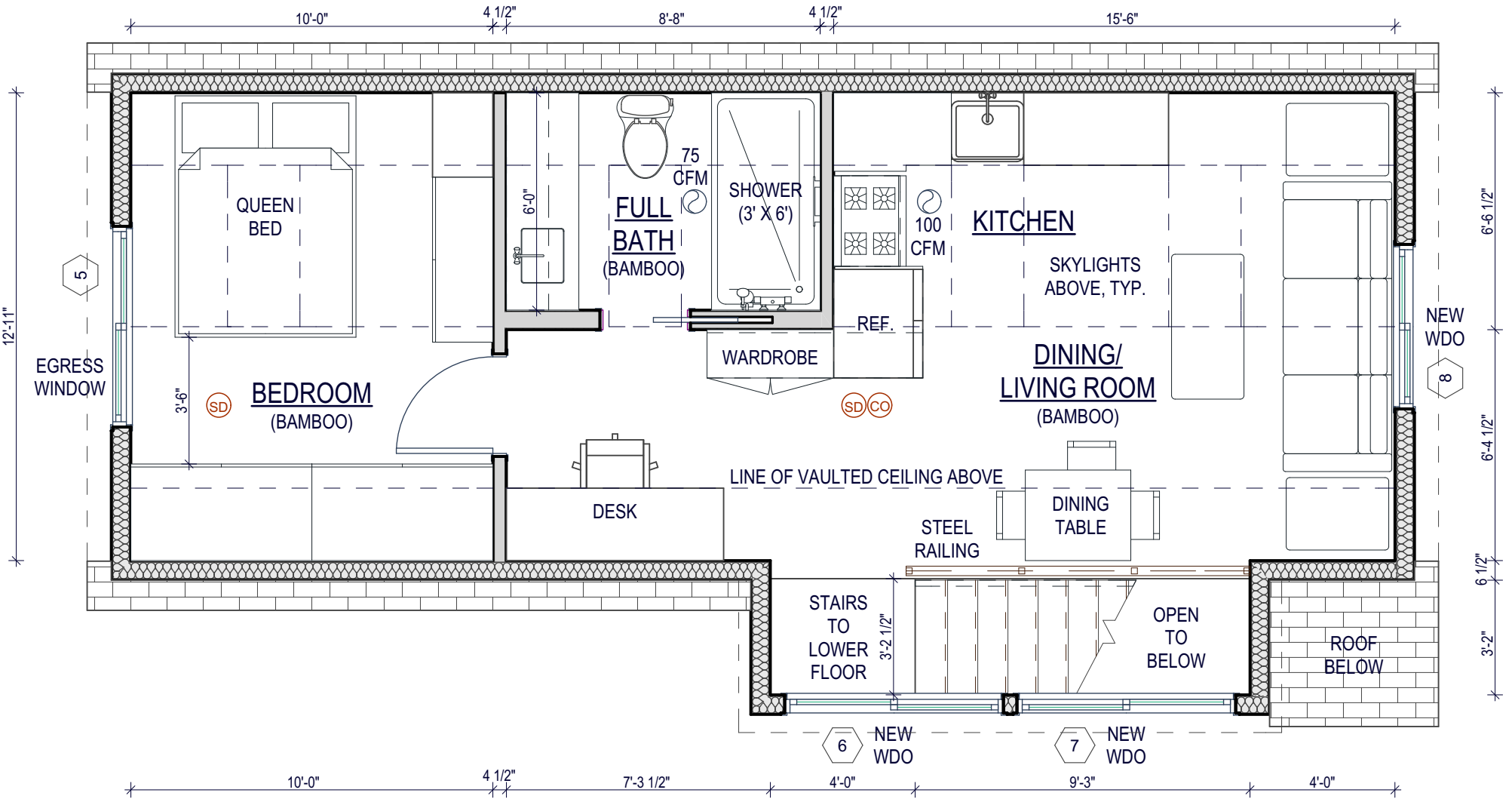
1/4" = 1'-0" 0 2' 4' 8'



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

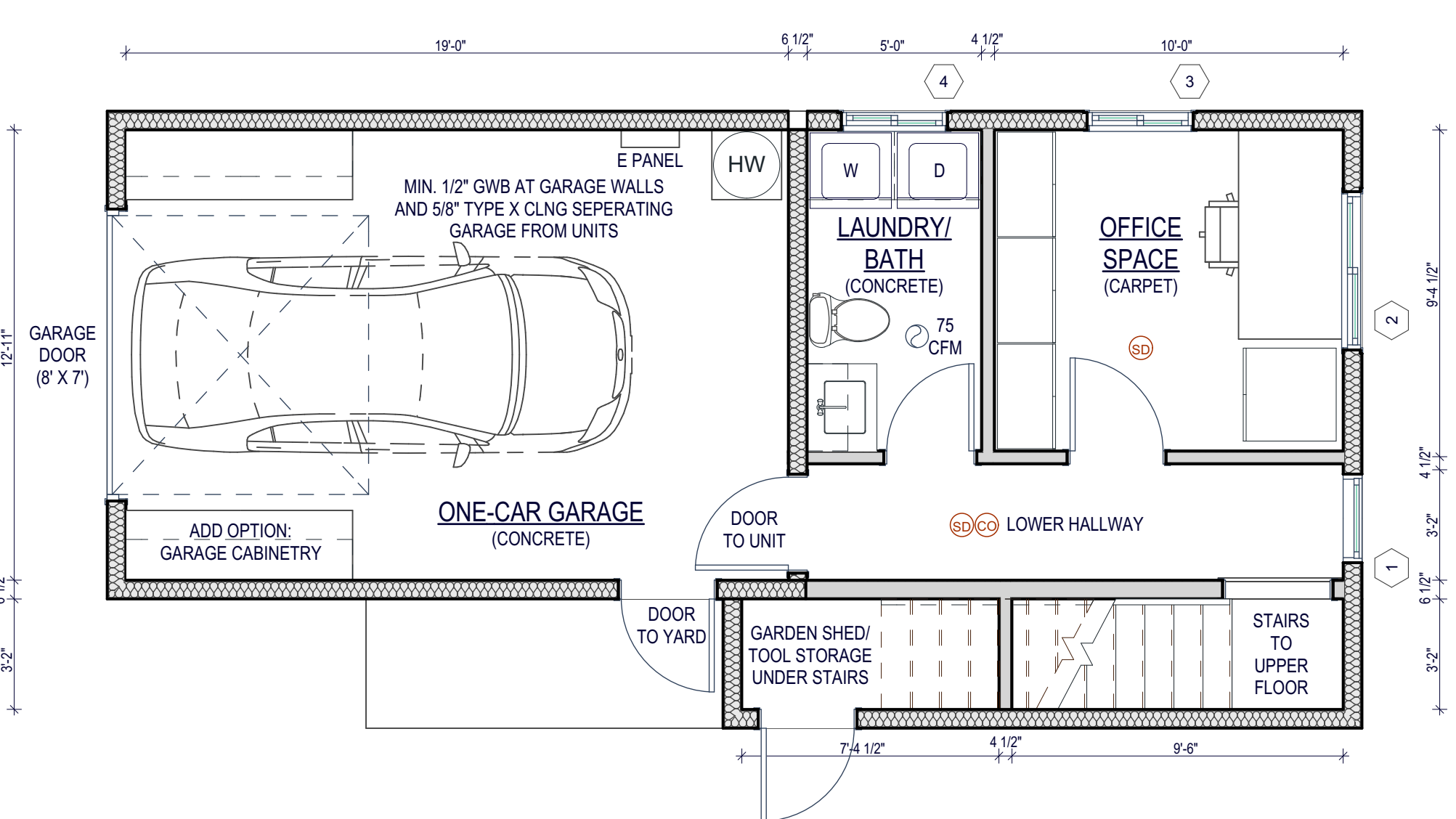
ROOF PLAN

1/4" = 1'-0" 0 2' 4' 8'



SECOND FLOOR - ACCESSORY DWELLING UNIT

1/4" = 1'-0" 0 2' 4' 8'



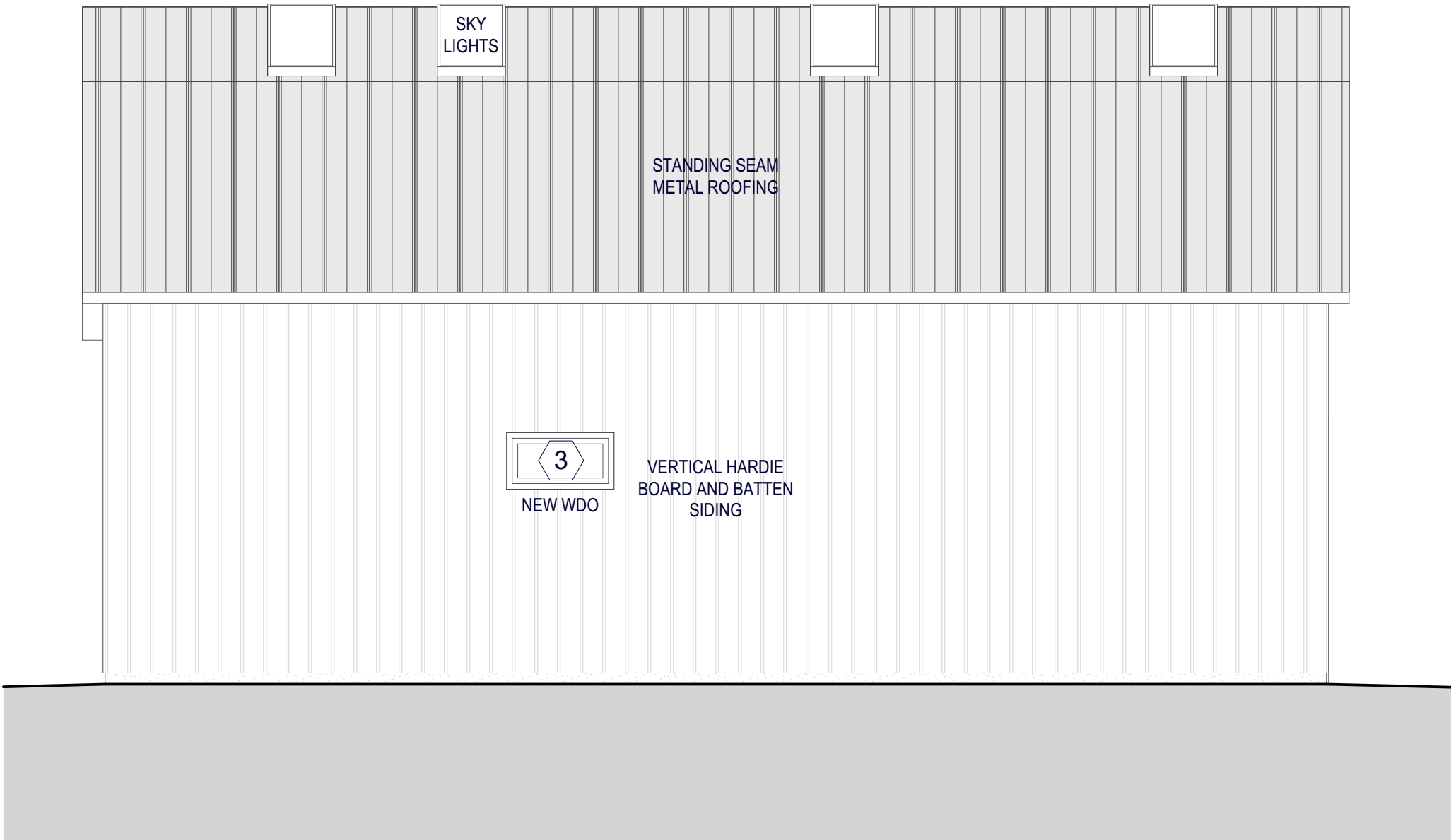
ONE-CAR GARAGE: 250 SF
ACCESSORY DWELLING UNIT: 670 SF

GROUND PLAN - GARAGE AND OFFICE

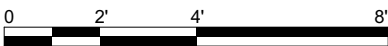
1/4" = 1'-0" 0 2' 4' 8'

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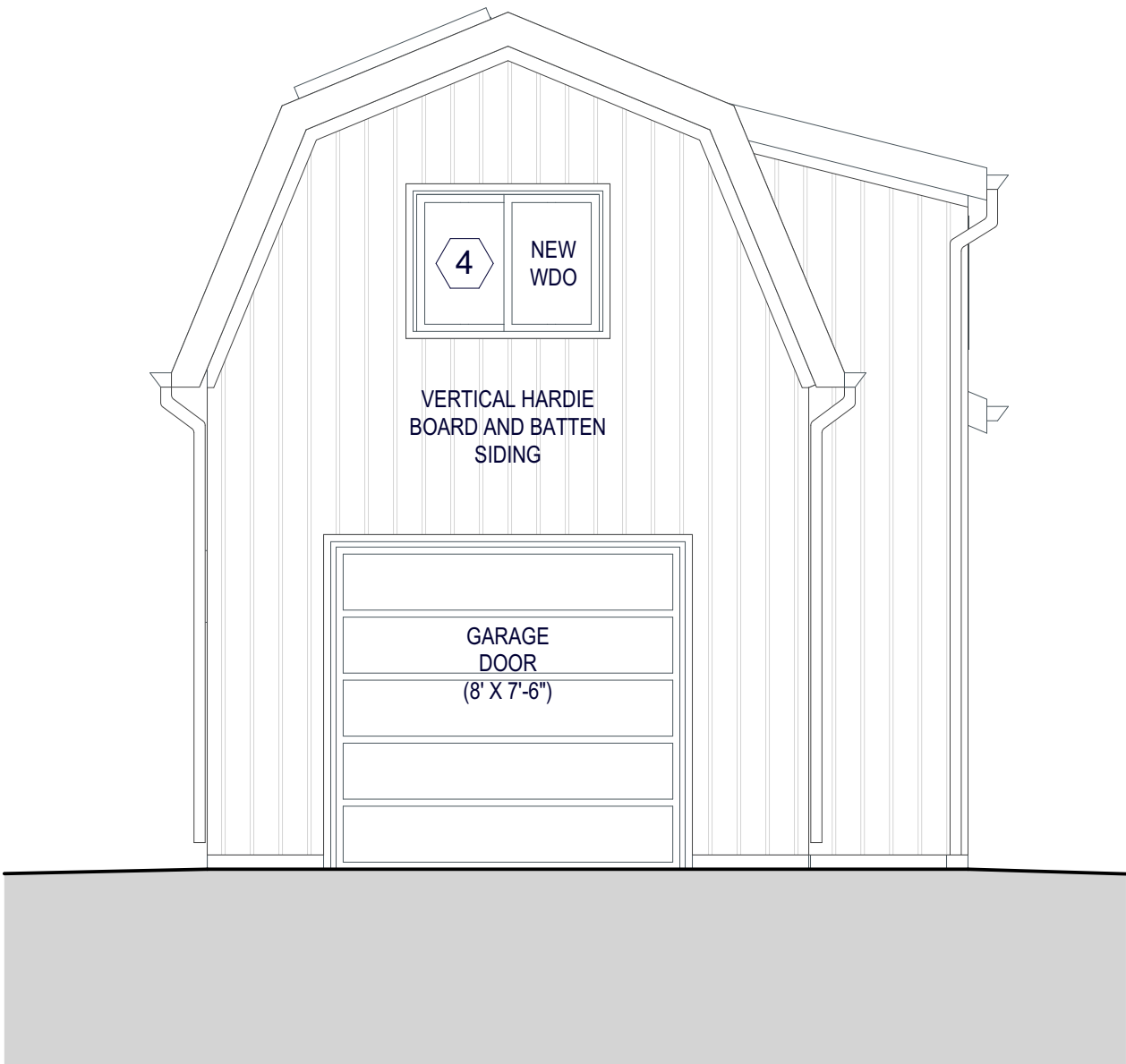
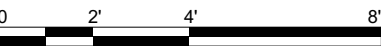
ROOFING OPTIONS: ASPHALT COMPOSITE SHINGLE ROOFING / STANDING SEAM METAL ROOFING
SIDING OPTION: VERTICAL HARDIE® BOARD AND BATTEN SIDING / HORIZONTAL HARDIEPLANK® SIDING



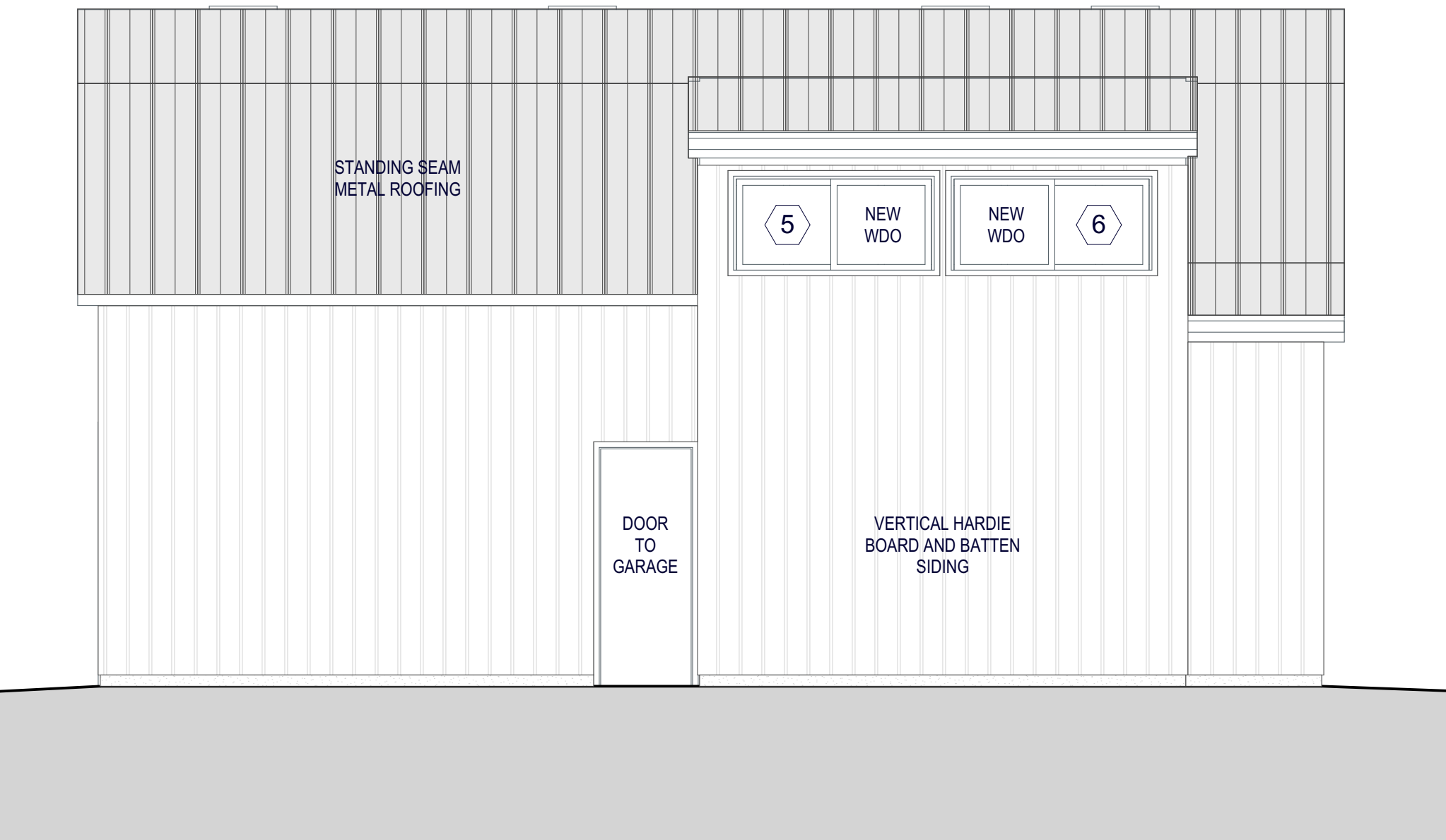
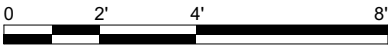
4 EAST ELEV
A3.1 1/4" = 1'-0"



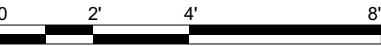
4 SOUTH ELEV
A3.1 1/4" = 1'-0"



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



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



FEB 2020 REV 002 2/16/2020 BUILDING ELEVATIONS 200176 GARAGE DADU 5.00

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

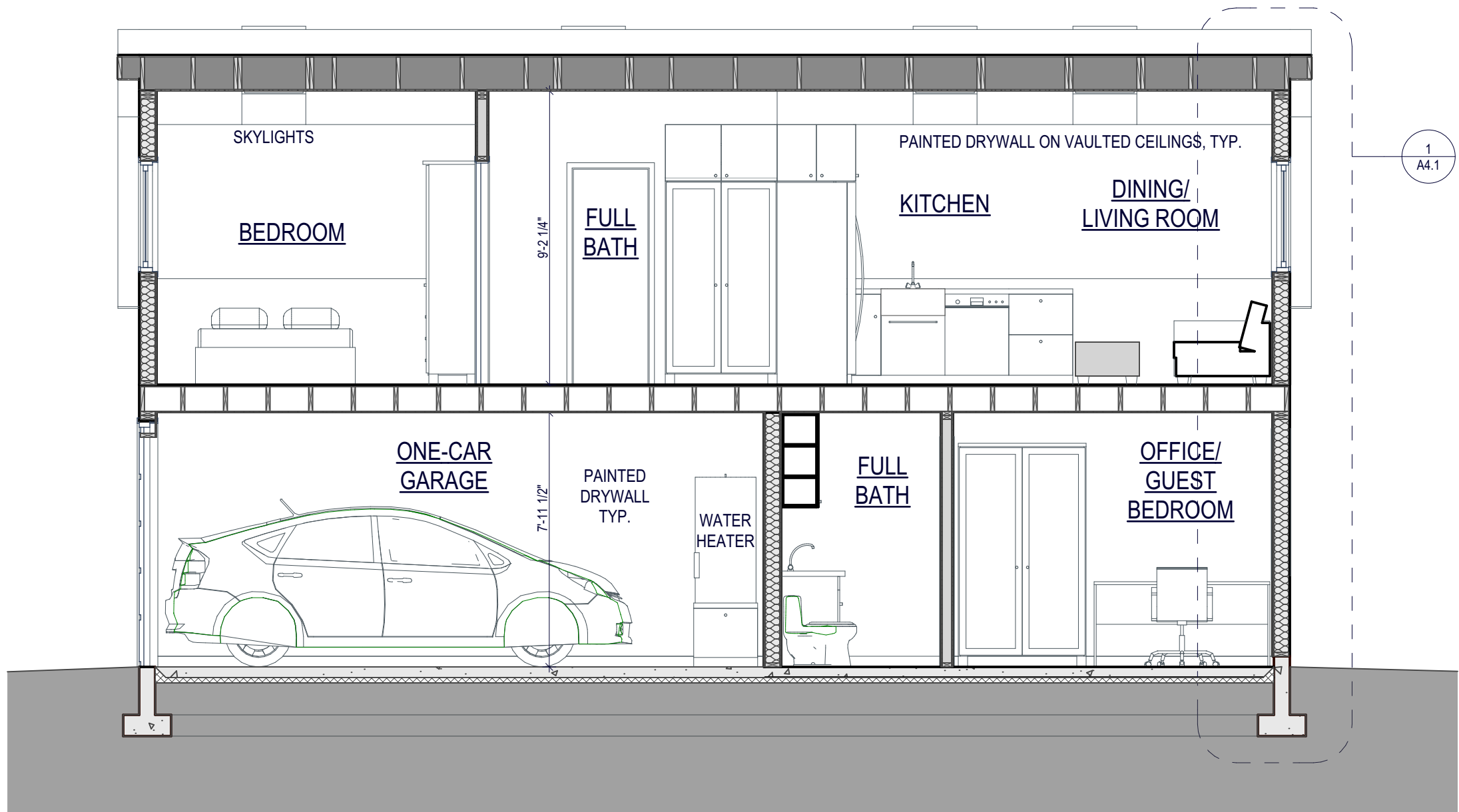
ADJUNCT
ARCHITECTURAL DESIGNS

NO.	DATE	DESCRIPTION

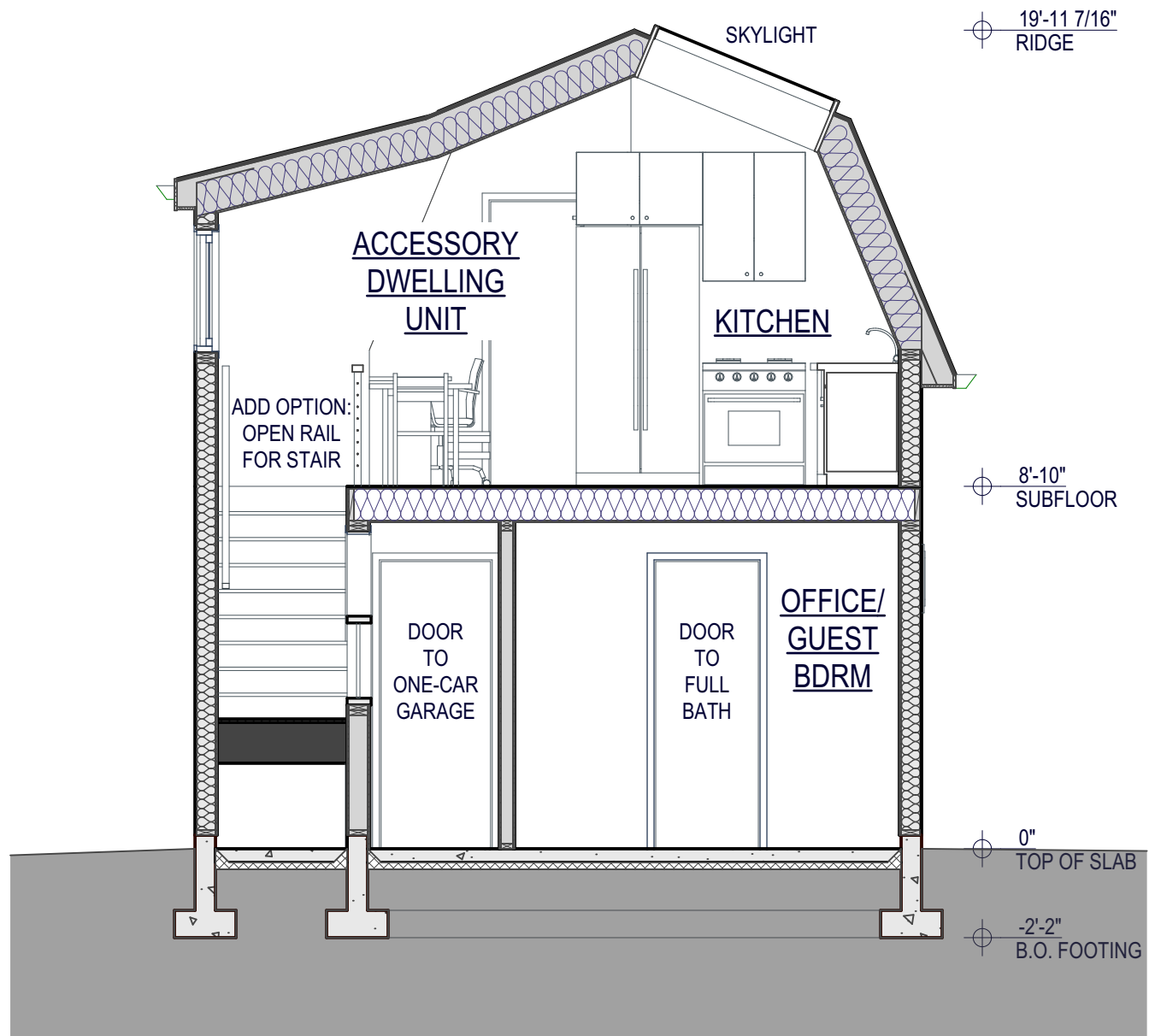
SCHEMATIC SET
2/16/2020

BUILDING ELEVATIONS

A3.1



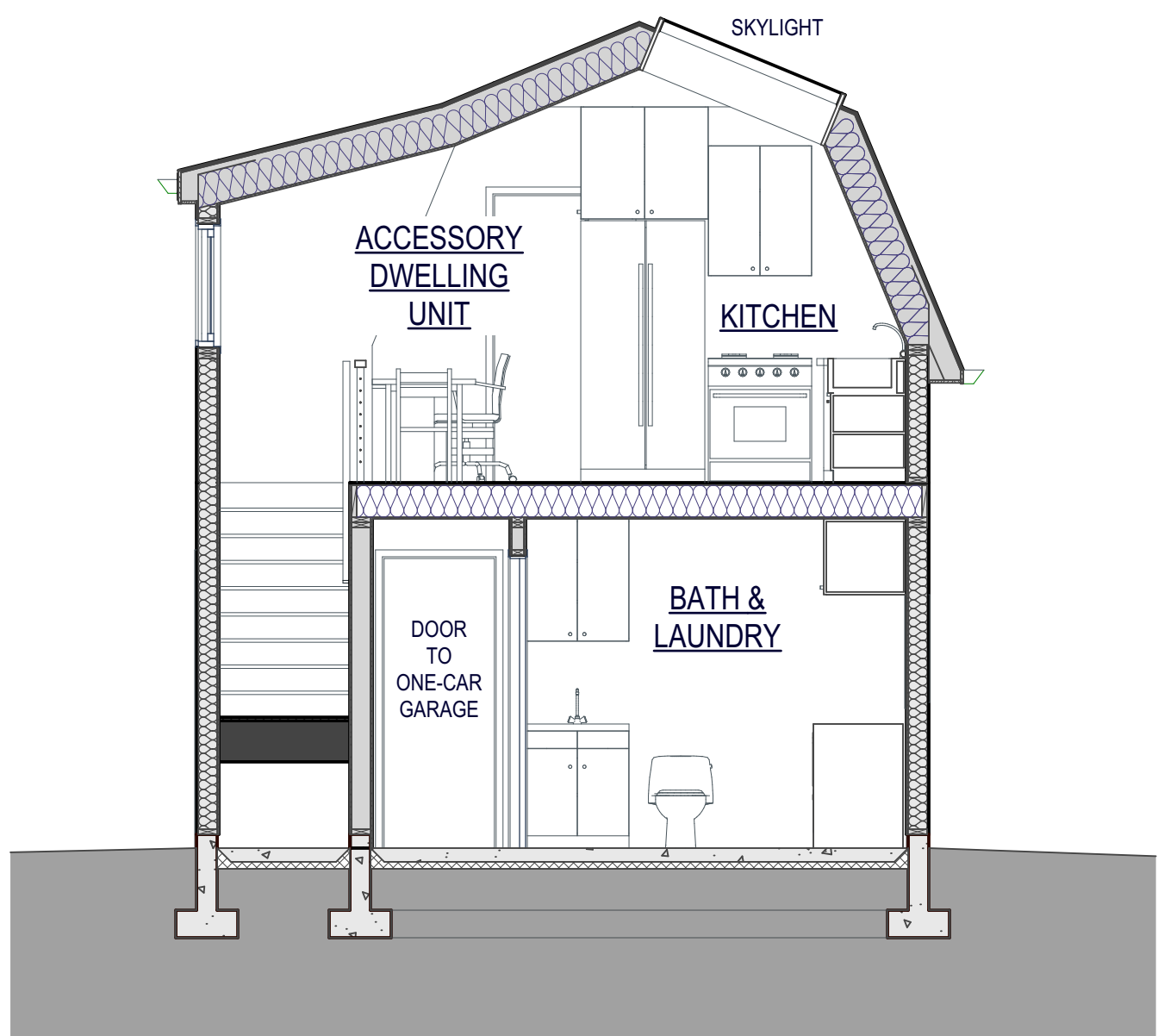
4 LONG SECTION THRU OFFICE/ GUEST BEDROOM



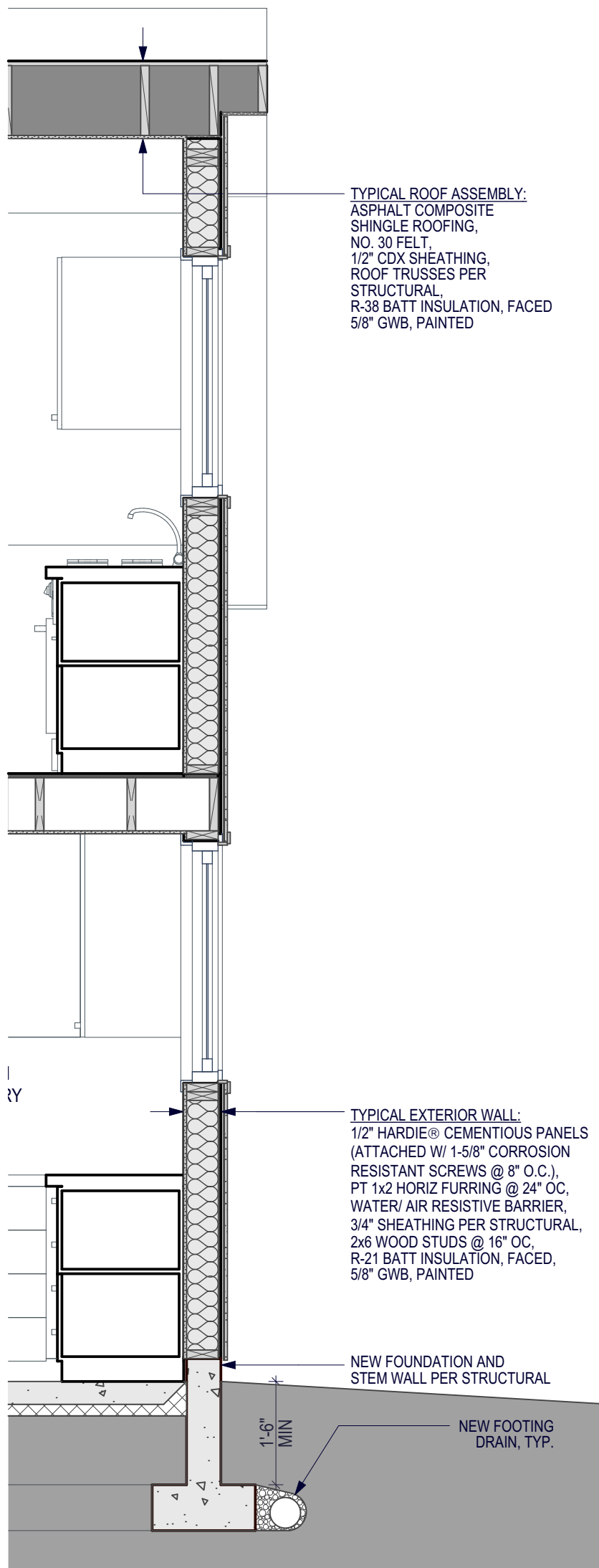
3 SECTION THRU GUEST BEDROOM

1/4" = 1'-0"

0 2' 4' 8'



SECTION THRU BATH/LAUNDRY



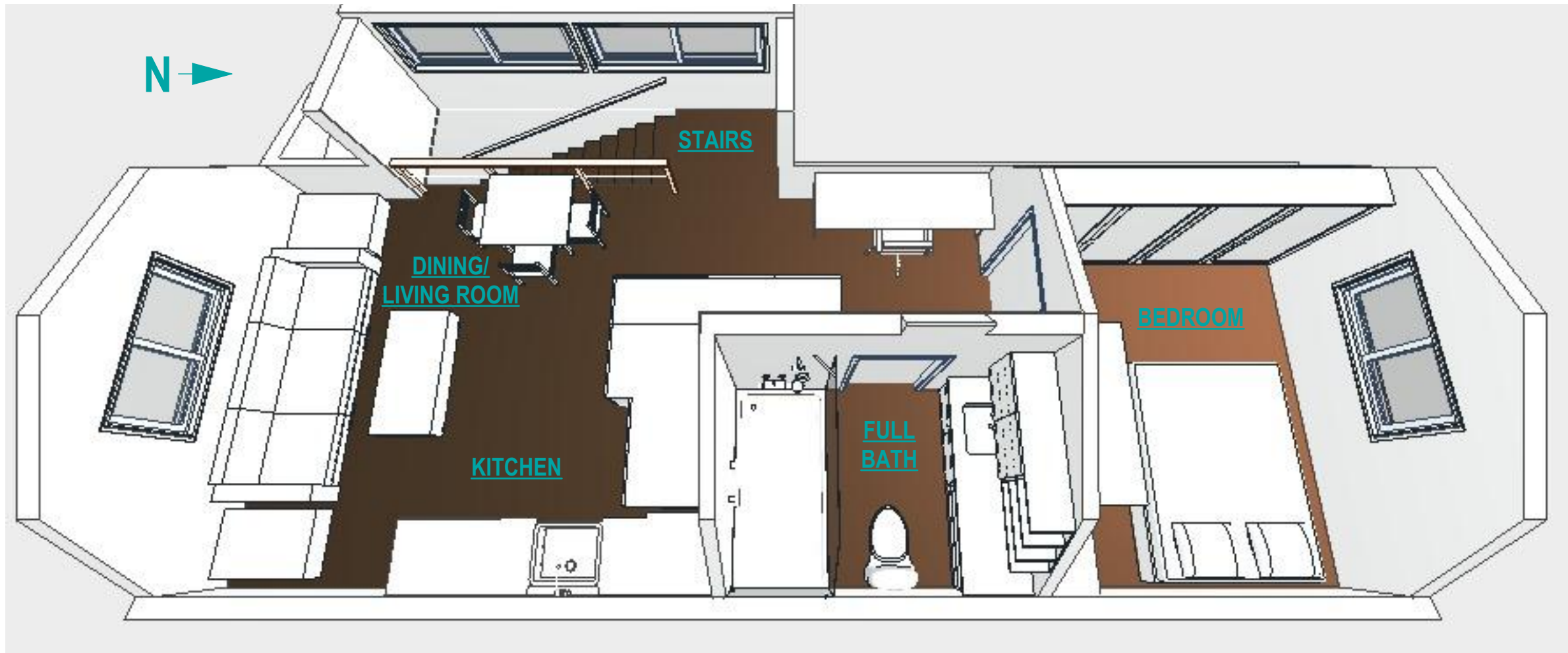
1 WALL SECTION
1/2" = 1'-0"



3 VIEW FROM RAILING - EMPTY STRUCTURE



2 VIEW FROM STAIR - EMPTY STRUCTURE



1 3D MODEL VIEW WITHOUT ROOF

