

1 SITE PLAN  
SCALE: 1/8" = 1'-0"

# 800 SQFT ACCESSIBLE DADU

## PROJECT DESCRIPTION:

This accessible courtyard DADU can fit within the existing fabric of Seattle neighborhoods to add housing for a young couple, retirees down sizing, college students or in-laws. The unique courtyard design allows the DADU to borrow outside space to make the small footprint feel larger while preserving occupant privacy. As a one story DADU, this design can be fully accessible allowing use or visitation by all.

## NARRATIVE:

**Low cost:** This DADU reduces construction cost by using simple building systems such as stick framing to allow for the majority of practicing contractors to work on the project. Openings are sized for off the shelf window and door sizes and the slab on grade as a finished floor saves on material cost. The one story design reduces the need for scaffolding and jacks making the construction process easier and cheaper. All specified materials are readily available and inexpensive.

**Green Building and design:** The wall assembly allows for above code air sealing and insulation levels while the large glazed areas assist with daylighting thereby reducing energy use. This DADU meets Built: Green 4 star requirements.

**Estimate of construction costs:** A variant of this design is currently under construction. Based on the costs from that project, we believe this project would cost from \$325,00 - \$375,000.

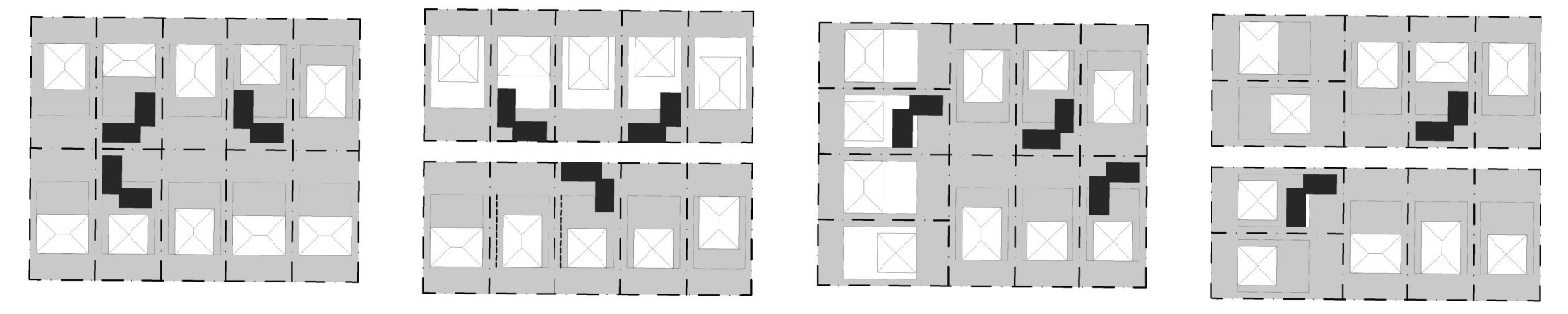
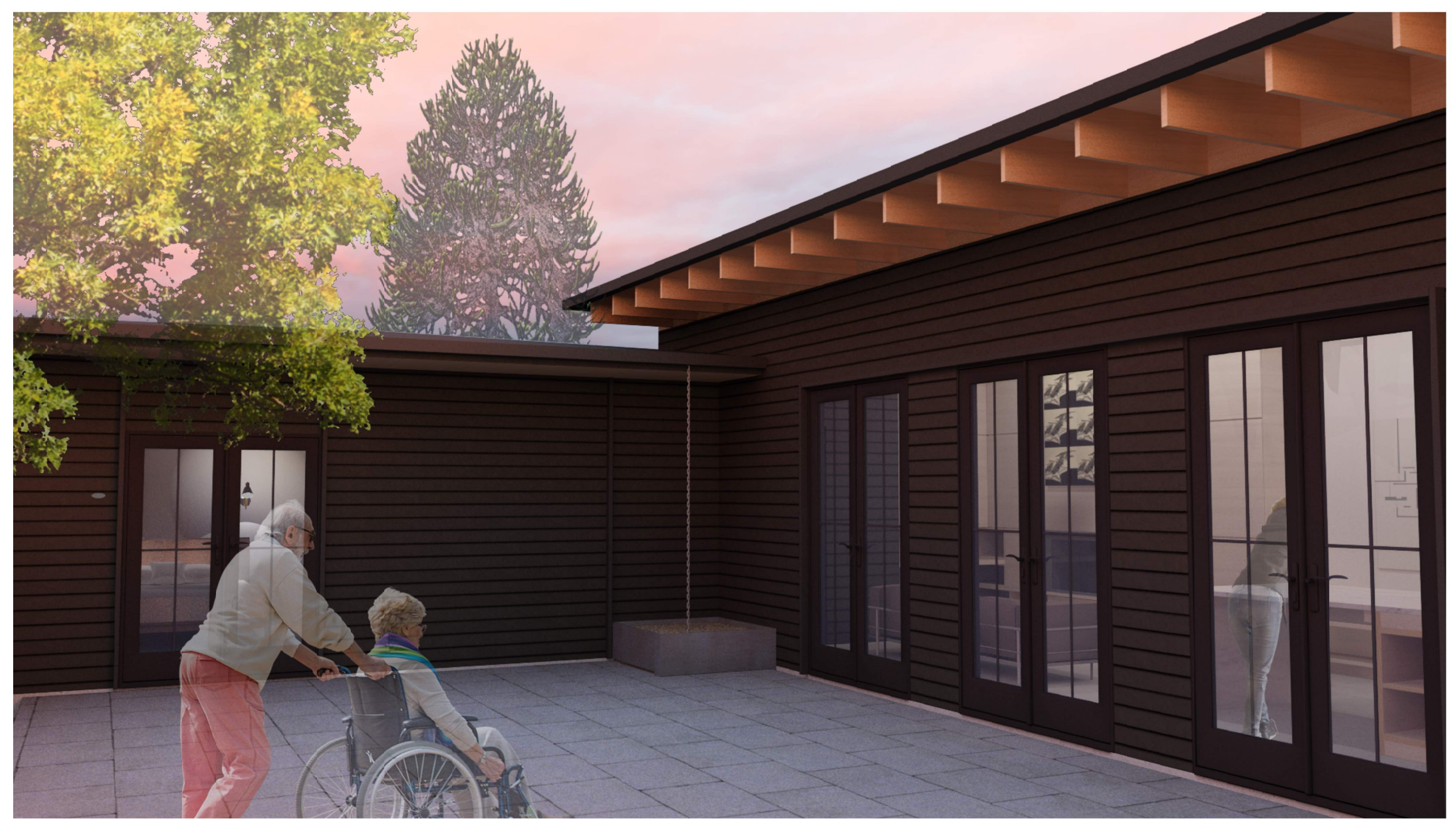
**Privacy:** By creating a courtyard, this DADU provides greater privacy than a bar shaped design. With the addition of a site fence, this design can offer a fully separated living experience for its occupants.

**Context:** As this DADU is one story, it can be inserted into the majority of the existing conditions without causing any visual disruption. The design of the DADU, while modern, uses typical details common to Seattle residential patterns such as deep overhangs and lap siding to blend in with existing context.

**Culturally Responsive design:** A courtyard is a typical feature of many cultures living patterns and can enhance the space of the living area by enabling indoor/outdoor living.

**Constructability:** This DADU is designed to use common building material sand methods and requires no specialized skills or trades beyond normal construction. Should homeowners wish to build this themselves, the majority of work is within normal capabilities

Plan Cost: \$1,000 per use. \$150/hr for additional work.



## DADU Plan for the City of Seattle

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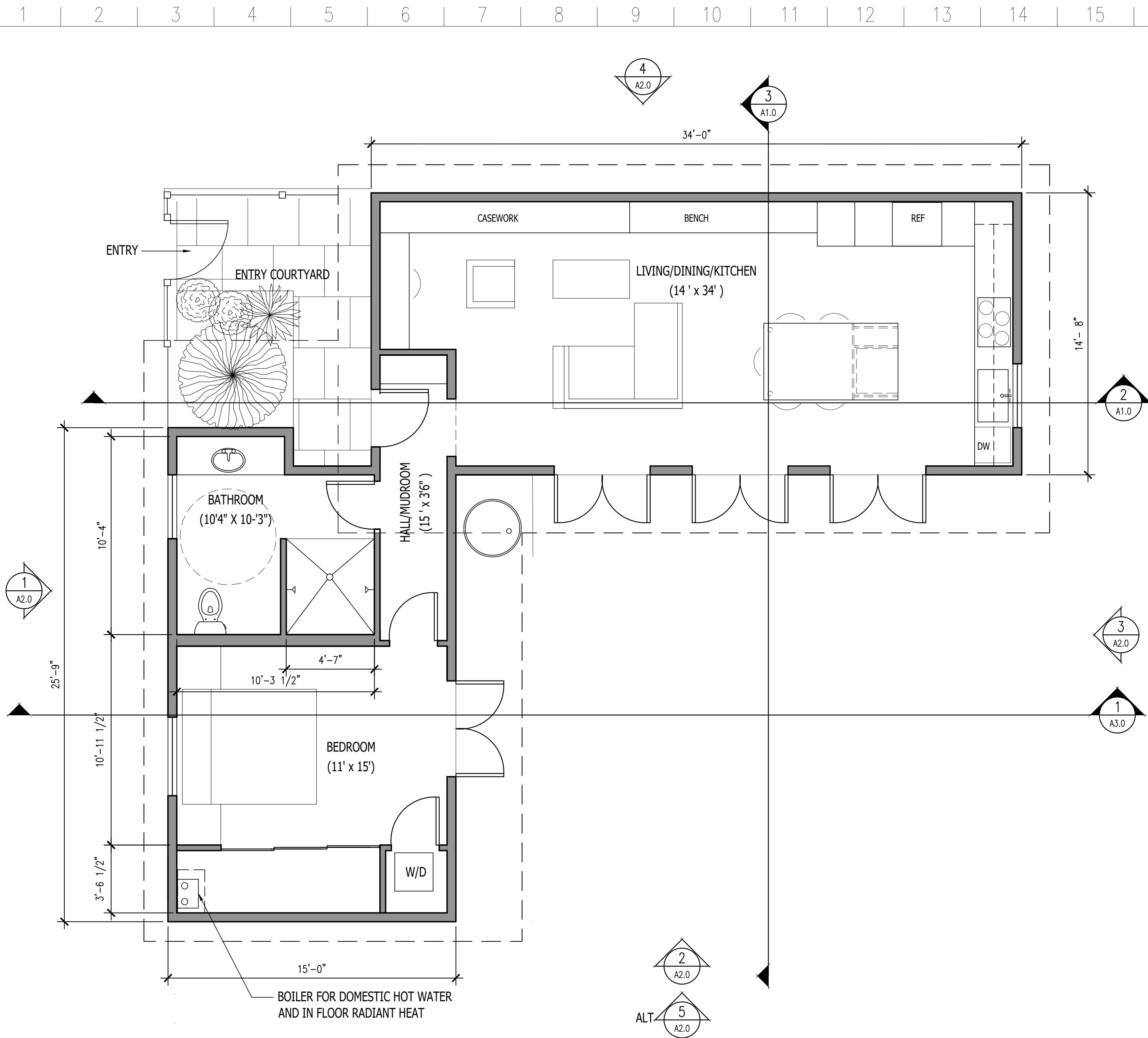
REVISIONS:

SHEET SIZE NOTE:  
22x34 - SCALE AS NOTED  
11x17 - 1/2 SCALE U.N.O

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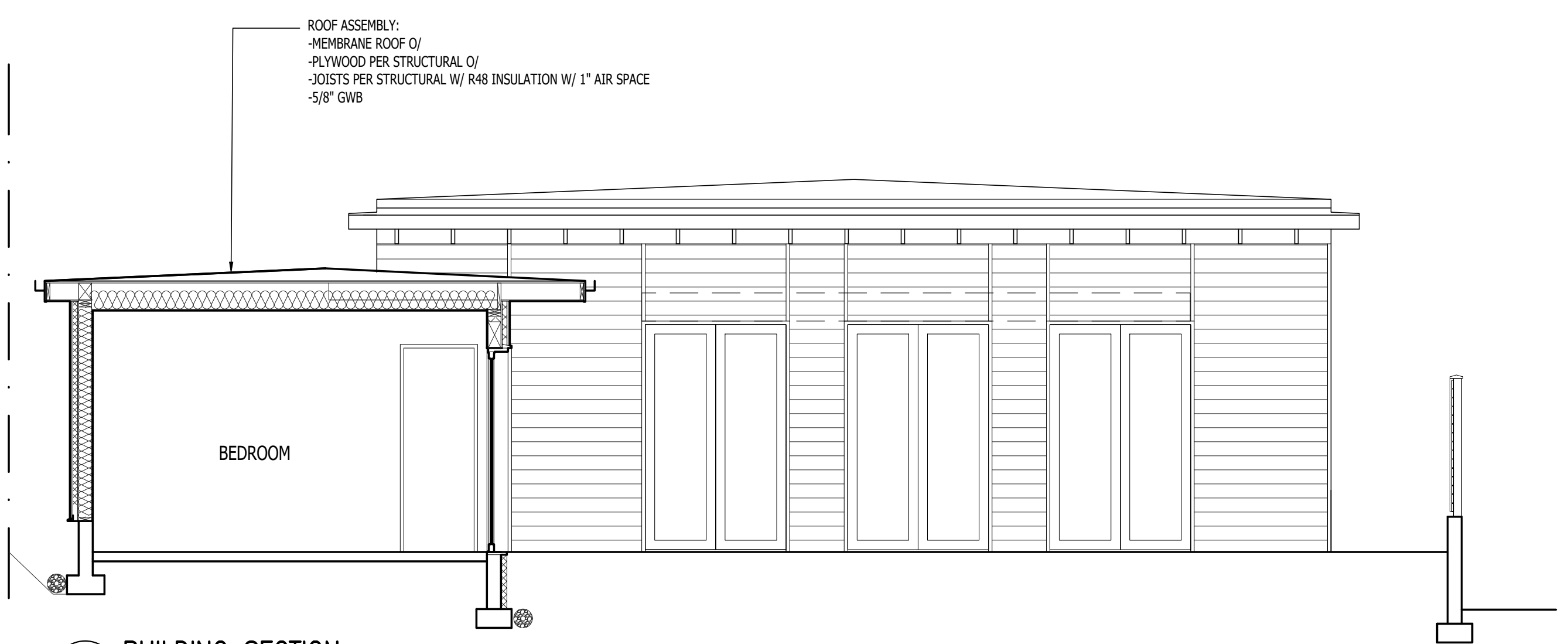
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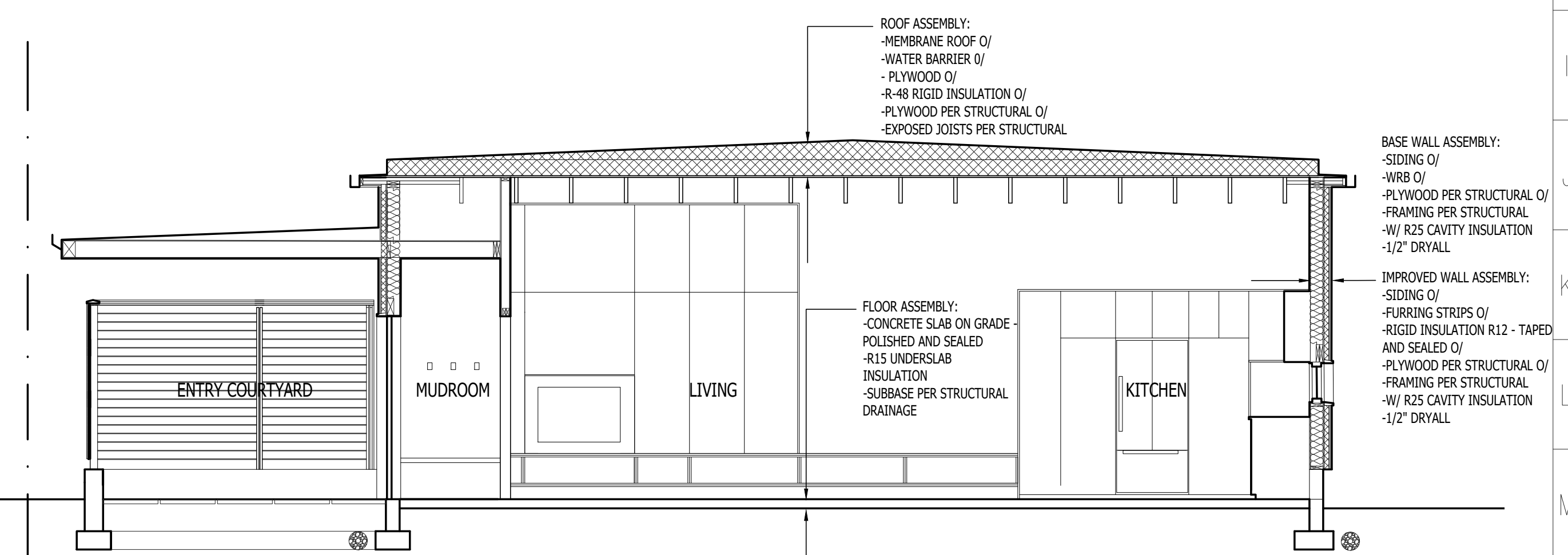


**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

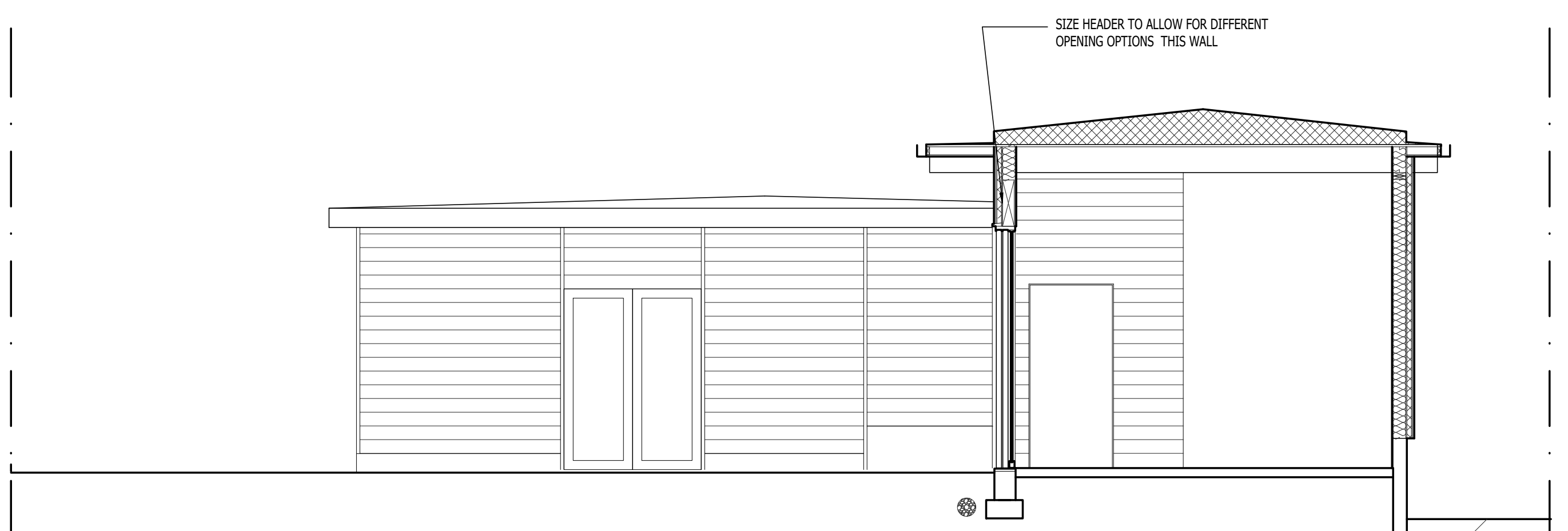
**BASE PLAN - 800 SQFT ACCESSIBLE**



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



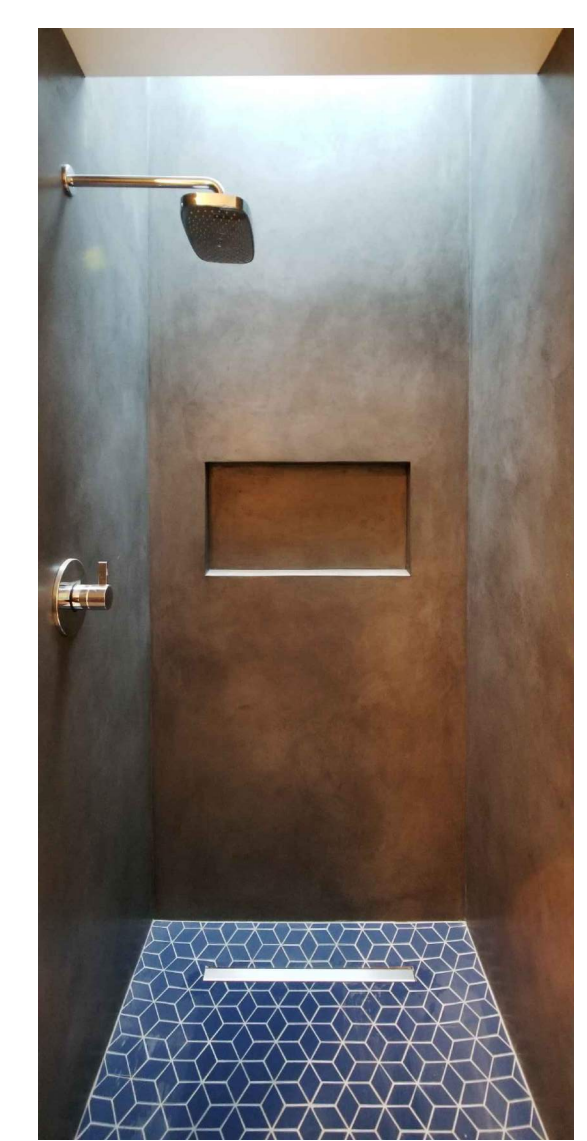
**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



VARIANT UNDER CONSTRUCTION WITH ALTERNATE OPENINGS AT LIVING/KITCHEN



ROLL IN SHOWER WITH SKYLIGHT ABOVE

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info@fivedotarch.com  
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**DADU Plan**  
for the City of Seattle

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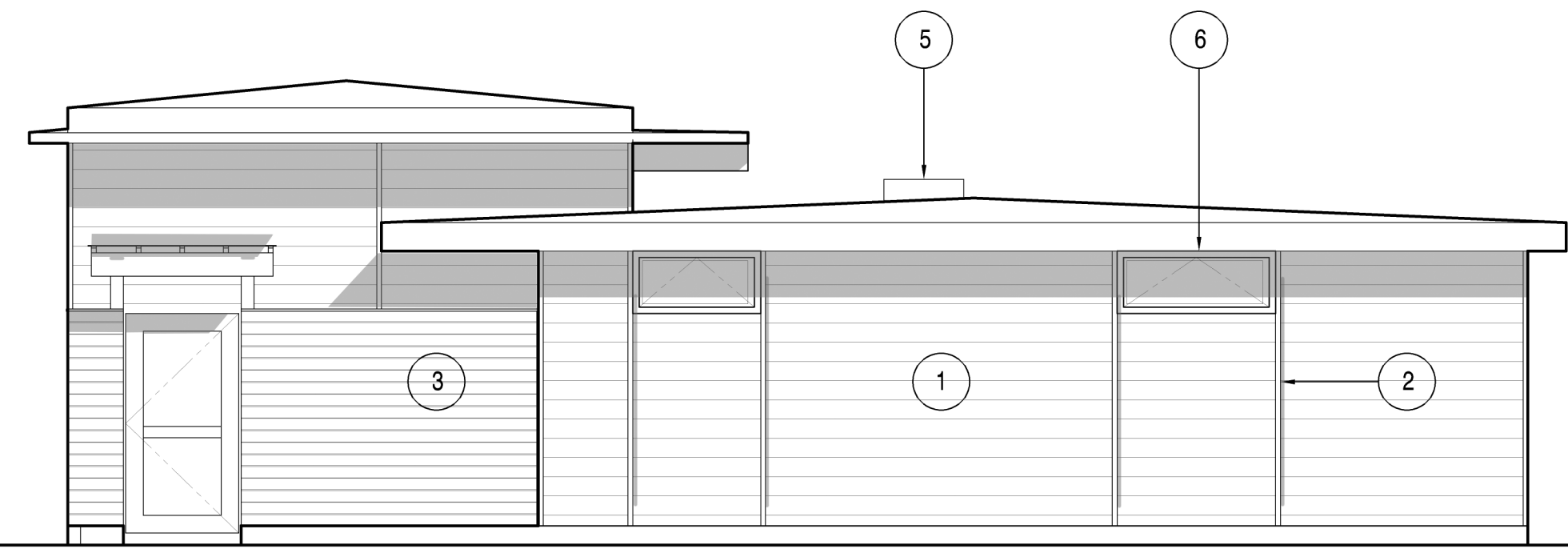
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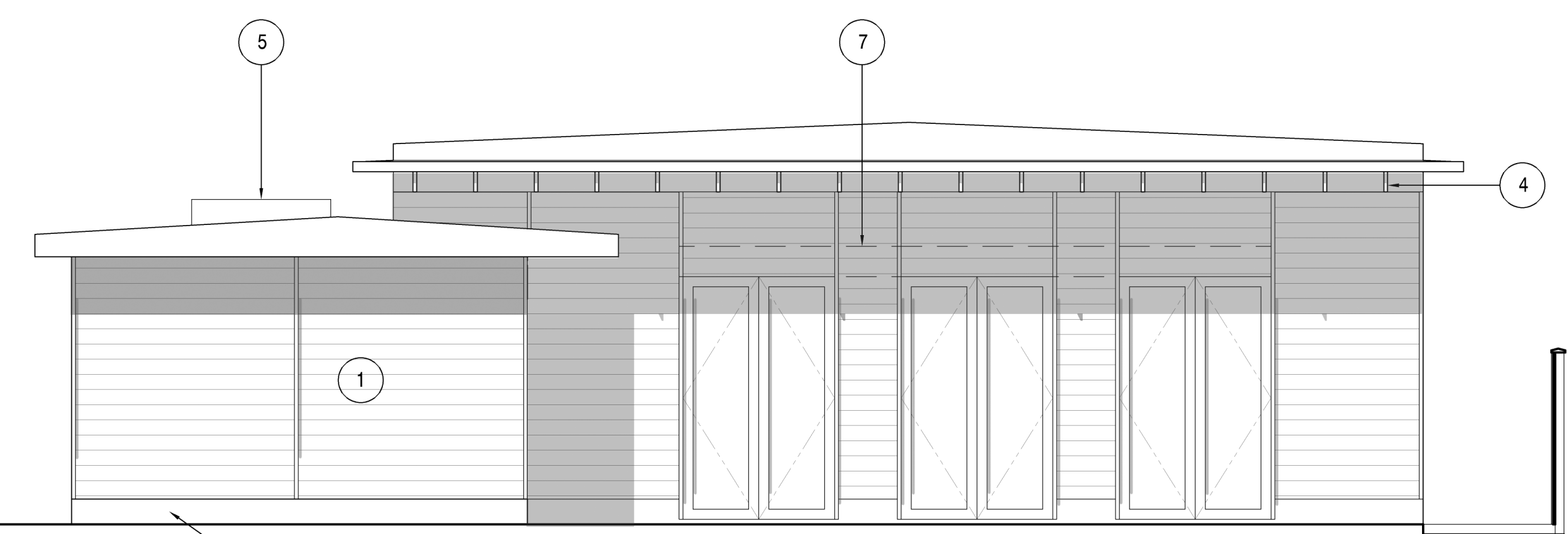
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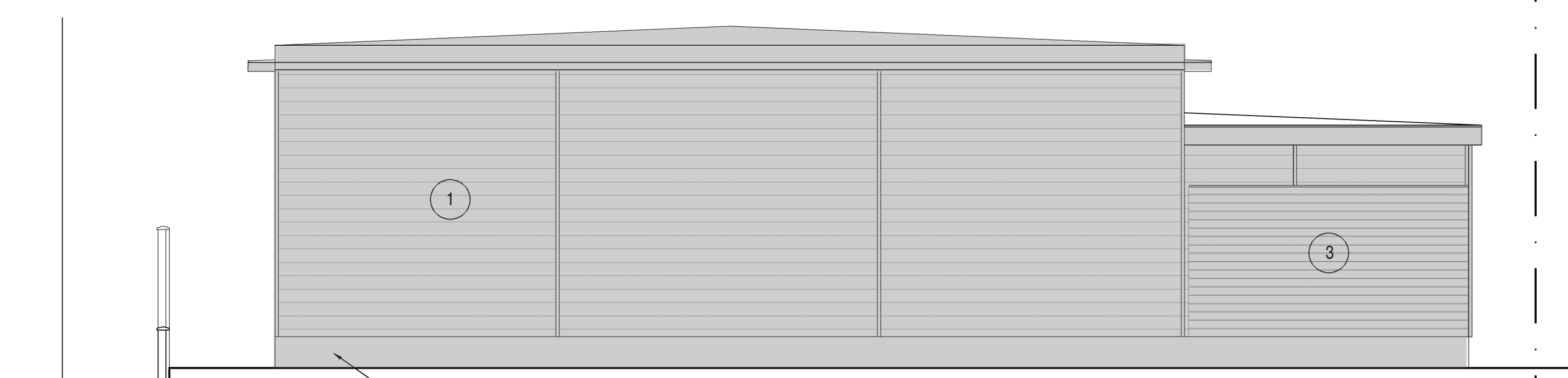
1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



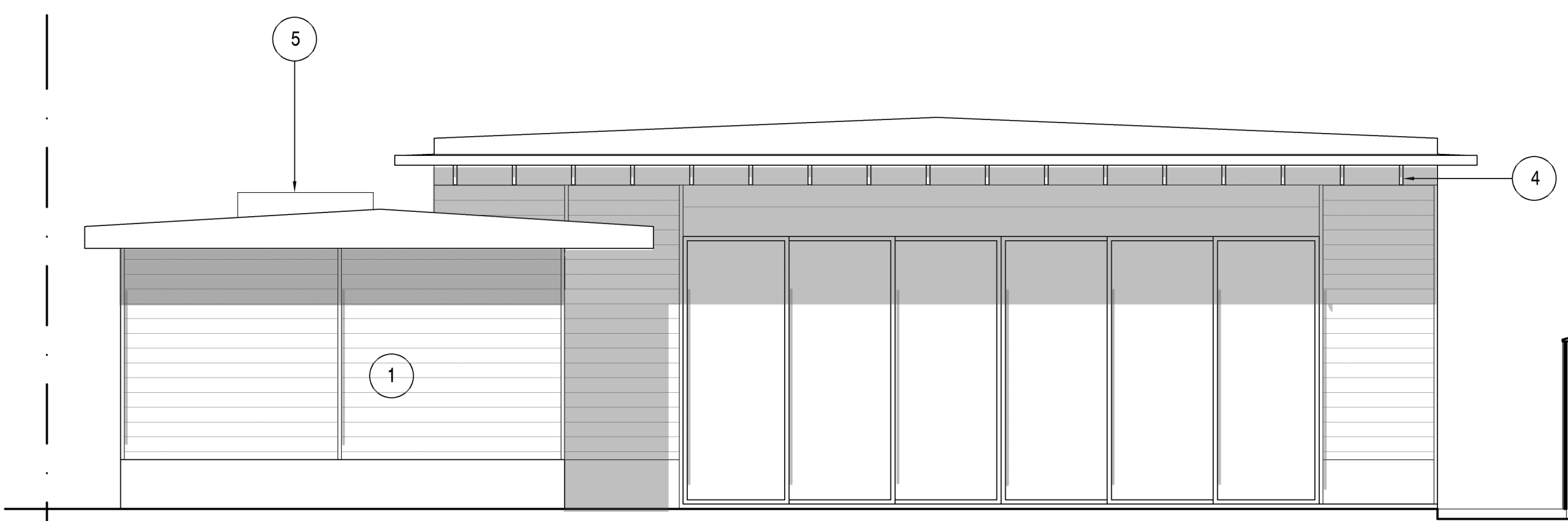
2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



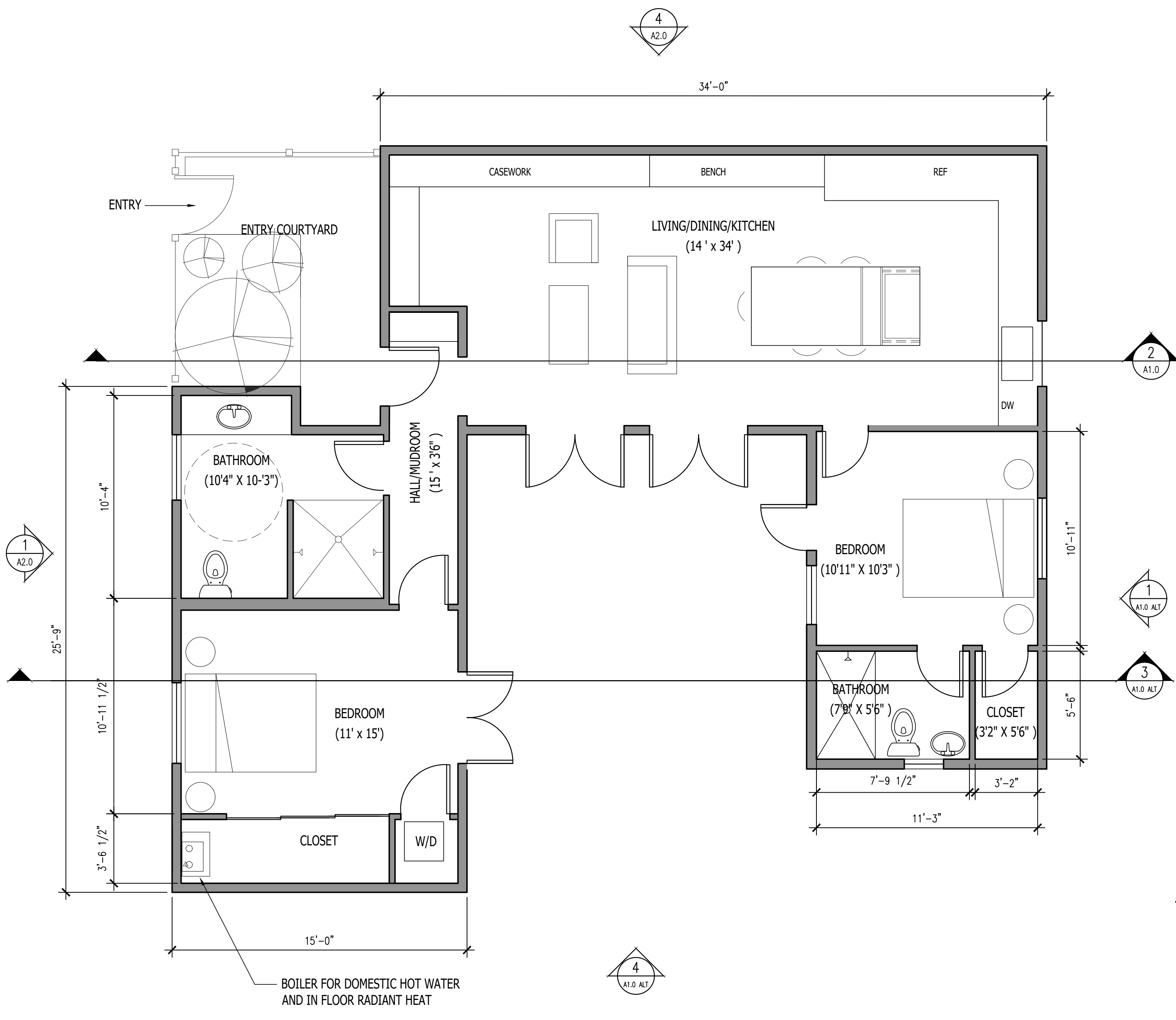
5 SOUTH ELEVATION - ALTERNATIVE OPENING  
SCALE: 1/4" = 1'-0"

SHEET NOTES

- 1 LAP SIDING
- 2 VERTICAL BATTEN
- 3 FENCE - MATCH SIDING
- 4 EXPOSED RAFTER ENDS
- 5 SKYLIGHT BEYOND
- 6 FIBERGLASS WINDOWS
- 7 SIZE HEADER FOR OPENING SIZE FLEXIBILITY
- 8 CONCRETE STEM WALL

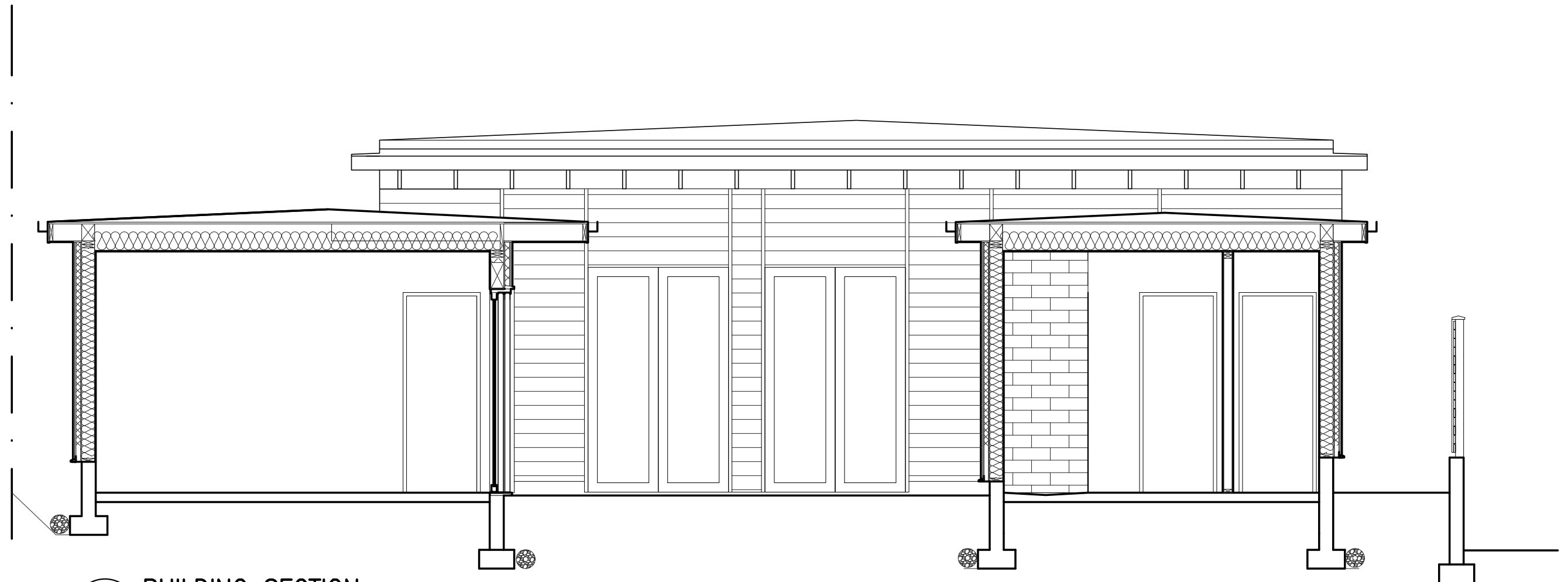
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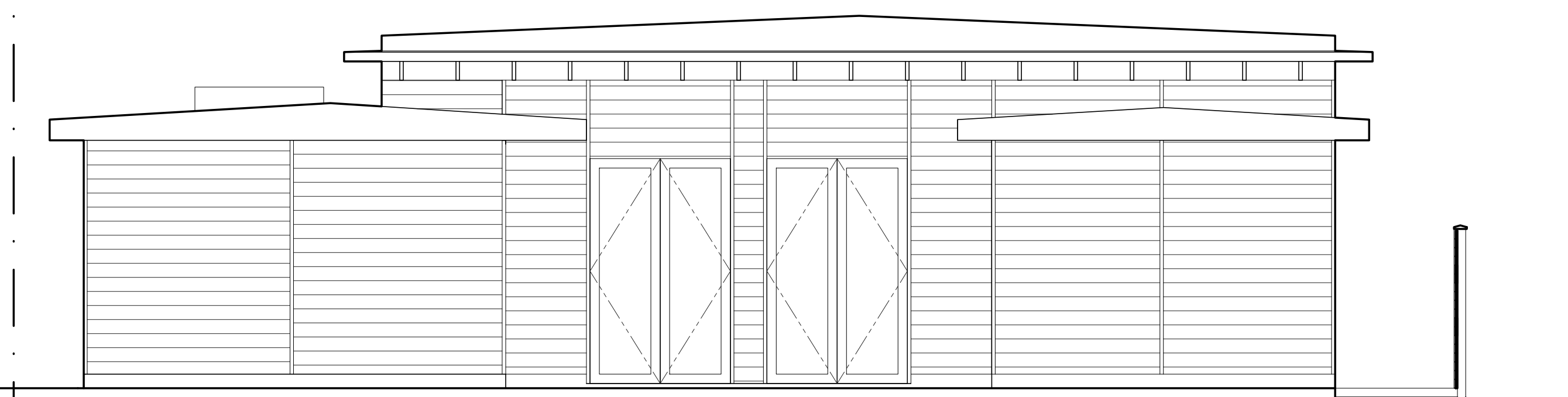


**1 FLOOR PLAN**  
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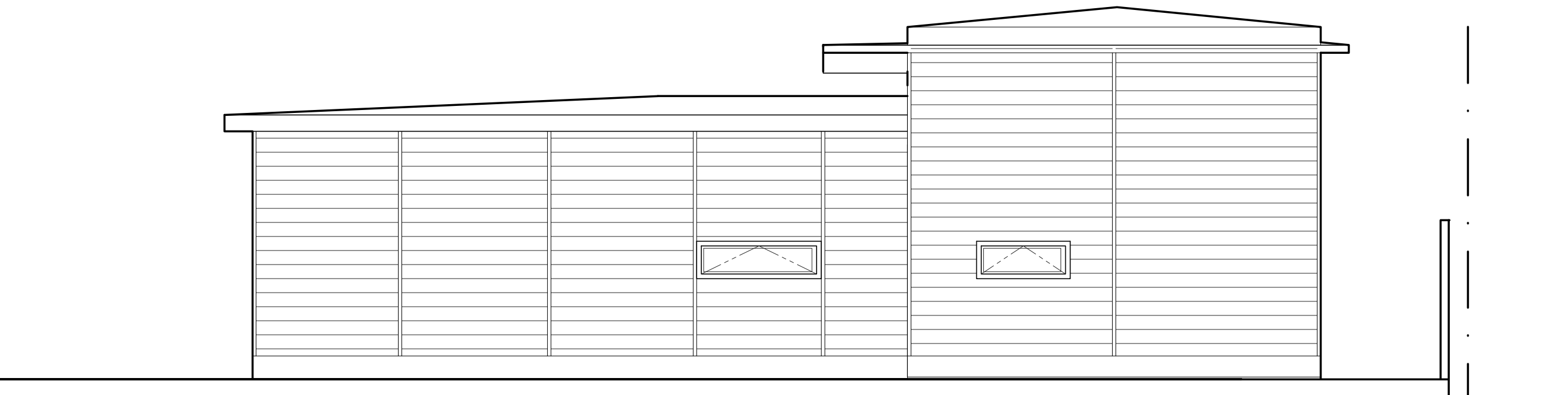
**ALT PLAN - 1000 SQFT ACCESSIBLE 2  
BEDROOM**



**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**3 BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"

**fivedot**

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