

Small Footprint DADU

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Project Description: This plan is for a small one-bedroom apartment. The apartment area is 340 square feet.

Narrative Description: This design is for an area constrained by lot conditions.

Estimate of cost will be in the \$125 per square foot range.

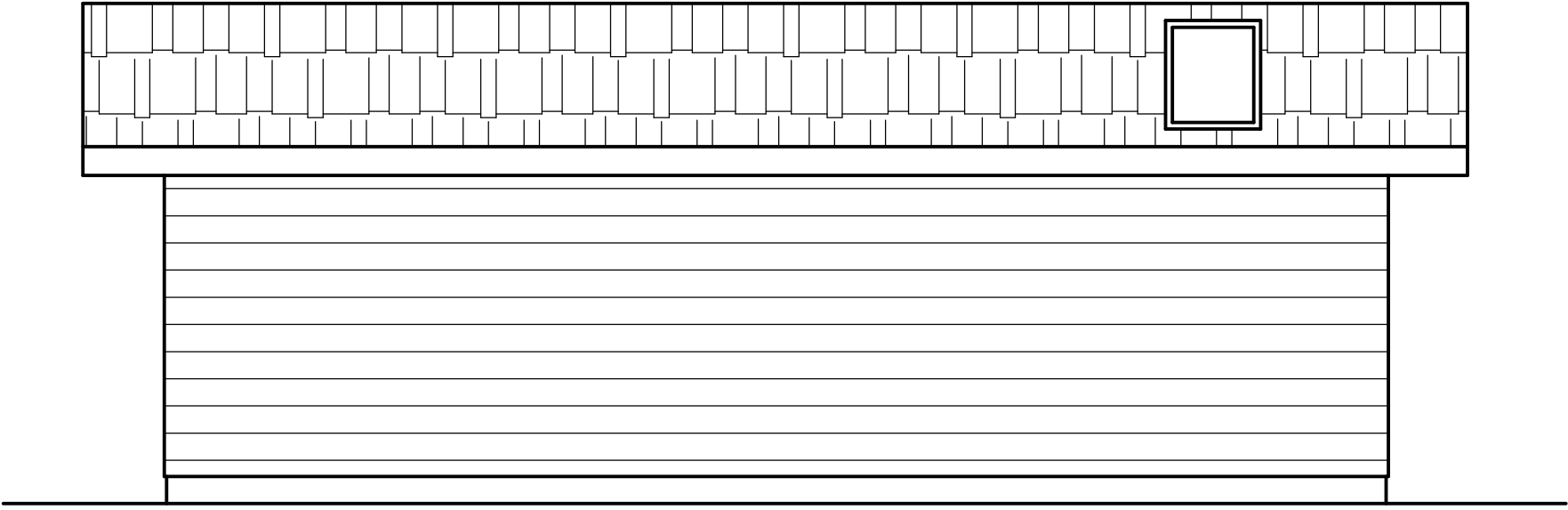
Major Materials: Type 5-foot wood framed composition shingle roofing and horizontal lap siding in wood or hardie board.

Mechanical Systems: Depending on site.

Price: \$550. Contact designer to customize or modify the plans.



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

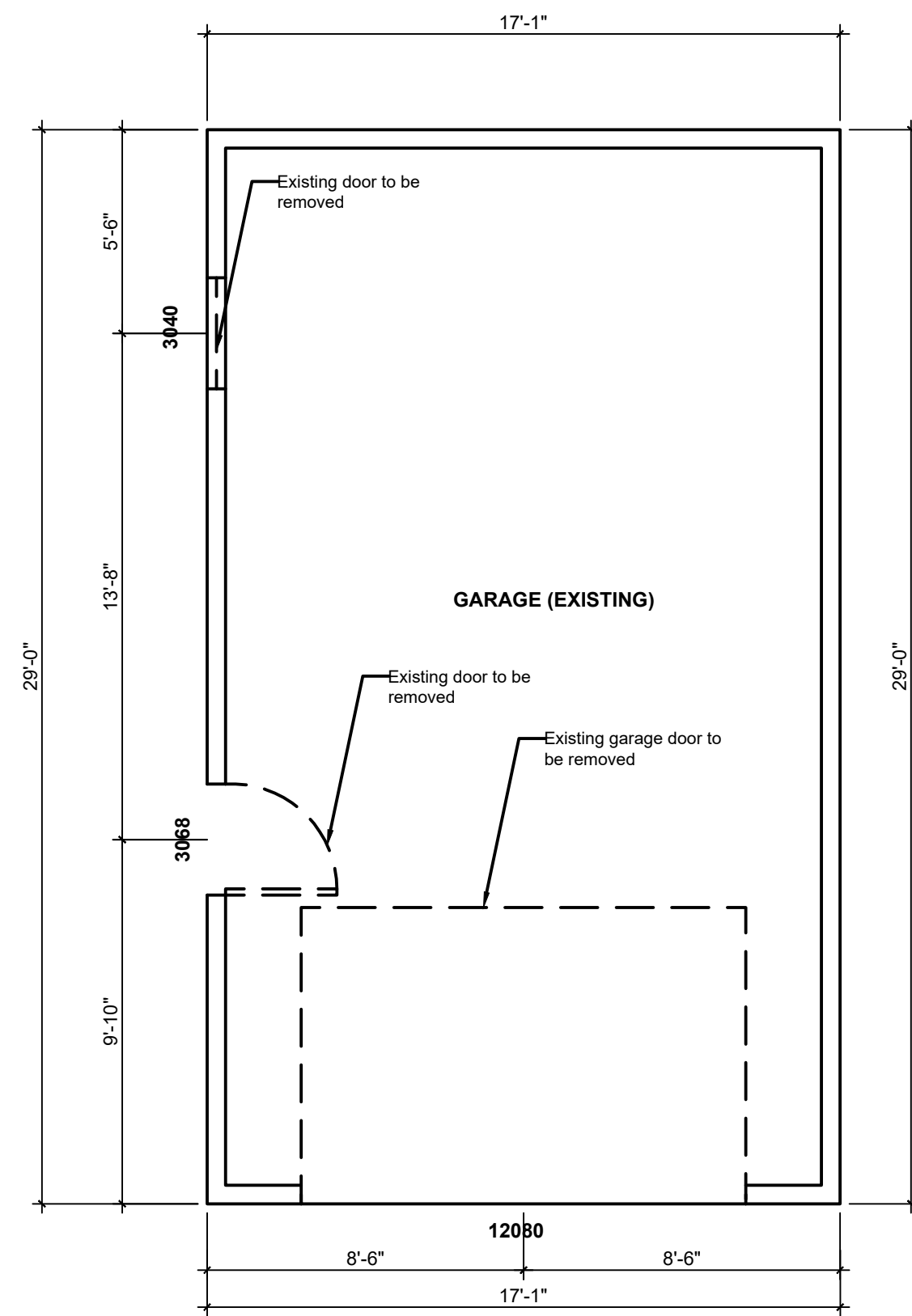


EAST ELEVATION
1/4"=1'-0"

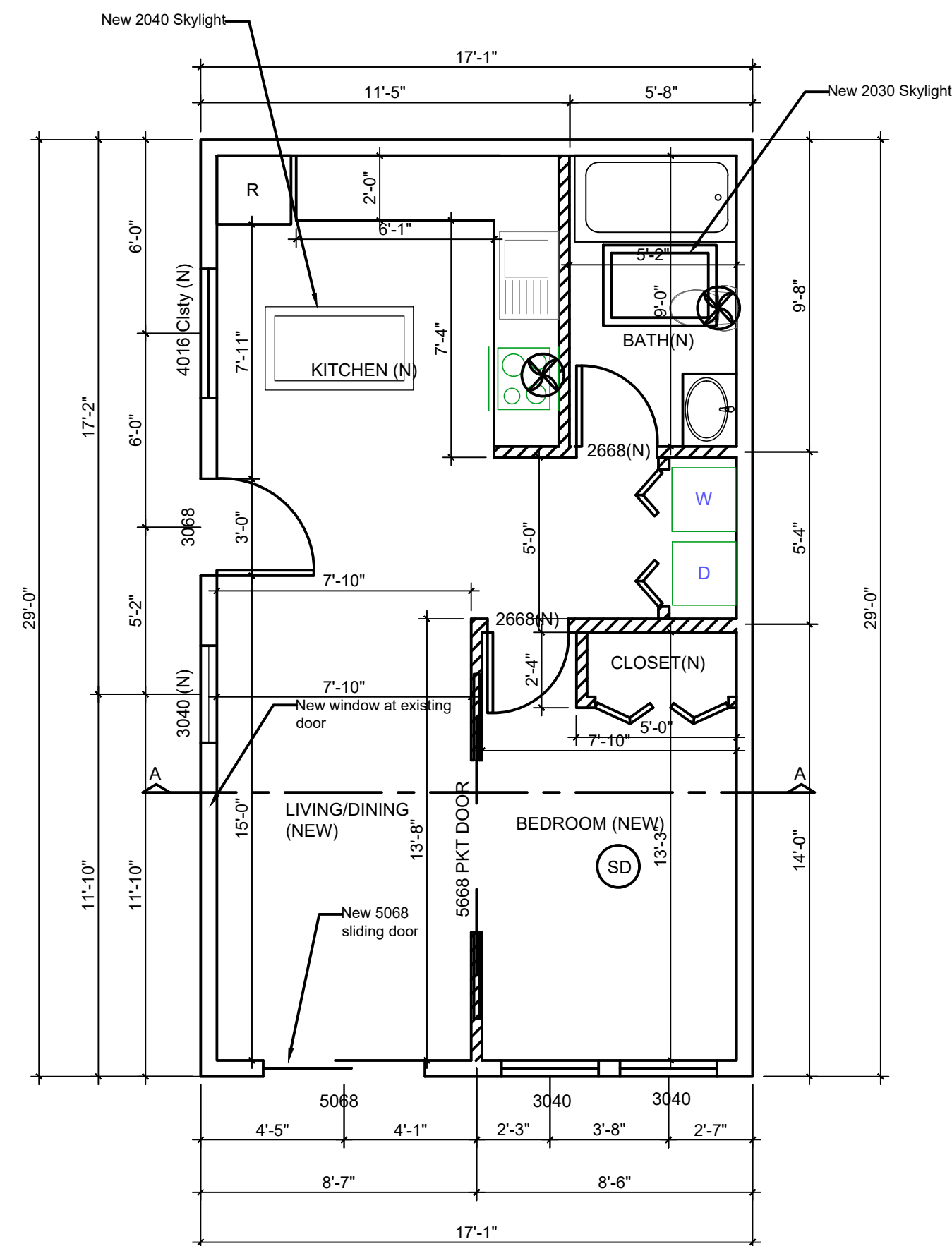


SOUTH ELEVATION
1/4"=1'-0"

REVISIONS	BY
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PROJECT SMALL ADU	
Date	05/13/2019
Scale	1/4"=1'-0"
Drawn	A.N
Job	
Sheet	A3



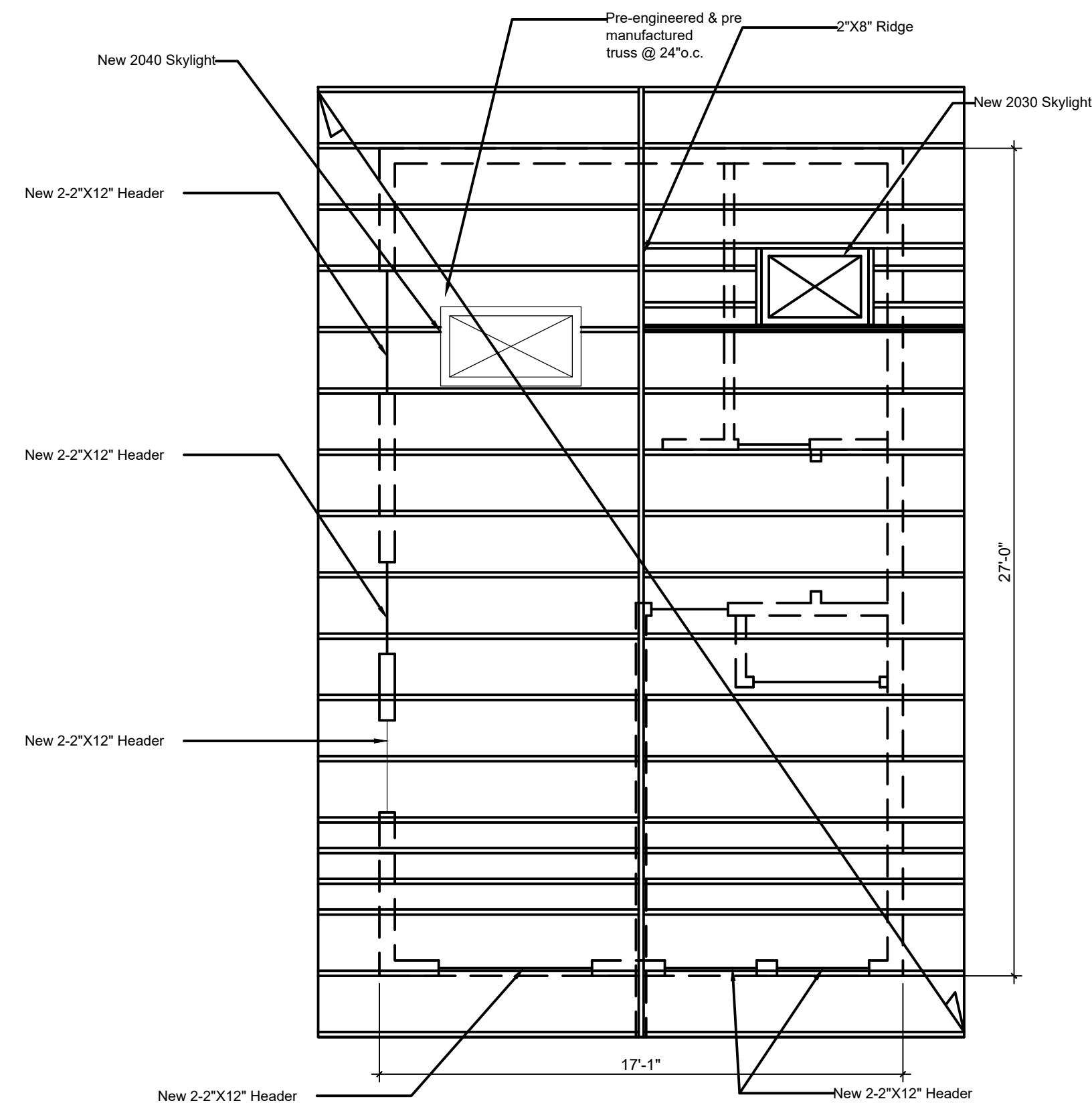
EXISTING FLOOR PLAN
AREA = 494 SQFT
1/4"=1'-0"



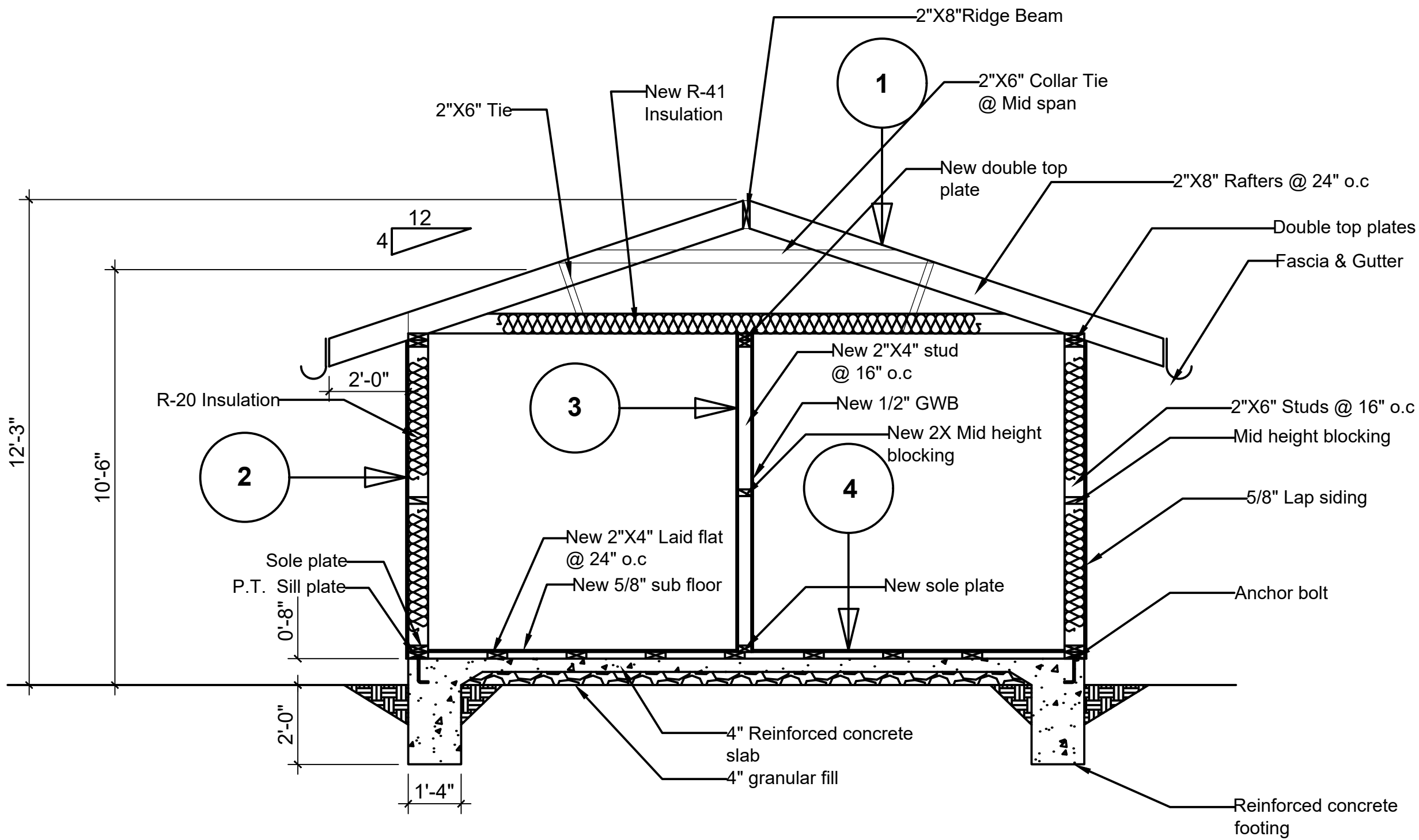
PROPOSED FLOOR PLAN
AREA = 494 SQFT
1/4"=1'-0"

Legend

- New wall
- Smoke detector
- Vent fan, rated at 2.5 changes per hour



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



SECTION
3/8"=1'-0"

1. ROOF ASSEMBLY
30YR COMPOSITE SHINGLES 2 LAYER
GRADE "D" PAPER
5/8" PLYWOOD DECKING
PRE ENGINEERED & PRE MANUFACTURED
TRUSS @ 24" o.c.
NEW R-41 INSULATION

2. EXTERIOR WALL ASSEMBLY
5/8" WOOD LAP SIDING
26 ga CORROSION RESISTANT WEEP SCREED
2-LAYERS OF GRADE D PAPER
5/8" PWD SHEATHING
2"x6" D.F #2 STUDS@ 16" o.c
2X BLOCKING BETWEEN STUDS
R-21 INSULATION
VAPOUR BARRIER
1/2" GWB

3. INTERIOR WALL ASSEMBLY
NEW 1/2" GWB
2"x4" D.F #2 STUDS@ 16" o.c
NEW 1/2" GWB

4. WOOD FLOOR ASSEMBLY
NEW 5/8" PLYWOOD SUB FLOOR
NEW 2"x4" P.T LAID FLAT, @ 24" o.c
6mil VAPOUR BARRIER
RIGID INSULATION
4" REINFORCED CONCRETE SLAB
4" GRANULAR FILL