



Seattle ADU Project

CITY OF SEATTLE

Preliminary Design Package

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VERSION: 001

elevatedesignconstruct.com

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Design Overview

SEATTLE ADU PROJECT

PROJECT DESCRIPTION:

The proposed design was borne from the desire to create a sense of living in a typical detached dwelling. To achieve this, daily 'moments' were analyzed--from doing a load of laundry, to hosting a small gathering--leading to an efficient layout, carefully balanced with open and private spaces.

Our design is an adaptation of a small residence our team designed and will be constructing this summer in a residential neighborhood of Tacoma. Rooted on a compact footprint of 468 SF, this proposed two-story 889 SF dwelling offers an open floor plan on the main level which includes a living room, kitchen, and a half bath with a private entry. The second-floor area is contained within the same footprint as the main level and contains two bedrooms, a full bath, plus laundry, and linen closets.

PROJECT NARRATIVE

As an architect-led design and construction company, we offer responsive, inspired single-family design that is constructible. Our dual experience as architects and general contractors offers clients a seamless experience because there is no project hand off between design and construction. This means that we understand the intended outcome without the misunderstandings or resistance that often come from more traditional methods. The process is integrated; the results are transformative.

For the Seattle ADU, we focused on a family-friendly design solution that is adaptable to meet the varied conditions different sites will present. An open floor plan allows flexibility on entry location, window placement, and kitchen type. Additional adjustments for privacy, cultural needs, and cost efficiency are provided, too.

Starting with a simple box drives affordability and greater flexibility for exterior aesthetics to match the context and varying architecture of existing homes in Seattle. Green building solutions can be applied such as site orientation, robust insulation systems, efficient mechanical systems, and orienting roof pitch for solar panels. This approach to the design is predictable, and construction can be completed quickly.

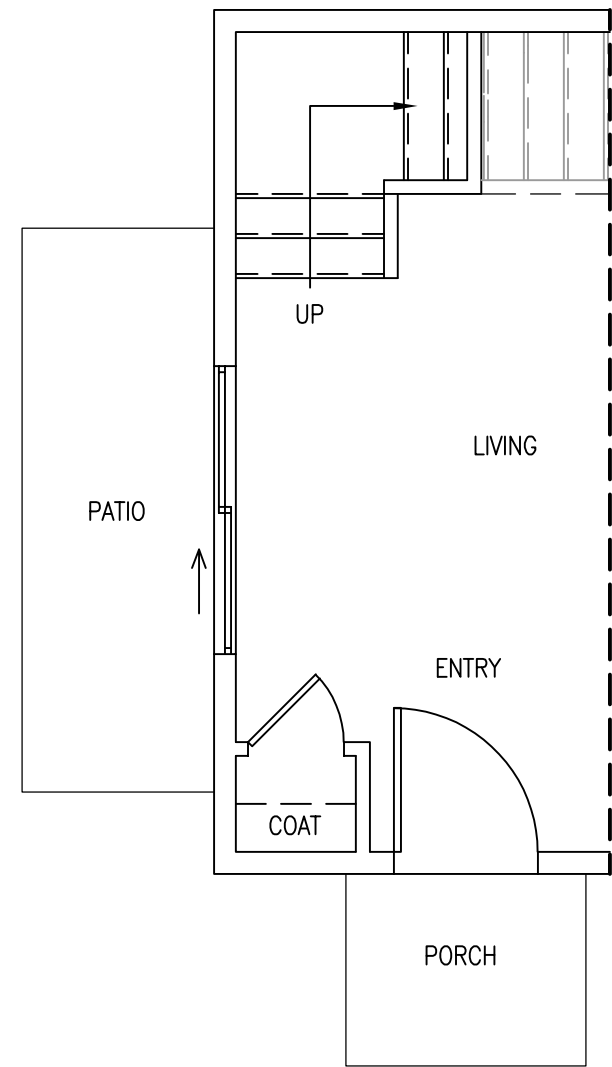
Our design can be built immediately as presented, but it also serves as a basis for a homeowner to investigate the possibilities for an ADU and how it can be adapted to suit their circumstances. The information included here allows the homeowner to have an initial understanding of costs and scale of the project, and we can help them modify it to their needs. The homeowner can make informed decisions, avoid surprises, and create their home.

We believe this design is a fitting approach that represents some exciting possibilities. It is practical, scalable, and these homes will enhance the sites and neighborhoods where they are built.



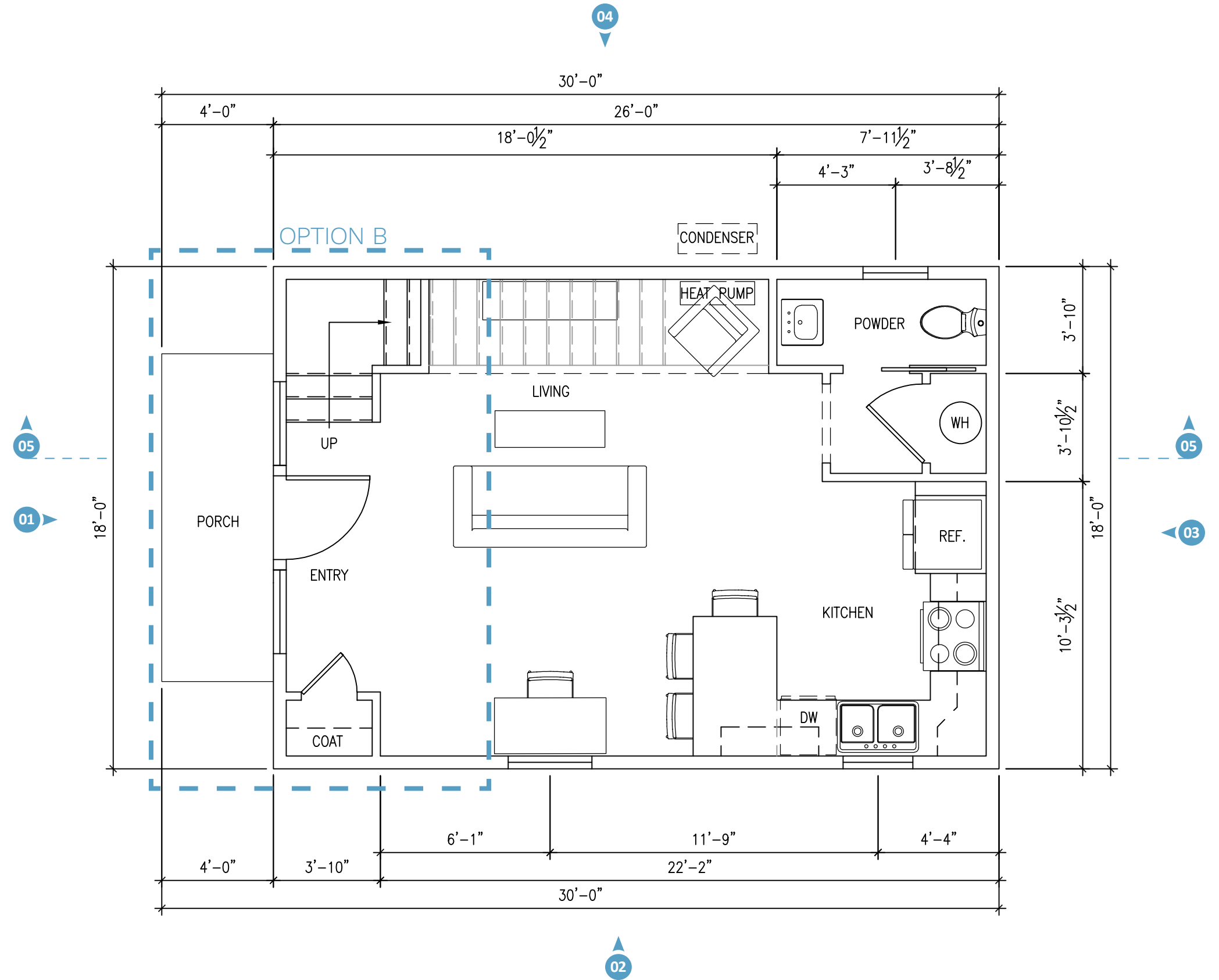
Floor Plan

SEATTLE ADU PROJECT



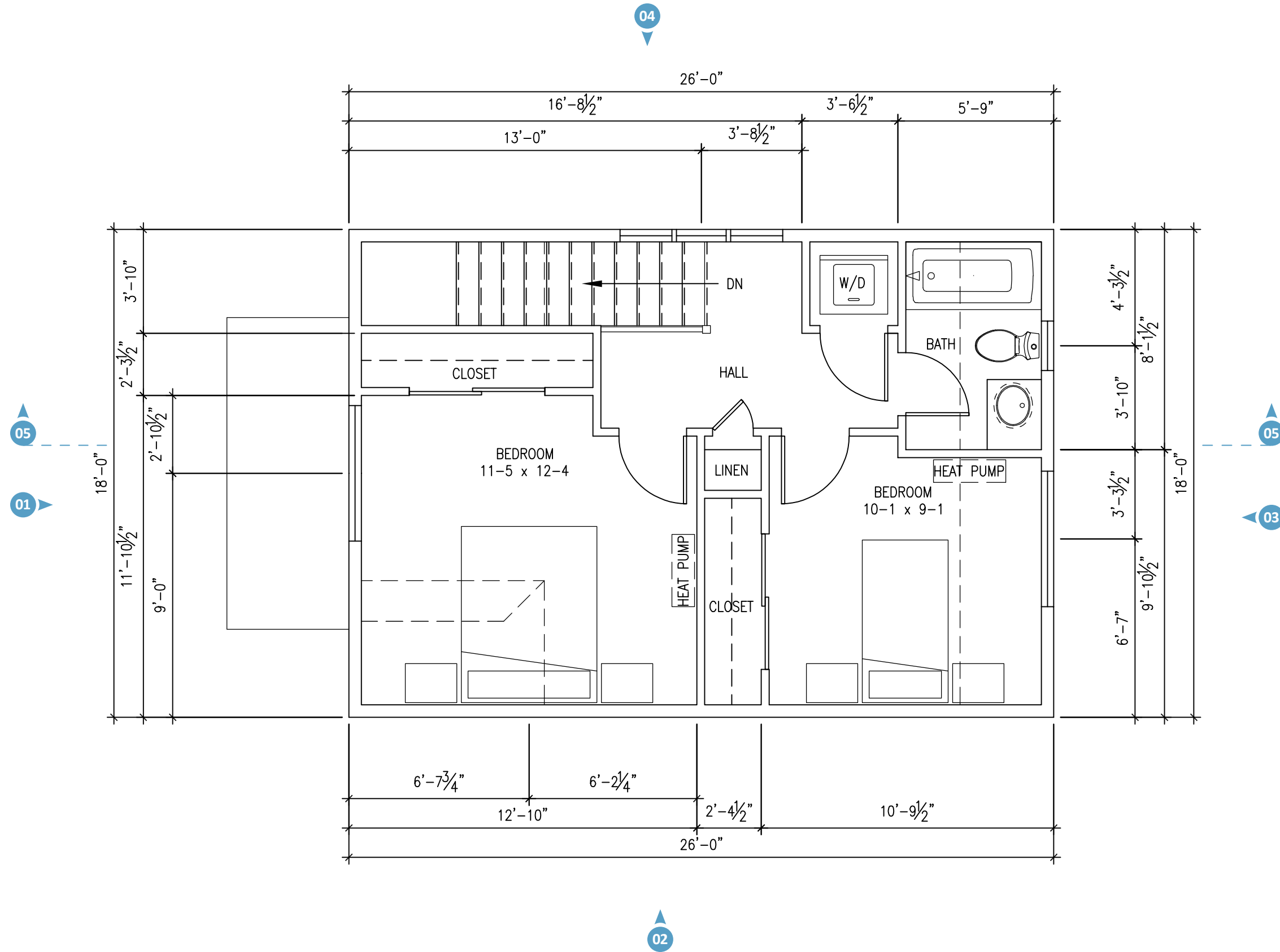
FIRST FLOOR PLAN (OPTION B)

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



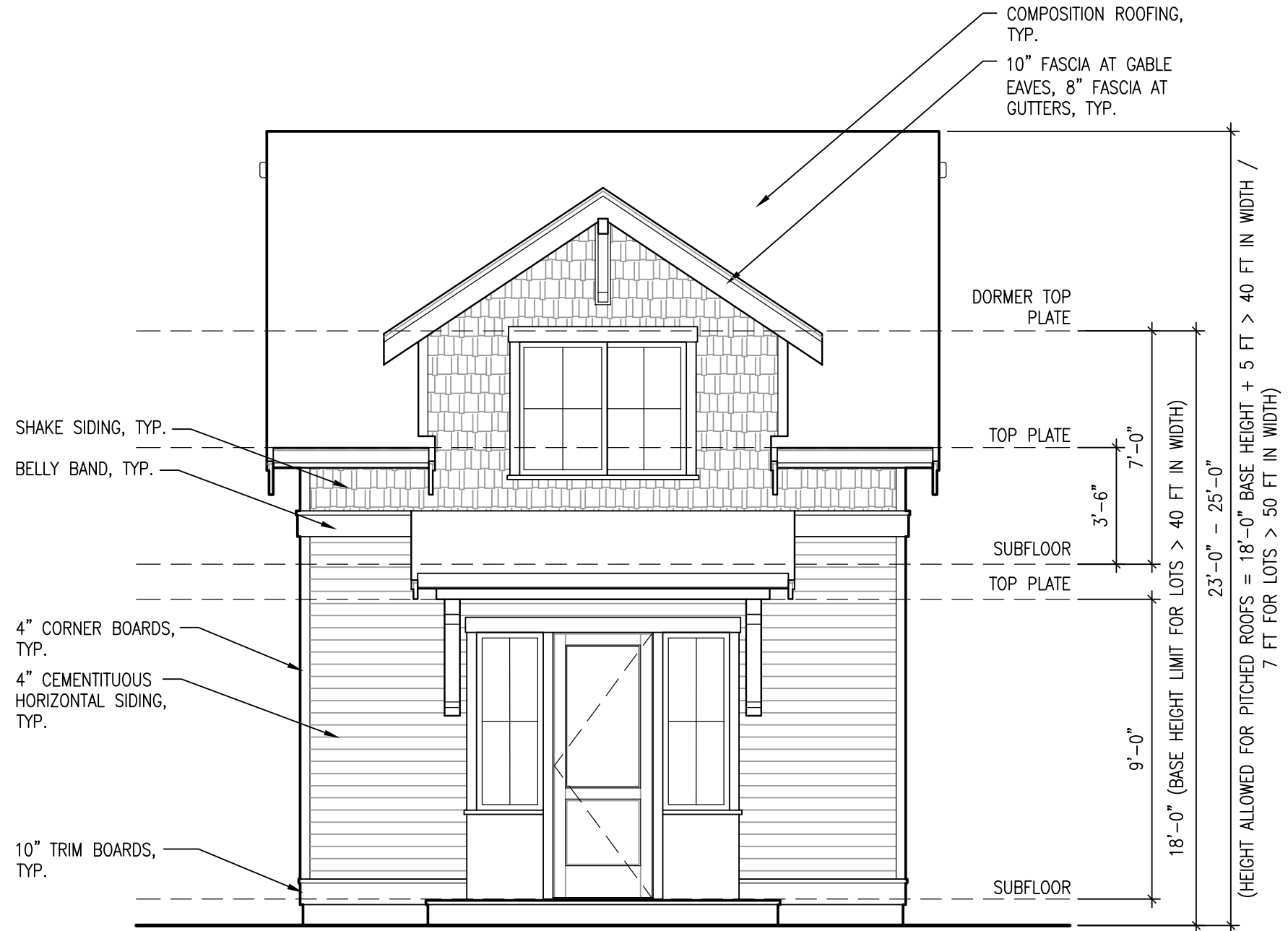
FIRST FLOOR PLAN (468 SF)

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



SECOND FLOOR PLAN (421 SF)

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



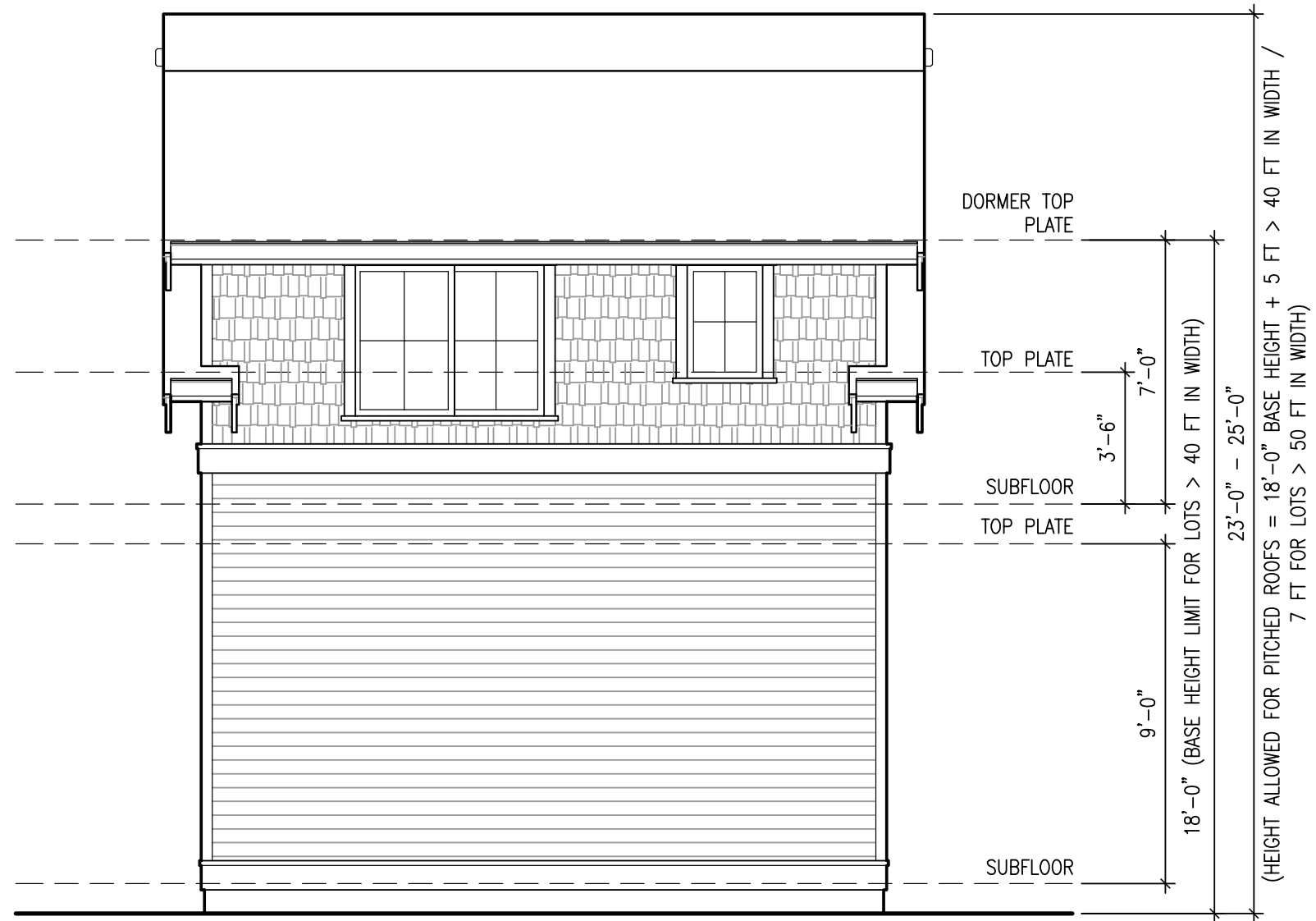
01 FRONT ELEVATION

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



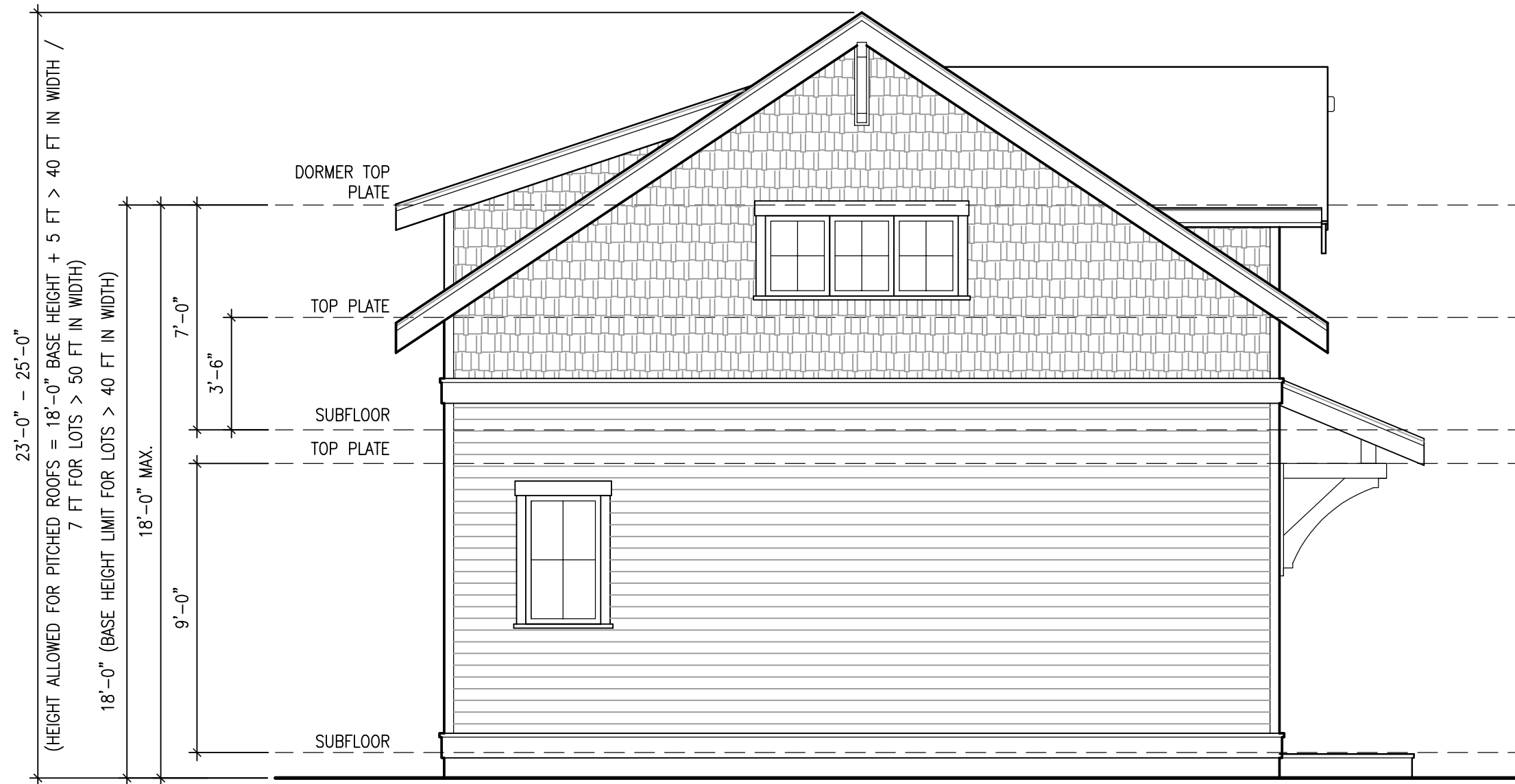
02 SIDE ONE ELEVATION

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



03 REAR ELEVATION

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

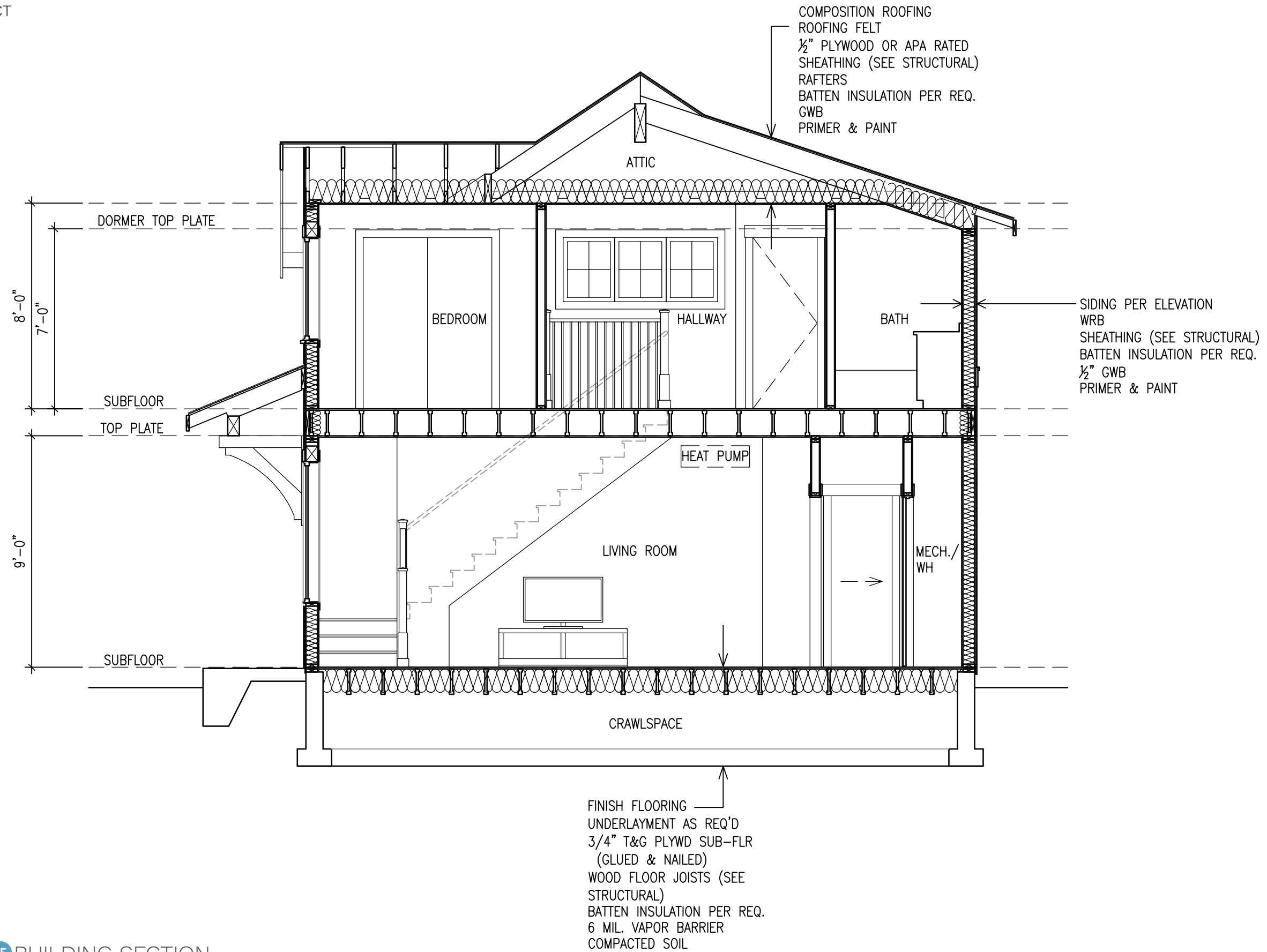


04 SIDE TWO ELEVATION

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

Building Section

SEATTLE ADU PROJECT



05 BUILDING SECTION

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



SCHEME ONE



SCHEME TWO



SCHEME THREE