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Compact DADU - Description

Basic Features

Stories: 2

Bedrooms: 2

Baths: 2

Dimensions

Depth: 18'-6"

Width: 28'-0"

Height: 16'-0" plus 4' shed bonus"

Area

Total: 950 GSF

Patio: 58 SF

Mainfloor: 475 SF

Second Floor: 475 SF

Ceiling

Mainfloor: 8'-0"

Second Floor: 6'-8" to 10'-8"

Roof

Primary Pitch: 2.5:12

Roof Type: Metal

Other: Solar Ready

Roof Framing: TJI's

Insulation: R-15 rigid, R-23 batt

Exterior Wall

Framing: 2x6 wood framing

Wall Finish: 6" lap siding

Insulation: R-21 batt

Entry Wall Finish: Cedar, Tile, Metal

Bedroom Feature

Bedroom 1: Accessible and adjacent to accessible bathroom

Mechanical System

Ductless mini-split: (1) condensor, (3) heads – Bed 1, Bed 2 & Living Space

Electric resistance: bathrooms

Energy Efficient Features:

Shed roof orientation for optimal solar per site

Windows detailed for optimum daylight penetration

Approximate Cost:

\$ 165 - \$ 240/ sf - \$ 156,750 – \$ 250,000 total

Design Fee:

\$ 925 + \$ 130/ hour

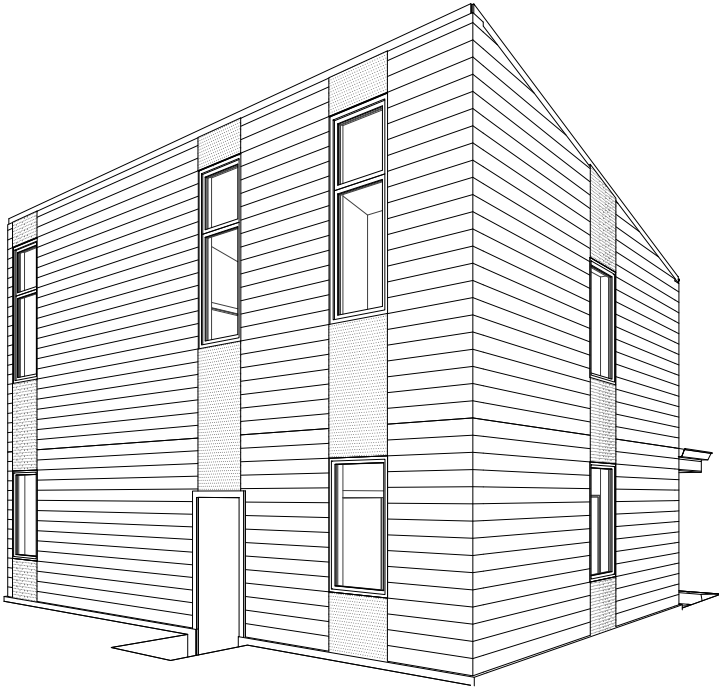
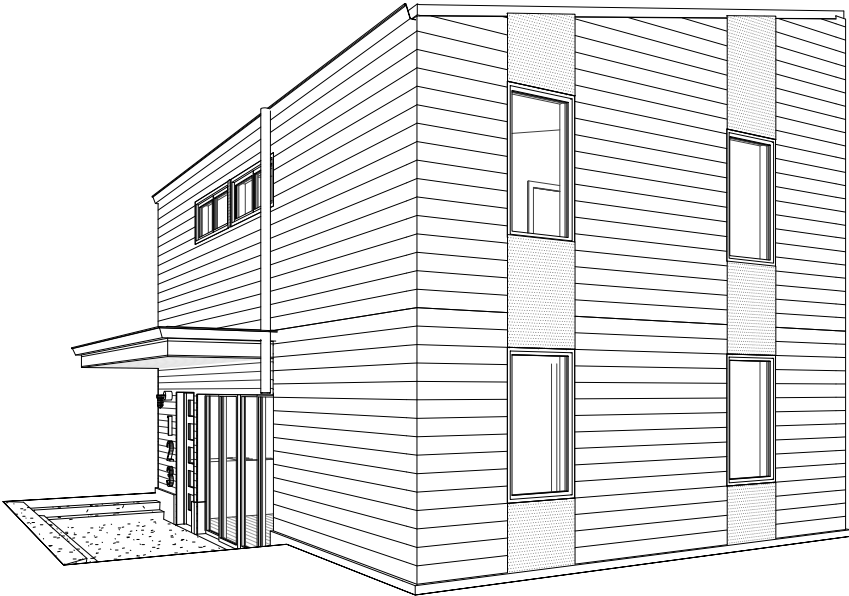
Compact DADU - Narrative

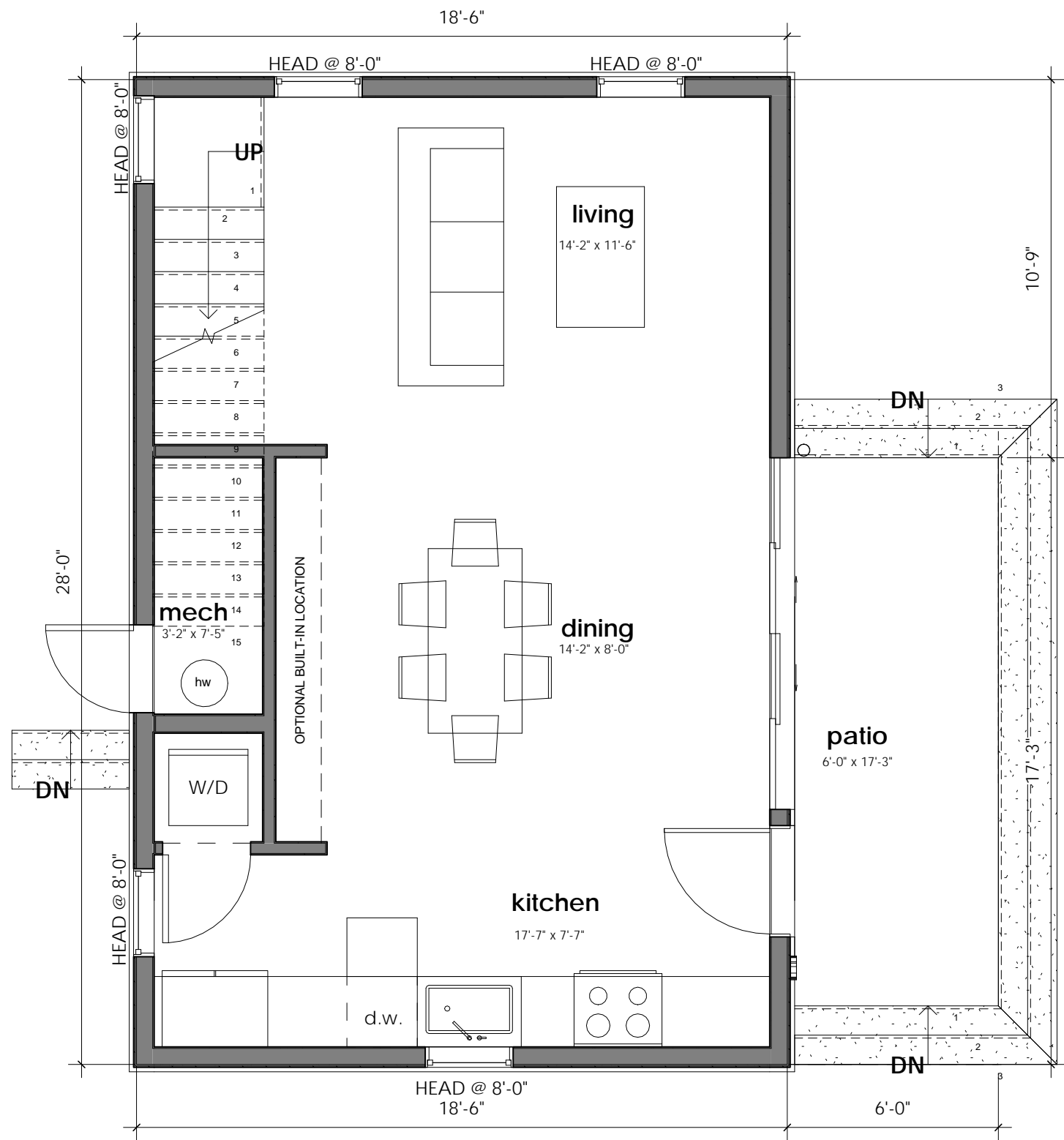
This family friendly, two bedroom, two bathroom ADU is efficiently designed to sit comfortably on a number of Seattle lots. The clean, two-story rectangle with shed roof uses simple and standard materials providing the owner a high level of architectural design with straightforward methods of construction. Lap siding and metal roof elegantly fit into the context of any existing neighborhood.

Optional re-orientation of the shed roof optimizes pitch for solar panel exposure and increased renewable energy usage. All windows conform to standard sizes from most window manufacturers, and have been sized and located to provide balanced daylighting and cross ventilation, while maintaining privacy between the existing home and the ADU.

Simple and efficient mechanical systems offer comfortable control of indoor climate. The popular open living, dining, kitchen concept on the main floor connects to the patio by a sliding glass door and allows the home and its inhabitants to connect to the outdoors. Unique architectural features, such as the fin detail at the dining room wall, provide opportunities to personalize the space with built-in shelves or a recessed area for hanging bikes and other outdoor gear. The stairs are another opportunity for customization, with interesting stair and railing details selected by the owner. On the second level, the bedrooms offer privacy with Bedroom One having its own bathroom with walk-in shower. The second bath with tub is located at the top of the stair making it accessible to guests. An option to open the wall at the stair can turn Bedroom One into a loft for work or creativity. Both bedrooms have ample closet space.

This ADU offers options for personalization, ease of construction, and comfortable living spaces for a wide range of Seattle households.





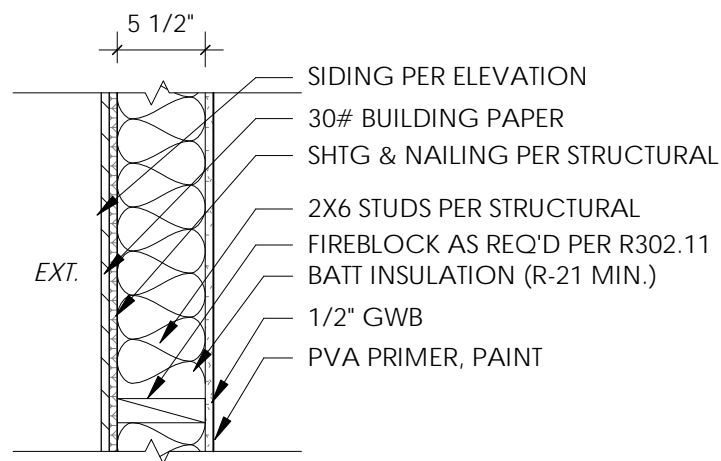
1 Level 1
1/4" = 1'-0"



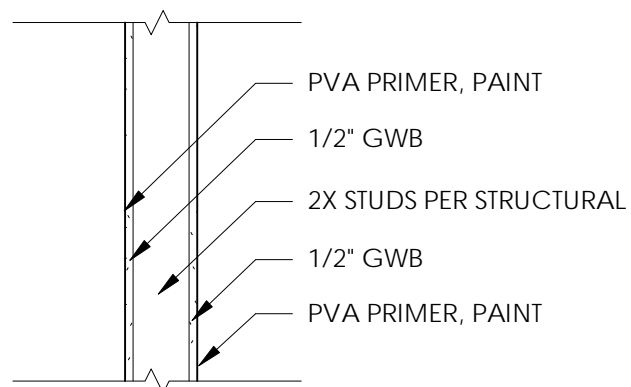
2 Level 2
1/4" = 1'-0"

FAR AREA CALCULATION...

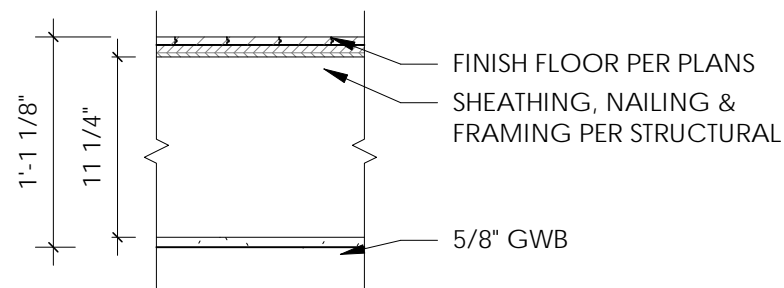
Level 1	476 SF
Level 2	476 SF
TOTAL	952 SF



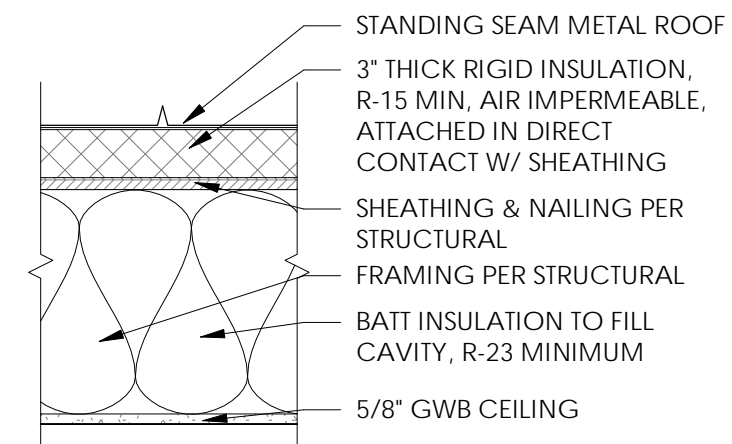
W1 EXTERIOR WALL



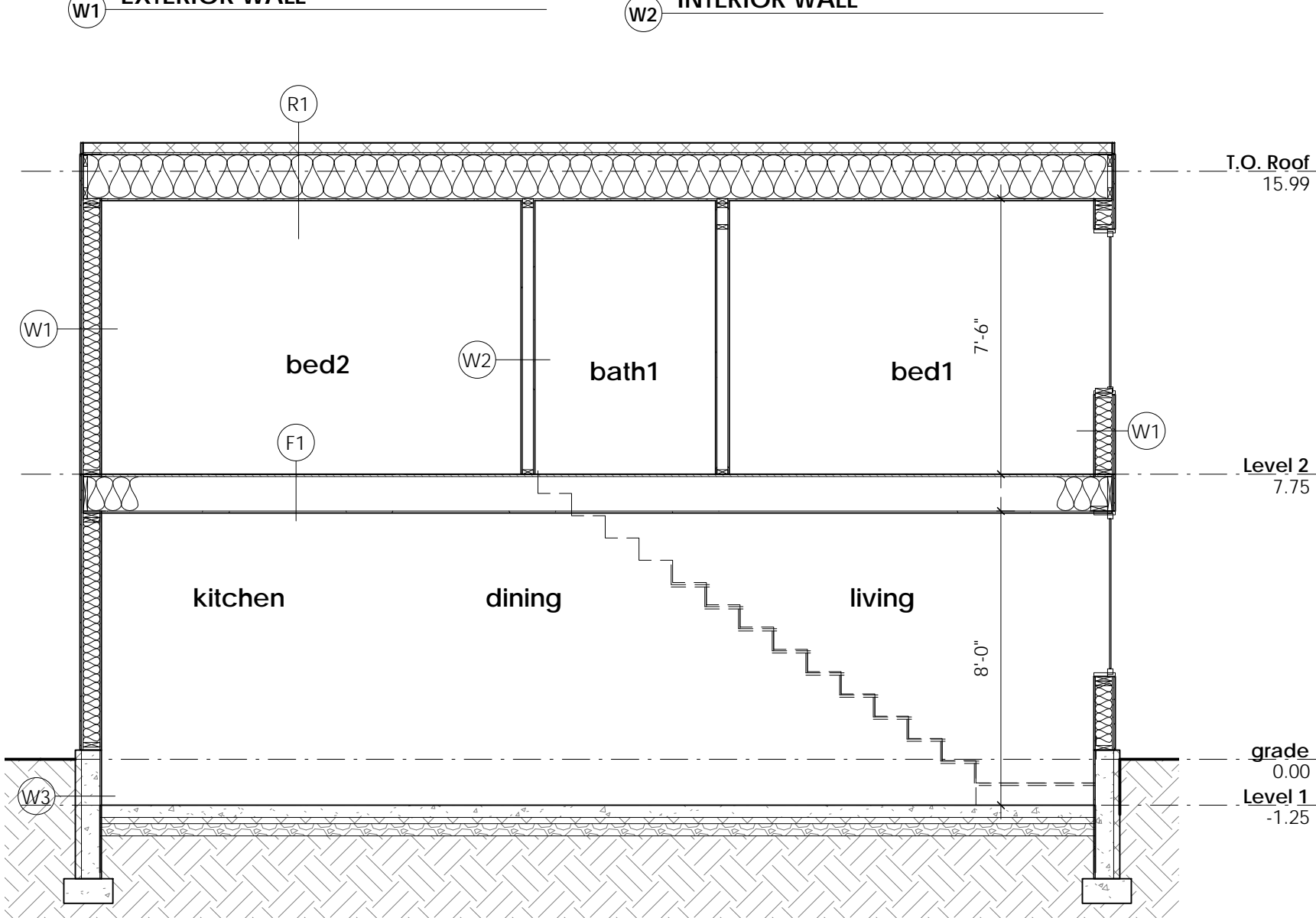
W2 INTERIOR WALL



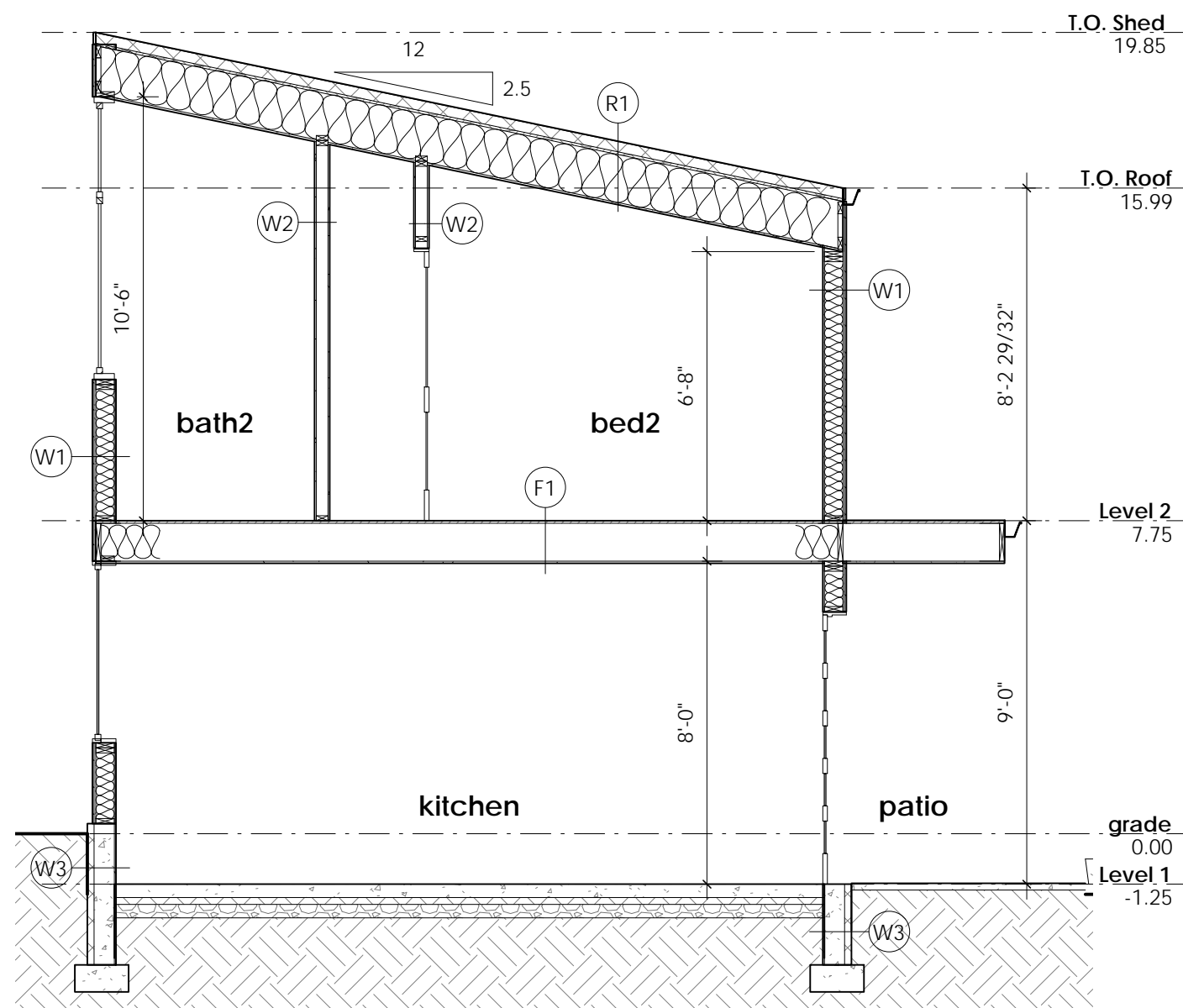
F1 UPPER FLOOR



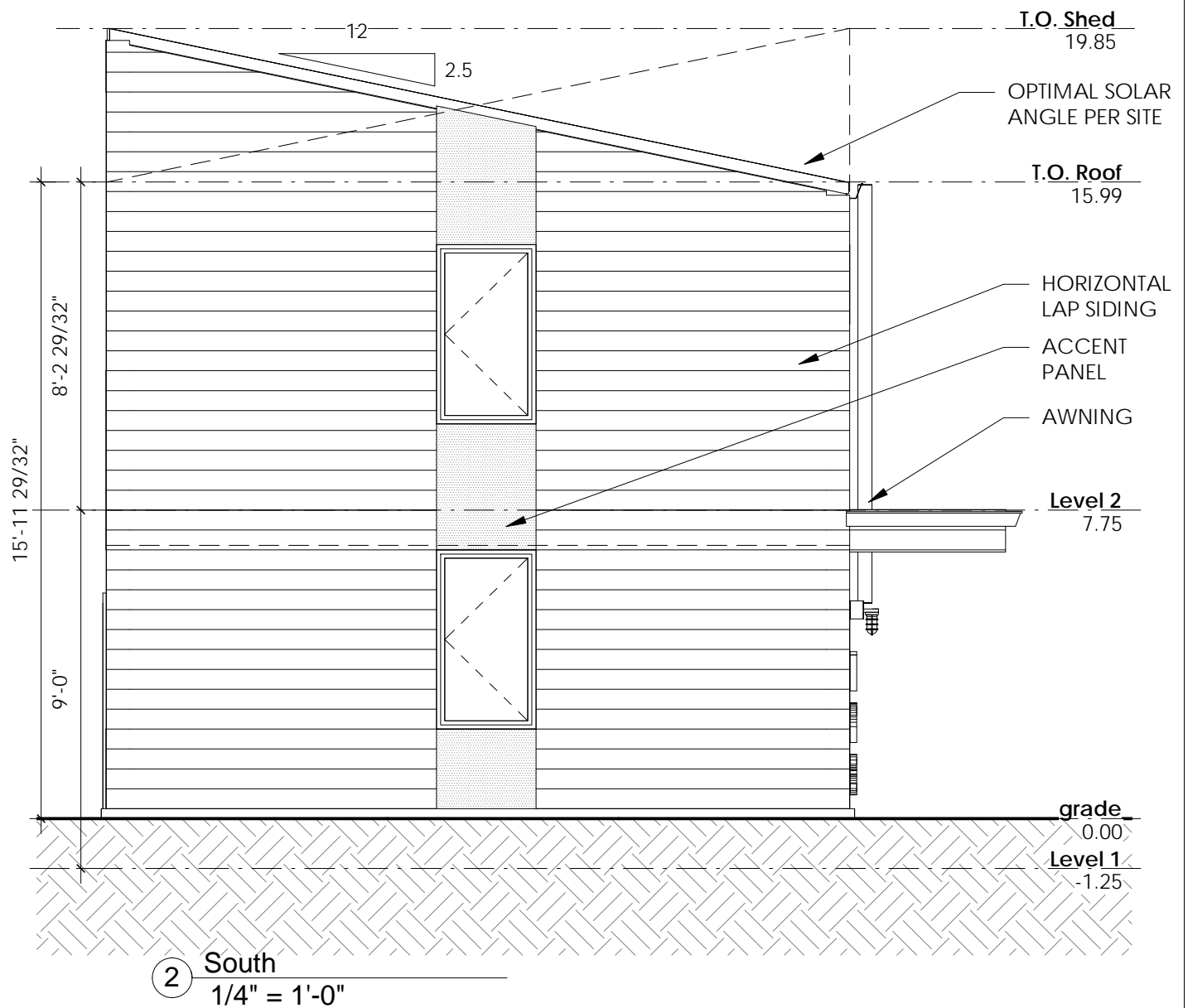
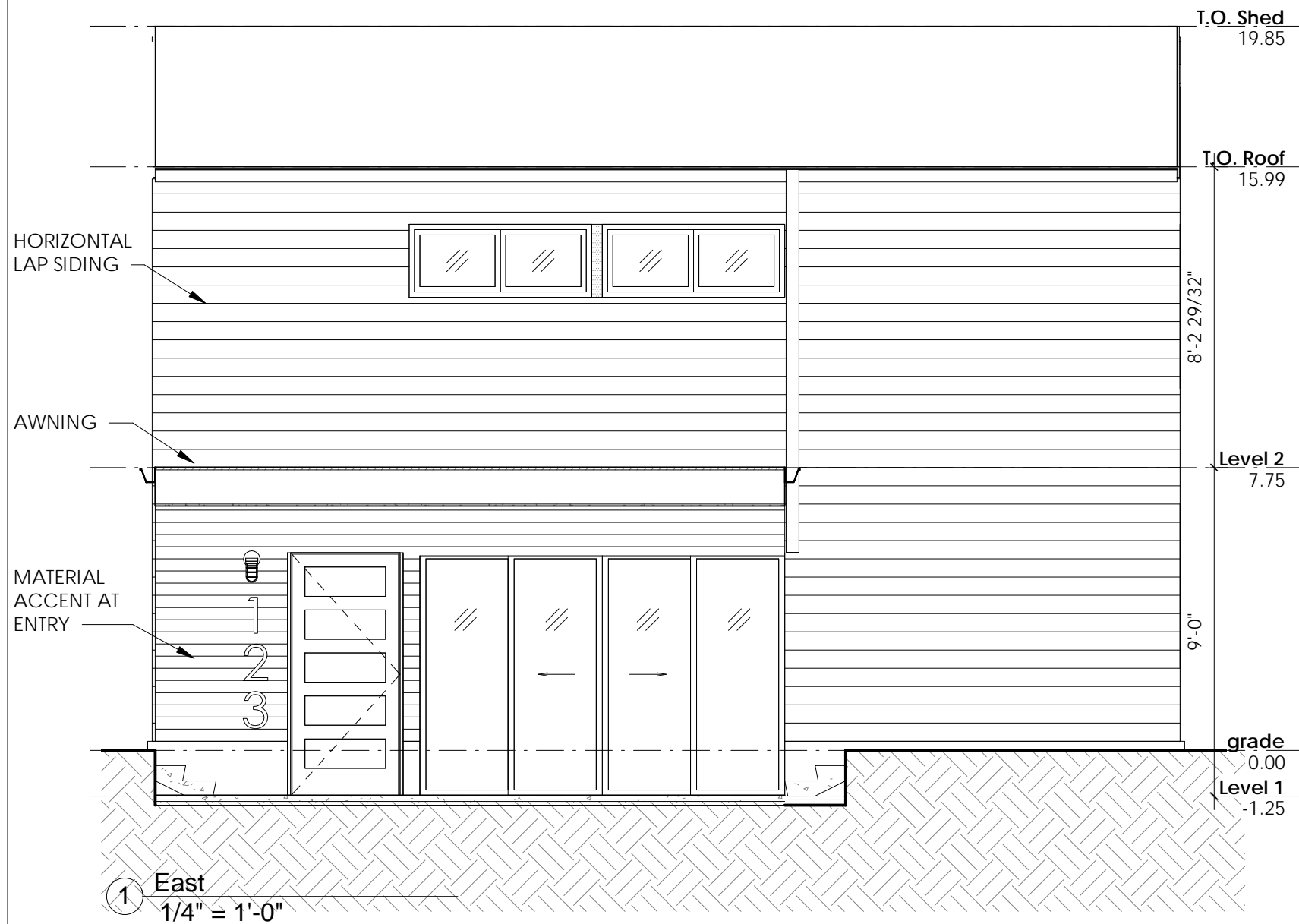
R1 TJI - UNVENTED

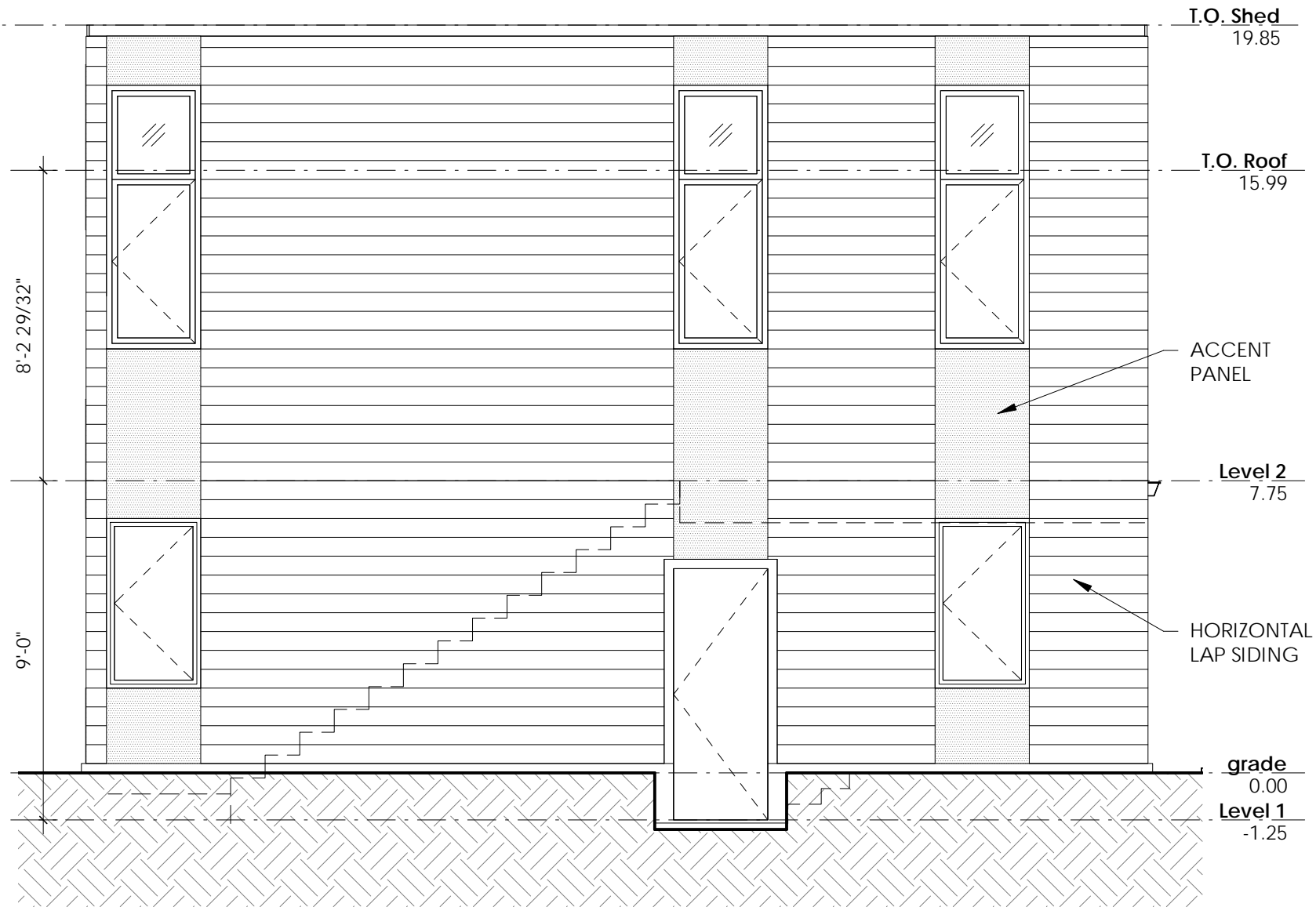


1 SECTION1
1/4" = 1'-0"

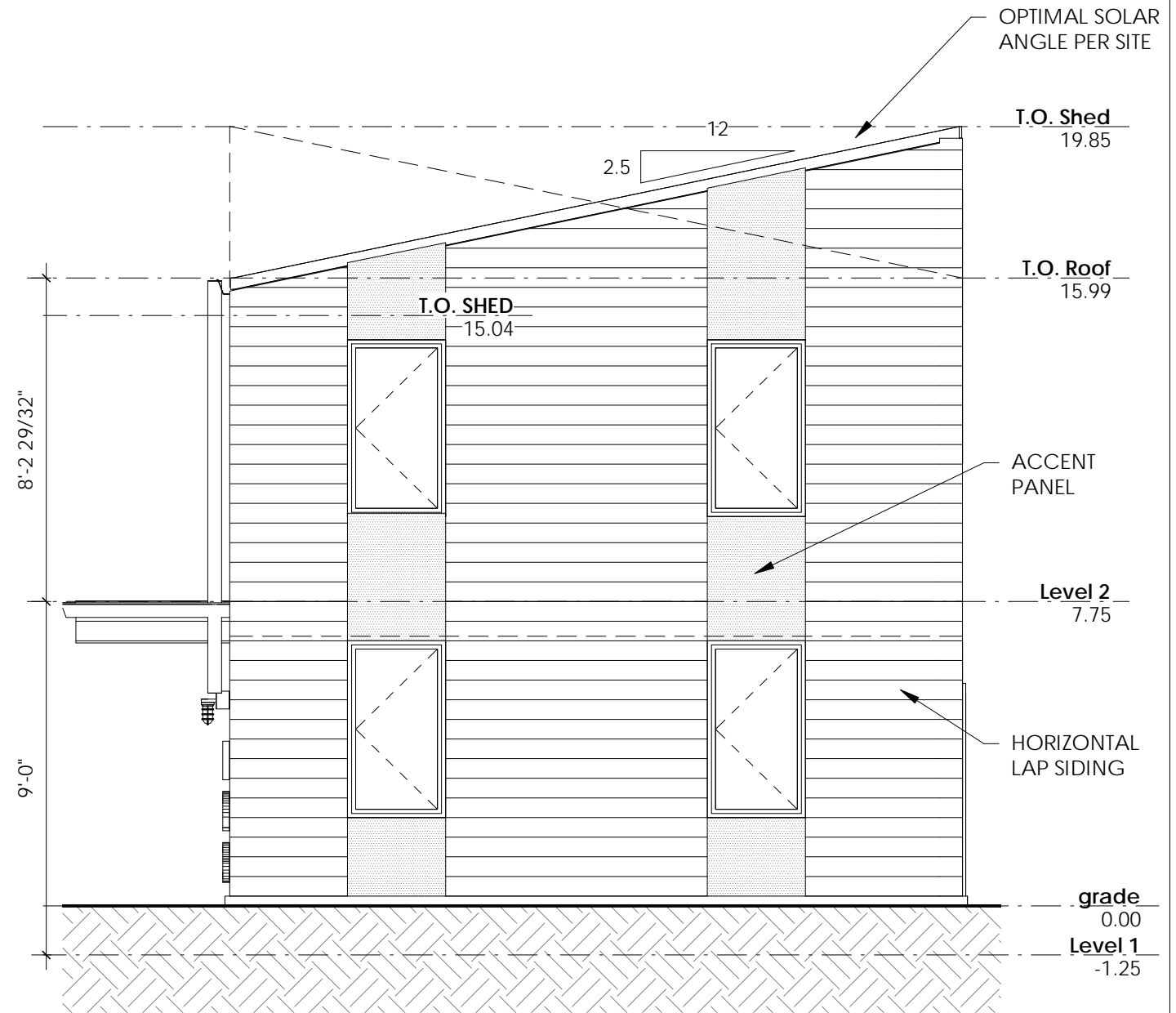


2 SECTION2
1/4" = 1'-0"





① West
1/4" = 1'-0"



② North
1/4" = 1'-0"