Frick + Frack Designs

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Price of plan: \$800 Hourly rate for further work: \$30/hr

PROJECT DESCRIPTION:

The DADU is 1000 square feet, wood frame construction, with thick 1-foot walls with layers of foam and batt insulation for a high performing barrier. The wall build up is based off of Passive House standards. The exterior is cedar cladding with a rain screen to divert moisture from entering the building shell. The entire structure is simple construction with a scissor truss roof that is batt insulated like the walls and covered with durable metal roofing. Most walls are covered in 5%" gypsum board with an exception of the core which will be cladded in plywood panels. The flooring will be poured concrete which, depending on the site could be incorporated into the foundation of the structure. The design ADA compliant with hallway and door widths set to ADA standards, all major living spaces being on the first floor, and spaces allocated for grab bars for ease of access.

PROJECT NARRATIVE:

The main goal of our design was to be ADA compliant on the first floor, with the addition of a small second floor so that it can be used as a family friendly unit or as a guest space. The DADU has been designed for a specific client who wanted a space for an elderly family member to live in for a few years, then most likely will be used as source of income as a rental property, and eventually for the clients to move into from the main house. Although the size of the DADU limits the lots that it can go on, we believe there is broad applicability to the design because it could be used for aging in place and as a family friendly unit.

The overall form is rectangular with longer North and South facades to allow for sunlight to access the entire space. We have proposed that the wall on the kitchen side of the stairs would have built in shelving that would allow for plenty of storage space, and would allow light to enter into the second floor room through the shelves. We have also proposed a concrete floor finish to provide thermal mass. The simple shed roof slope is adaptable and works to create a greater sense of volume in the double height spaces. The roof slope can easily be mirrored or altered to fit the site orientation and privacy needs.

The space is voluminous and light filled with a distinct separation of private spaces (bedroom, bathroom, living room) on one side and a band of less private spaces on the other side. These spaces are positioned around a service core that holds the bathroom, laundry, built-in storage, and staircase. The core of the building is distinguishable visually as it is all clad in plywood.

MAJOR MATERIALS:

Insulation - batt insulation Foundation - concrete slab Wall Section - wood framing, gypsum, cedar siding, rain barrier Flooring - concrete Ceiling - wood framing and gypsum Roofing - metal

MECHANICAL SYSTEMS:

2 Ductless heat pumps Radiant heat mat in bathroom

The submitted project is currently in the process to be built during Summer 2020. A more accurate cost breakdown will be available after further discussion with the current client.

TOTAL

Project Information

FR+CK ADU



COST ESTIMATE:

Prices shown below are estimates and do not reflect what the actual cost of the project would be. Costs can change depending on site conditions and materials.

Potential Site-work/Foundation	\$30000.00
Framing and Sheathing	\$20000.00
Cedar Siding	\$10000.00
Metal Roofing	\$12000.00
Windows/Doors	\$17000.00
Exposed Concrete Floor	\$5000.00
Plumbing	\$12000.00
Electrical	\$12000.00
Insulation (Batt/Foam)	\$10000.00
Drywall	\$8000.00
Paint (Interior/Exterior)	\$12000.00
Trim Work	\$3000.00
Cabinets	\$5000.00
Countertops	\$3000.00
Tile Work	\$6000.00
Stairs	\$3000.00
Appliances	\$5000.00
Electrical Fixtures (Lighting, etc.)	\$2000.00
Additional Plumbing	\$1500.00

\$180,000.00



























