DETACHED

ACCESSORY DWELLING UNIT

$$\frac{a+b}{a} = \frac{a}{b} = \Phi$$

Project Narrative

Our proposal stems from the desire to understand what it means to live in an urban infill unit. How can the project resolve a balance of privacy, pre-existing conditions while maintaining a connection to nature? We've chosen a kit of parts method where roof form, windows, doors and infill adapt to the requirements of the site.

Based on the varying conditions of eligible lots in Seattle we sought a design approach that is not singular but adaptable depending on its location, orientation and proximity to the existing structure. The proposal provides a dwelling unit designed independent of a project site, but, established by an analysis of minimum and maximum lot depths to fit as many sites as possible. Once the site is determined the projects components can be selected, and reoriented to achieve the highest quality of natural light, ventilation, security, and privacy related to a existing condition, allowing the building to always be contextually relevant.

The flexibility of the design responds to the needs and criteria of each homeowner depending on the factors influencing their desire for a DADU. The nature of the kit of parts provides opportunity for adaptation to site constraints.

In its most fundamental form, the small-footprint proposal is simply a kitchen, living-room, bedroom and full bath contained in a double height volume of a shed roof making what would normally be compact feel larger.

The design is inspired by the opportunity to offer Seattle homeowners a range of spatial combinations that are adaptable to the site and that can relate to people's wide-ranging identities. It is intended to provide a high-quality kit of parts coupled with the opportunity to allow clients the freedom of choice with respect site specific requirements.

Project Description

The proposed DADU provides homeowners the opportunity to customize our design based on a pre-approved kit of parts. The unit is 365 GSF consisting of kitchen, living-room, bedroom and full bathroom.
The kit of parts is composed of varying roof types such as flat or shed roof that can be configured intelligently based on site conditions Window size options are available, kitchen and entry locations can be moved upon request, while the dimensions of spaces remain constant offering ease of construction and clarity in pricing.

Project Data

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Structural
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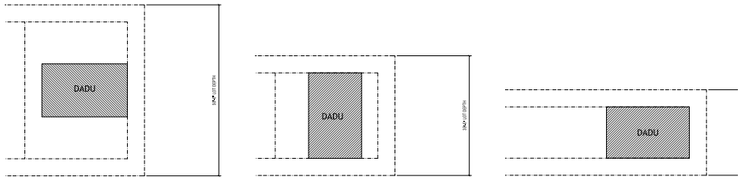
Mechanical Systems
Mini-Split Air Conditioning
Radiant underfloor heating
Pricing Per Plan
$999
Hourly Rate

About

KOArchitecture is an award winning architecture firm with over ten years of global experience working in the US, Spain, Canada, Italy and England. We are a diverse team that approaches each project with a unique perspective.

Languages
English
Italian
Spanish
Catalan

Site Diagrams

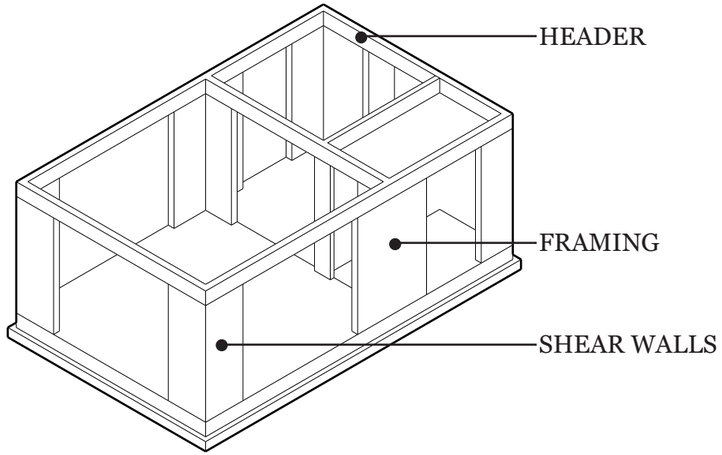


Project Pricing

Estimate
Total = $125, 000 - $150,00

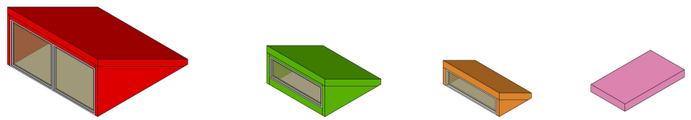
Project Image

Pre-Approved Structure

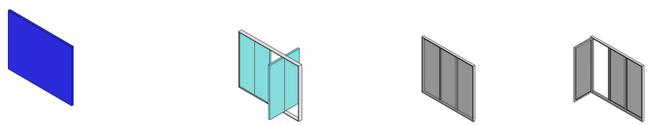


Kit of Parts

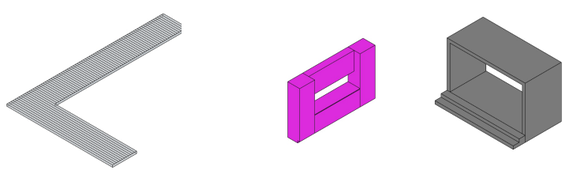
ROOFS



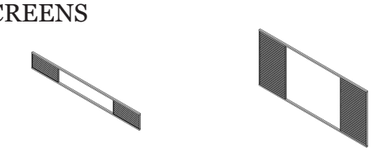
INFILL



ADD-ON/BUILT-IN

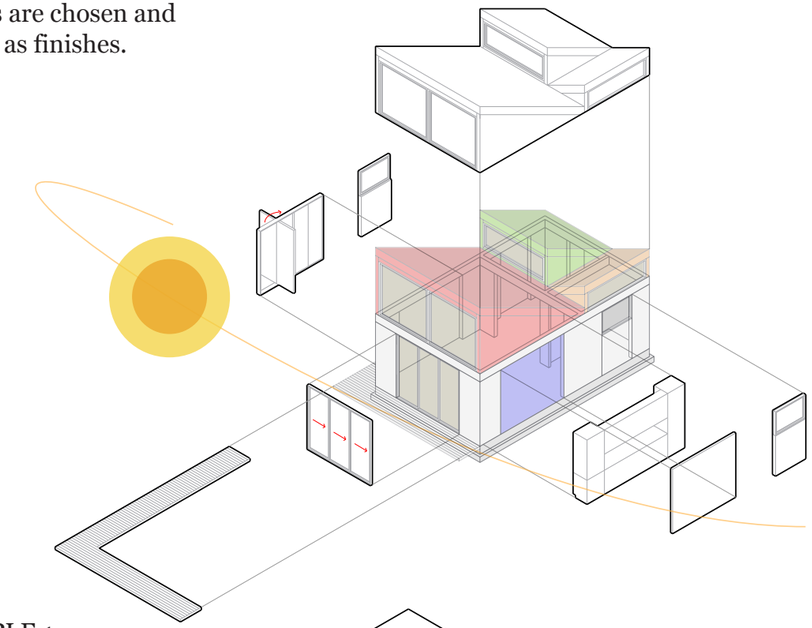


SCREENS

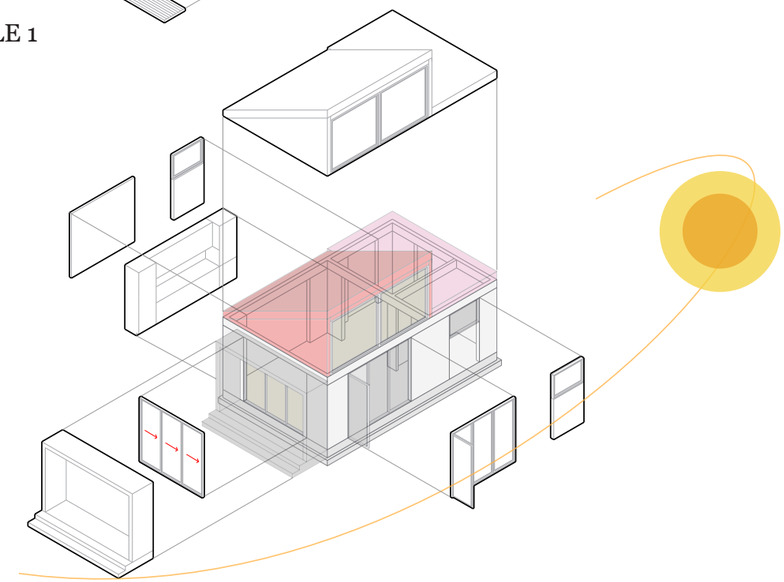


Assembly Variation Examples

A constant fixed frame allows varying orientations of a shed or flat roof. Rough opening infill components are then selected based on the kit of parts. Skins, screens and porches are chosen and applied as finishes.



EXAMPLE 1



EXAMPLE 2

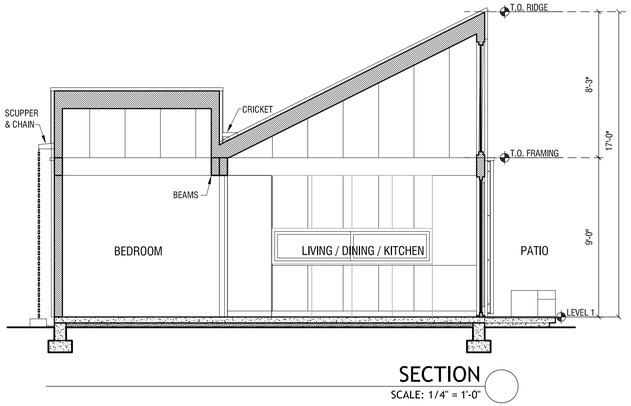
Project Materials

POLISHED CONCRETE FLOORS

PLYWOOD INTERIOR WALL AND CEILING

PINE TARRED WOOD SIDING

CORRUGATED CORTEN EXTERIOR (Alternate)



SECTION
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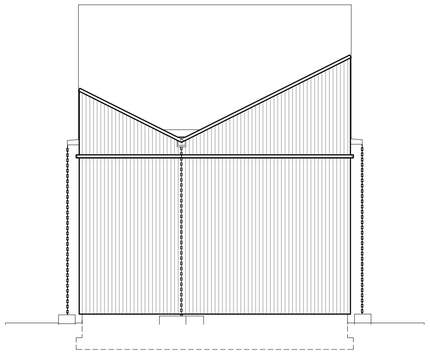
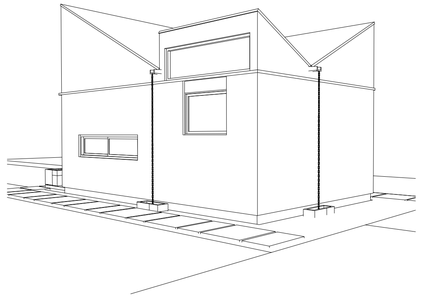
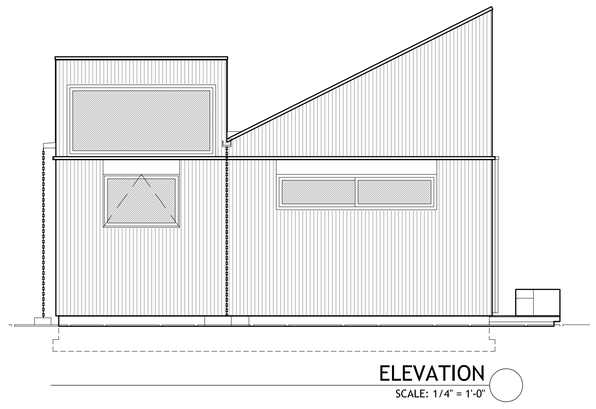
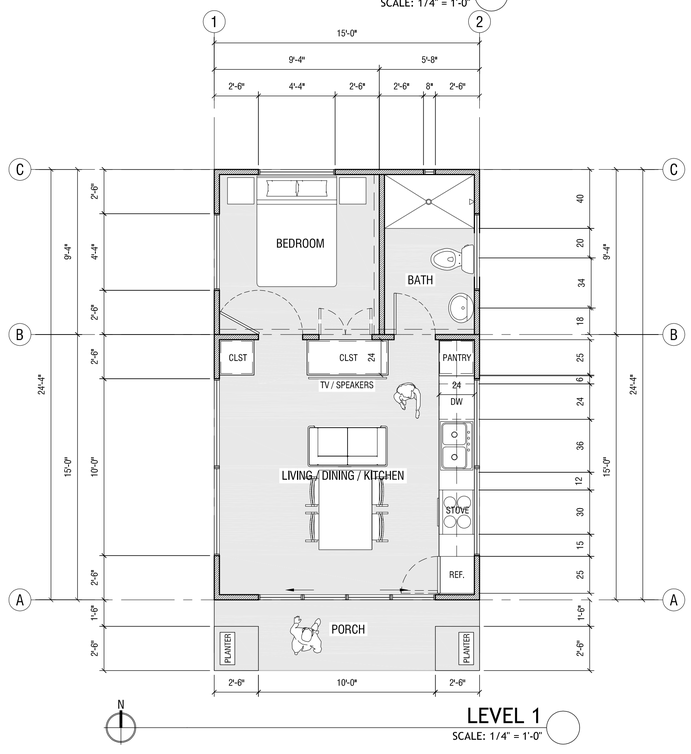


ELEVATION
SCALE: 1/4" = 1'-0"

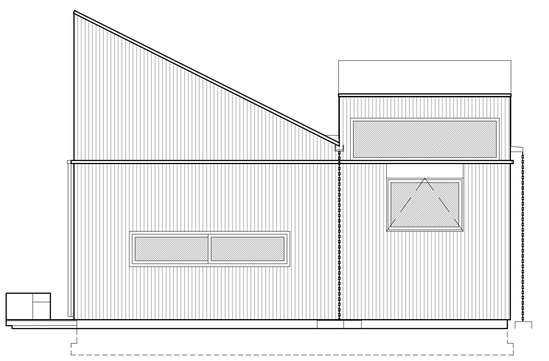




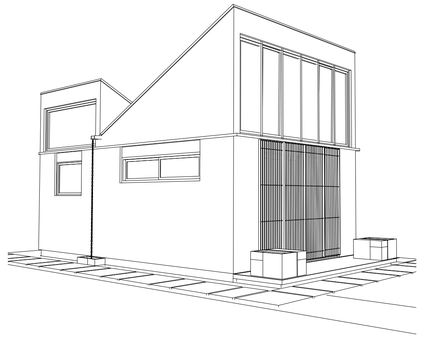
ELEVATION
SCALE: 1/4" = 1'-0"

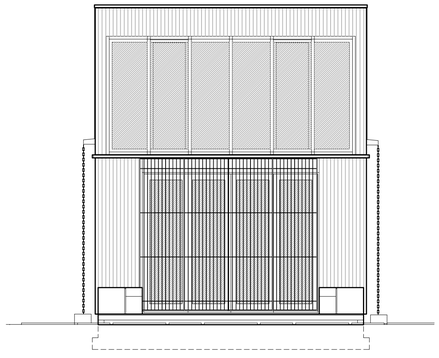


LEVEL 1
SCALE: 1/4" = 1'-0"



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





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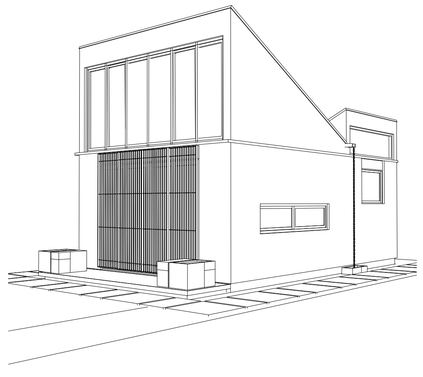

KOArchitecture
www.koarchitecture.com

DETACHED

ACCESSORY DWELLING UNIT

NOT FOR CONSTRUCTION

PROFESSIONAL STAMP

DATE	ISSUE
02.17.20	DADU

22" x 34"

KOA PROJECT #2002

SDCI APPROVAL STAMP