

STUDIO UNITS 297 SF (12' x 24'-8 3/4"), Bathroom (full), Kitchen (full)

DADU CATEGORIES:

☒ SMALL FOOTPRINT ☒ LOW-COST ☒ GARAGE W/ 2-CAR GARAGE OPTION SELECTED

☒ ACCESSIBLE \*VISITABLE\* W/ OPTION SELECTED ☐ FAMILY-FRIENDLY SEE 'FAMILY UNIT' THAT'S PART OF THIS COLLECTION

DELIVERABLE OPTIONS:

- ☒ Base Design and Drawings Only
- ☒ Site Specific Design + Permit Drawings
- ☒ Structural Materials Only
- ☒ Structural Materials w/ Delivery + Install (includes utility hook-up and req'd site work)

\*PRICING (base costs underlined):

\$1,000  
+ \$10,000  
\$30,000  
+ \$40,000

STORAGE OPTIONS:

- ☒ None (Studio 6" above finish grade)
- ☐ Studio over Container (re-claimed)
- ☐ Studio over 2-car Garage (594sf)

\*PRICING (above base cost):

\$0  
+ \$10,000  
+ \$40,000

STRUCTURAL OPTIONS:

- ☒ SIPs (Structural Insulated Panels)
- ☐ Stick Frame (2x6 walls, 2x8 joists)
- ☐ Post + Pier Foundation
- ☒ Crawlspace Foundation

\*PRICING (above base cost):

\$0  
+ \$5,000  
+ \$5,000  
+ \$10,000

FINISH OPTIONS (material + labor):

- ☐ Exterior - Basic
- ☒ Exterior - Premium
  - ☐ Accessibility (slab on grade)
- ☒ Interior - Basic
- ☐ Interior - Premium
  - ☐ Accessibility (grab bars, etc.)

\*PRICING (above base cost):

+ \$30,000  
+ \$50,000  
+ \$5,000  
+ \$30,000  
+ \$50,000  
+ \$5,000

MECHANICAL OPTIONS (material + labor):

- ☒ Basic (Heat, AC, Ventilation, hot-water)
- ☐ Premium (equip. upgrades+ floor heat)
- ☐ Solar - Equip + Install for 3W PV

\*PRICING (above base cost):

+ \$10,000  
+ \$20,000  
+ \$15,000

ASSUMPTIONS + INCLUSIONS FOR LISTED PRICING:

- Flat, easily accessible project site
- Project located inside City of Seattle Limits
- No ECA's, significant trees or existing structures in project area

\* Listed pricing are estimates only. Project specific pricing provided with site address.



rendering 1 Studio @ Grade w/ Deck



rendering 2 Studio over Container



rendering 3 Studio over Garage (2-car)

DESIGN FEATURES AND ADVANTAGES:

- Energy Efficient, SIP design and construction, minimizes heat loss and air infiltration.
- Plumbing wall design and standardization (for all units in the collection) minimizes expensive hourly labor and allows for readily available fixture installation.
- Electrical chases built-in to wall panels to minimized expensive hourly trade labor and allows for readily available fixture installation.
- Simple and efficient mechanical design using electric mini-split heating + cooling, on-demand water heating and filtered fresh air with in-line heat exchange.
- Panelized Design allows for a variety of assembly options ranging from hand carryable components to off-site pre-fabrication.
- Panelized Design allows for fast and efficient on-site assembly while maintaining flexibility for projects w/ limited access and equipment availability.
- Designed to fit virtually any Seattle Single Family Property that is eligible for a DADU (minimum lot size = 3200sf)
- Floor plans designed so that they can be mirrored in the X and/or Y axis to best fit the project site.
- Designed as a Collection using the same efficient kit of parts, to control costs and project timeline for a wide range of homeowner needs.
- Options allow for a wide range of deliverables (base design + materials only to full turn-key) depending on the needs and budget requirements of the homeowner.

ABOUT TRED ARCHITECTURE + DESIGN:

- Woman owned business
- Small local firm led by wife (Megan Tremain) / husband (Lee Edwards) team
- 15 years of experience working and permitting projects in Seattle
- Design + Build approach to projects with a focus on seeing project from design to fruition
- Network of local Consultants, Contractors, Manufacturers and Suppliers
- 5-star Builtgreen and LEED Gold projects

treDADU Studio

Seattle, WA

Architect

TRED - architecture + design  
Megan@tredarchitecture.com  
360.513.5977

Structural Engineer

NKH Engineering

Owner

Anyone

professional stamp

Drawing Index

A1.0 - Project Information + Renderings  
A1.1 - Site Plans + Lot Calculations  
A2.1 - Floor Plans + Roof Plans  
A3.1 - Exterior Elevations  
A4.1 - Sections + Construction Diagrams  
A9.1 - Major Materials + Schedules

Issue Set:

Design Development

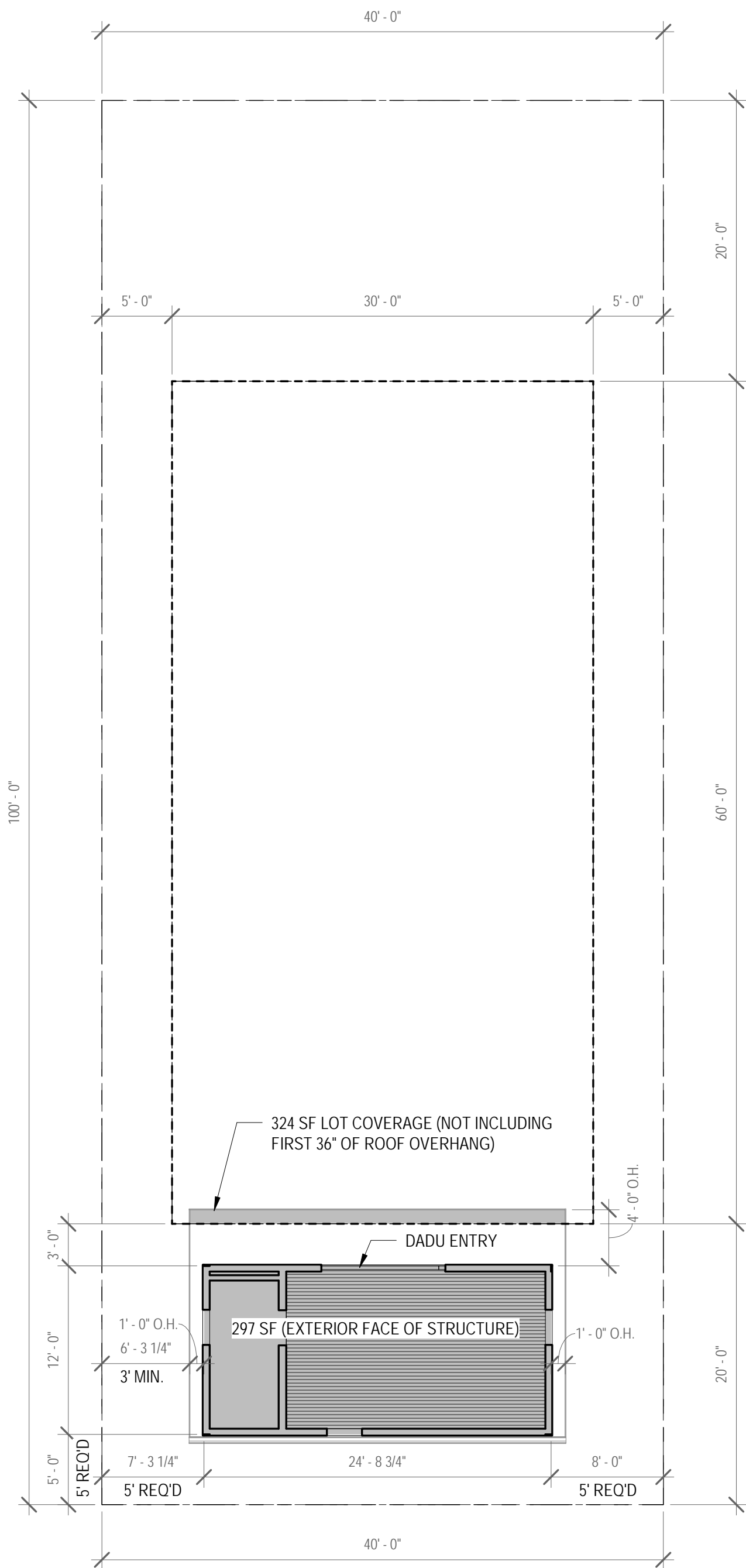
02/18/2020

approval stamp

Project Information +  
Renderings

A1.0





1 Site Plans - Proposed  
1/8" = 1'-0"

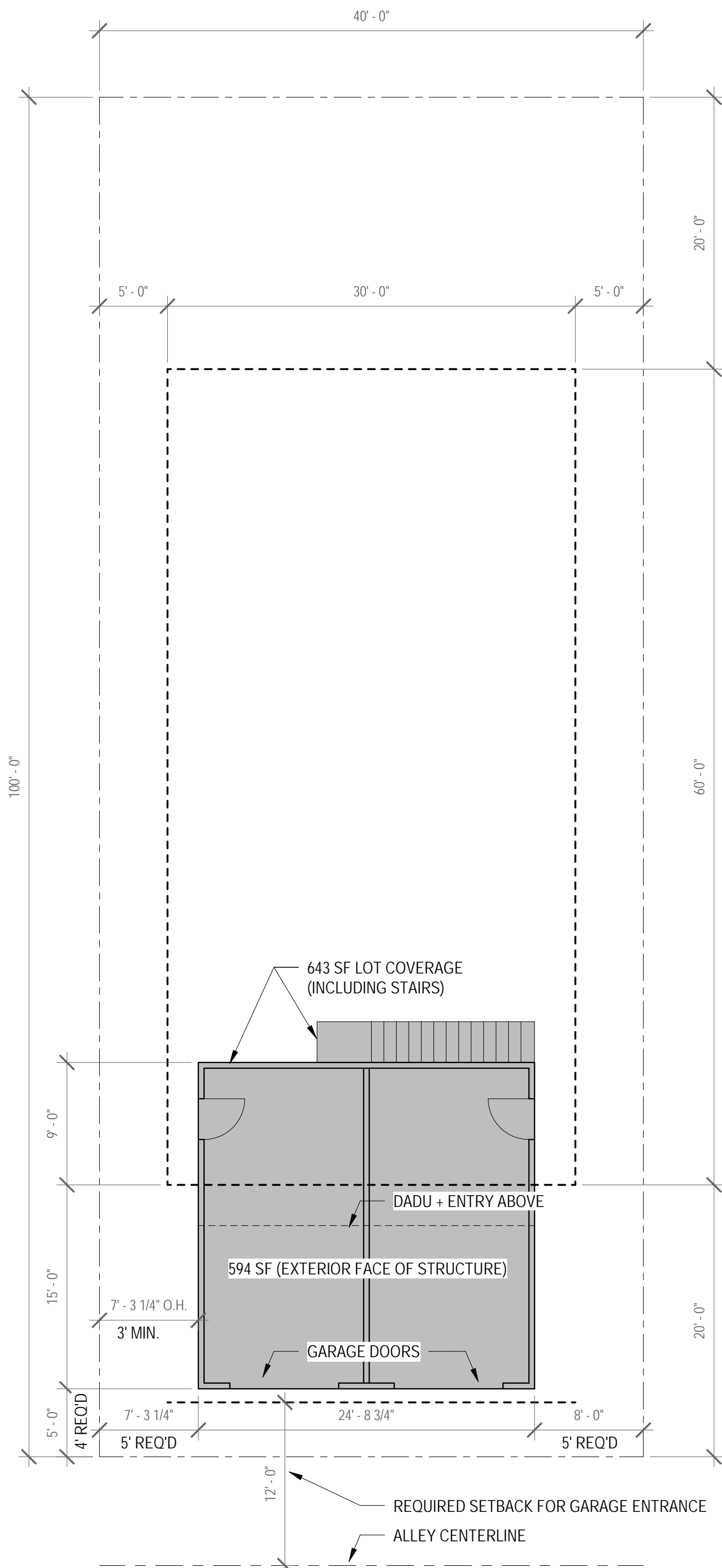
LANDUSE CALCULATIONS FOR STUDIO @ GRADE + OVER CONTAINER:

AVERAGE SEATTLE (SF5000) LOT = 40'X100' (4000 SF)

REAR YARD AREA = 800 SF (20' X 40')  
ALLOWABLE REAR YARD COVERAGE FOR DADU'S = 480 SF (60%)  
PROPOSED DADU REAR YARD COVERAGE = 297 SF (37%)  
MINIMUM REAR YARD SIZE REQ'D = 500 SF \*  
(LOTS > 3200 SF HAVE REAR YARDS > 500 SF)

ALLOWABLE LOT COVERAGE = 1000SF + 600SF (15% OF LOT) = 1600 SF  
PROPOSED DADU LOT COVERAGE = 324 SF  
(ALLOWS FOR 1276 SF OF ADDITIONAL LOT COVERAGE)

NO DADU SQUARE FOOTAGE APPLIES TO THE 50% FLOOR AREA RATIO



LANDUSE CALCULATIONS FOR STUDIO OVER 2-CAR GARAGE:

AVERAGE SEATTLE (SF5000) LOT = 40'X100' (4000 SF)

REAR YARD AREA = 800 SF (20' X 40')  
ALLOWABLE REAR YARD COVERAGE FOR DADU'S = 480 SF (60%)  
PROPOSED DADU REAR YARD COVERAGE = 371 SF (46%)  
MINIMUM REAR YARD SIZE REQ'D = 600 SF \*  
(MOST LOTS > 3200 SF HAVE REAR YARDS > 600 SF)

ALLOWABLE LOT COVERAGE = 1000SF + 648SF (15% OF LOT\*) = 1648 SF  
\* LOT AREA INCLUDES HALF OF ALLEY WIDTH (16' TYP)  
PROPOSED DADU LOT COVERAGE = 643 SF  
(ALLOWS FOR 1005 SF OF ADDITIONAL LOT COVERAGE)

NO DADU SQUARE FOOTAGE CHARGEABLE TO THE REQUIRED FAR  
94 SF OF GARAGE CHARGEABLE TO THE REQ'D FAR (500 SF EXEMPT)



rendering 4

Aerial views showing all three options (lots shown are 40'x100')

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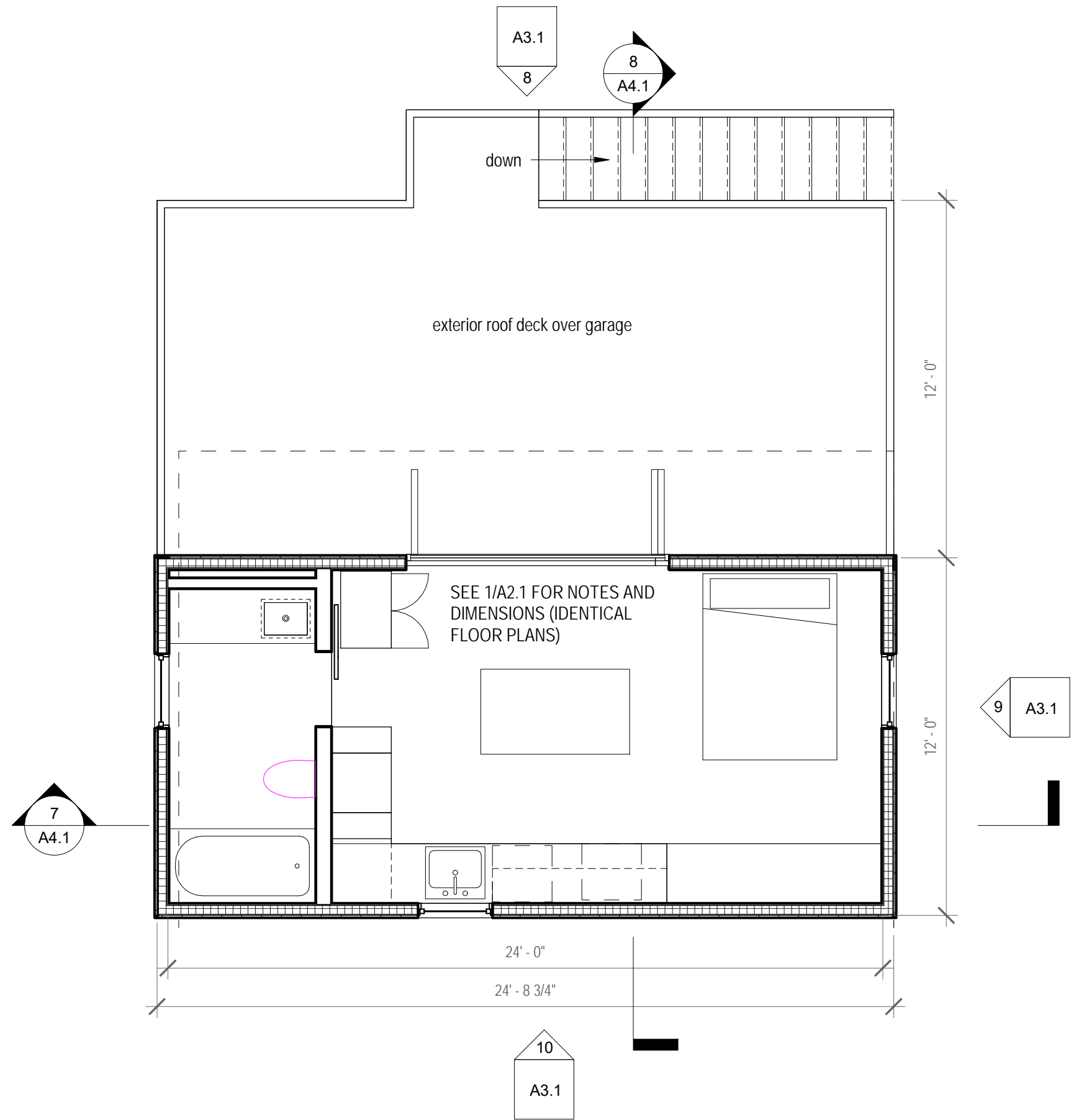
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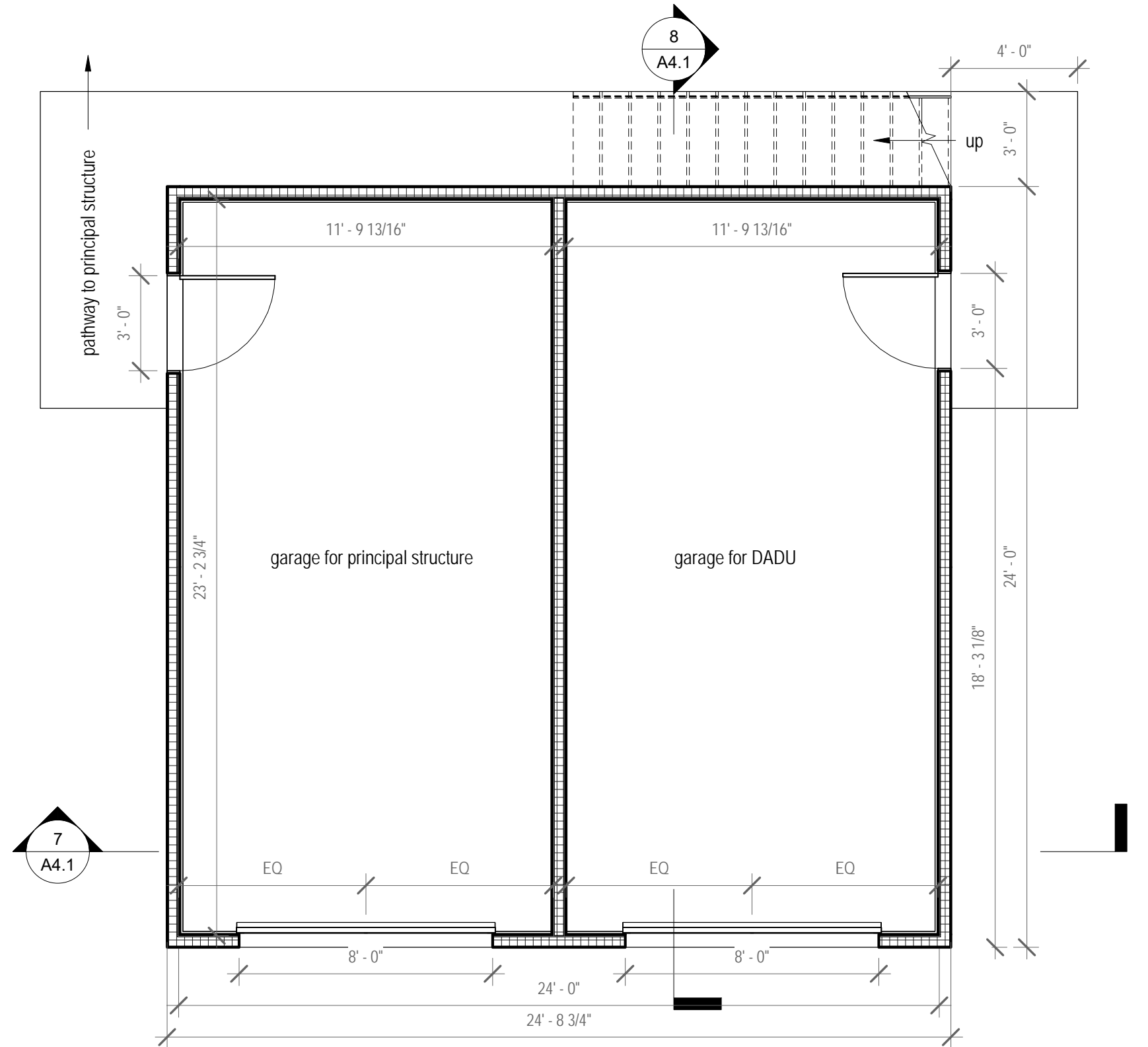
02/18/2020

Site Plans + Lot  
Calculations

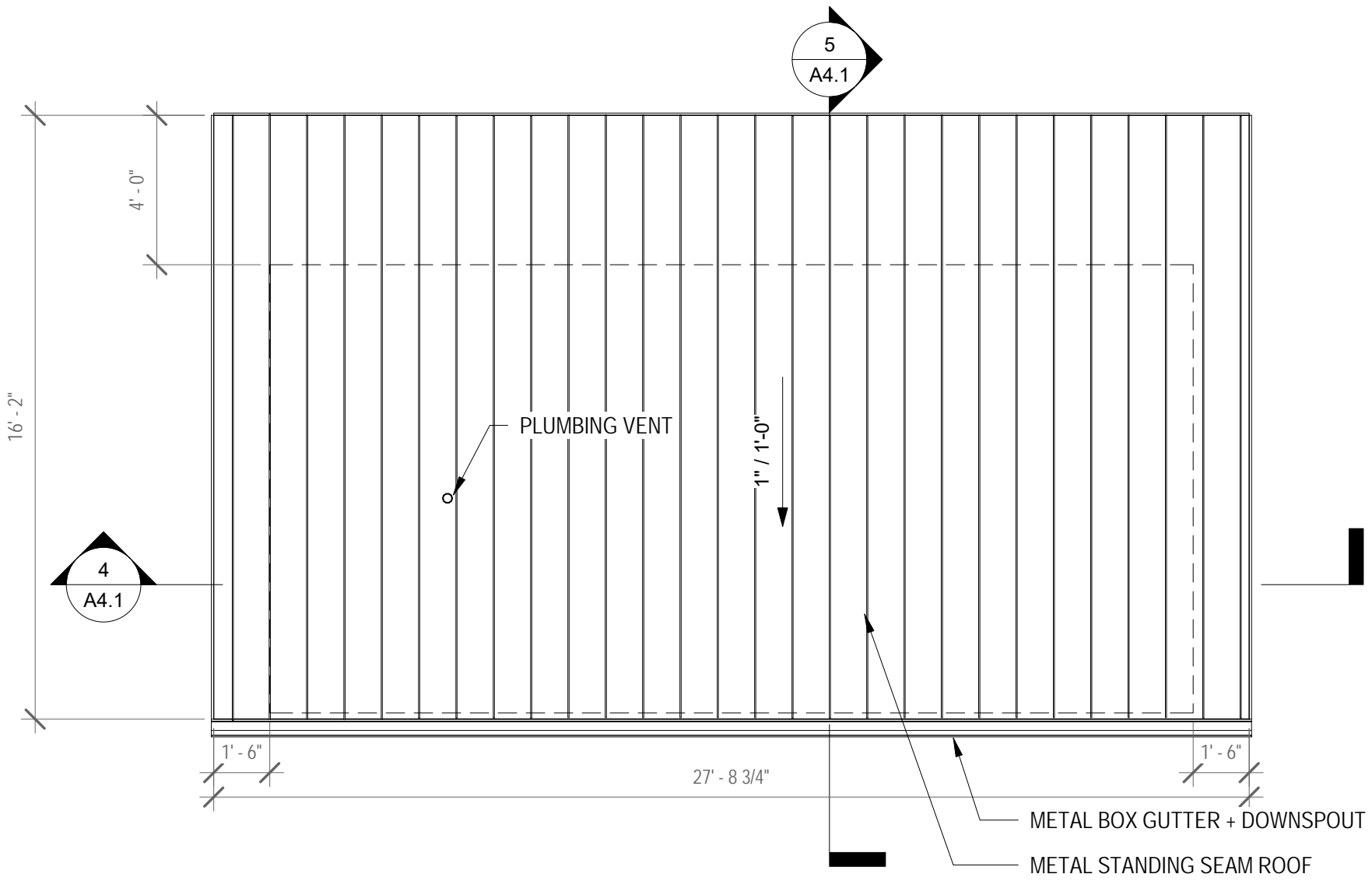




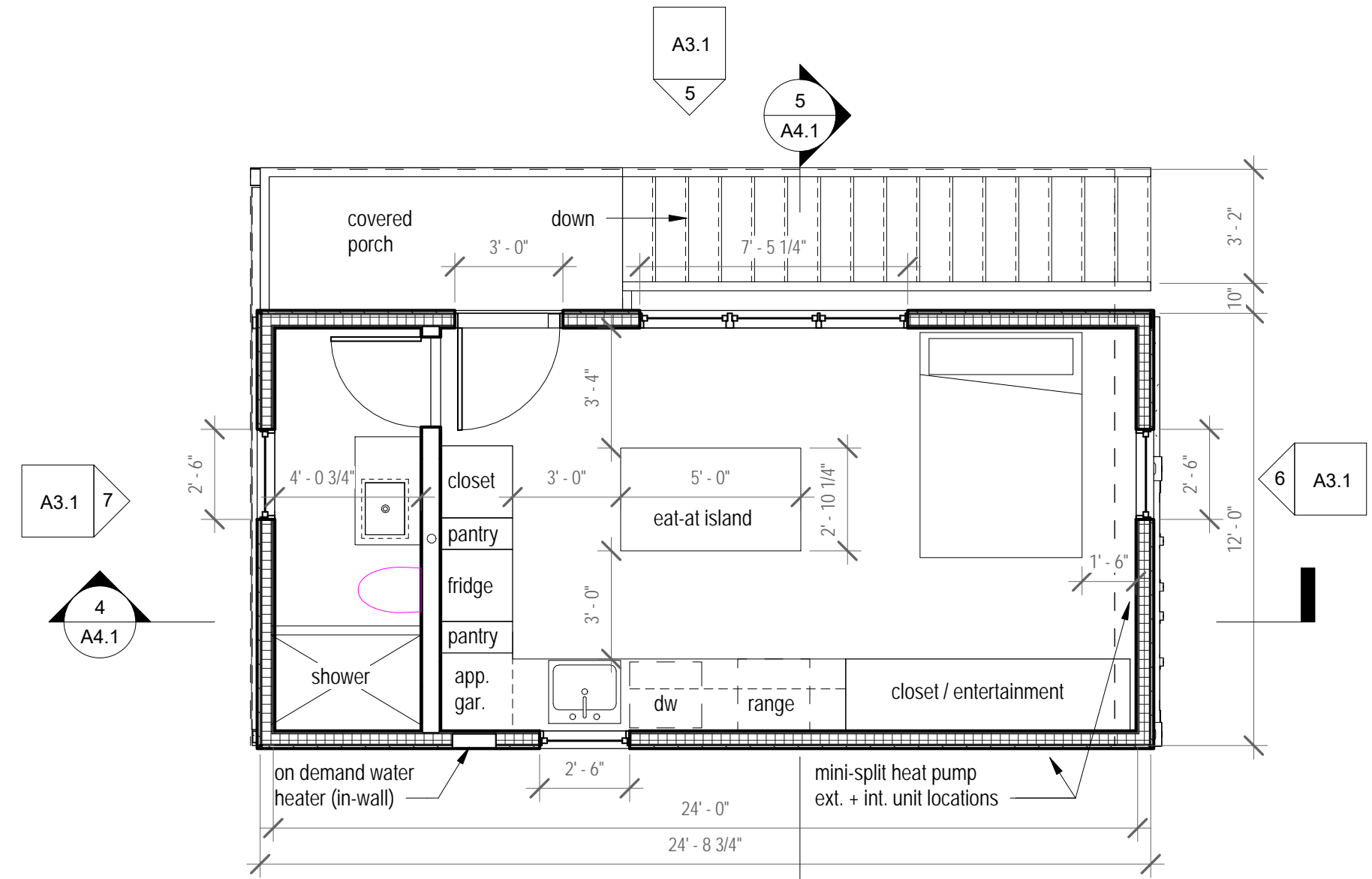
**7** Level 1 - Proposed\_Garage  
1/4" = 1'-0"



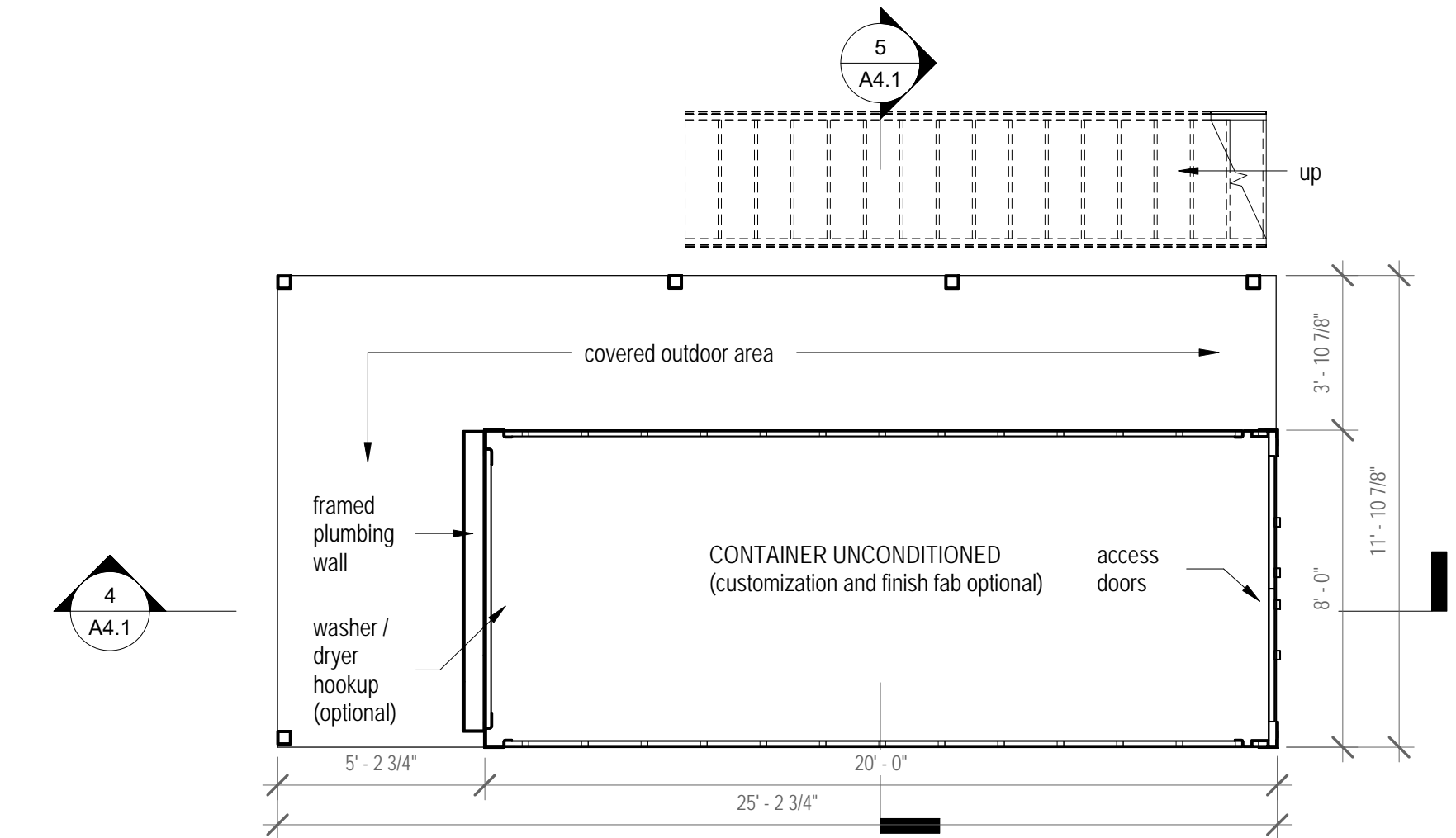
**6** Ground Level - Proposed\_Garage  
1/4" = 1'-0"



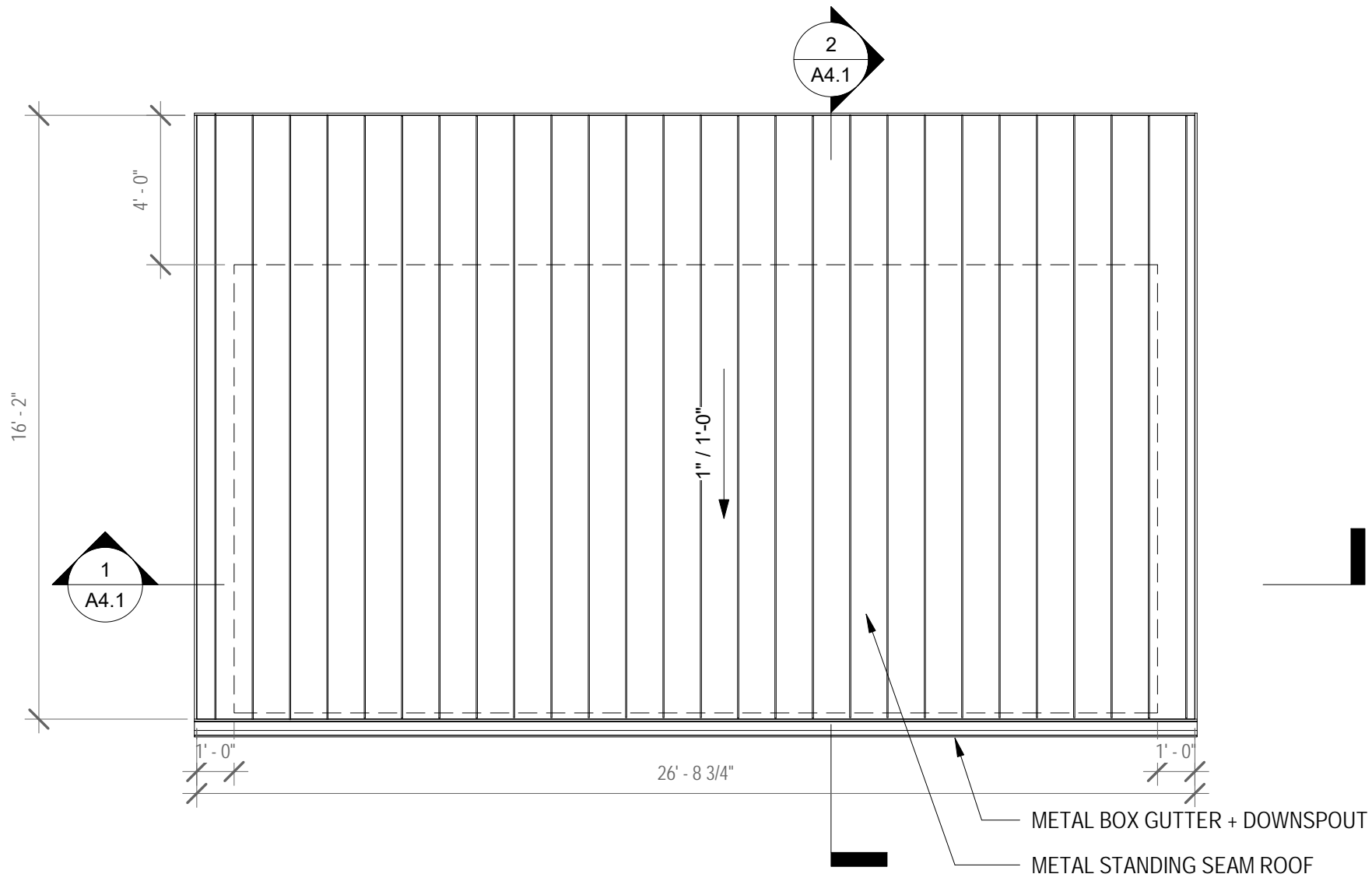
**5** Roof - Proposed Container  
1/4" = 1'-0"



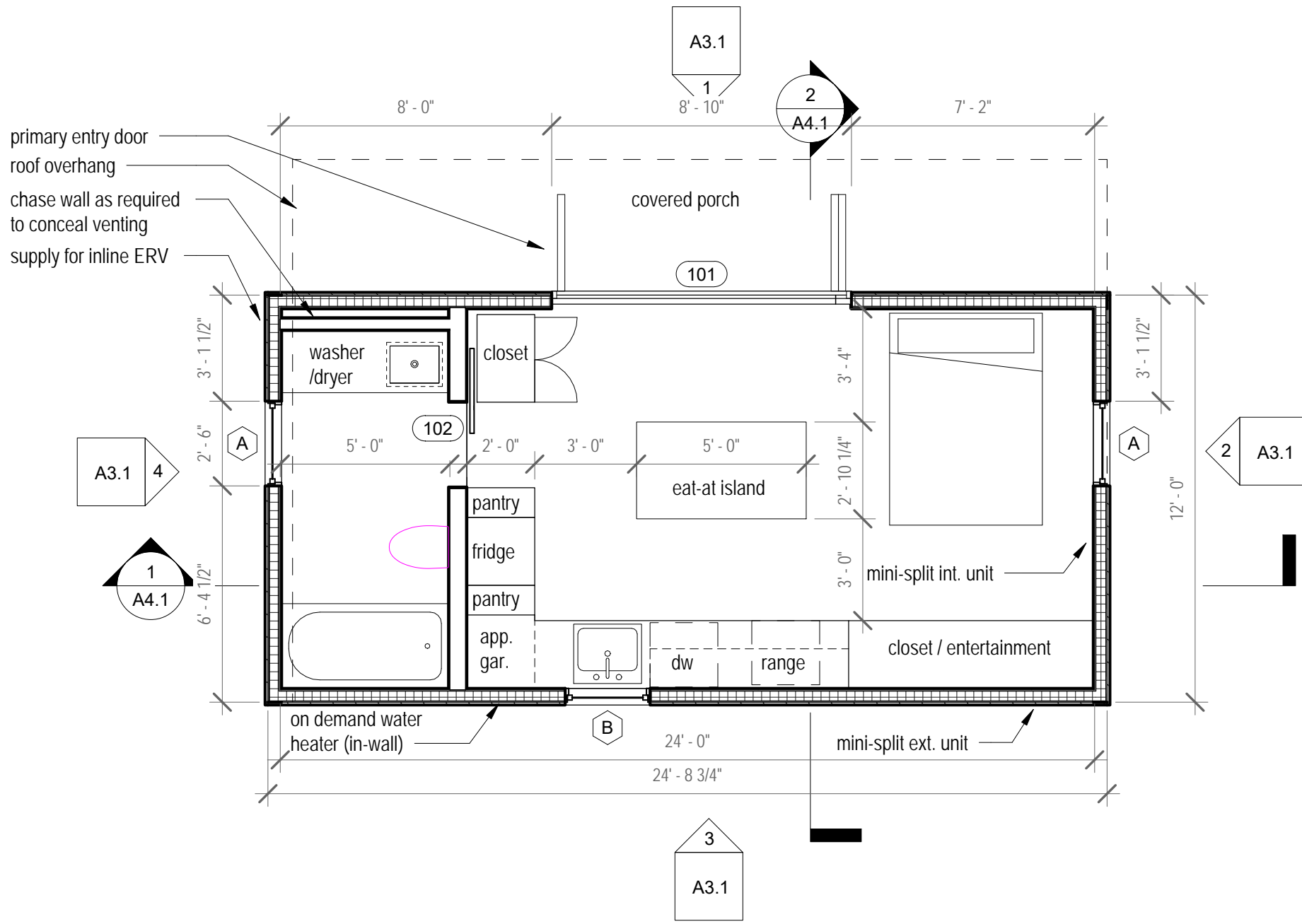
**4** Level 1 - Studio w/ Container  
1/4" = 1'-0"



**3** Ground Level - Studio w/ Container  
1/4" = 1'-0"



**2** Roof - Proposed  
1/4" = 1'-0"



**1** Level 1 - Proposed - Ground Level Studio  
1/4" = 1'-0"

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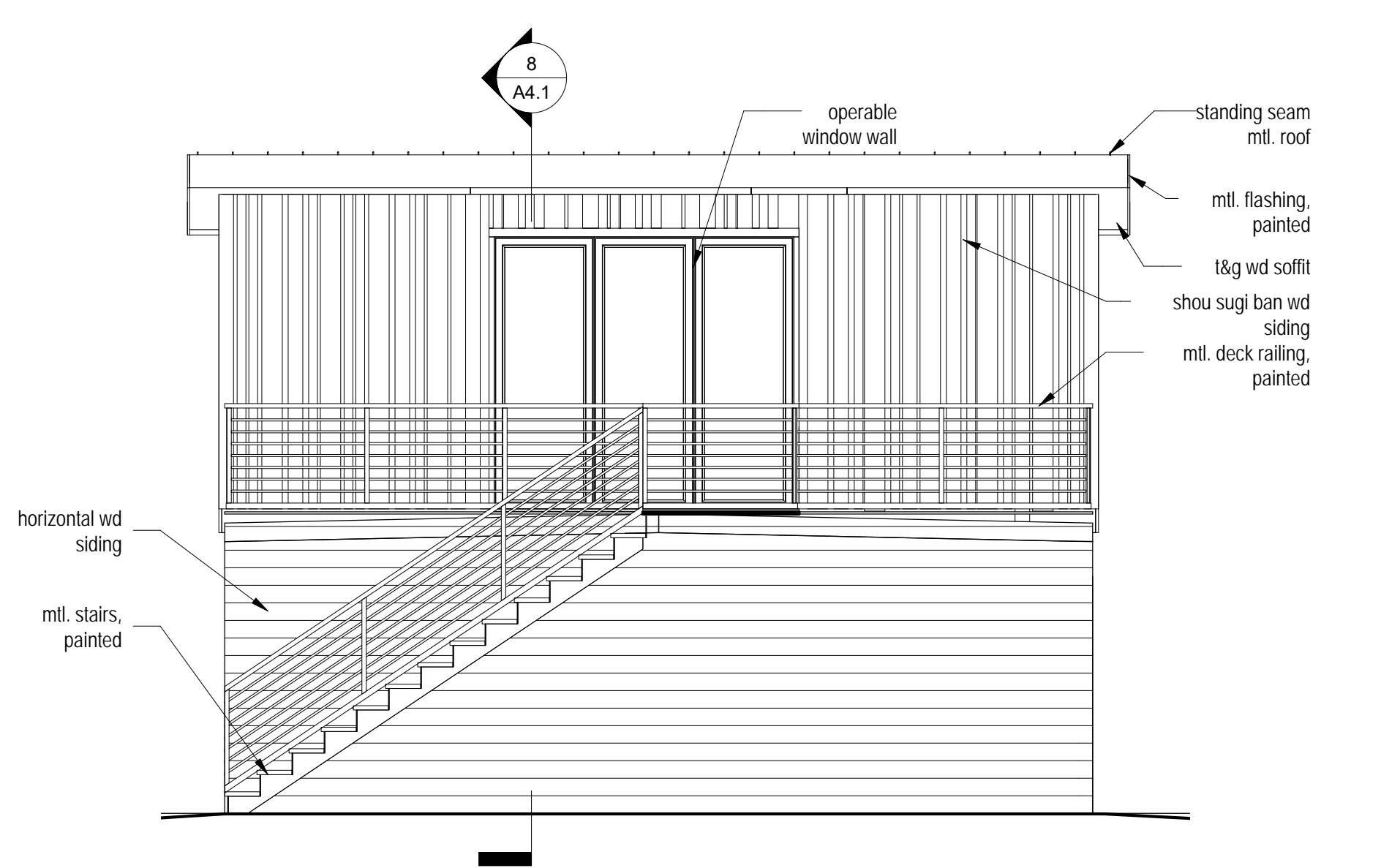
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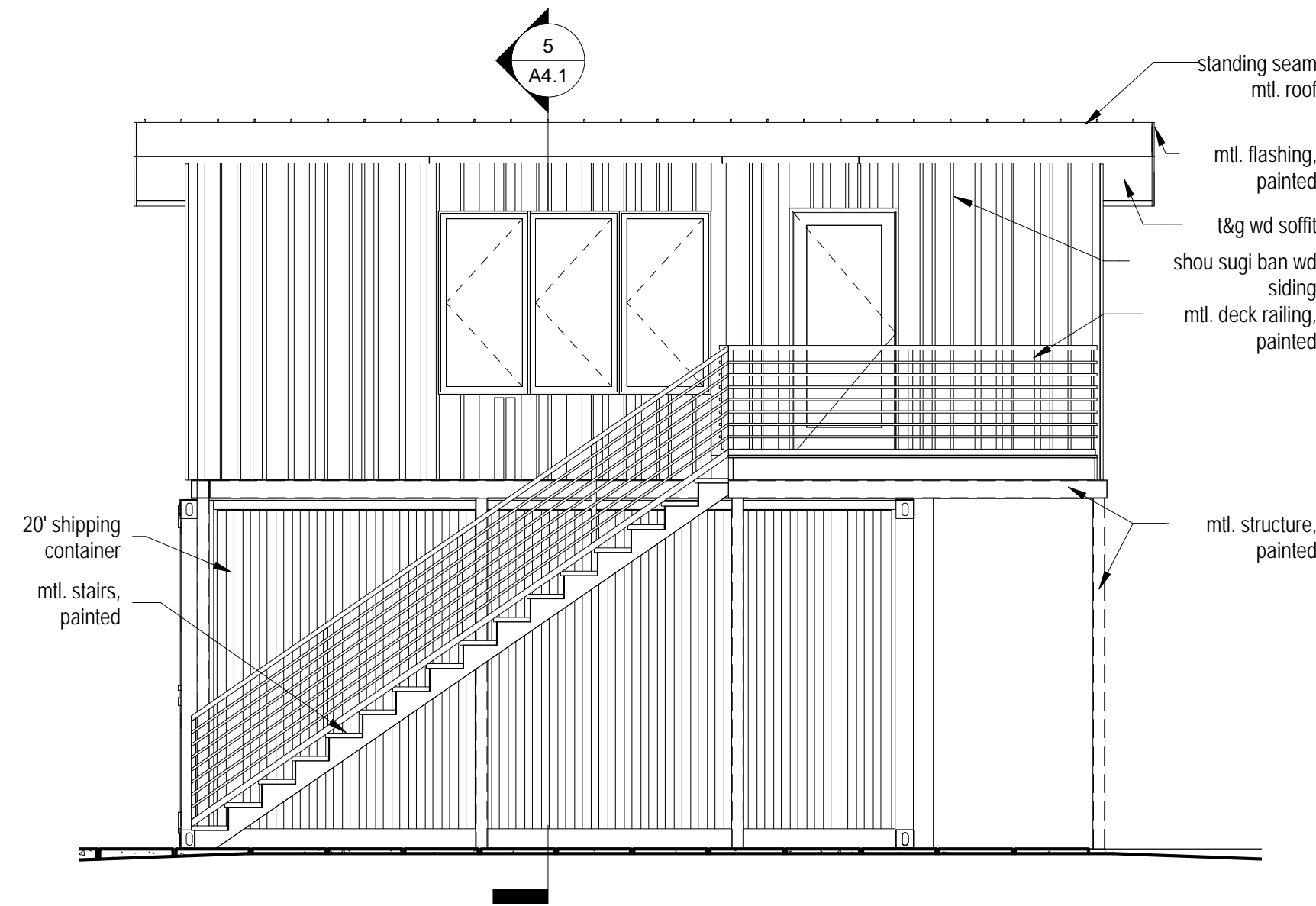
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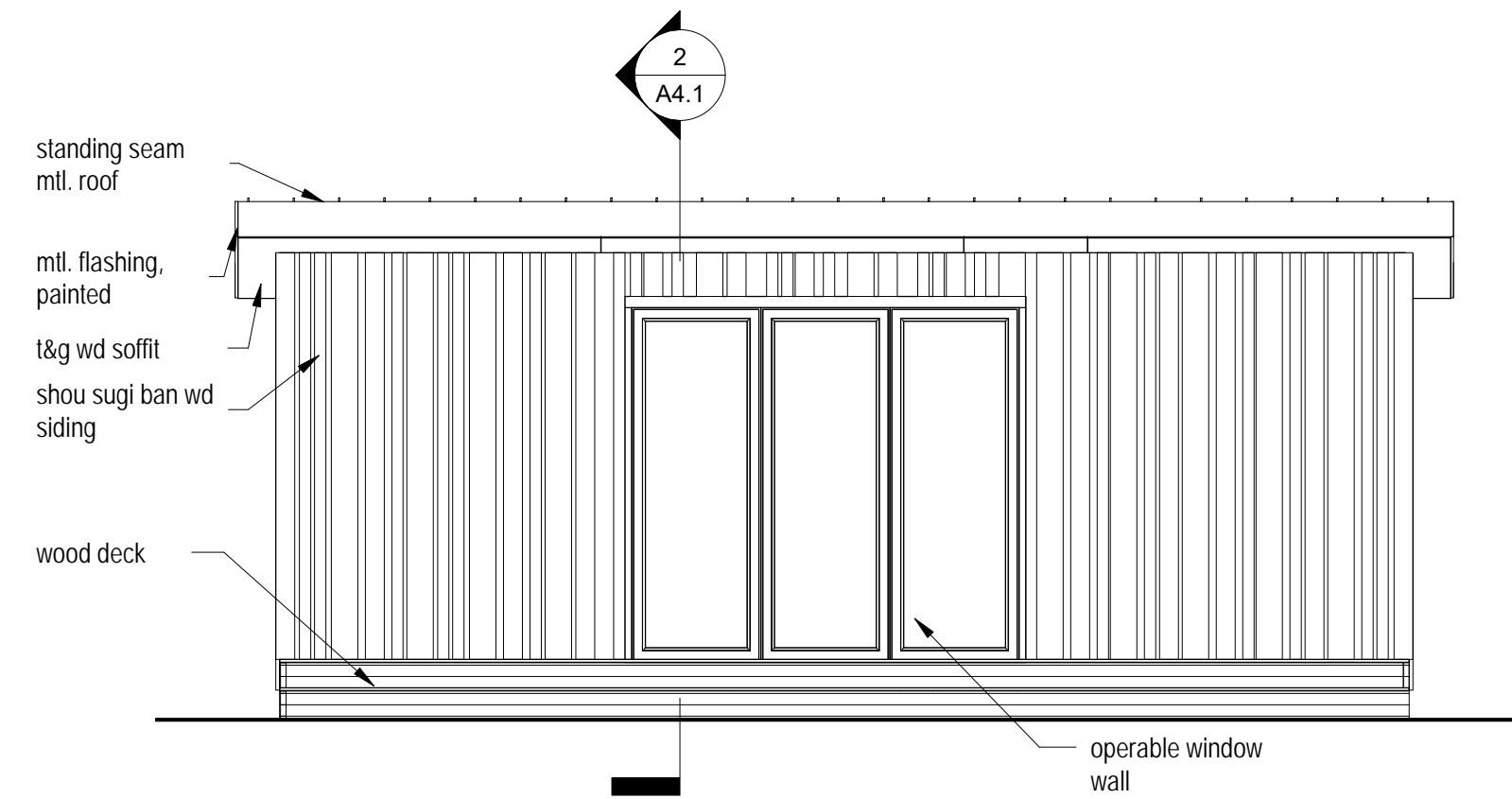
Floor Plans + Roof Plans



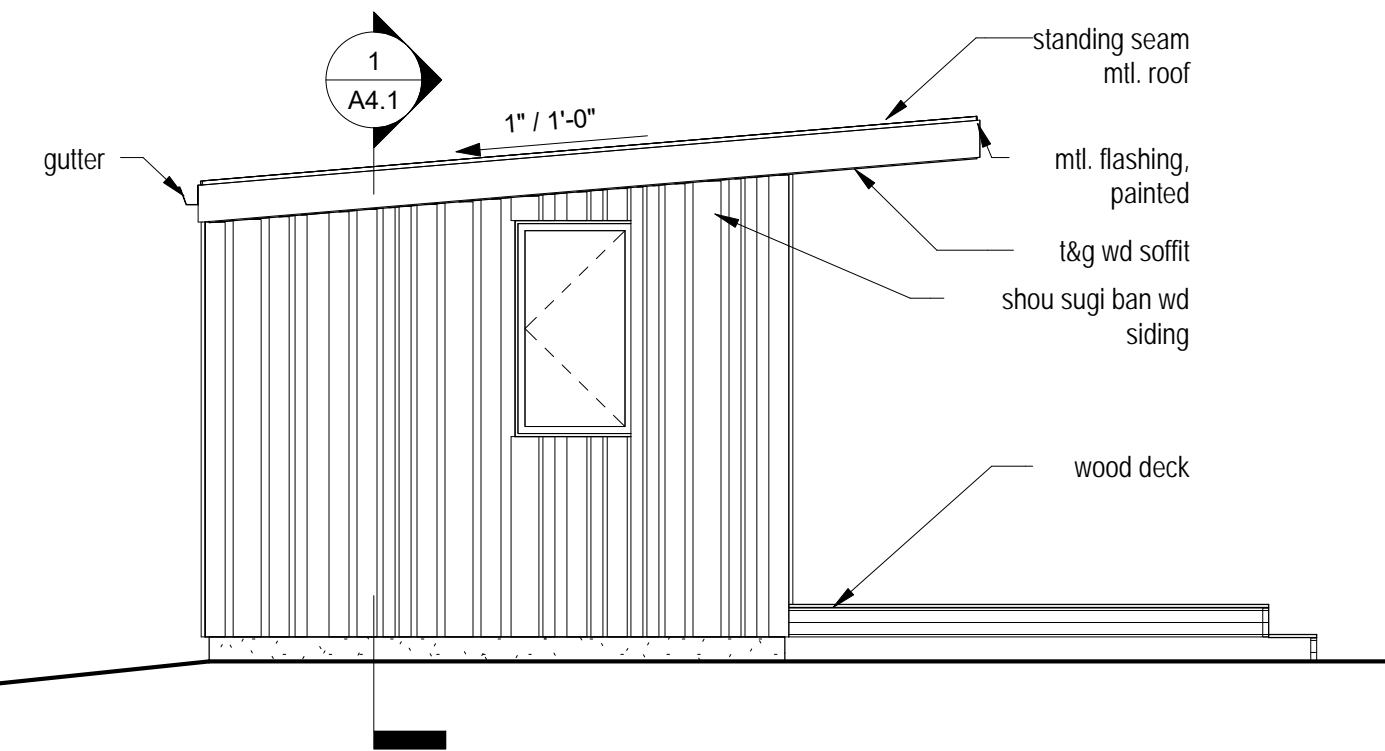
**8** North Elevation Garage  
1/4" = 1'-0"



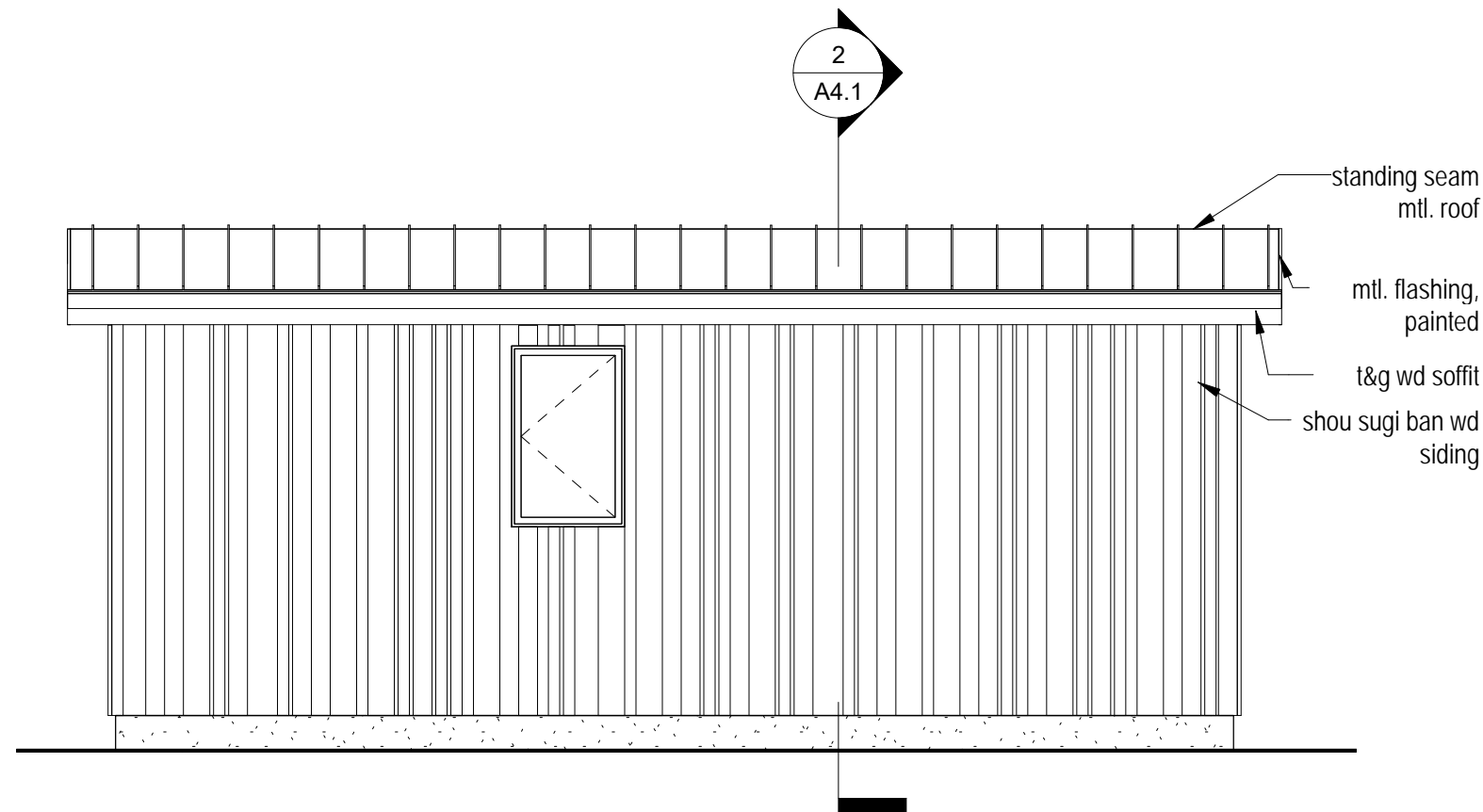
**5** North Elevation Container  
1/4" = 1'-0"



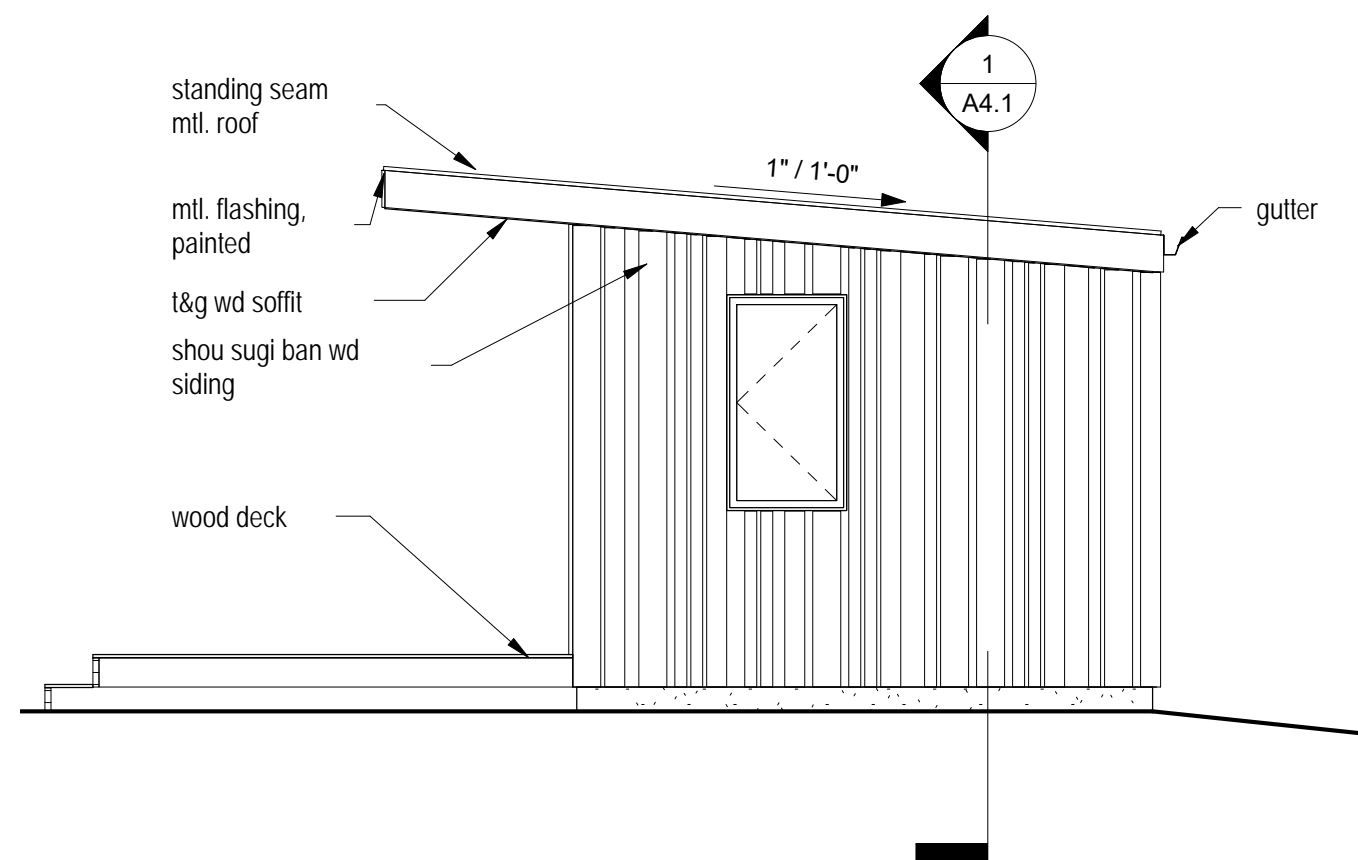
**1** North Elevation  
1/4" = 1'-0"



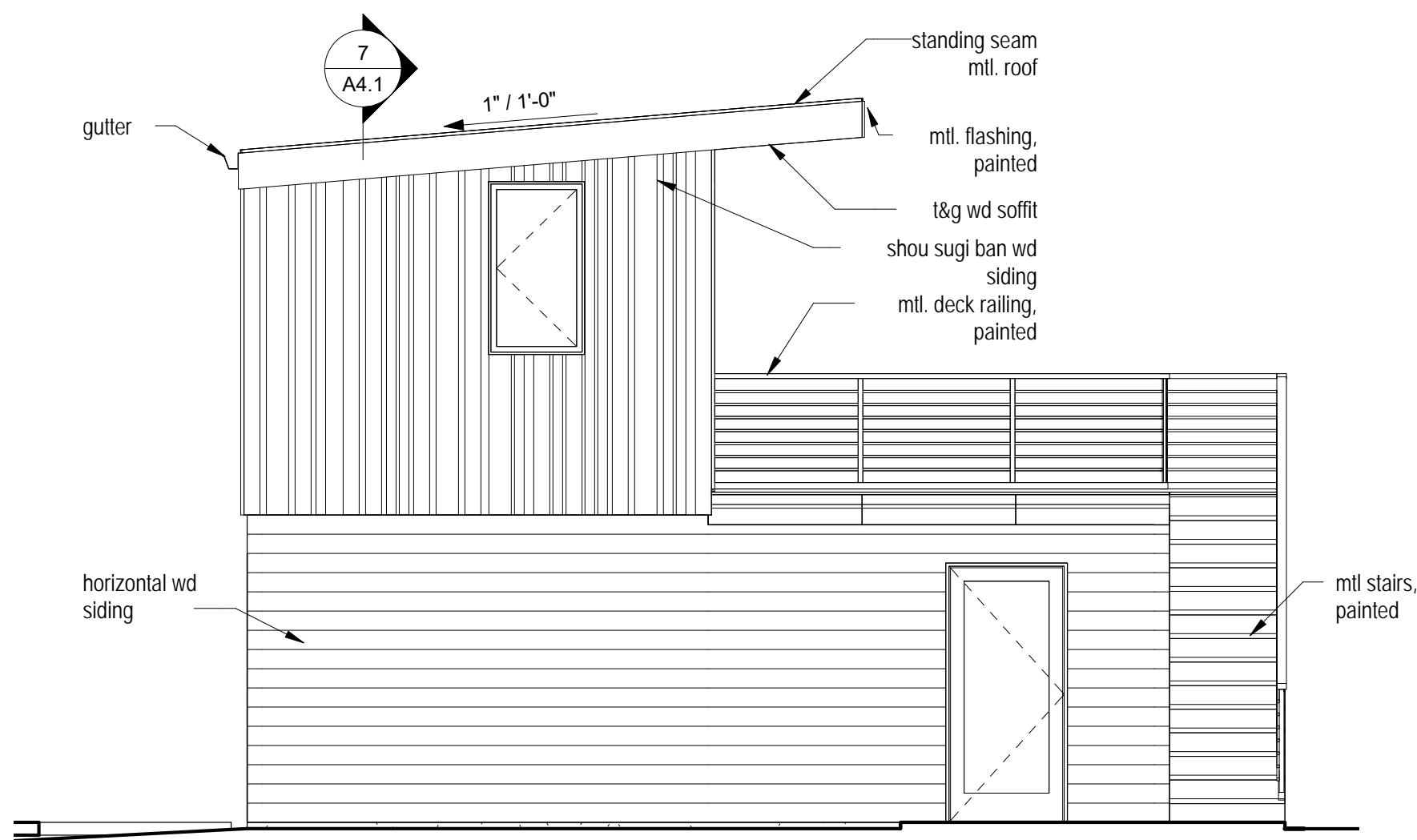
**2** East Elevation  
1/4" = 1'-0"



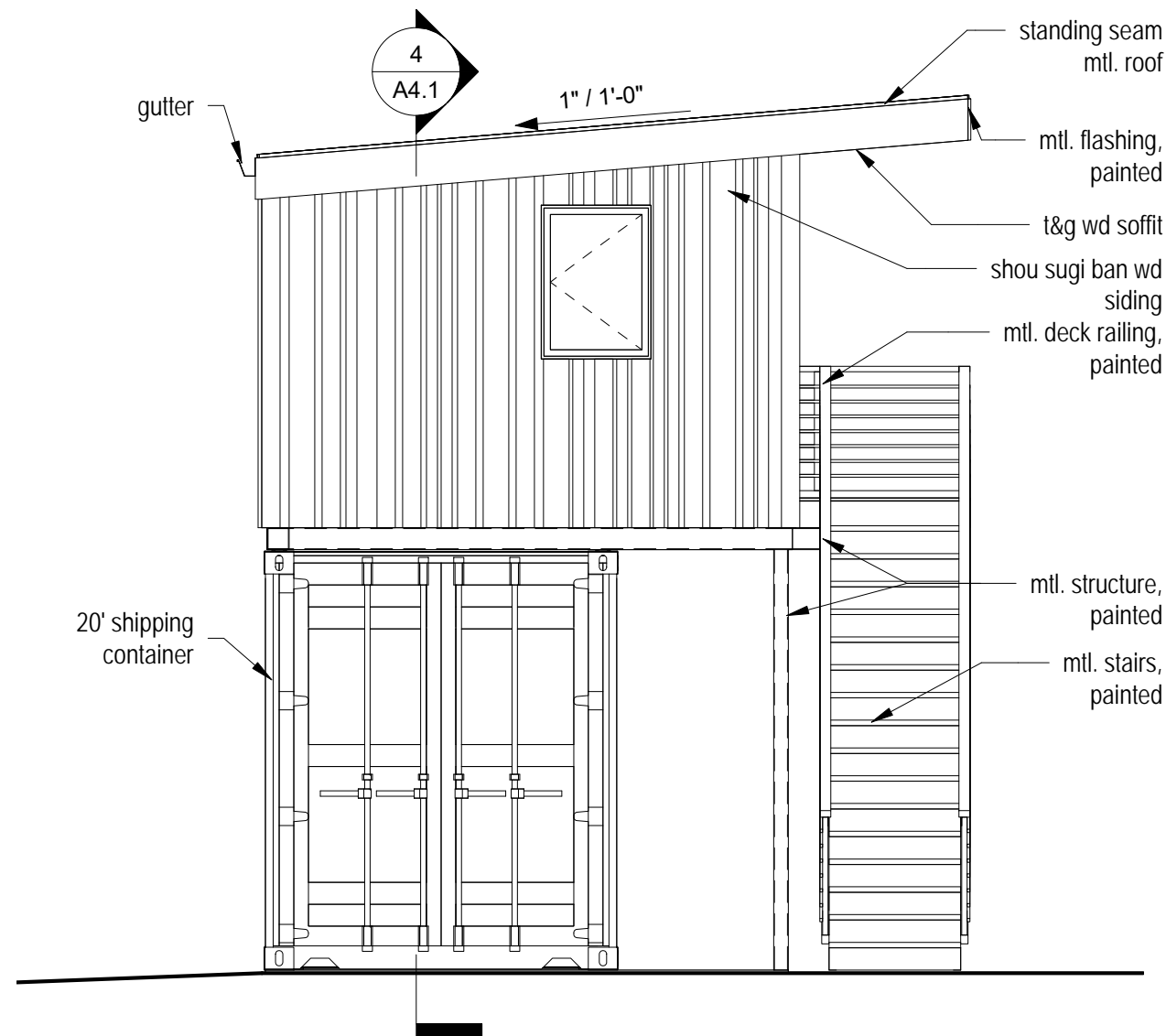
**3** South Elevation  
1/4" = 1'-0"



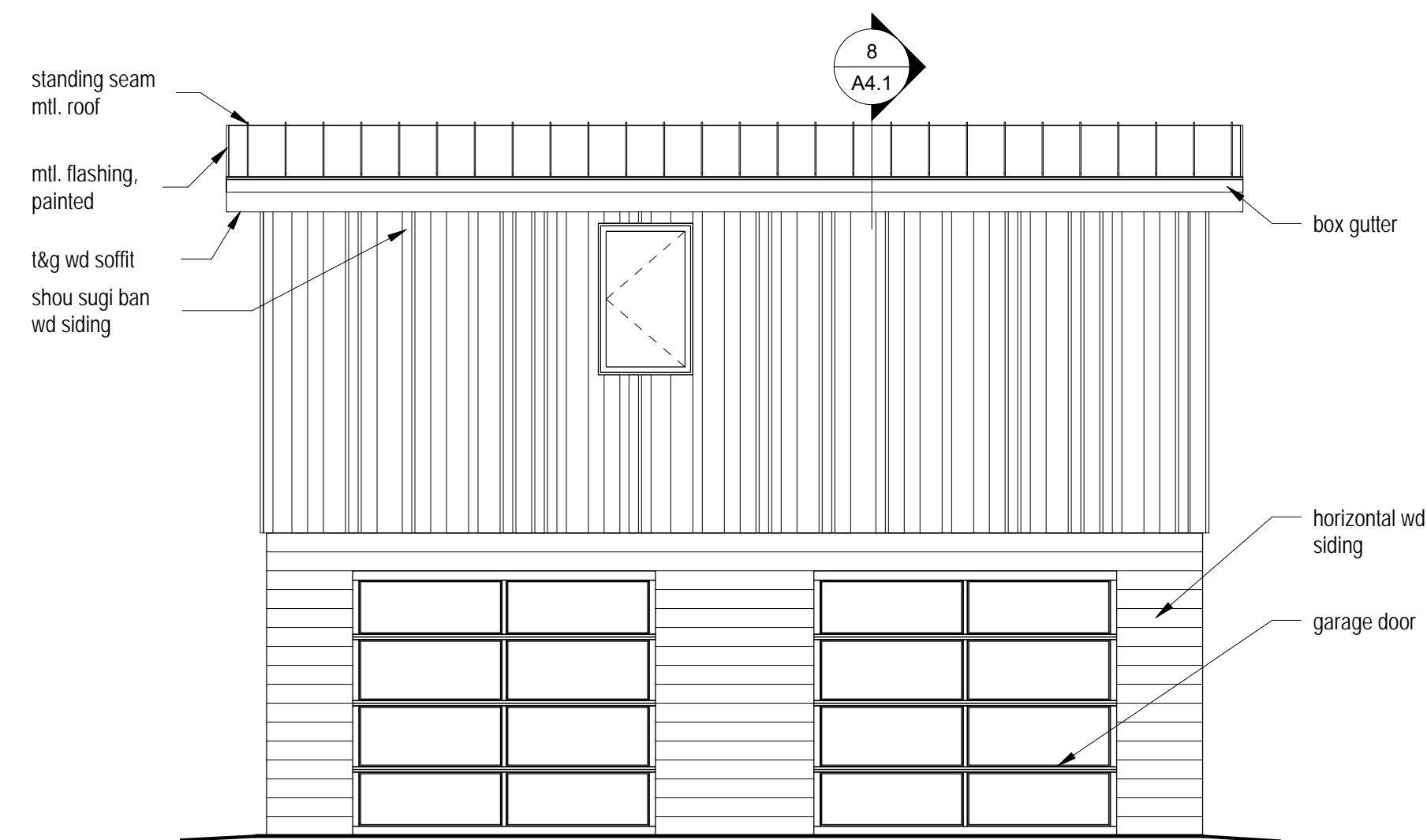
**4** West Elevation  
1/4" = 1'-0"



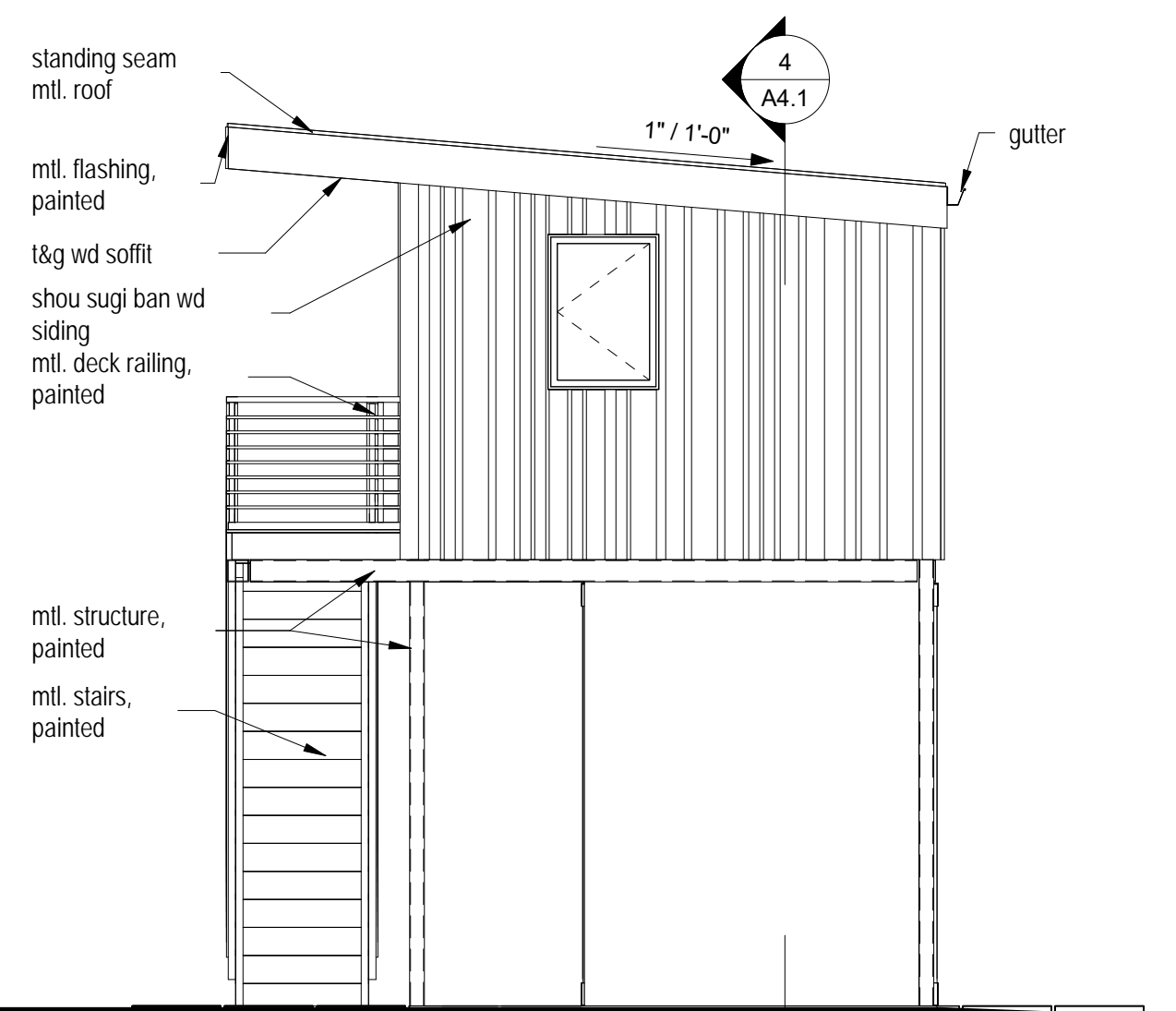
**9** East Elevation - Garage  
1/4" = 1'-0"



**6** East Elevation - Container  
1/4" = 1'-0"

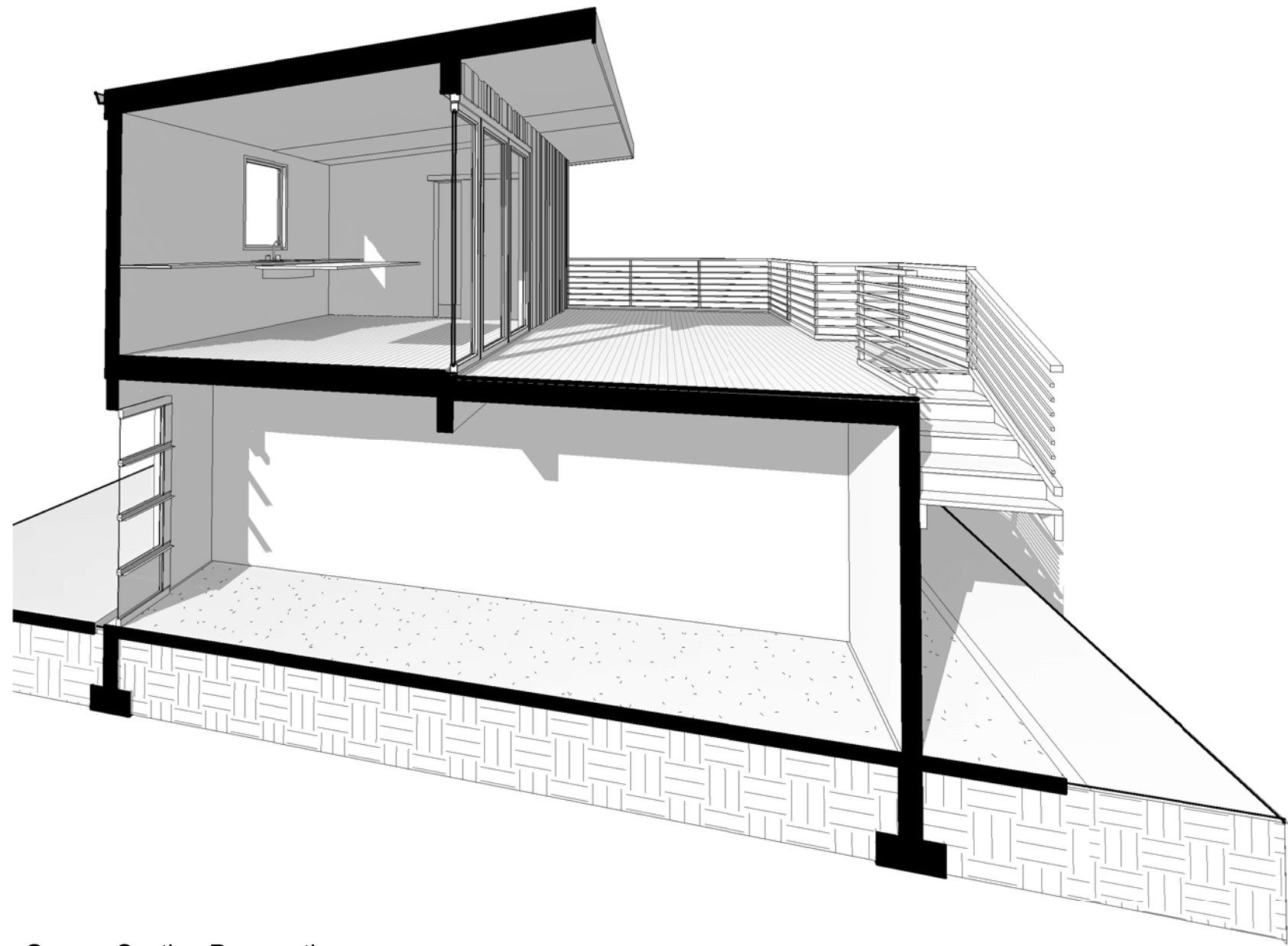


**10** South Elevation Garage  
1/4" = 1'-0"

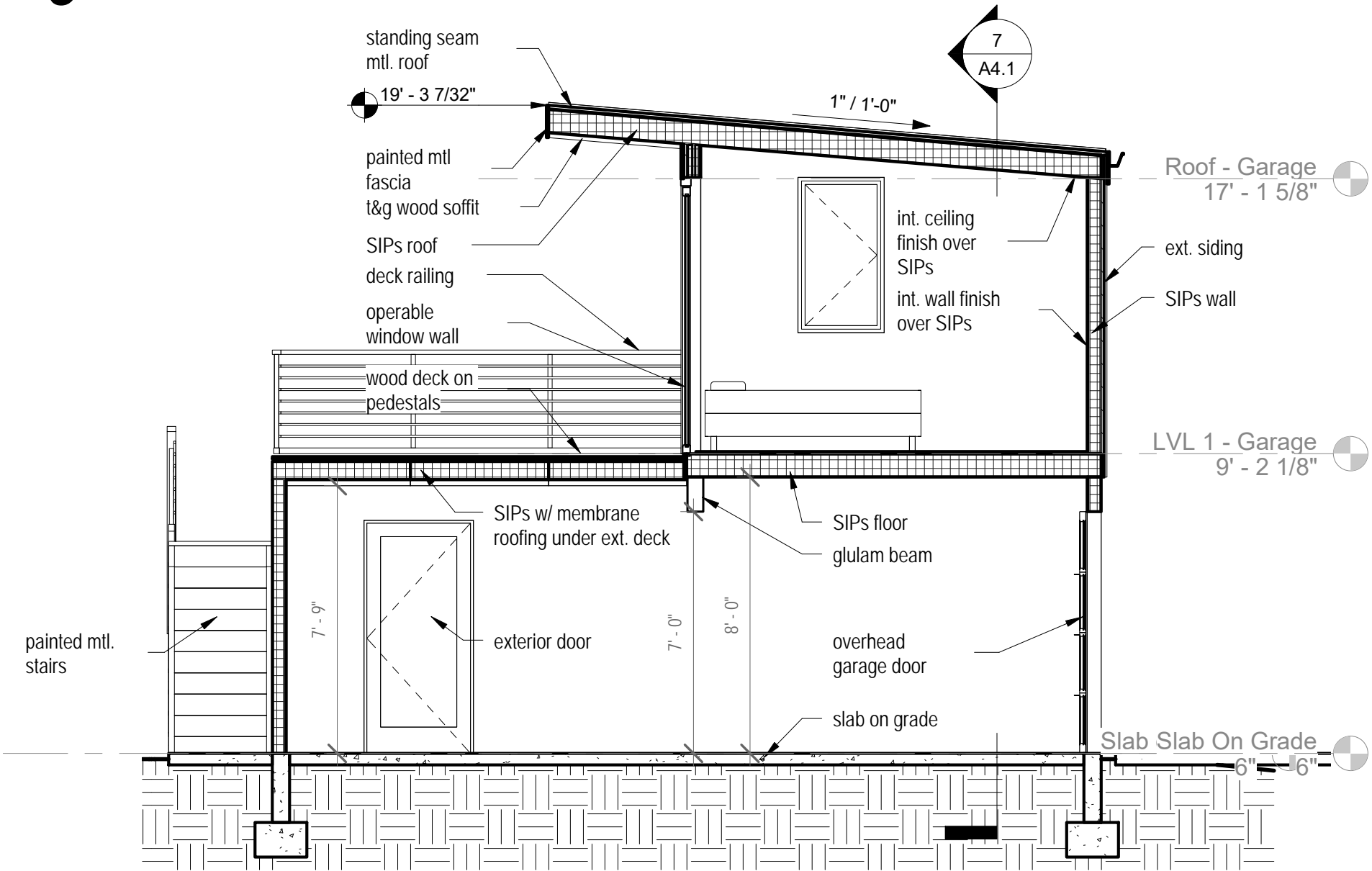


**7** West Elevation Container  
1/4" = 1'-0"

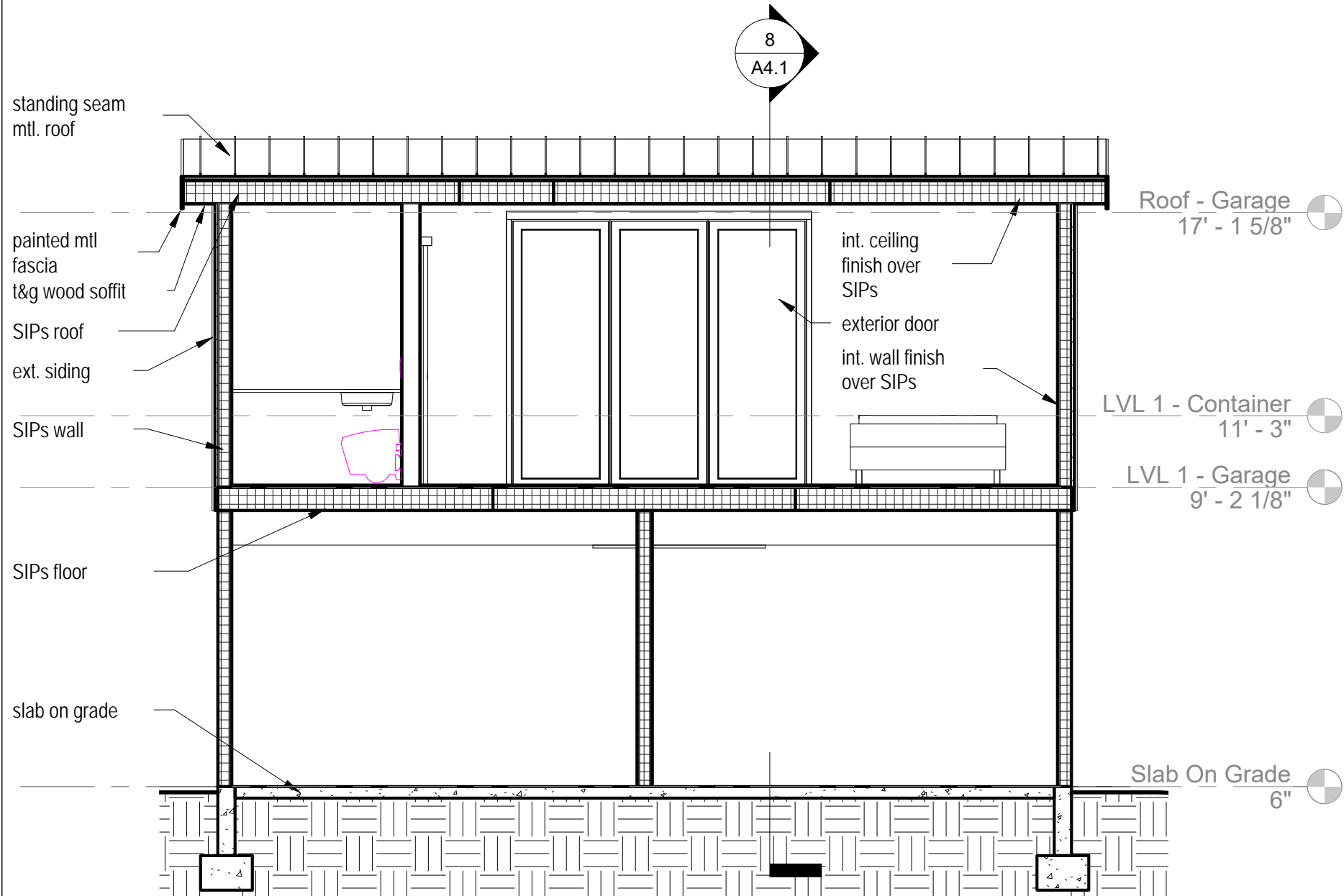




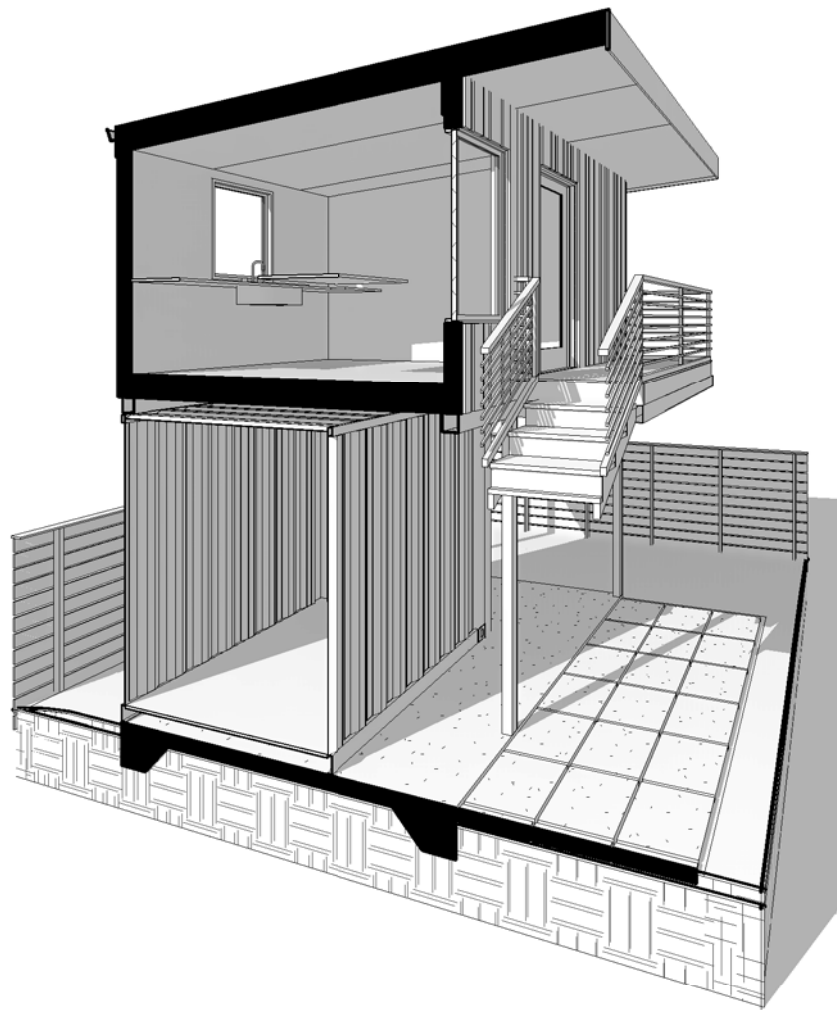
9 Garage Section Perspective



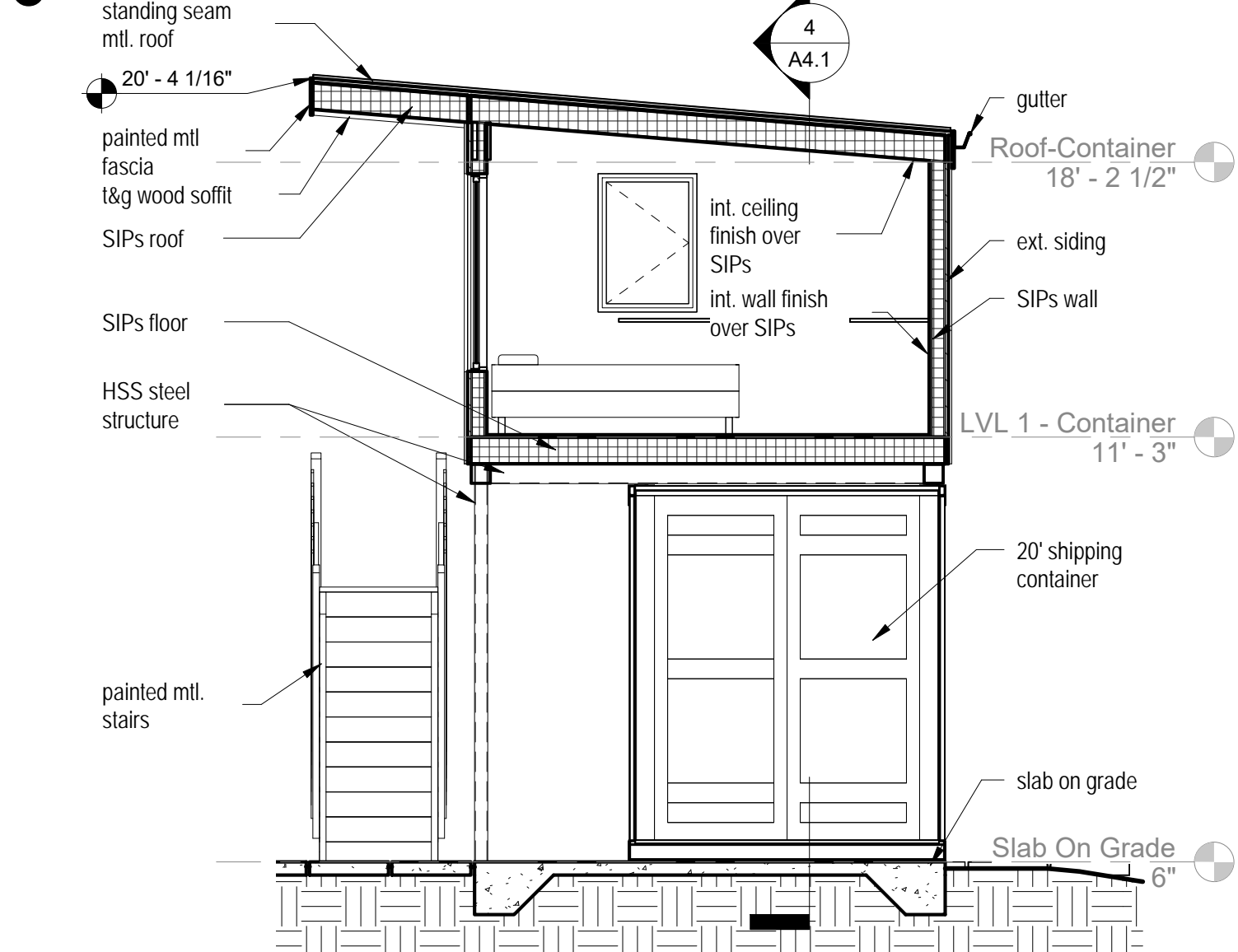
8 N-S Section - Garage  
1/4" = 1'-0"



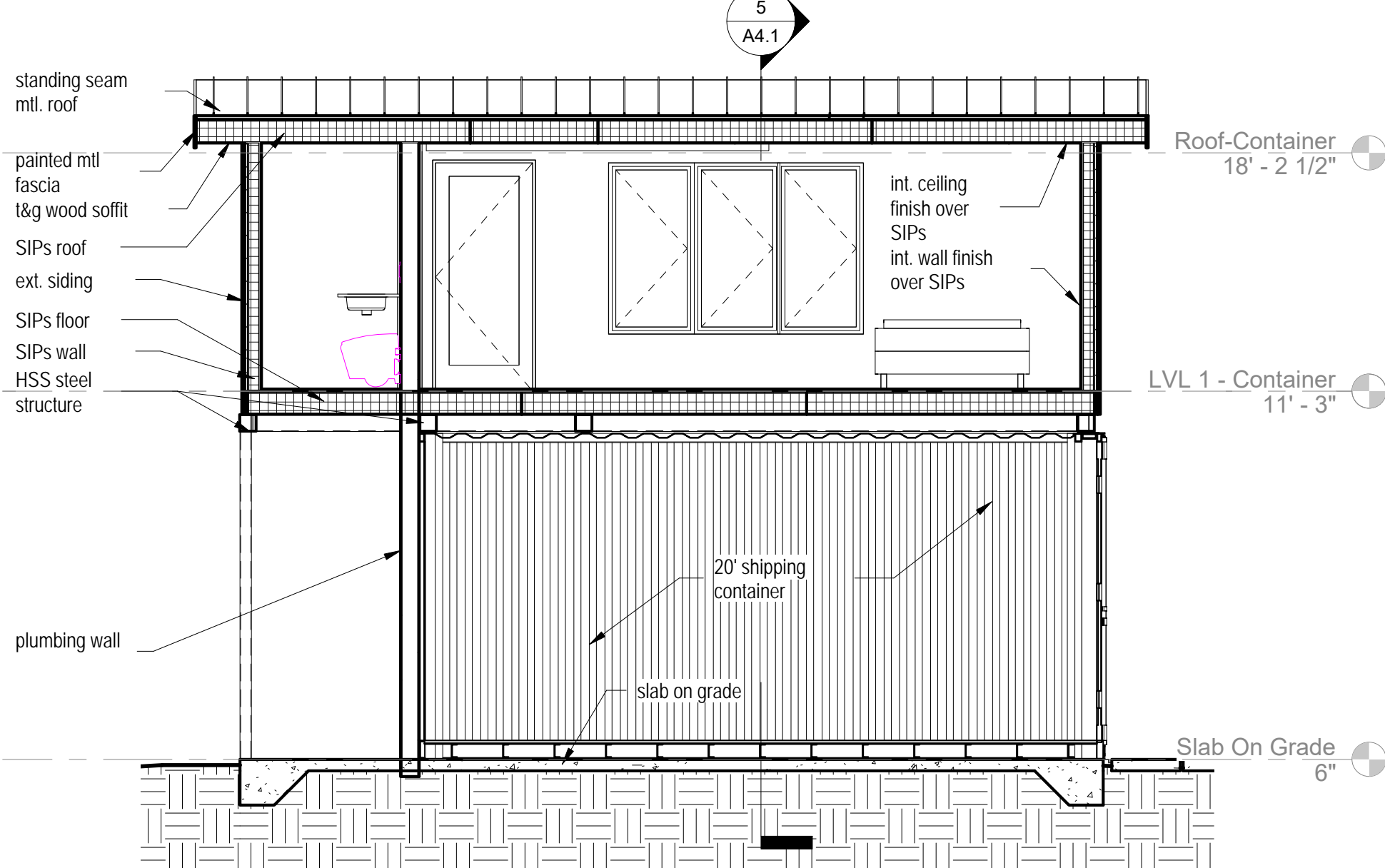
7 E-W Section-Garage  
1/4" = 1'-0"



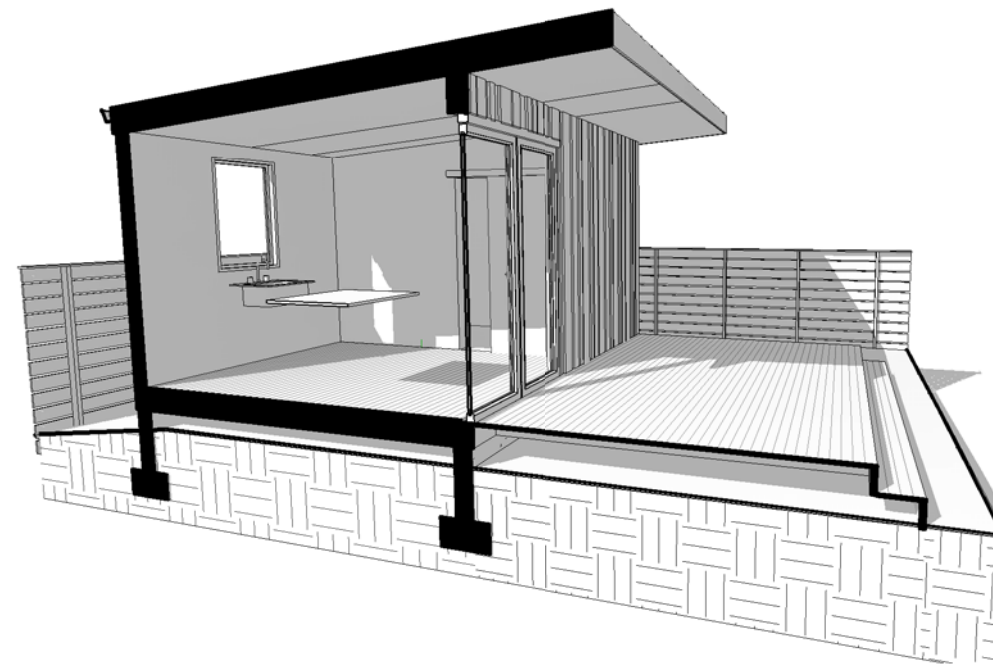
6 Container Section Perspective



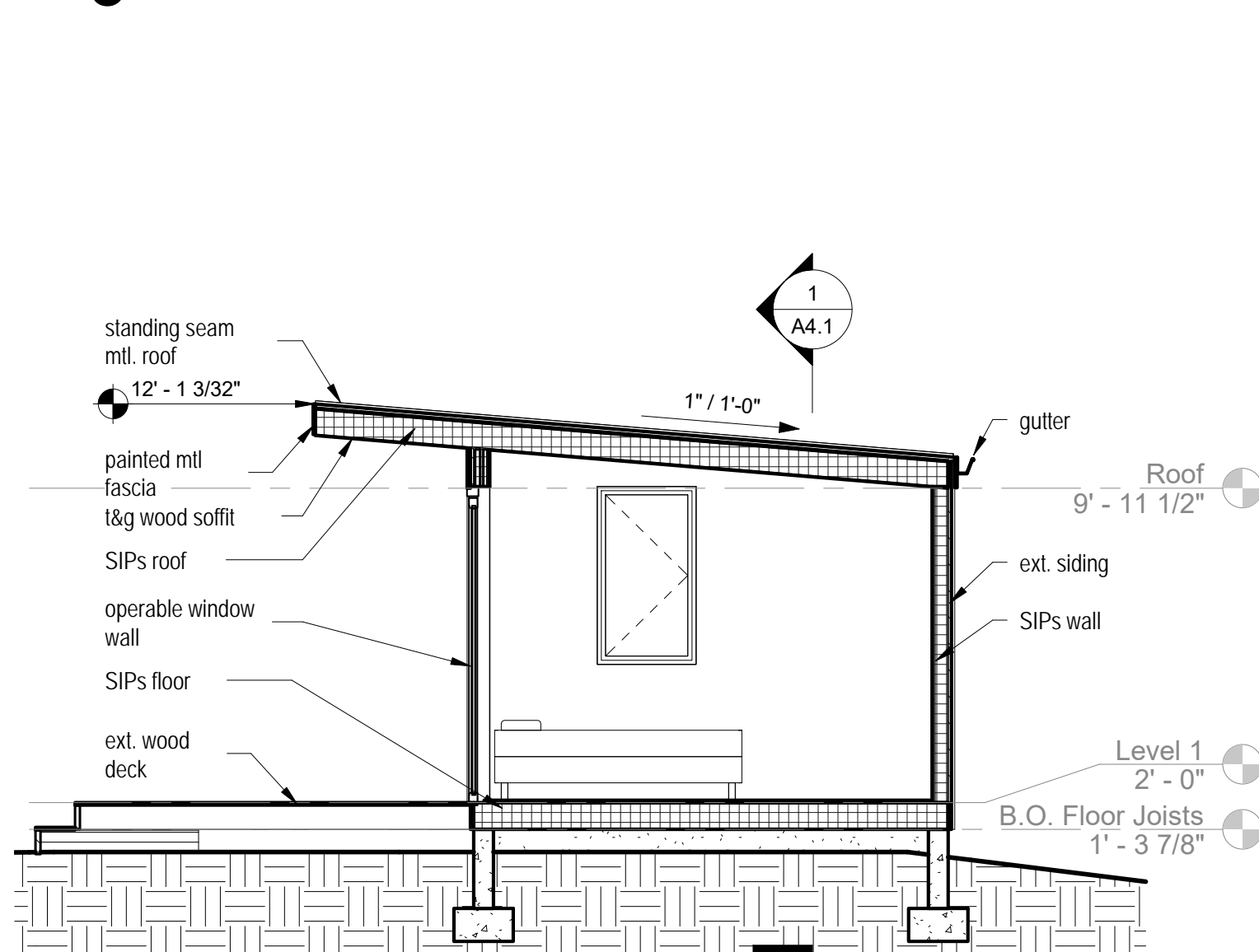
5 N-S Section - Container  
1/4" = 1'-0"



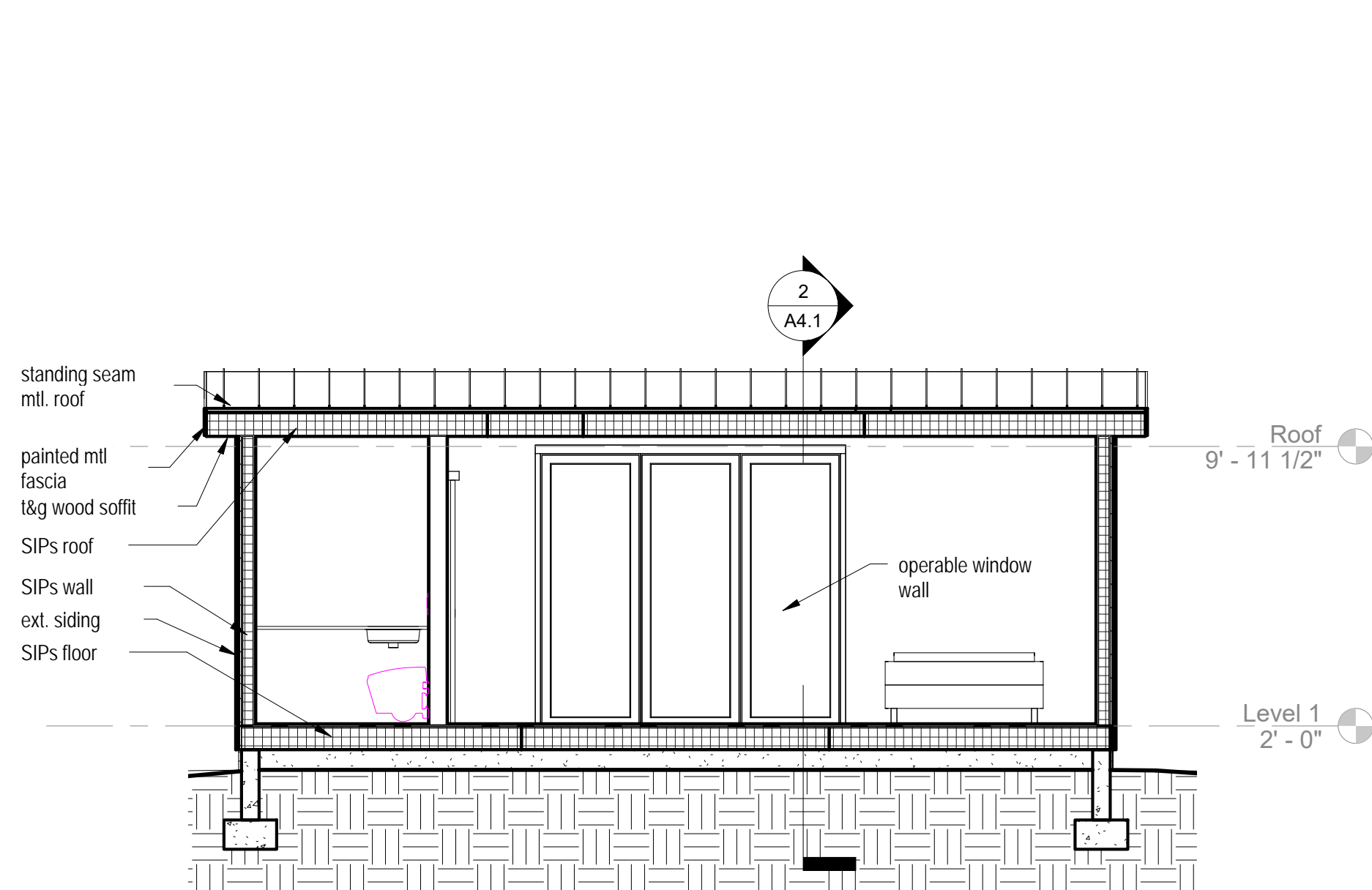
4 E-W Section-Container  
1/4" = 1'-0"



3 Studio Section Perspective



2 N-S Section  
1/4" = 1'-0"



1 E-W Section  
1/4" = 1'-0"

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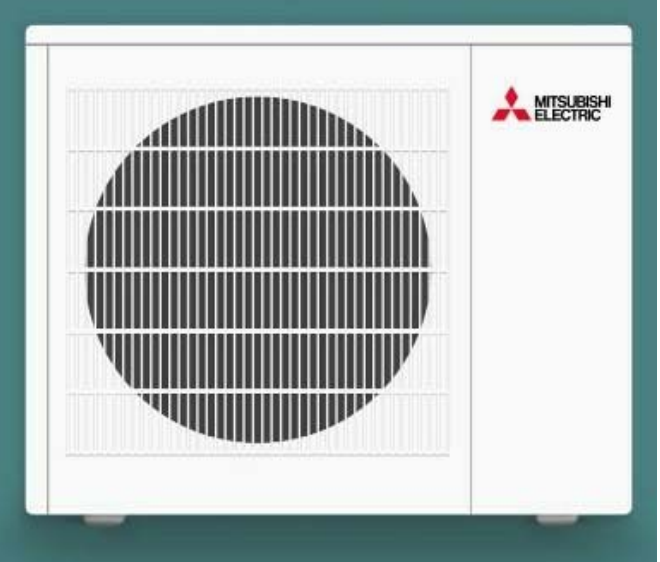
Issue Set:  
Design Development

02/18/2020

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Sections + Construction  
Diagrams





PREVIOUS			PLATINUM		
Stick Framed Code Approved Standard Assembly		PANEL WIDTH	Platinum SIPs R-Value @ 75 °	Platinum SIPs R-Value @ 40 °	Platinum SIPs R-Value @ 25 °
		4"	18.1	18.8	19.6
2x6 16" oc, R-19 batt, 1" R-5 Rigid Continuous Insulation, OSB Exterior Sheathing	R-21	6"	27.5	28.6	29.8
		8"	35.7	37.2	38.7
		10"	45.1	47.0	48.9
		12"	54.5	56.8	59.1

