

1 BEDROOM UNIT 594 SF (24' x 24'-8 3/4"), 1 Bedroom, Bathroom (full), Kitchen (full)

FAMILY UNIT 998 SF (12' x 24'-8 3/4" (footprint) - 3 Bedroom, 2 Bathroom (full), Kitchen (full)

DADU CATEGORIES:

☐ SMALL FOOTPRINT SEE 'STUDIO UNITS' ☒ LOW-COST ☒ GARAGE W/ 2-CAR GARAGE OPTION SELECTED

☒ ACCESSIBLE 'VISIBLE' 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  
+ \$15,000  
\$60,000  
+ \$75,000

FAMILY / 2-CAR GARAGE OPTIONS:

- ☒ None (1 Bedroom @ Ground Level)
- ☐ 1 Bedroom over 2-car Garage (594sf)
- ☐ 2-Story, 3 Bedroom Family Unit

\*PRICING (above base cost):

\$0  
+ \$40,000  
+ \$150,000

STRUCTURAL OPTIONS:

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

\*PRICING (above base cost):

\$0  
+ \$10,000  
+ \$10,000  
+ \$20,000

FINISH OPTIONS (material + labor):

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

\*PRICING (above base cost):

+ \$60,000  
+ \$100,000  
+ \$10,000  
+ \$60,000  
+ \$100,000  
+ \$10,000

MECHANICAL OPTIONS (material + labor):

- ☒ Basic (Heat, AC, Ventilation, hot-water)
- ☐ Premium (equip. upgrades+ floor heat)
- ☐ Solar - Equip + Install for 6W PV

\*PRICING (above base cost):

+ \$15,000  
+ \$40,000  
+ \$25,000

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

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.



rendering 1 1 bedroom unit @ grade w/ deck



rendering 2 1 bedroom unit over garage (2-car)



rendering 3 3 bedroom family unit

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 1BR /  
FAMILY

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 + Framing Plans  
A3.1 - Exterior Elevations  
A4.1 - Sections + Construction Diagrams  
A9.1 - Major Materials + Schedules

Issue Set:

Design Development

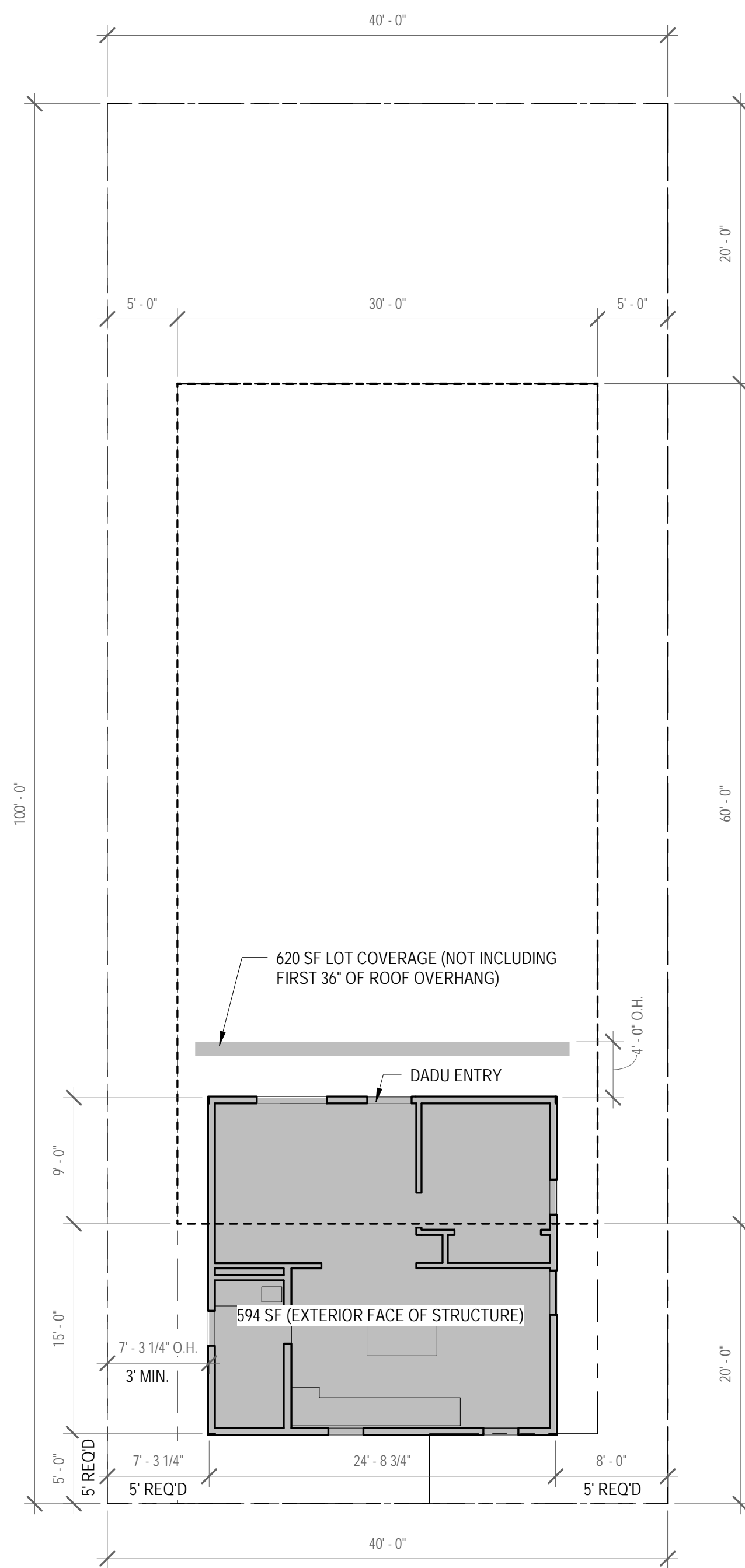
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Project Information +  
Renderings

A1.0





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

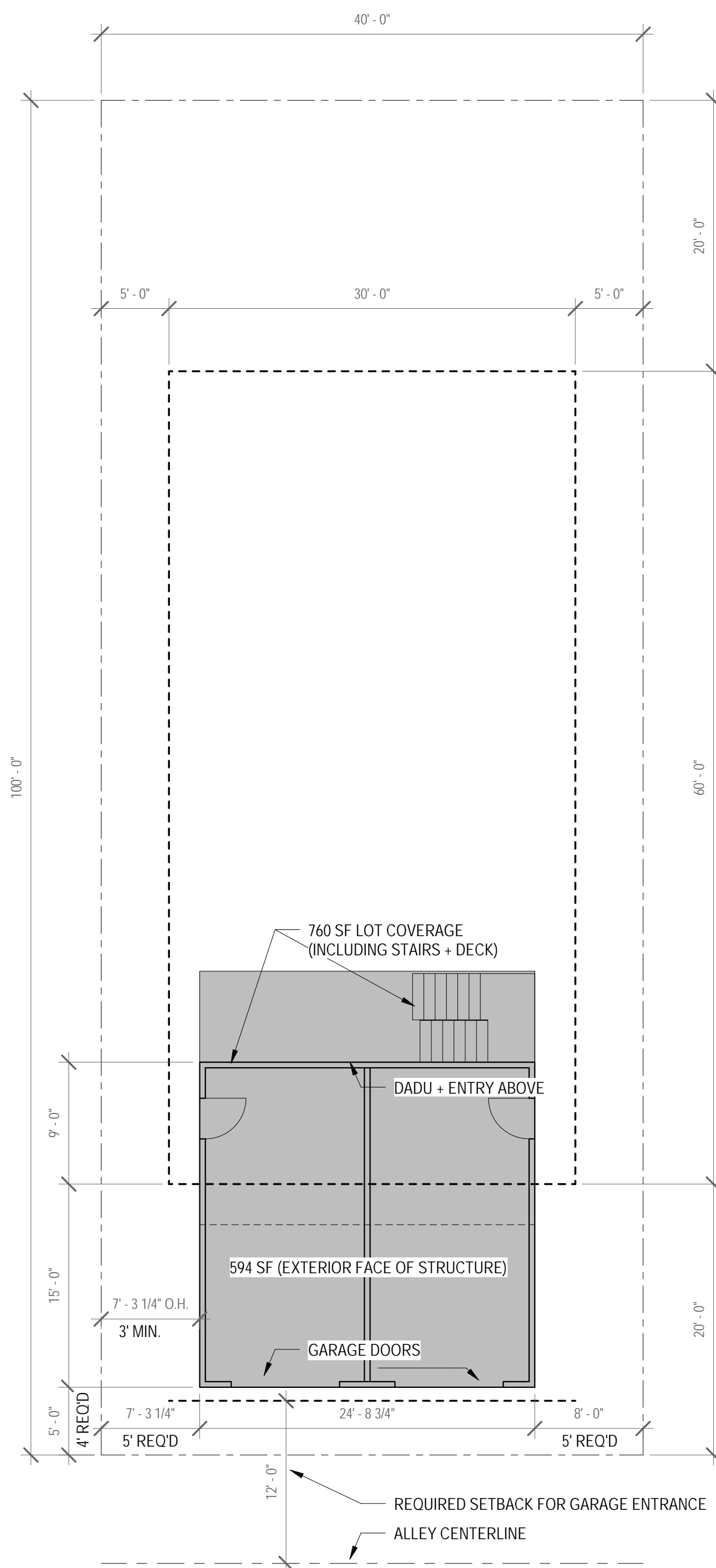
LANDUSE CALCULATIONS FOR 1BR @ GRADE + FAMILY:

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

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Site Plans + Lot  
Calculations



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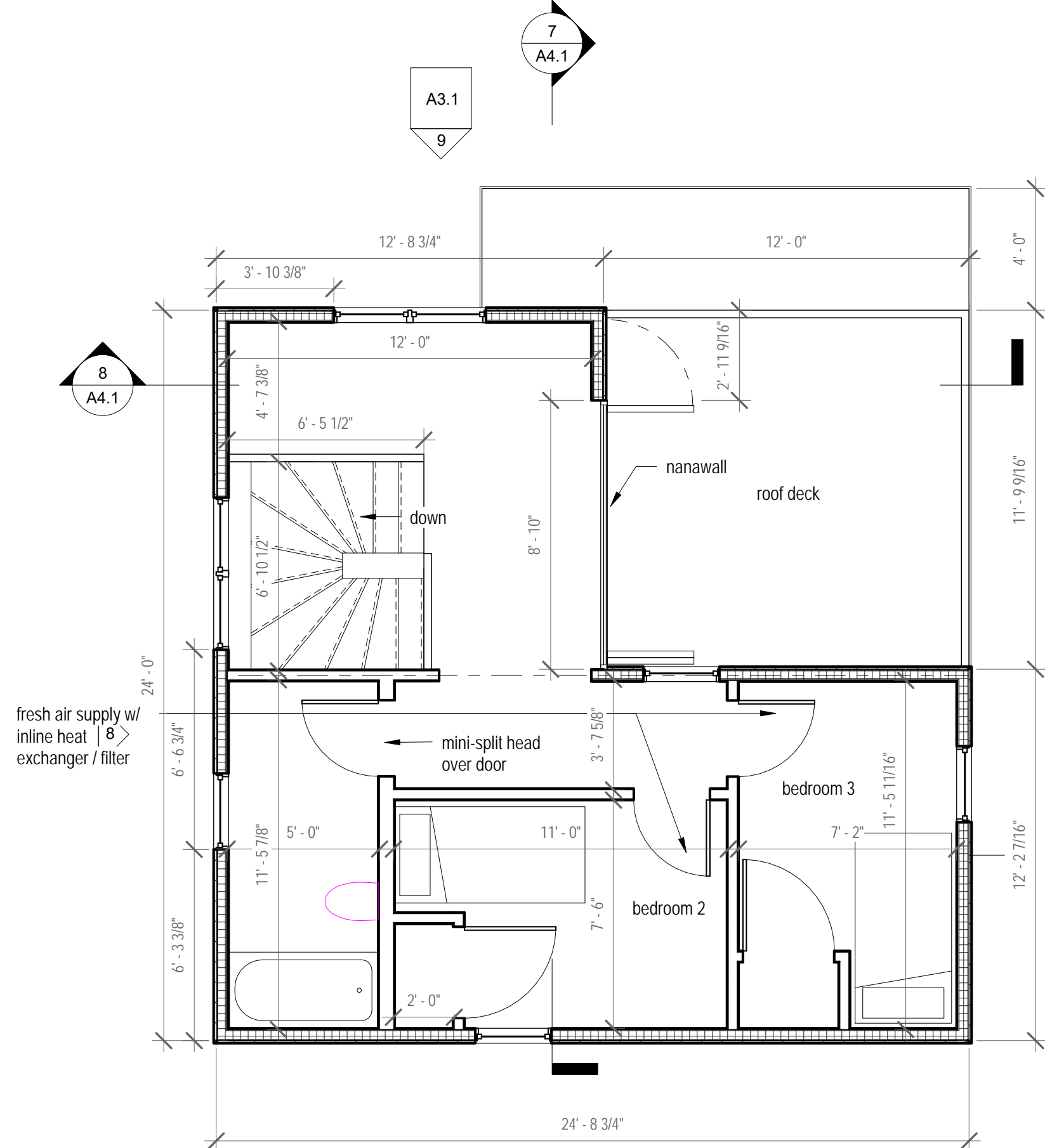
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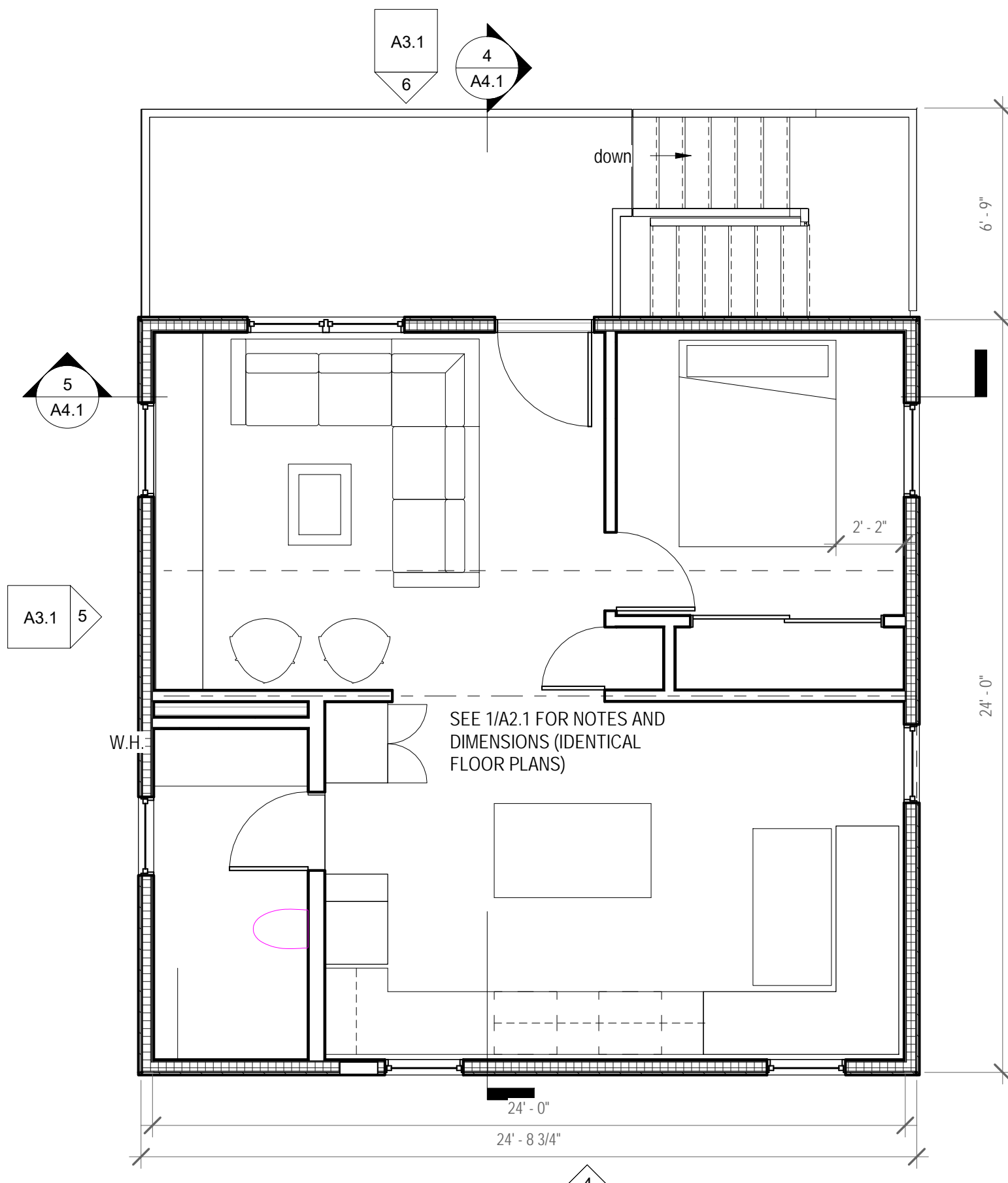
Floor Plans + Roof Plans

A2.1

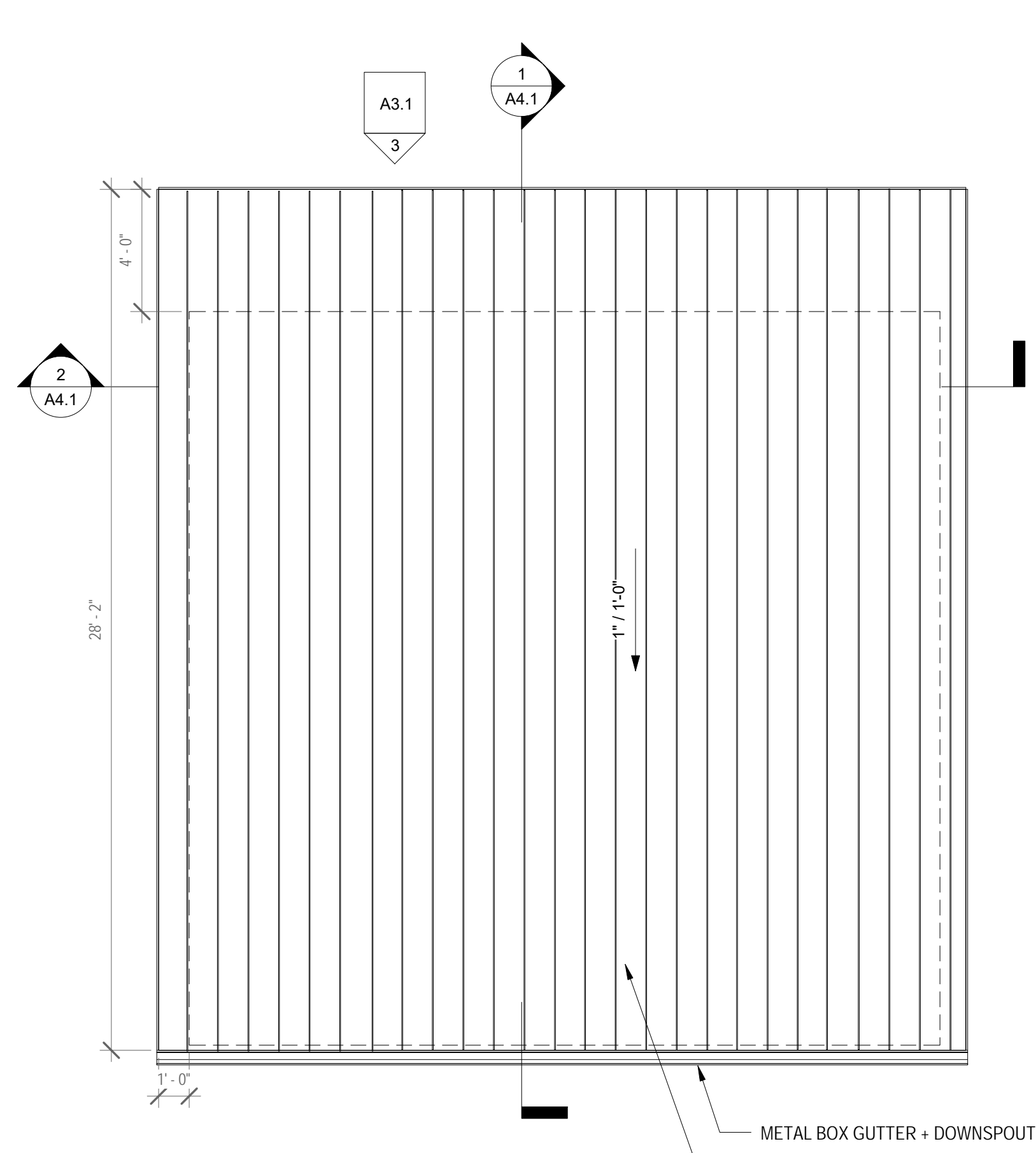
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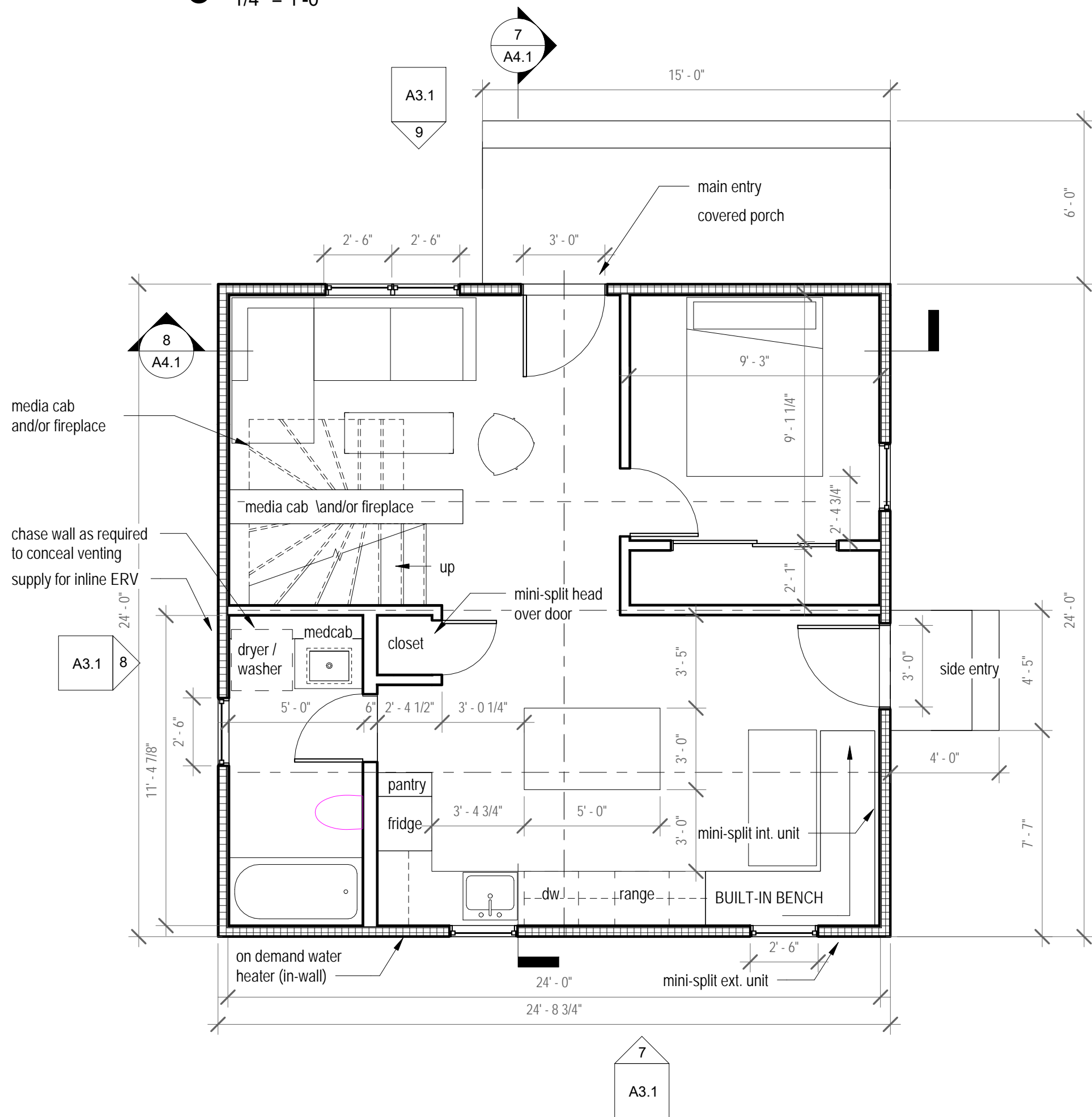
6 Level 2 - Proposed - Family  
1/4" = 1'-0"



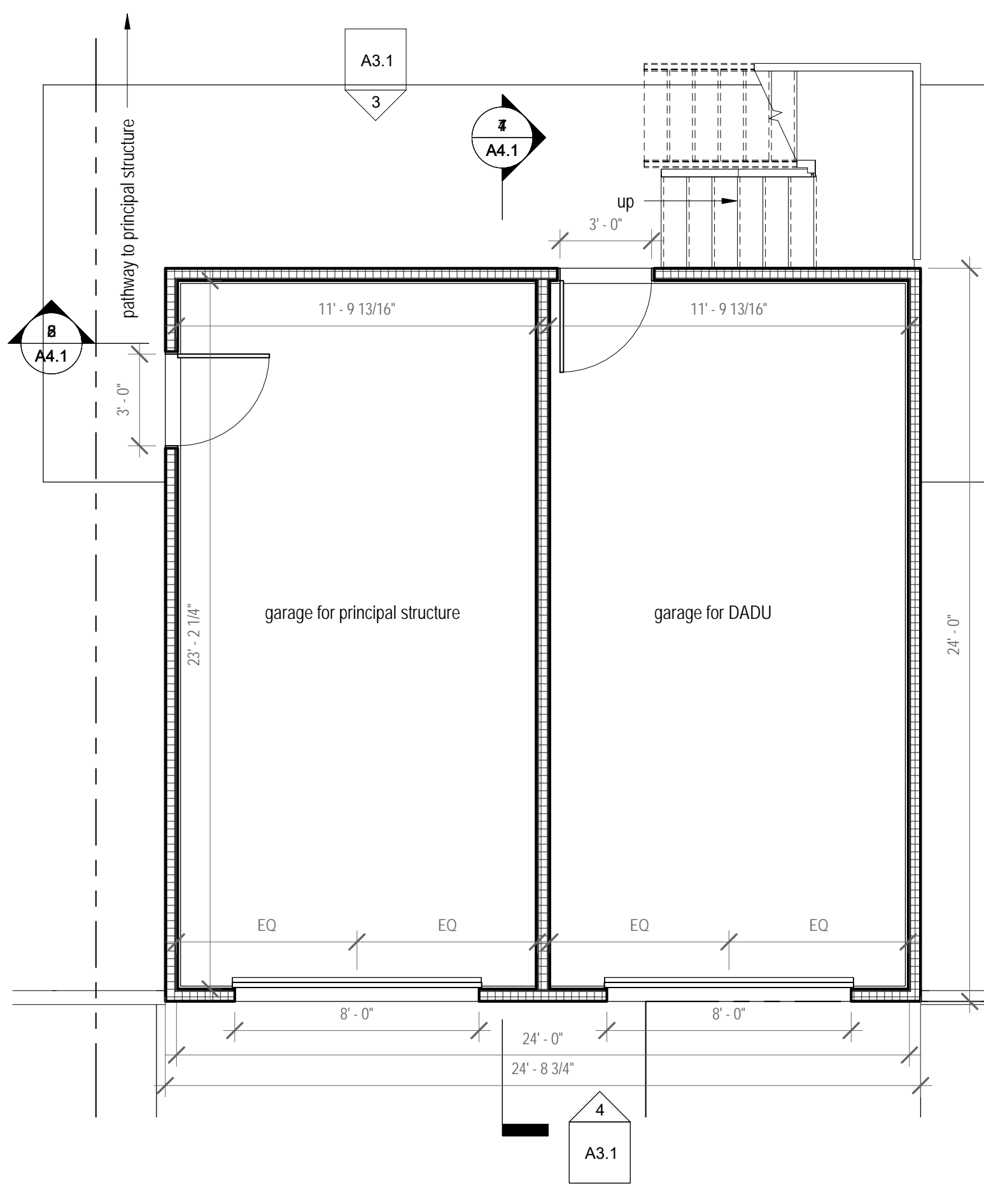
3 Level 1 - Proposed - Garage  
1/4" = 1'-0"



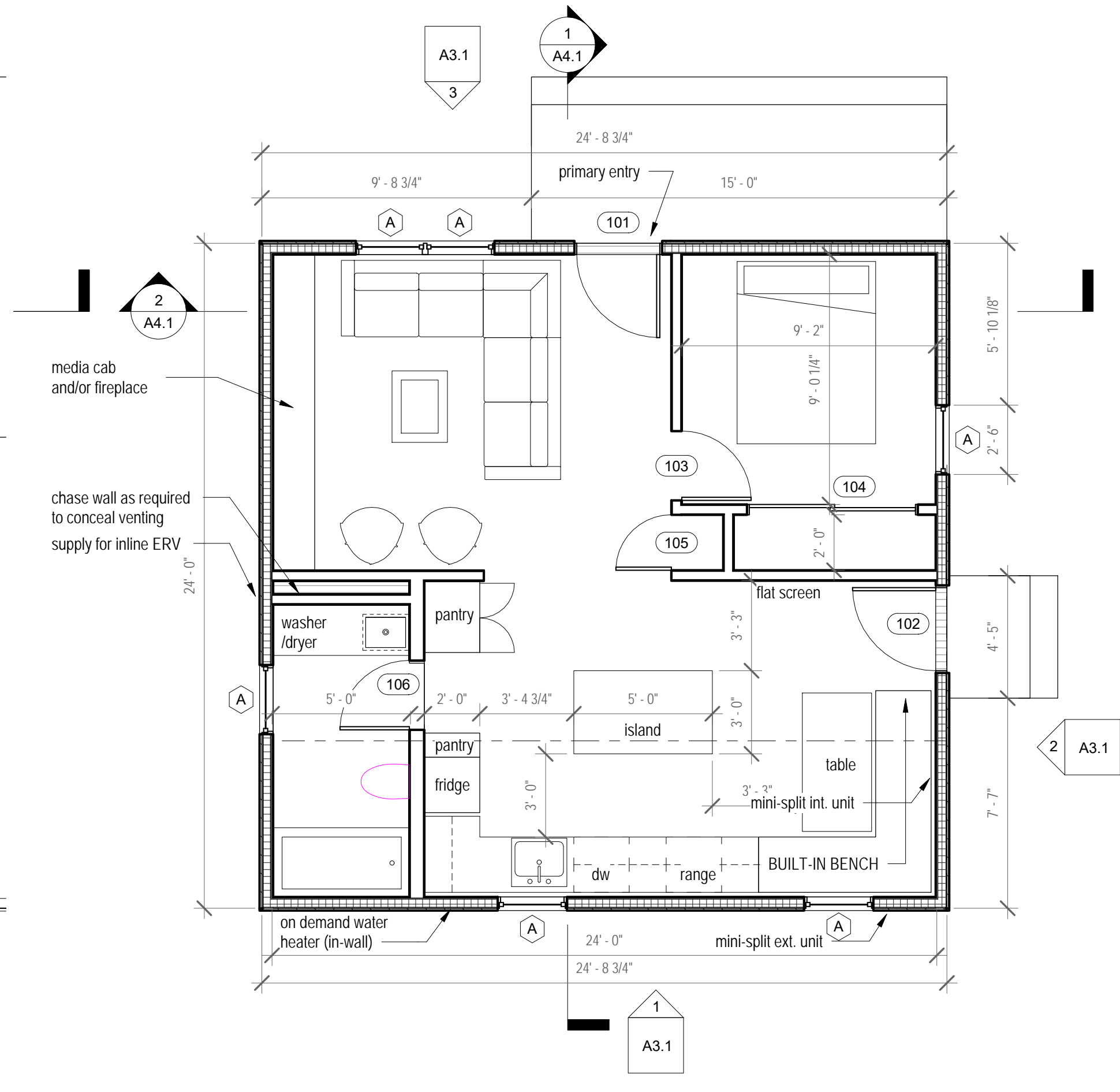
2 Roof - Proposed - 1BR  
1/4" = 1'-0"



5 Level 1 - Proposed - Family  
1/4" = 1'-0"



4 Level Ground - Proposed - Garage  
1/4" = 1'-0"



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

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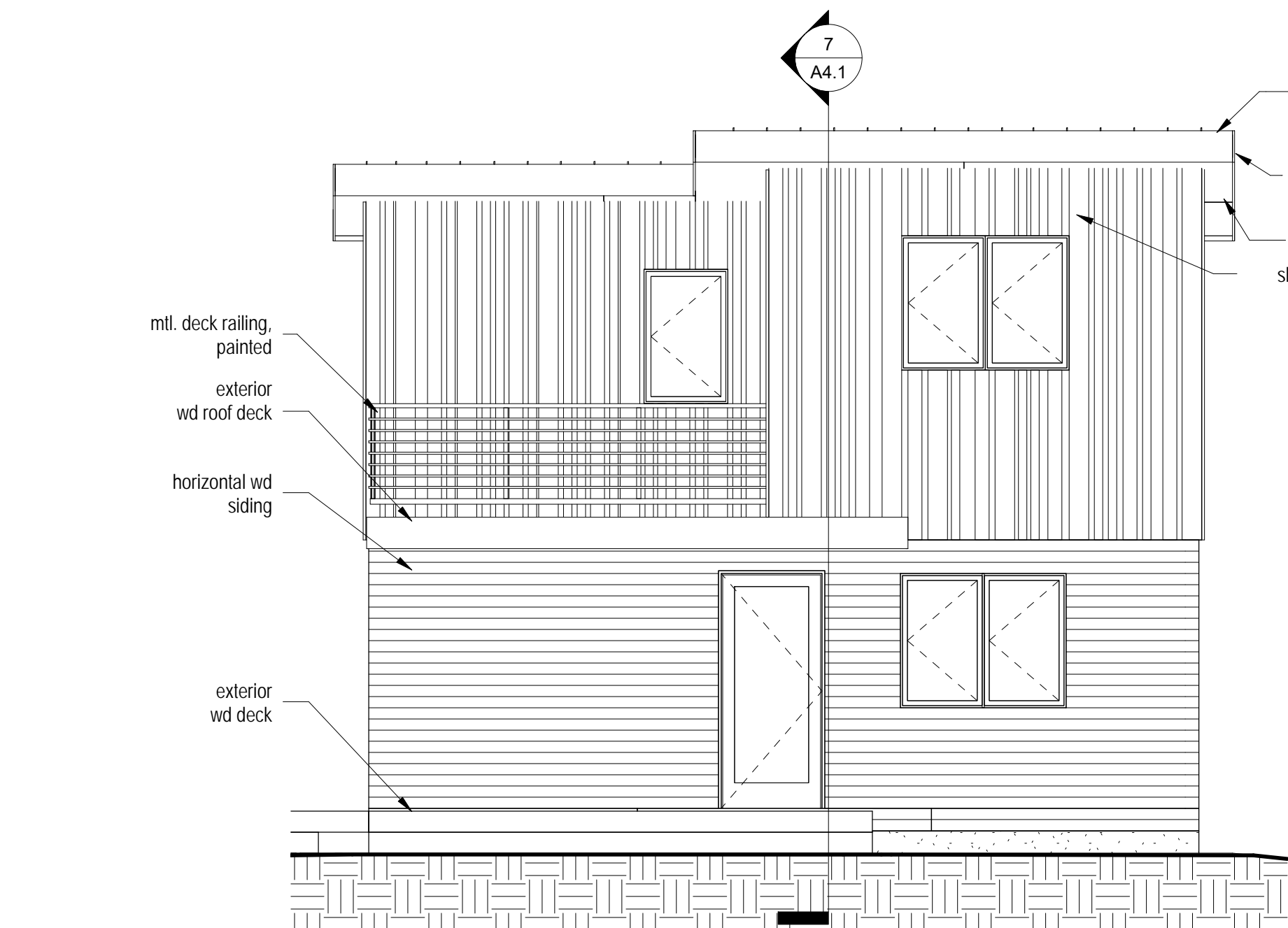
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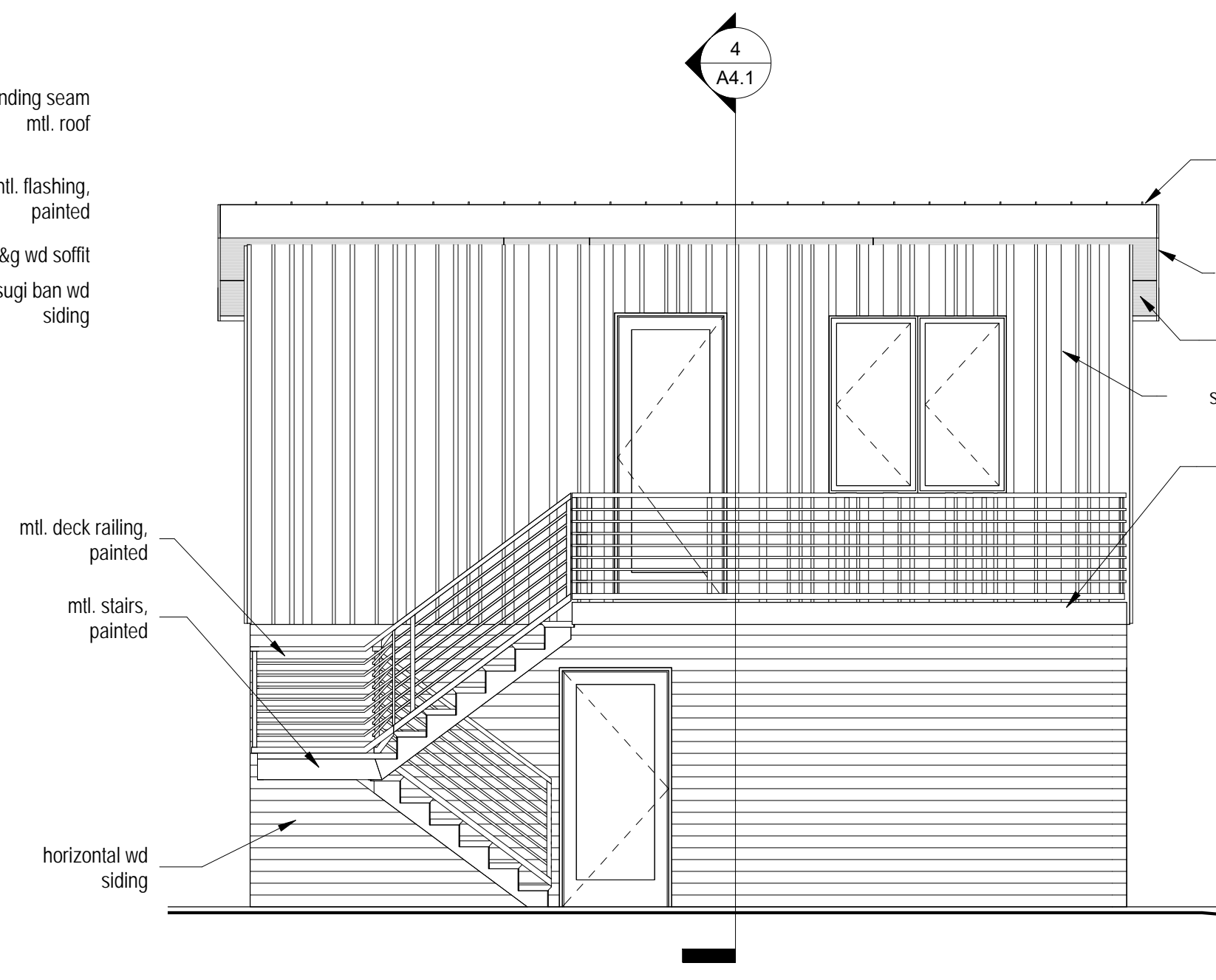
Exterior Elevations

A3.1

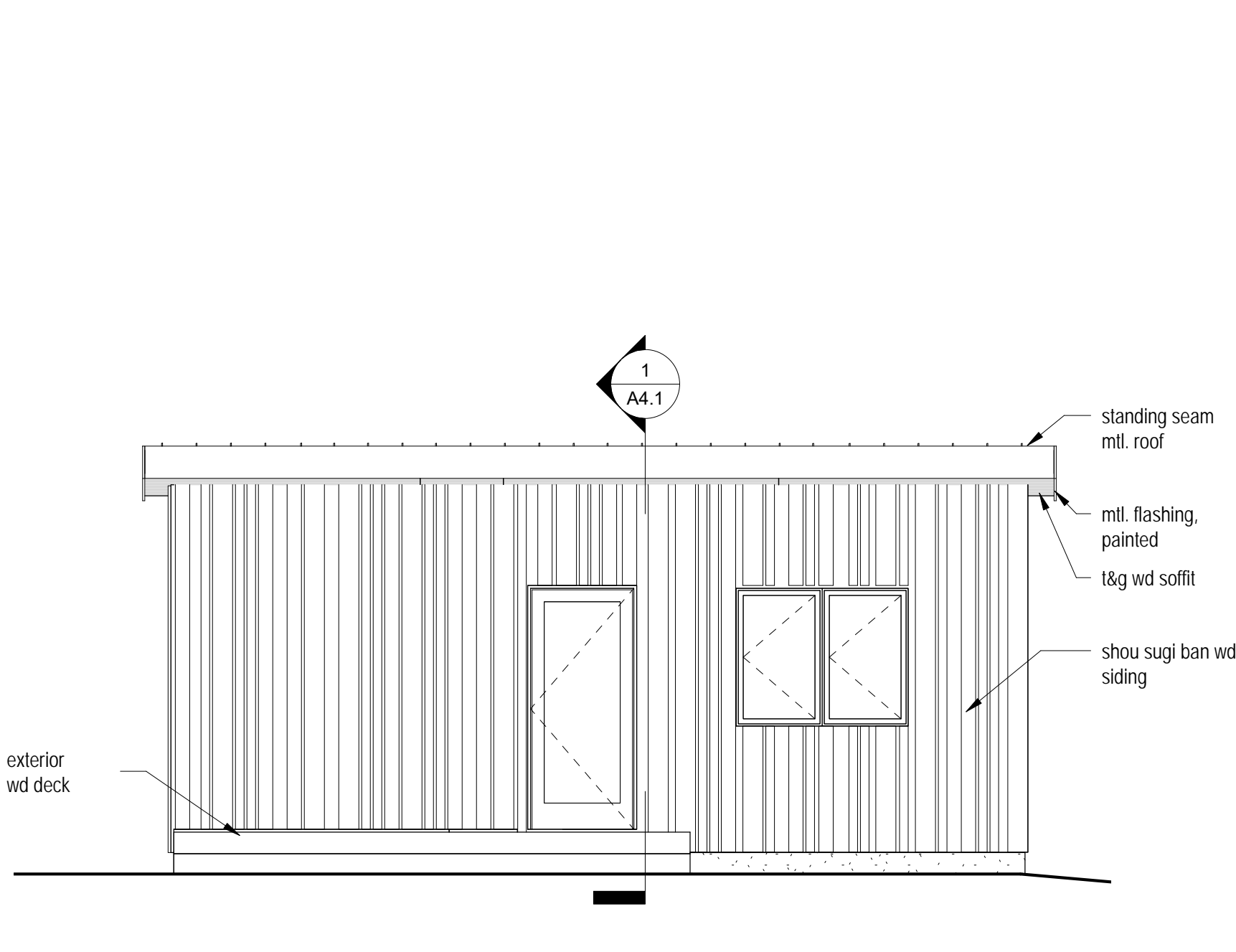
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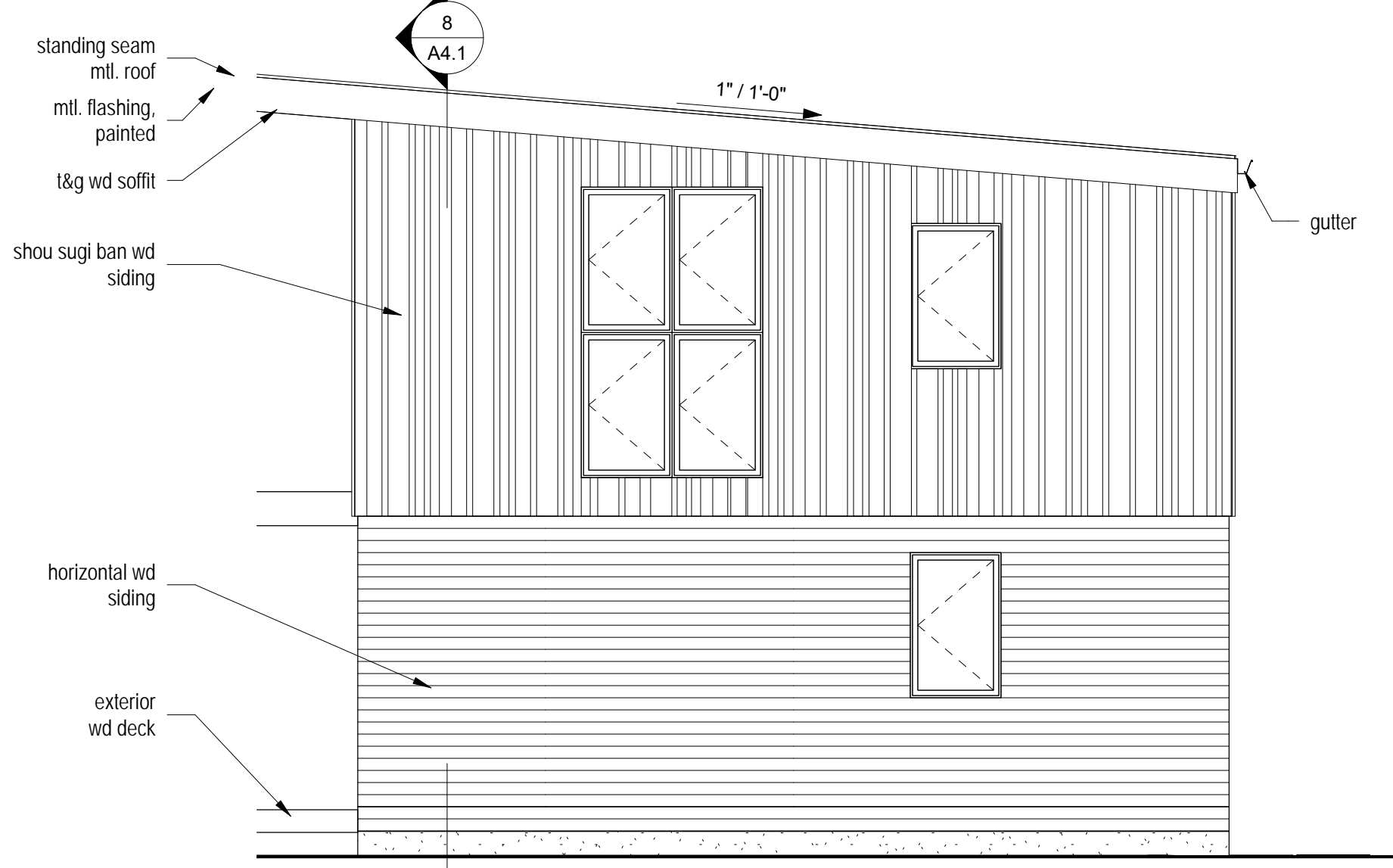
9 North - Proposed - Family  
1/4" = 1'-0"



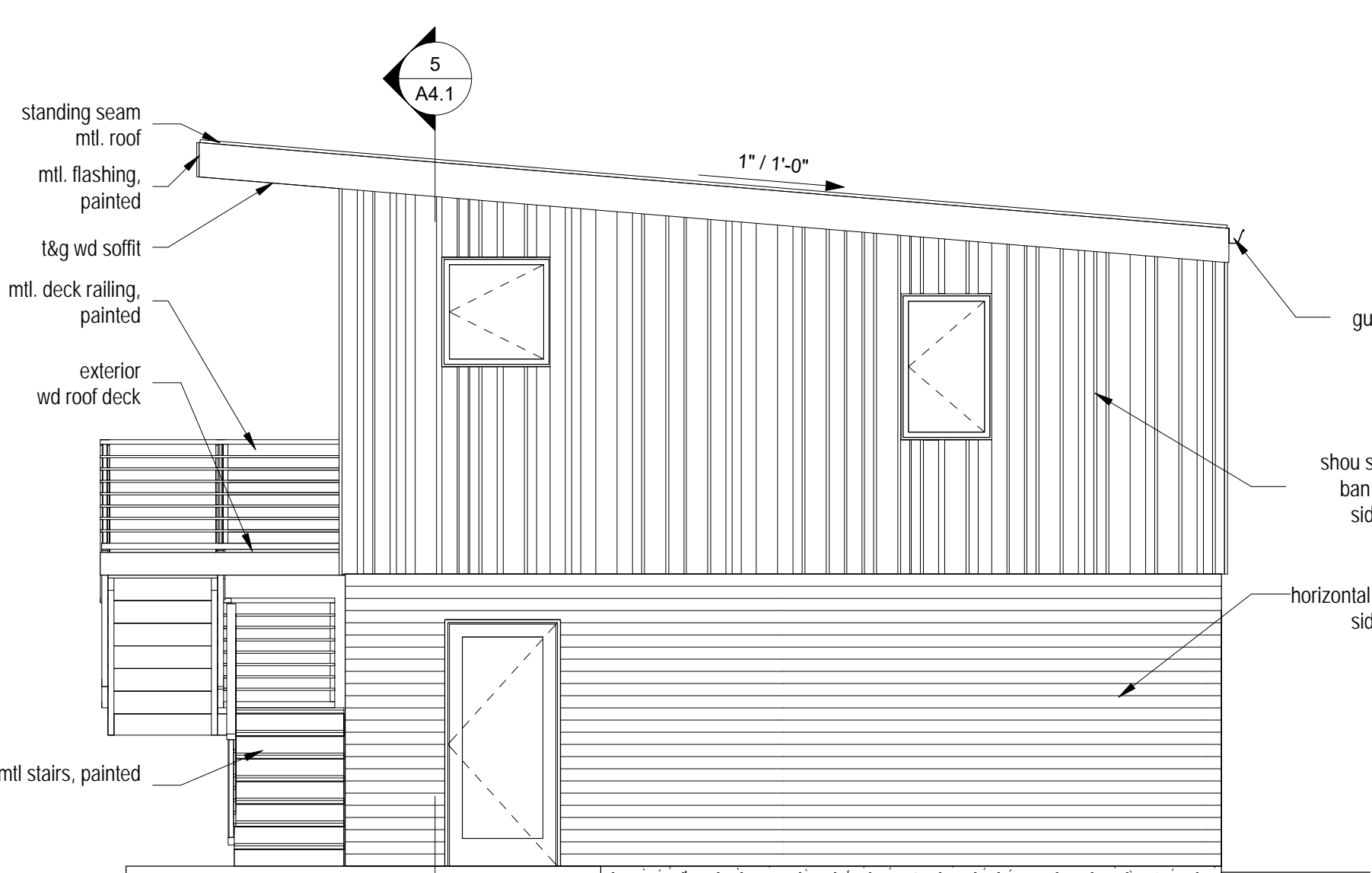
6 North - Proposed - Garage  
1/4" = 1'-0"



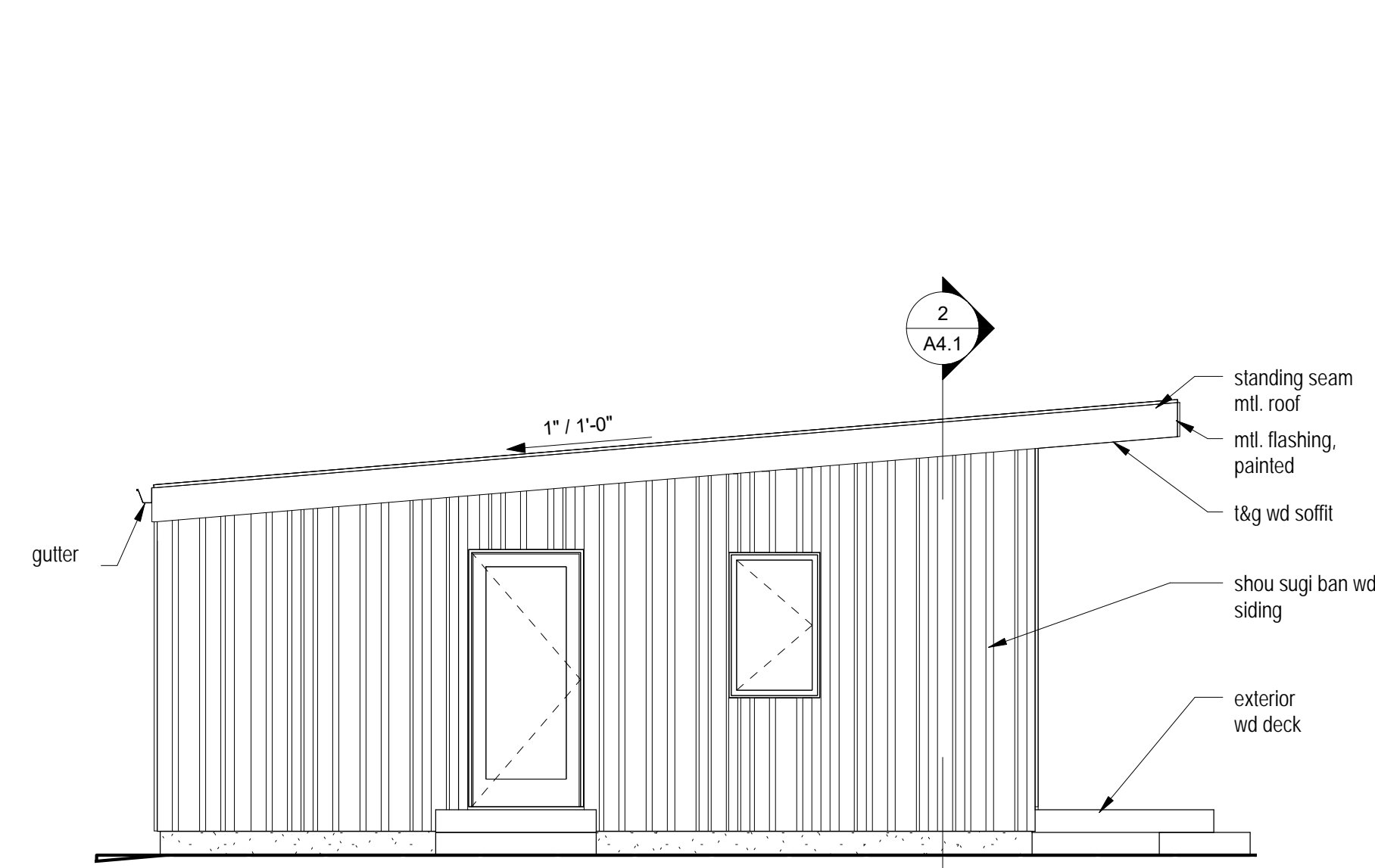
3 North - Proposed  
1/4" = 1'-0"



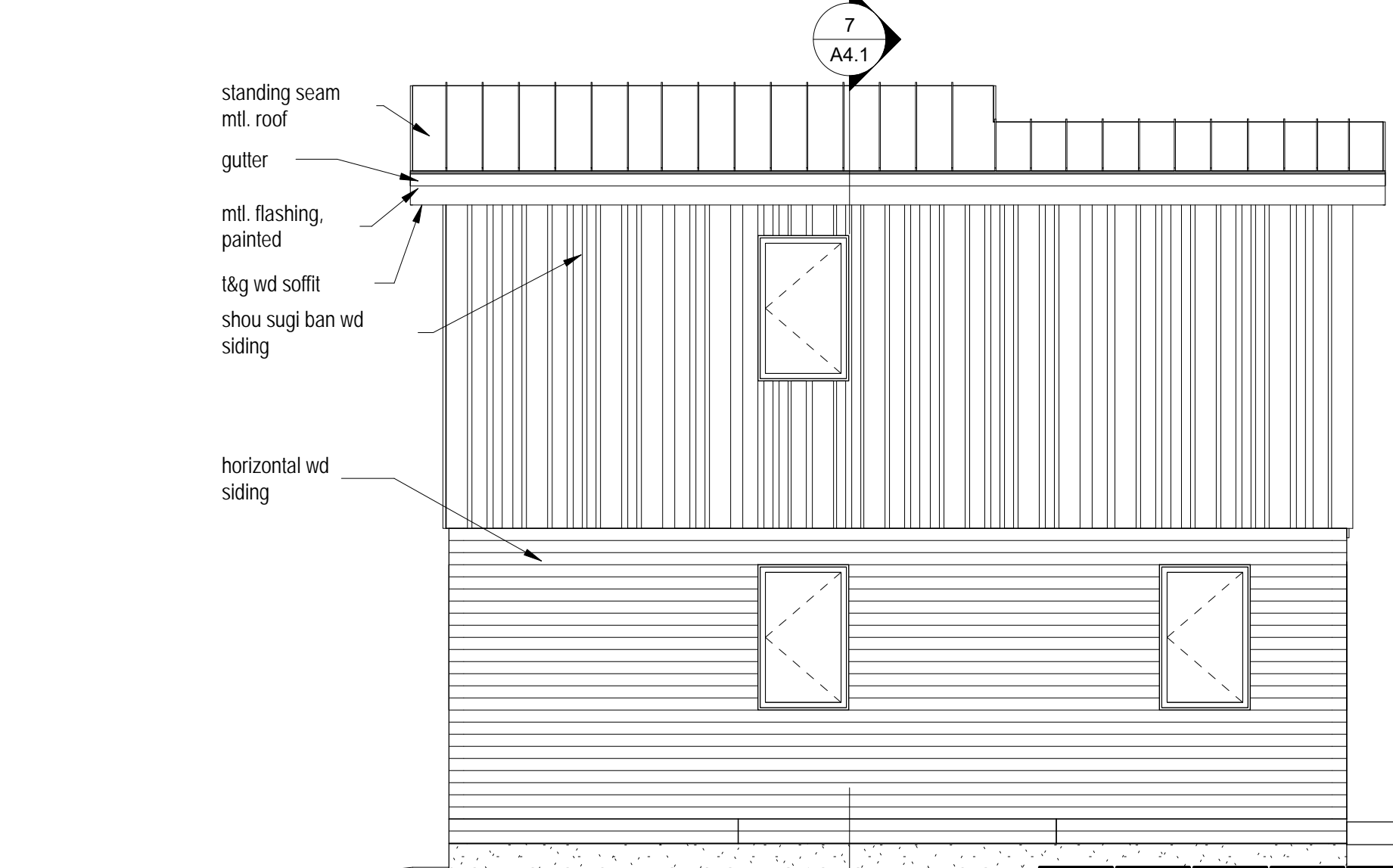
8 West - Proposed - Family  
1/4" = 1'-0"



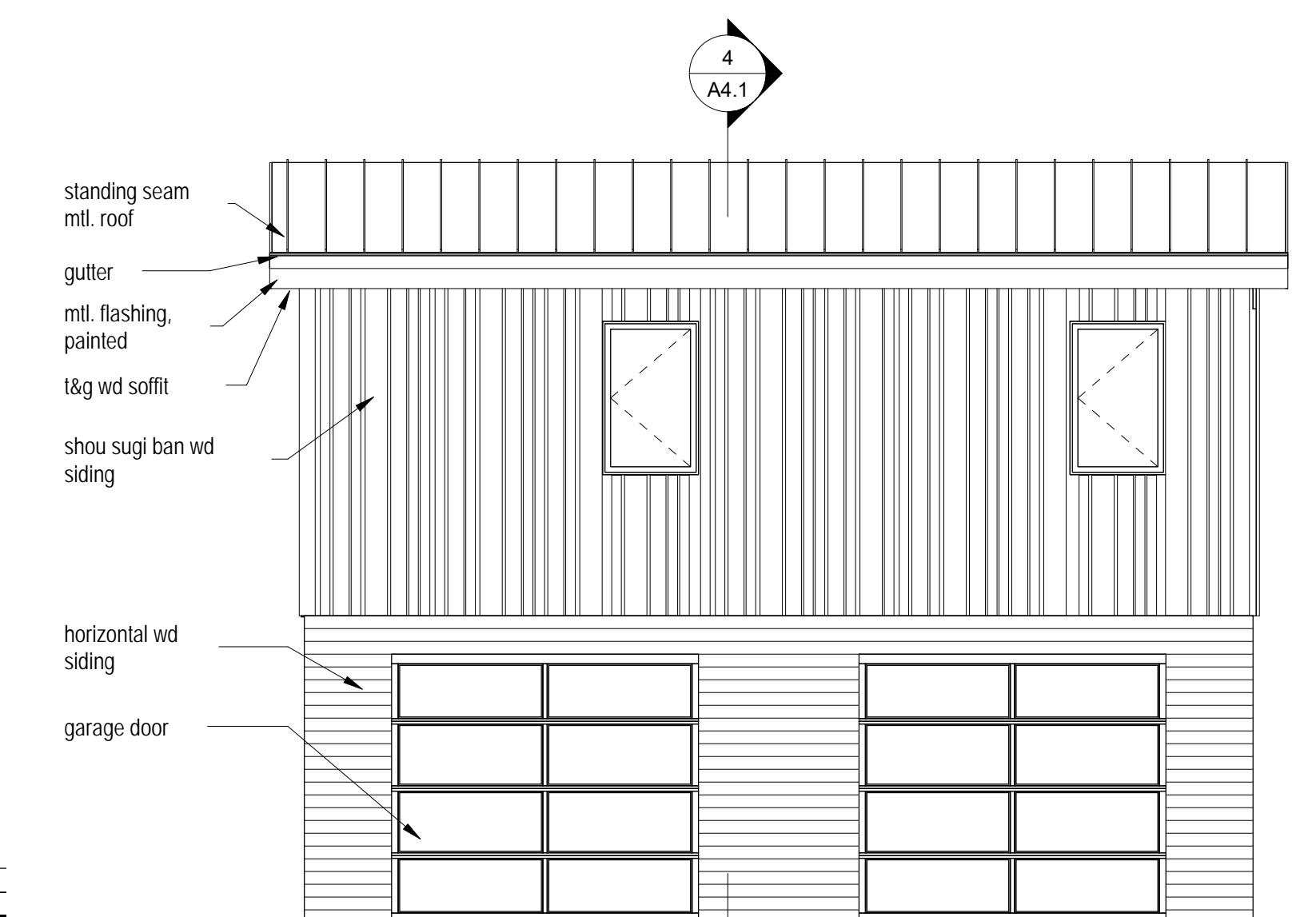
5 West - Proposed - Garage  
1/4" = 1'-0"



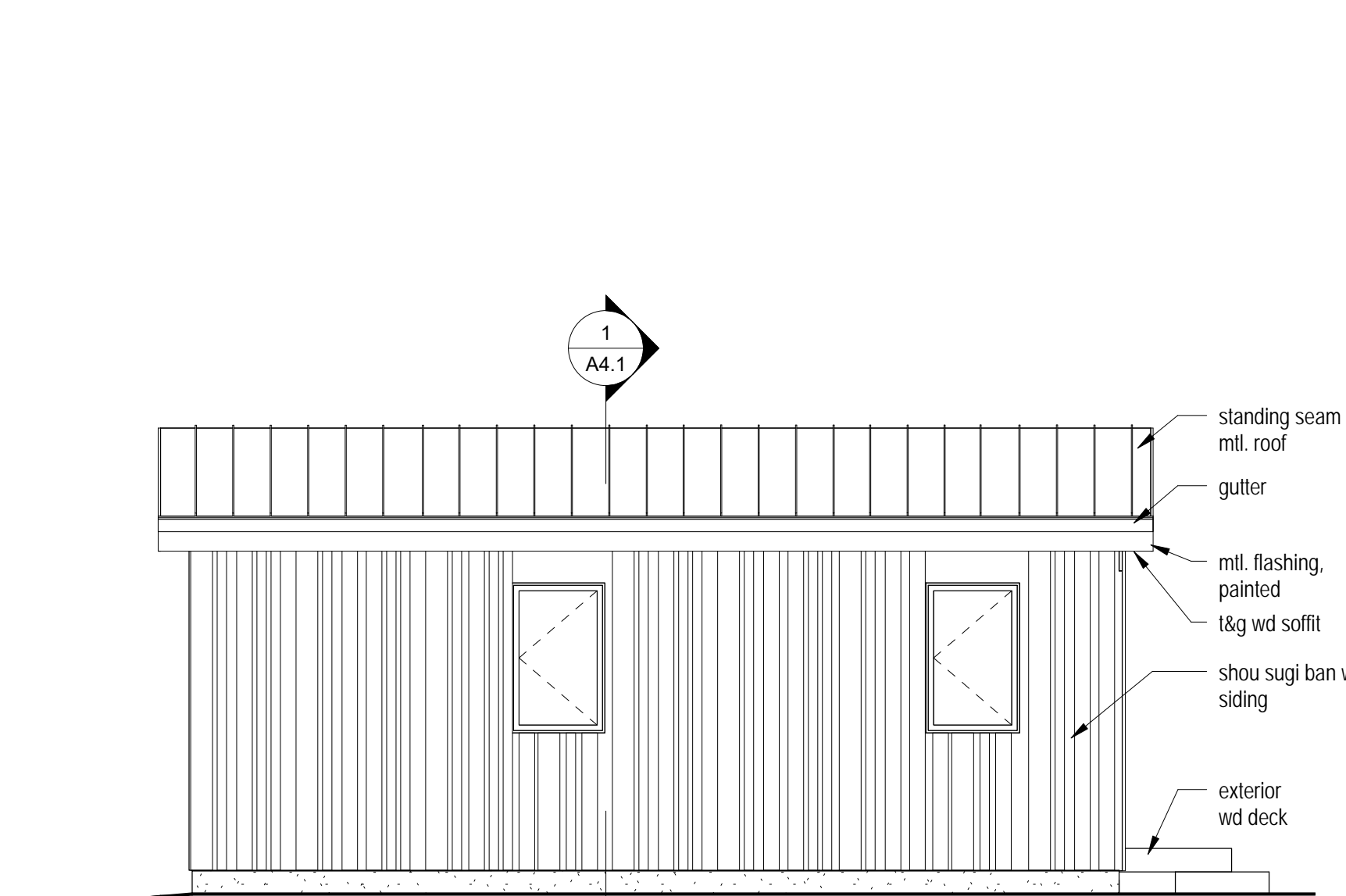
2 East - Proposed  
1/4" = 1'-0"



7 South - Proposed -Family  
1/4" = 1'-0"



4 South - Proposed -Garage  
1/4" = 1'-0"



1 South - Proposed  
1/4" = 1'-0"

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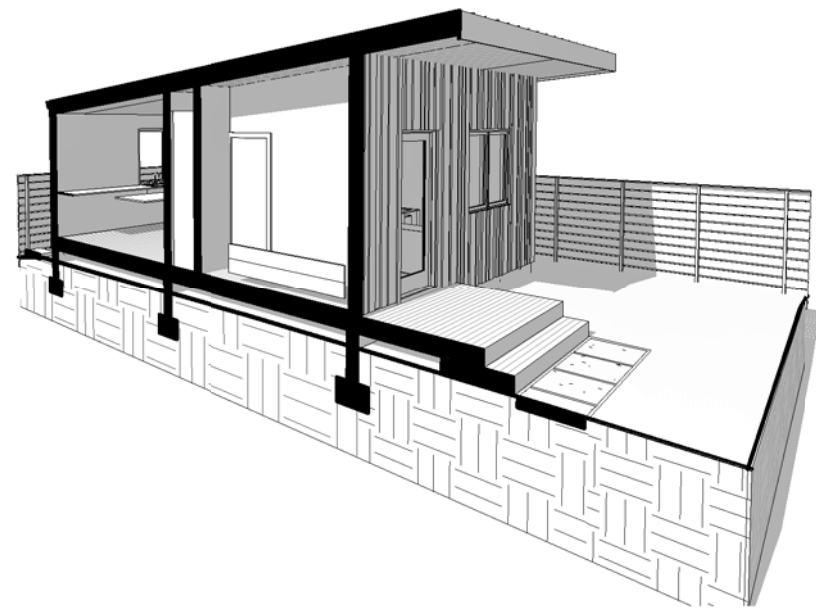
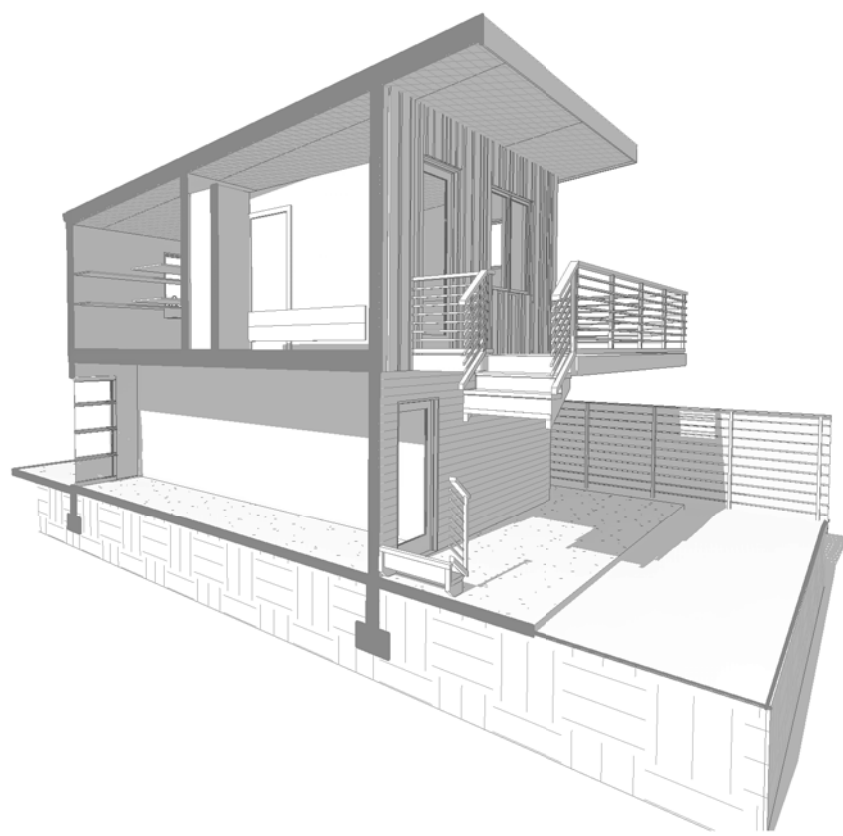
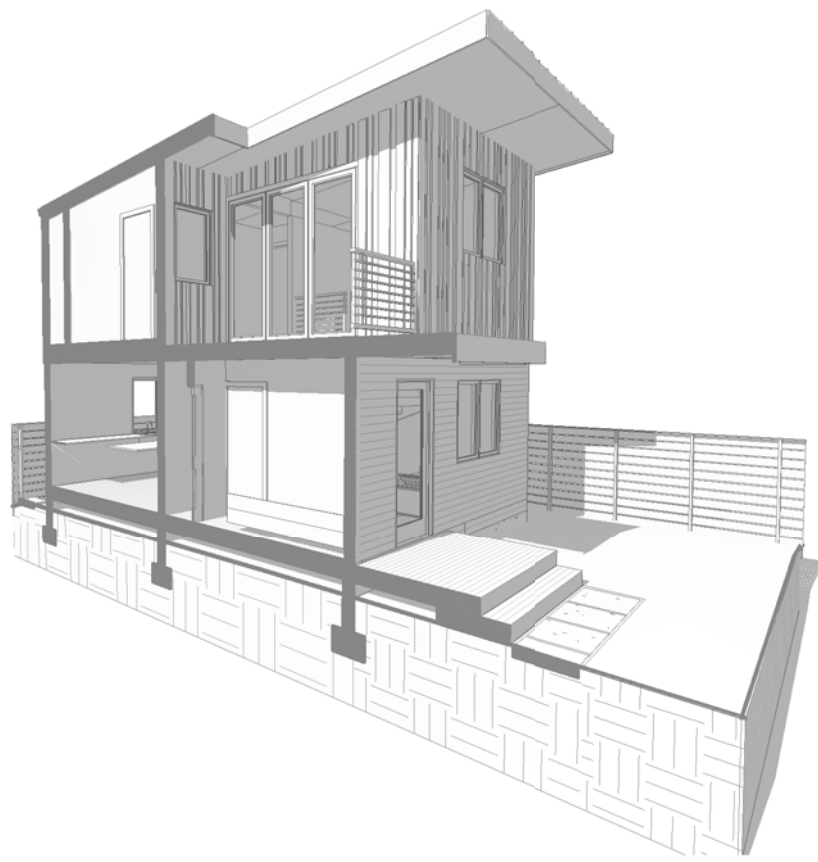
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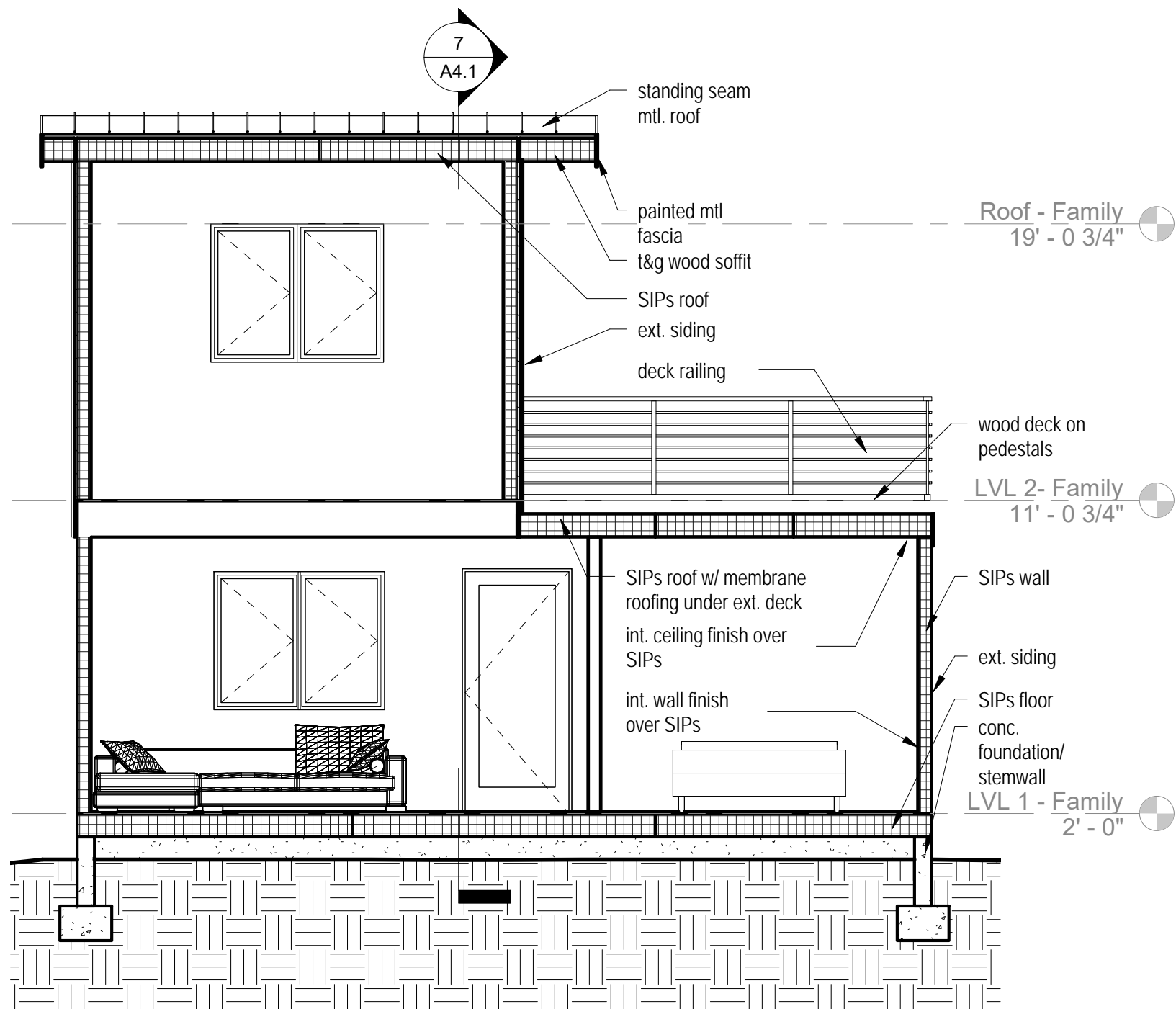
Sections

A4.1



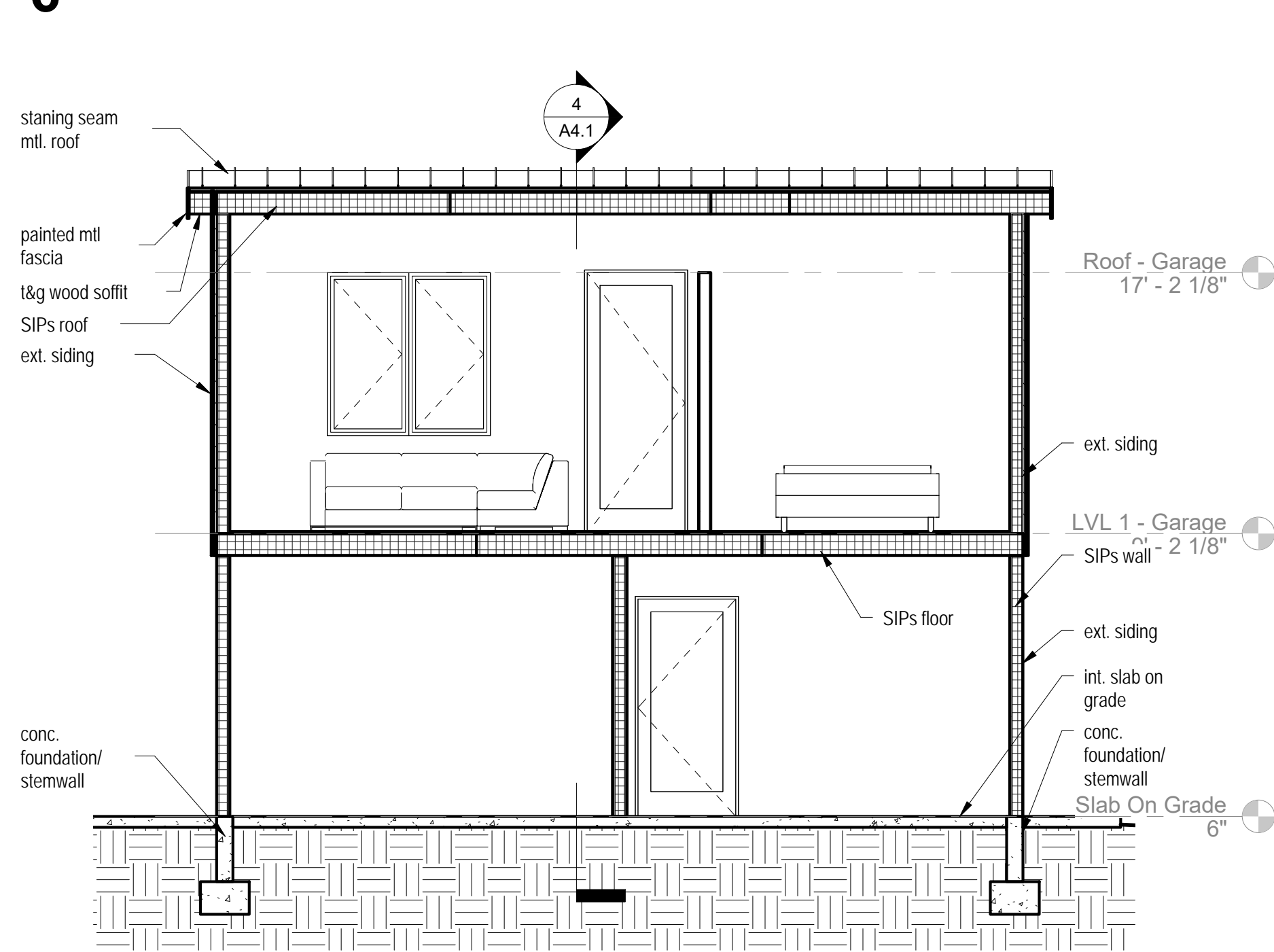
9

Family



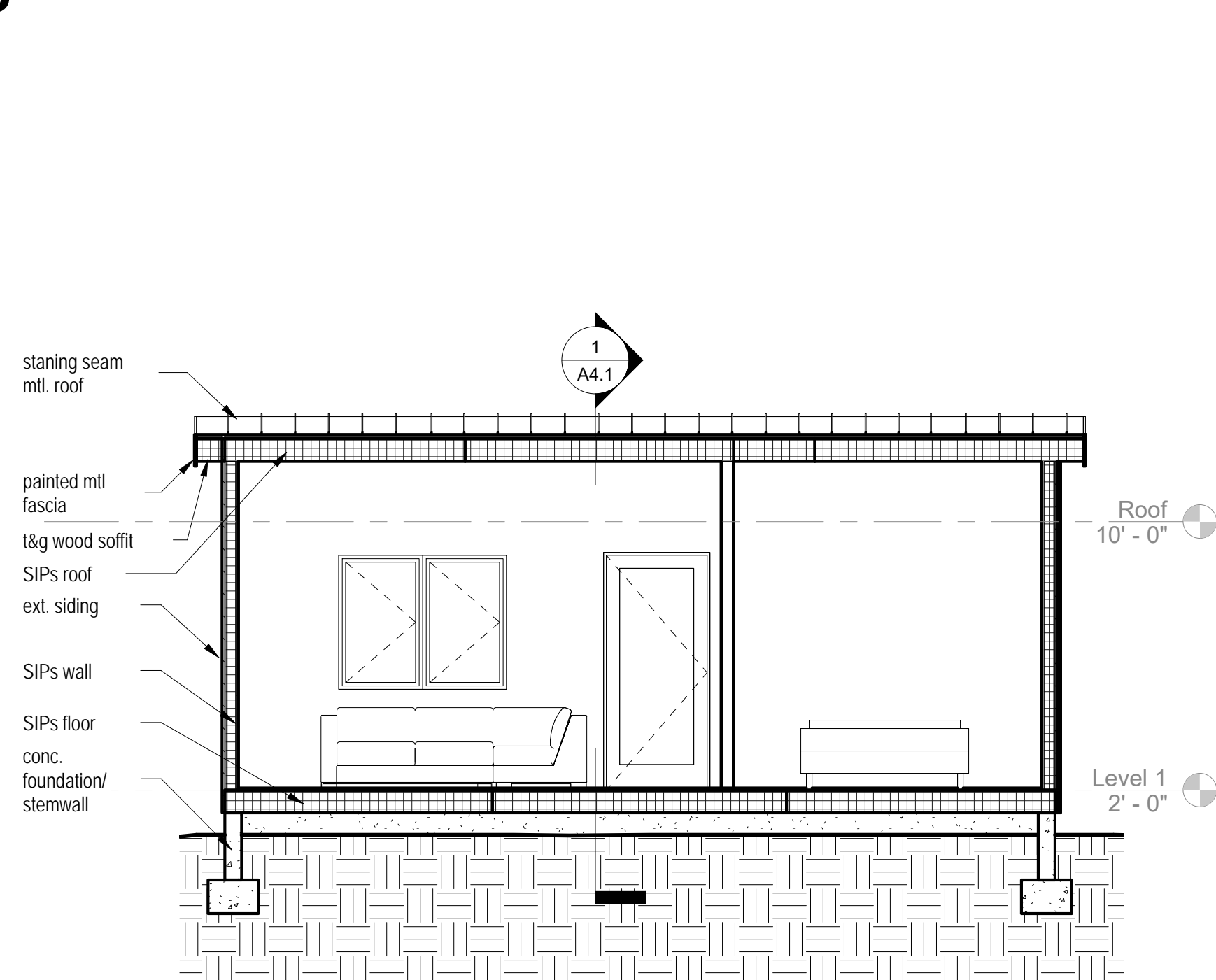
6

Garage



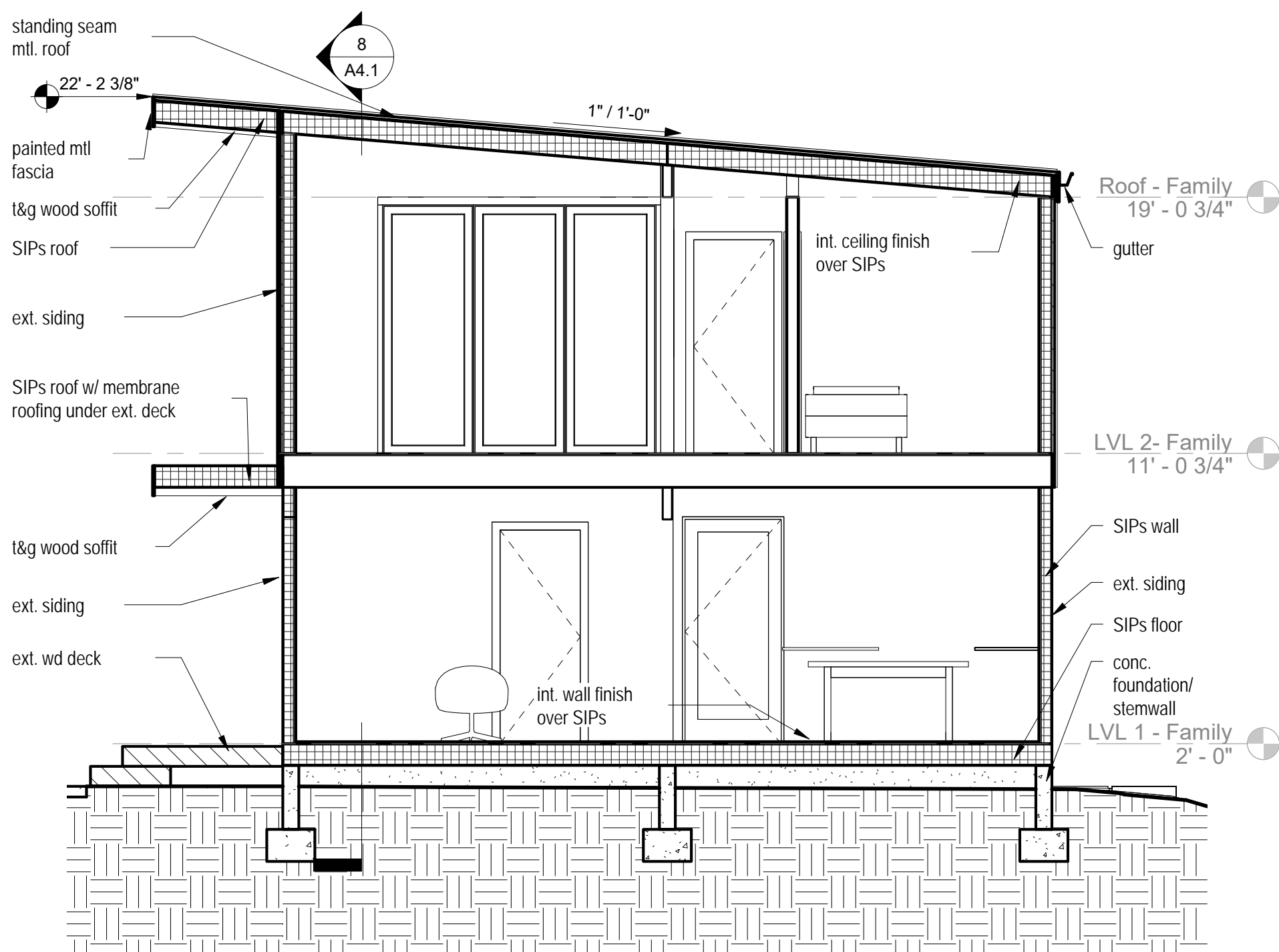
3

1BR



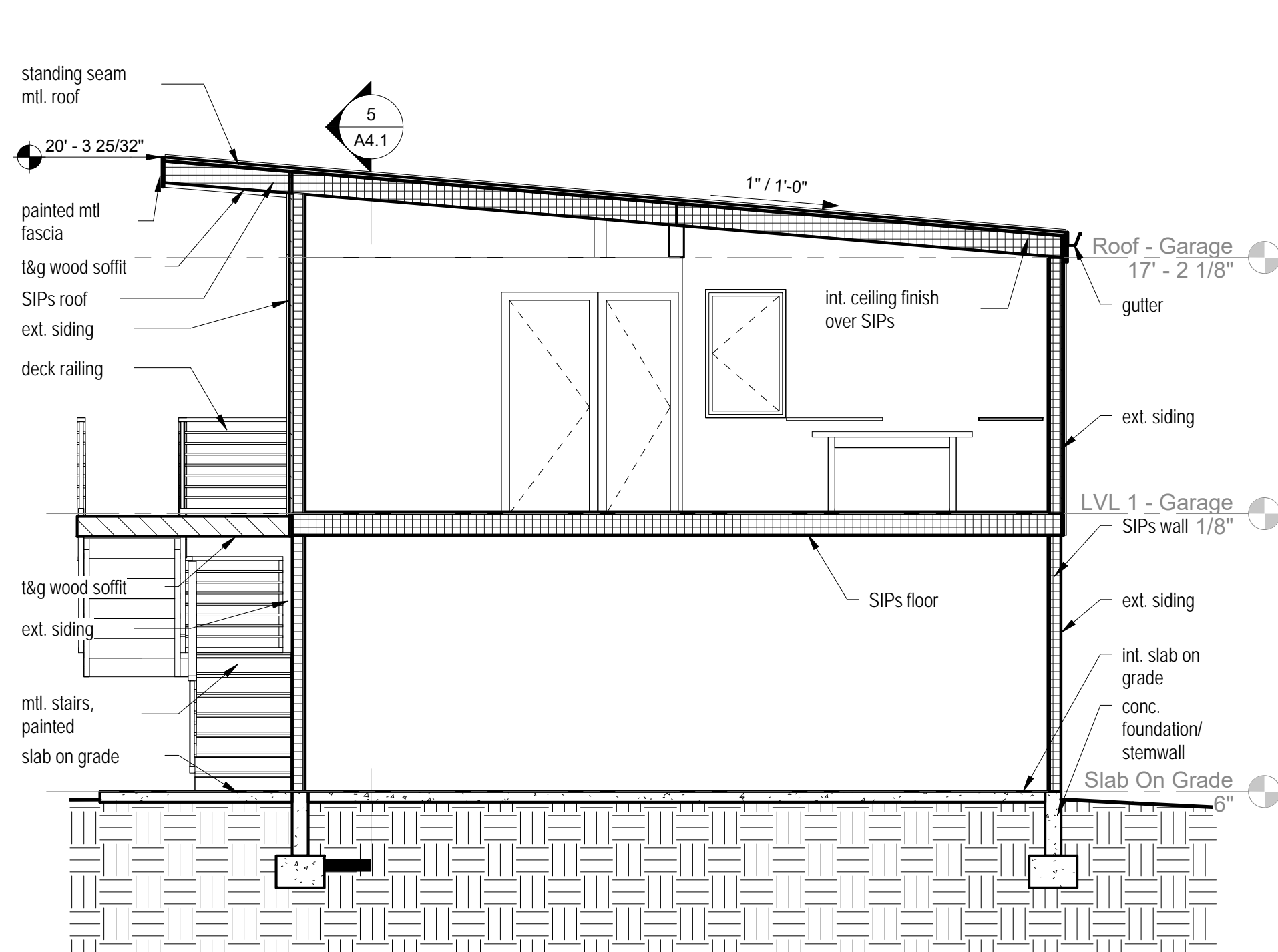
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E-W Section1 - Family  
1/4" = 1'-0"



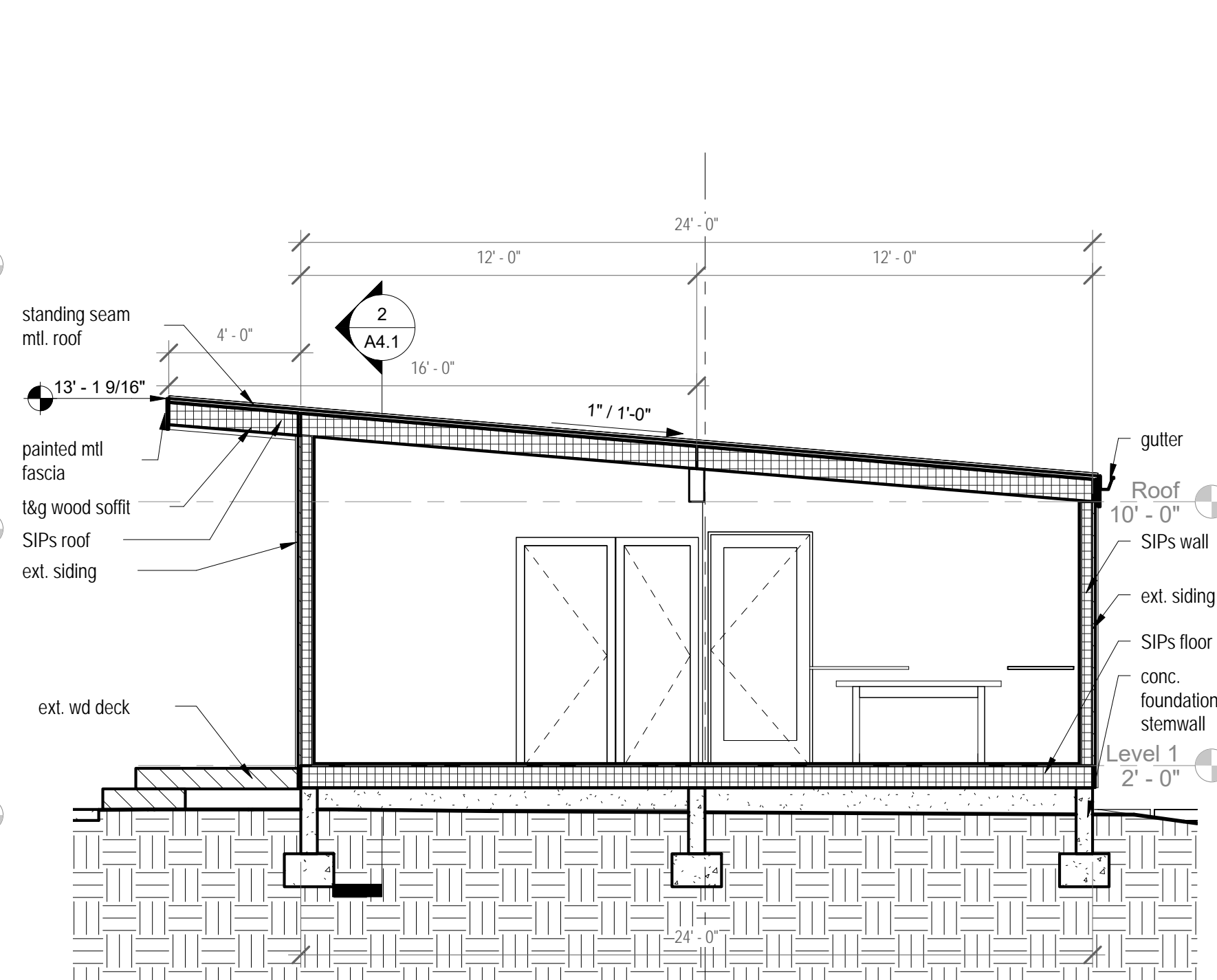
5

E-W Section1 - Garage  
1/4" = 1'-0"



2

E-W Section1  
1/4" = 1'-0"



7

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



4

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

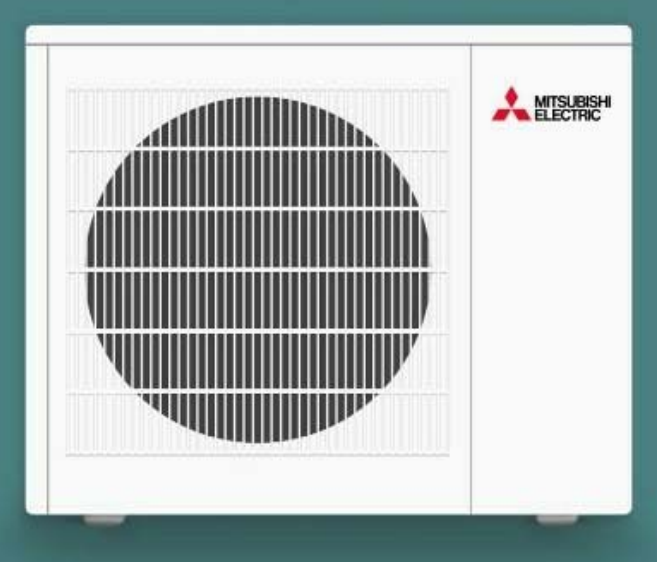


1

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







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



Window Schedule						
Type Mark	Quantity	Width	Height	Description	Notes	
A	6	30"	48"			
Exterior Door Schedule						
Door Mark	Width	Height	Description	Thickness	Door Finish	Notes
Level 1						
101	36"	84"		1 3/8"		Milgard Swing Door w/ integral Sidelights (80" AFF to top of frame)
102	36"	84"		1 3/8"		
Interior Door Schedule						
Door Mark	Width	Height	Description	Thickness	Door Finish	Notes
Level 1						
103	30"	80"		1 3/8"		
104	72"	80"		1 3/8"		
105	24"	80"		1 3/8"		
106	30"	80"		1 3/8"		

\* SCHEDULES ARE KEYED TO 1/A2.1 (STUDIO - GROUND LEVEL)

