

Wedgwood Fonzie Flat

Benj Wadsworth, Right Size Design Build, 206-276-4729, benjwadsworth@gmail.com

Project Description

The Wedgwood Fonzie Flat is a completed project that was built in 2016 on a 6000 sq ft lot in the Wedgwood neighborhood. The project consisted of converting an existing 460 sq ft garage into a 400 sq ft garage with a 400 sq ft studio DADU above it. The completed project was unique to the site and had to meet the DADU regulations in effect in 2016, including an 800 sq ft limit with the garage and a 20' height limit). The submitted design meets the current DADU code which allows for additional height and thus incorporates a set of three clerestory windows in lieu of skylights that were included in the built project. The design lends itself to a variety of situations including the conversion of an existing two-car garage ranging in size from 400 – 600 sq ft or the construction of a new DADU/garage combination. The design is applicable to a variety of lot sizes and configurations including lots with or without an ally.

Project Narrative

The Wedgwood Fonzie Flat is the classic garage apartment that enables homeowners to have the benefits of both a DADU and a 2-car garage. The Fonzie Flat fits two of the DADU Categories established by the city; Garage DADU and Low Cost DADU:

Garage DADU –This design, whether it involves the conversion of an existing garage or new construction from the ground up provides a 2-car garage.

Low Cost – The DADU was designed and built by the property owner with the intent of using it as a rental to offset the monthly mortgage payment (it currently rents for \$1600/month). As such, construction cost was a primary concern. Construction over an existing garage with an adequate foundation eliminated the need for a new foundation. Additional cost saving measures included a relatively simple design, a limited number of windows, the use of lumber salvaged from the roof of the existing garage and the purchase of used appliances.

The design meets several of the city's criteria for phase 1 review as follows:

Low Cost: See above

Green Building and Design: The DADU is insulated beyond code with a “flash and batt” combination in the roof and 1” of rigid foam on the exterior of the walls. The DADU is also all electric. Heating and cooling are provided with a mini-split heat pump, and hot water is generated with a heat pump water heater. Ventilation is accomplished with a Panasonic spot HRV.

Privacy: In addition to lowering the cost and improving the energy efficiency of the design, the limited number of windows is intended to provide privacy for both the inhabitants of the main house and the DADU. No windows were included in the north wall out of respect for the neighbor to the North.

Context: The modern shed roof design matched the design of the principal residence. However, the structure can be adapted with a gable roof to match the traditional bungalow/craftsman style that is prevalent in many Seattle neighborhoods (see plan sheet with alternate elevations).

Constructability: The relatively simple design lends itself to allowing homeowners to complete much of the work themselves.

Estimate of construction cost:

The actual Wedgwood Fonzie Flat was constructed for roughly \$150,000 including an estimate of the owner/builder's time. Costs would increase for a ground up build including a foundation. Estimated cost is \$150,000 - \$200,000 for a garage conversion and \$175,000 - \$225,000 for a project built from the ground up.

Major materials:

Framing – conventional framing lumber

Roof – Metal or TPO for the shed roof depending on budget, TPO for the flat roof

Siding – Hardi cement board

Windows – to be determined by owner based on budget

Flooring – to be determined by owner based on budget

List of mechanical systems

Mini-split heat pump

Panasonic spot ERV

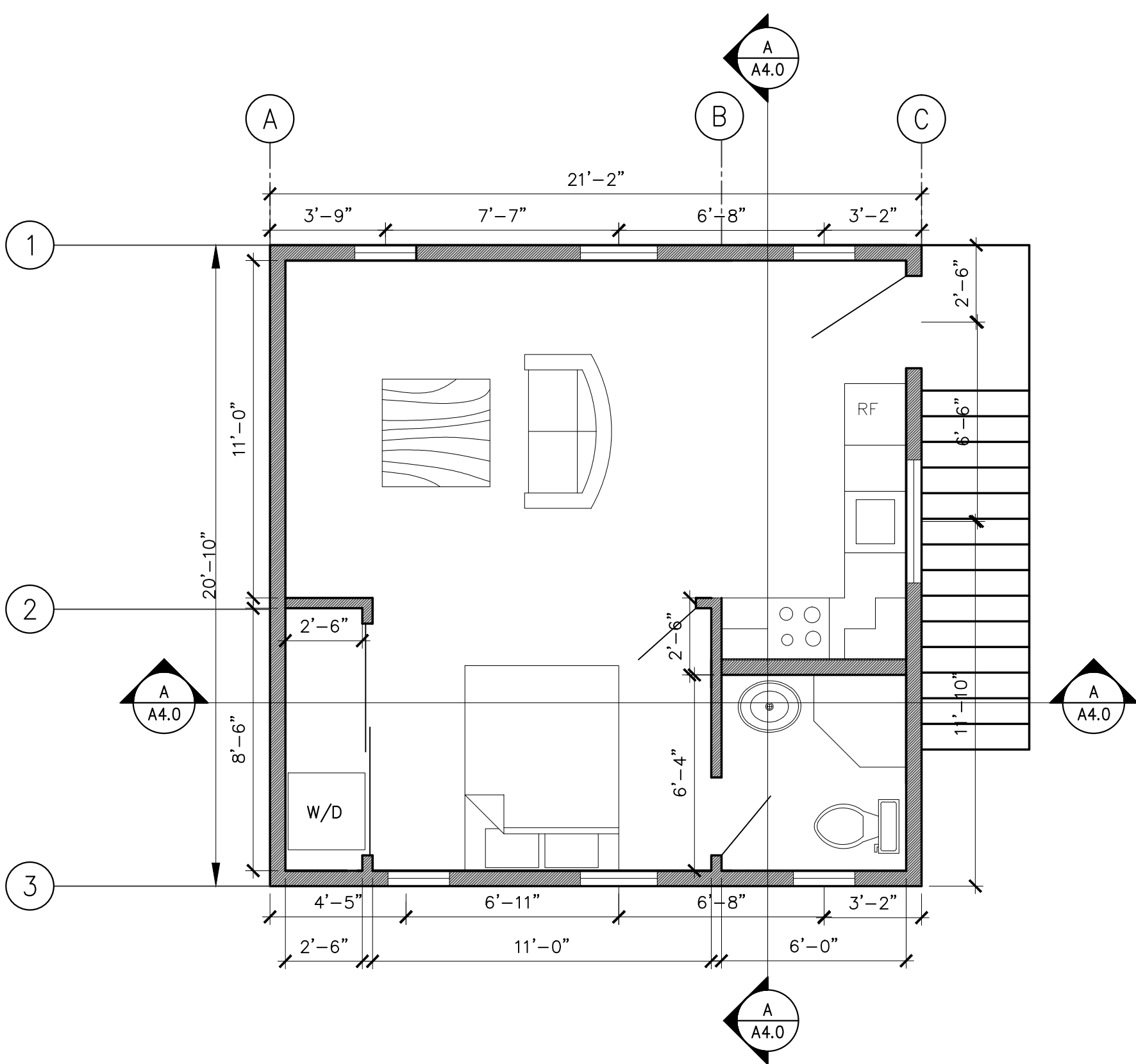
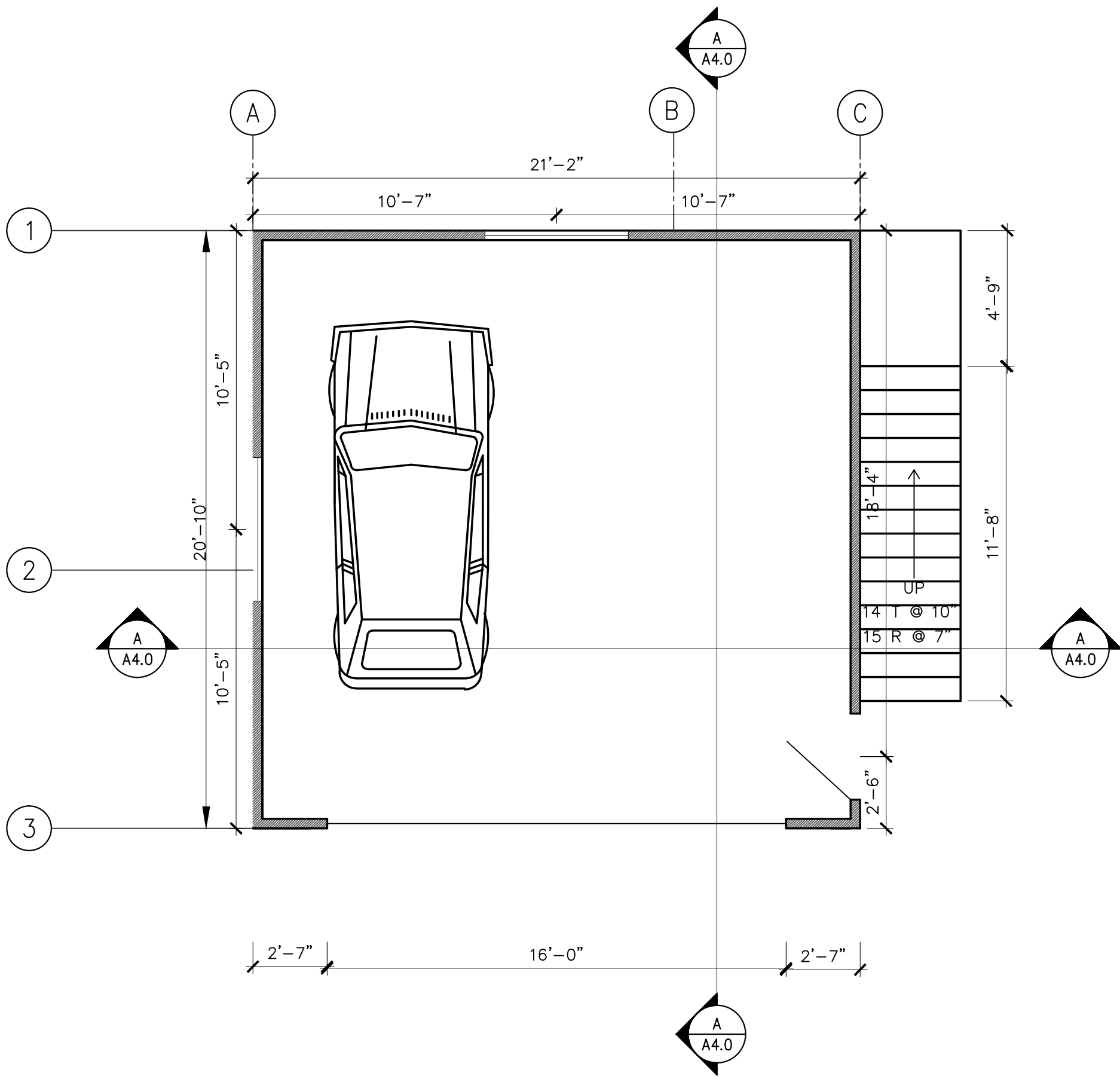
Heat pump water heater

Price:

\$500 + \$65/hour for additional design work

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Floor Plans



FIRST FLOOR

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

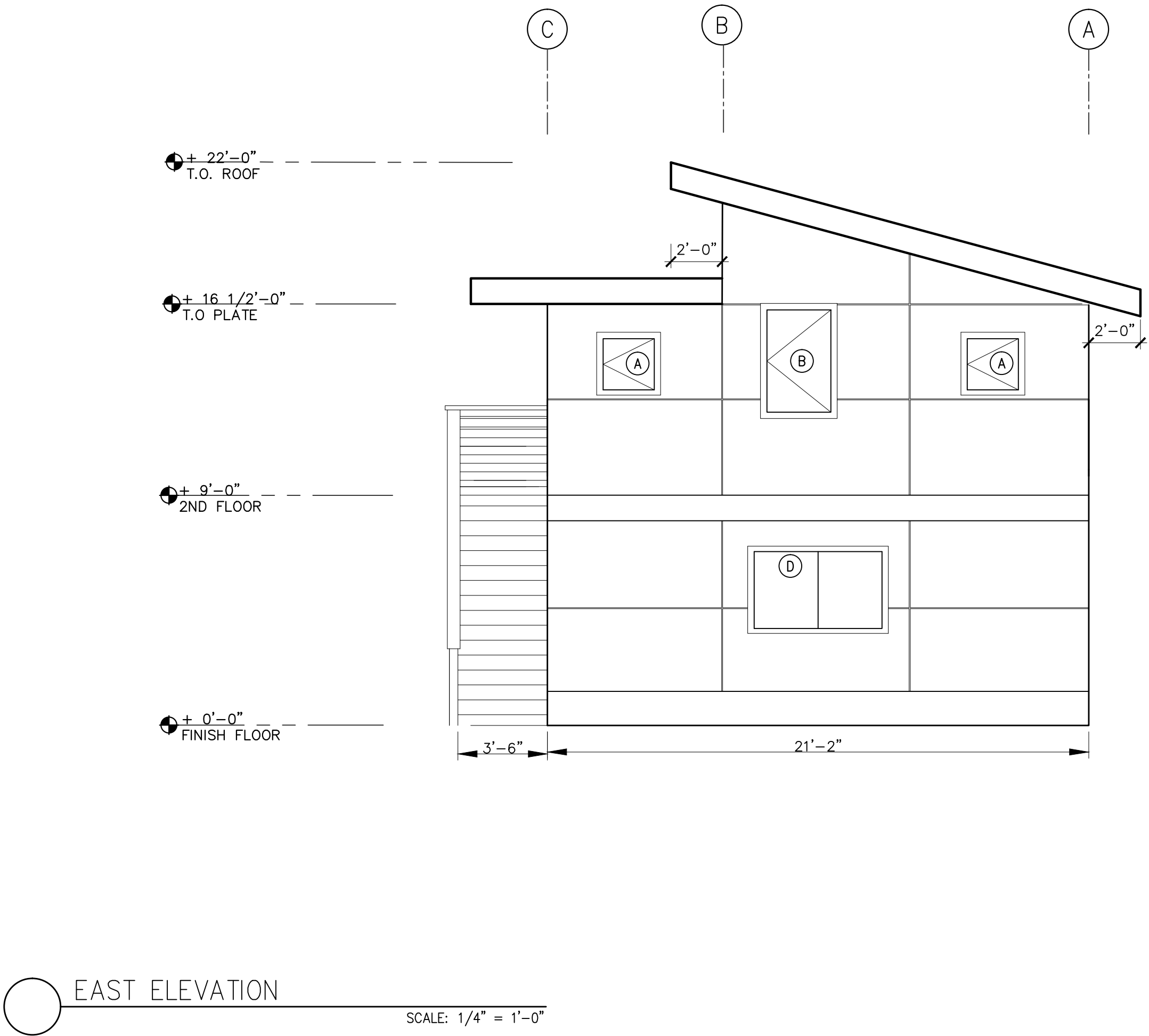
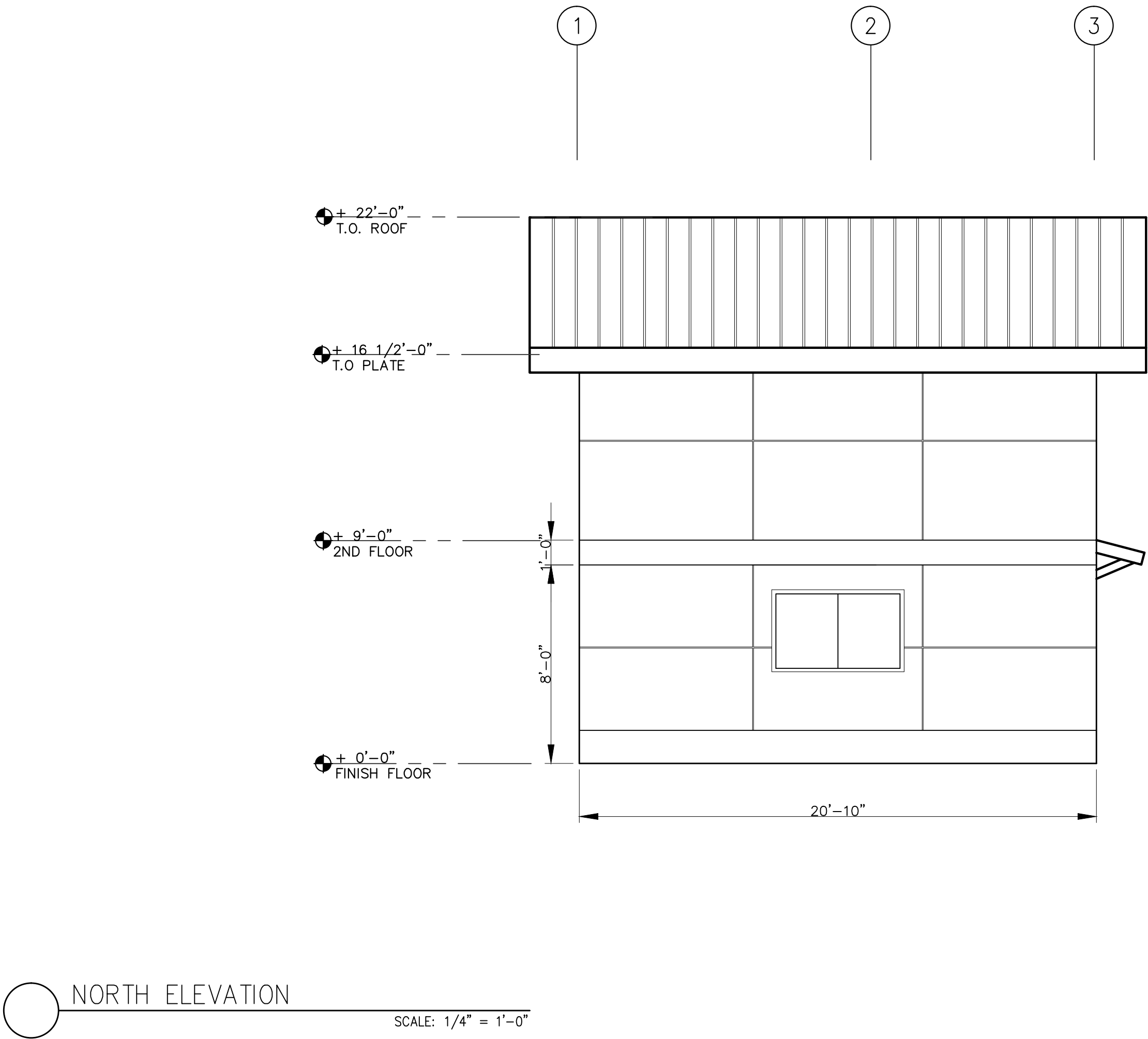
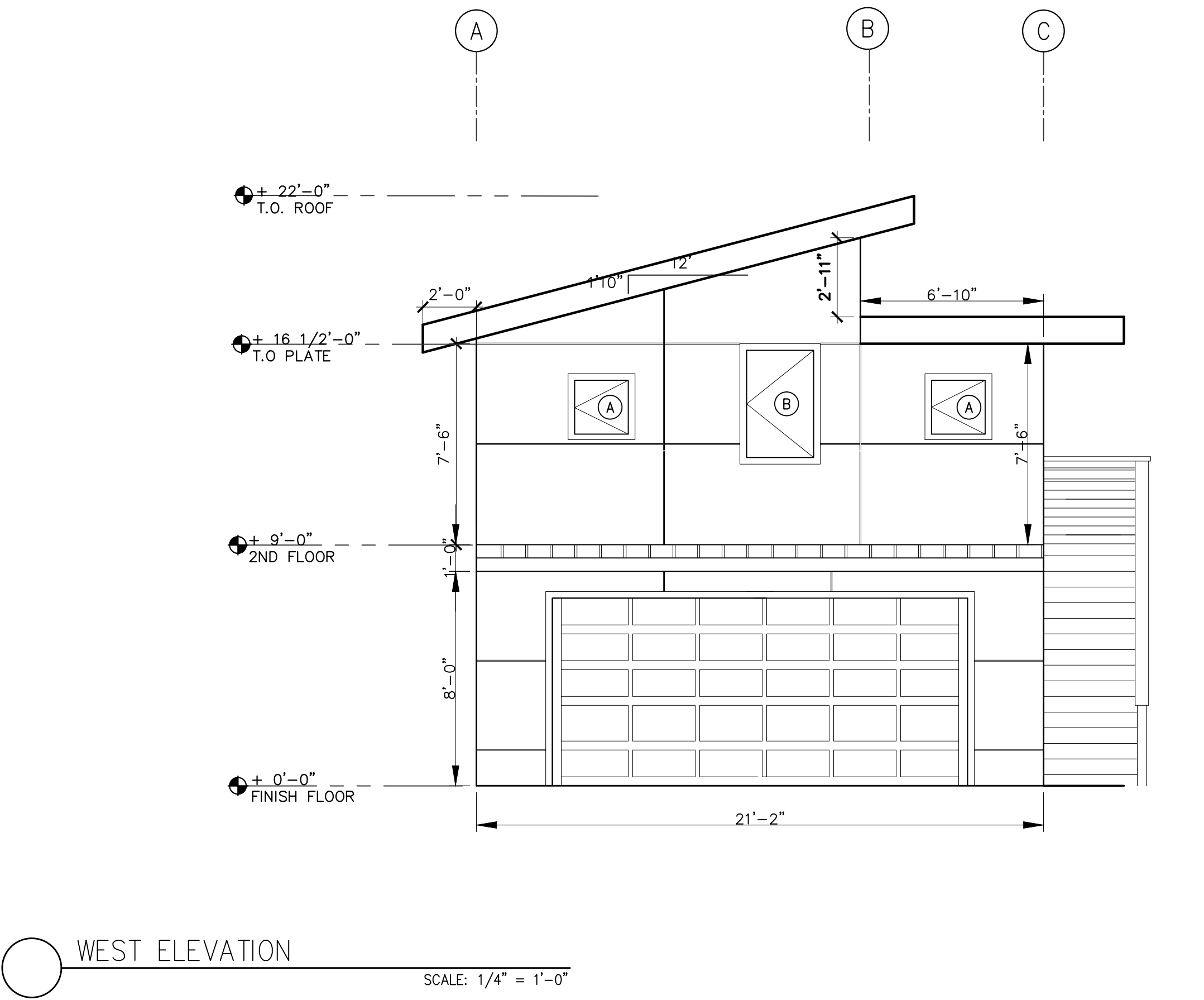
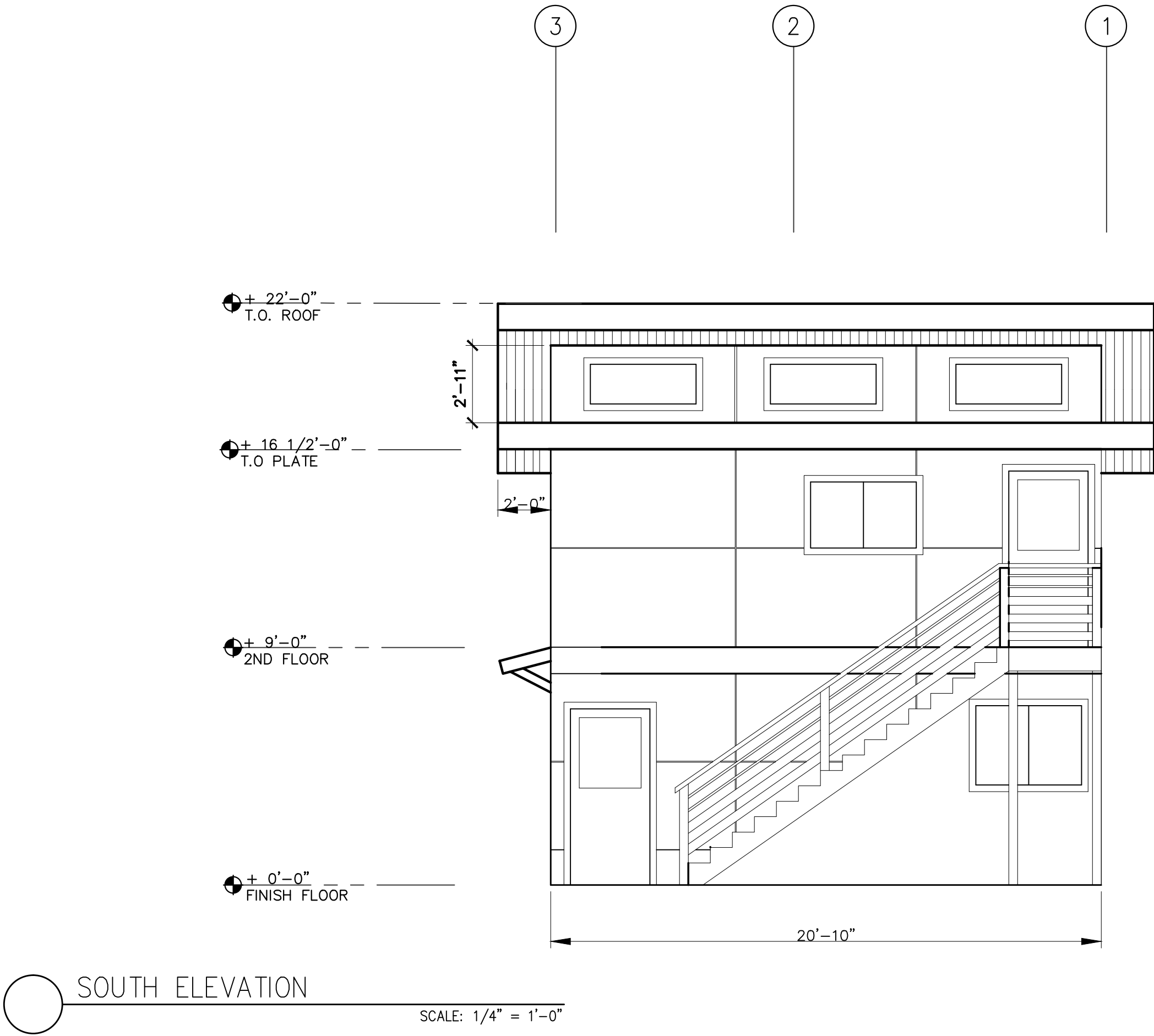


SECOND FLOOR

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

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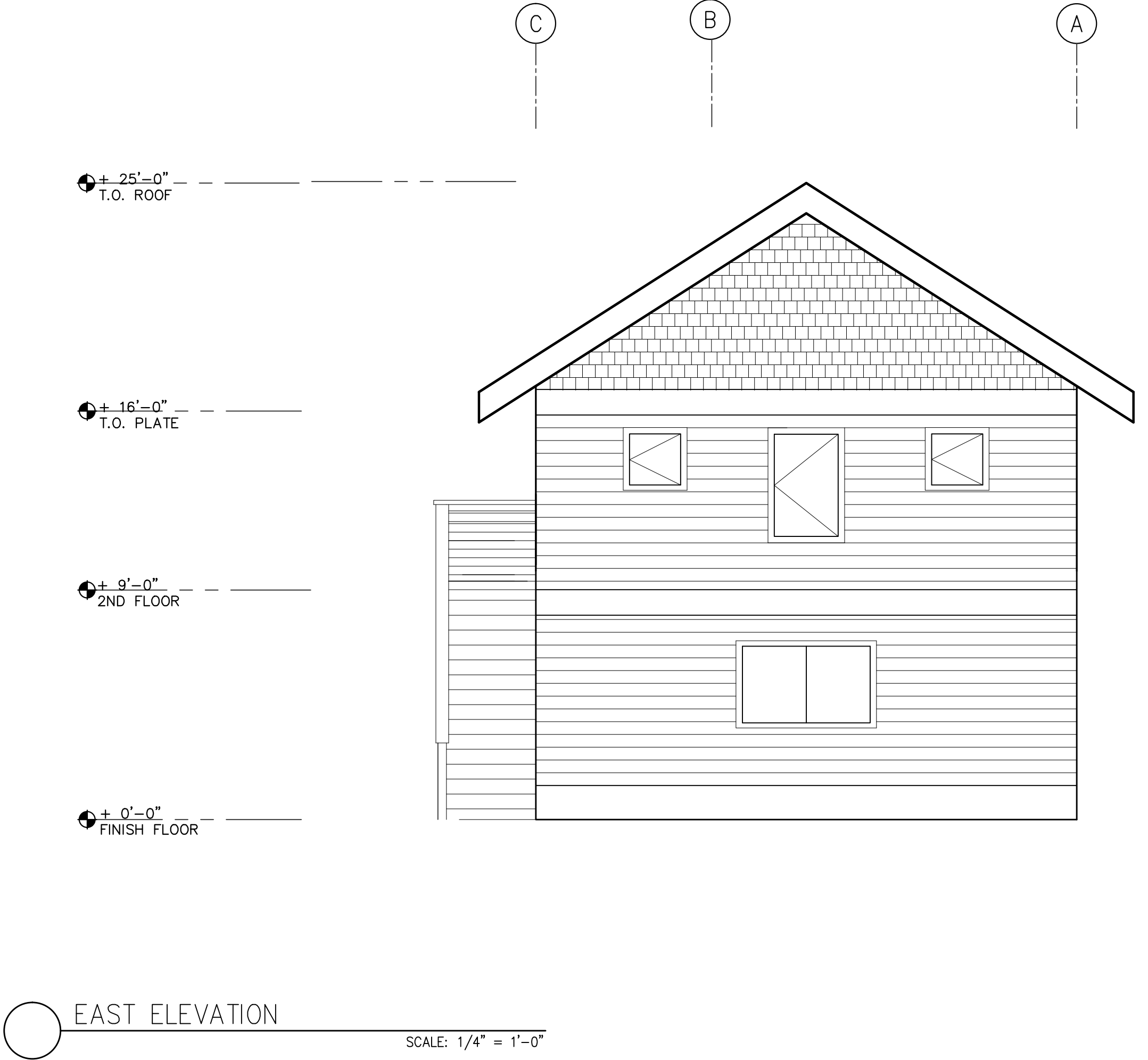
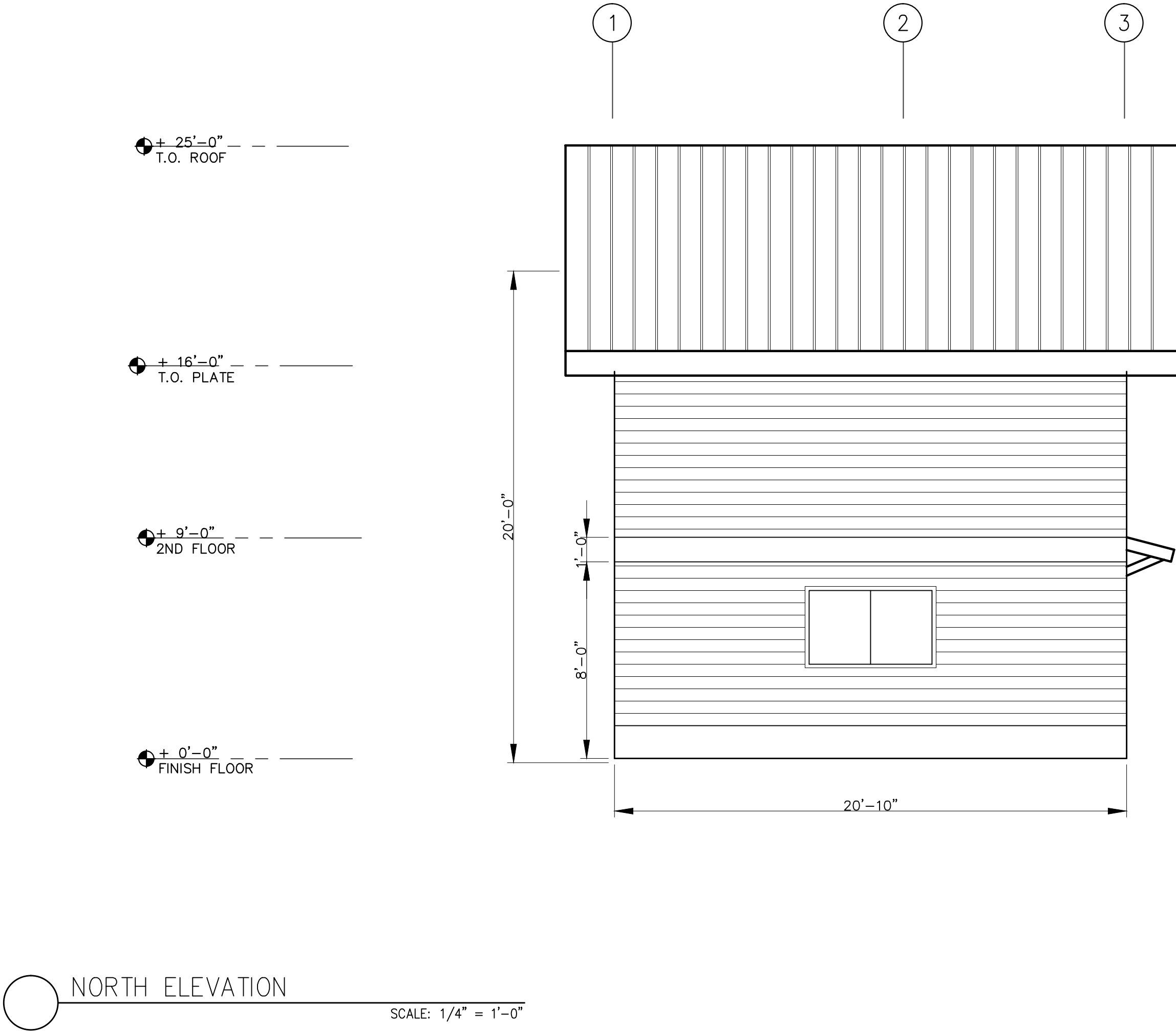
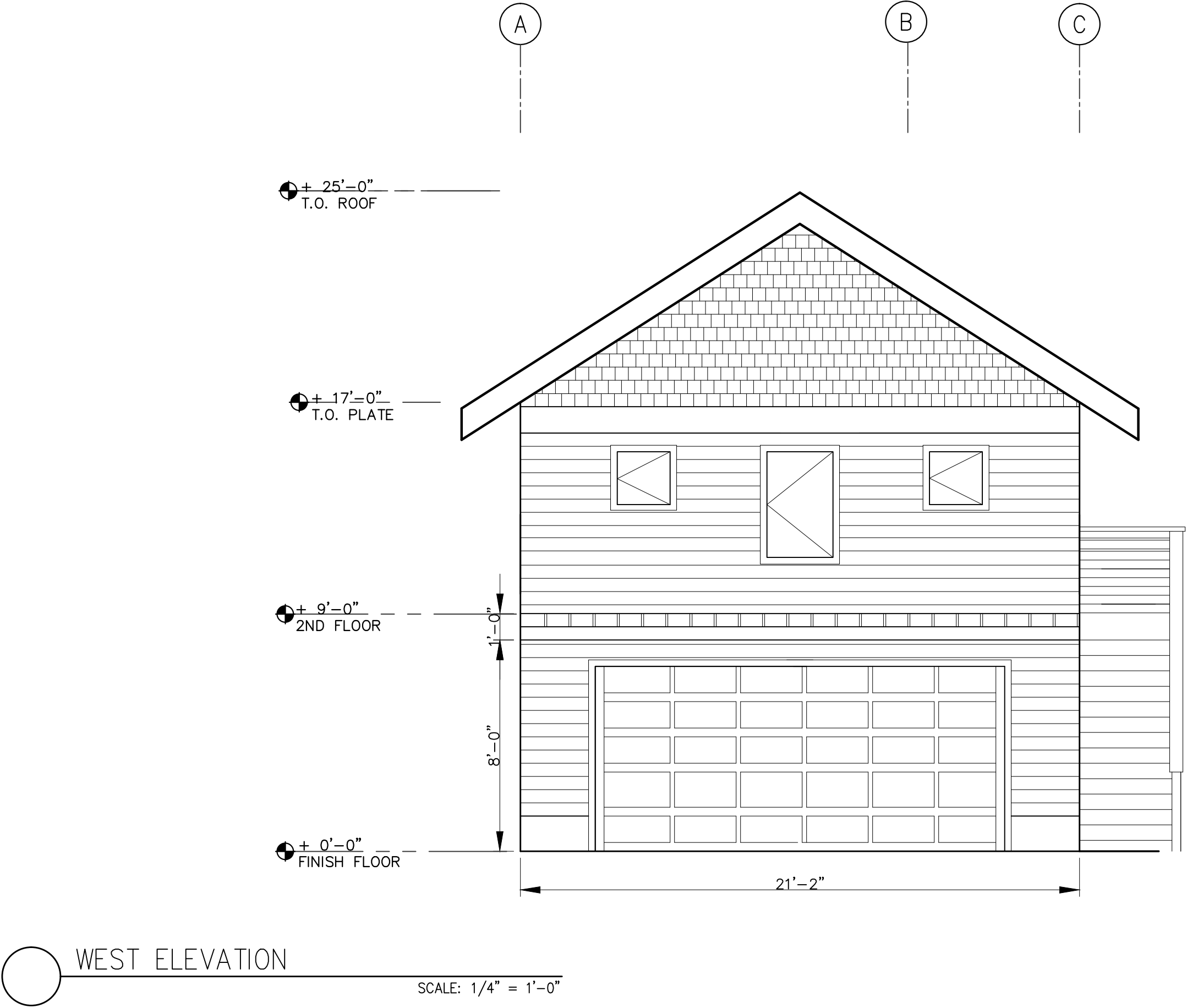
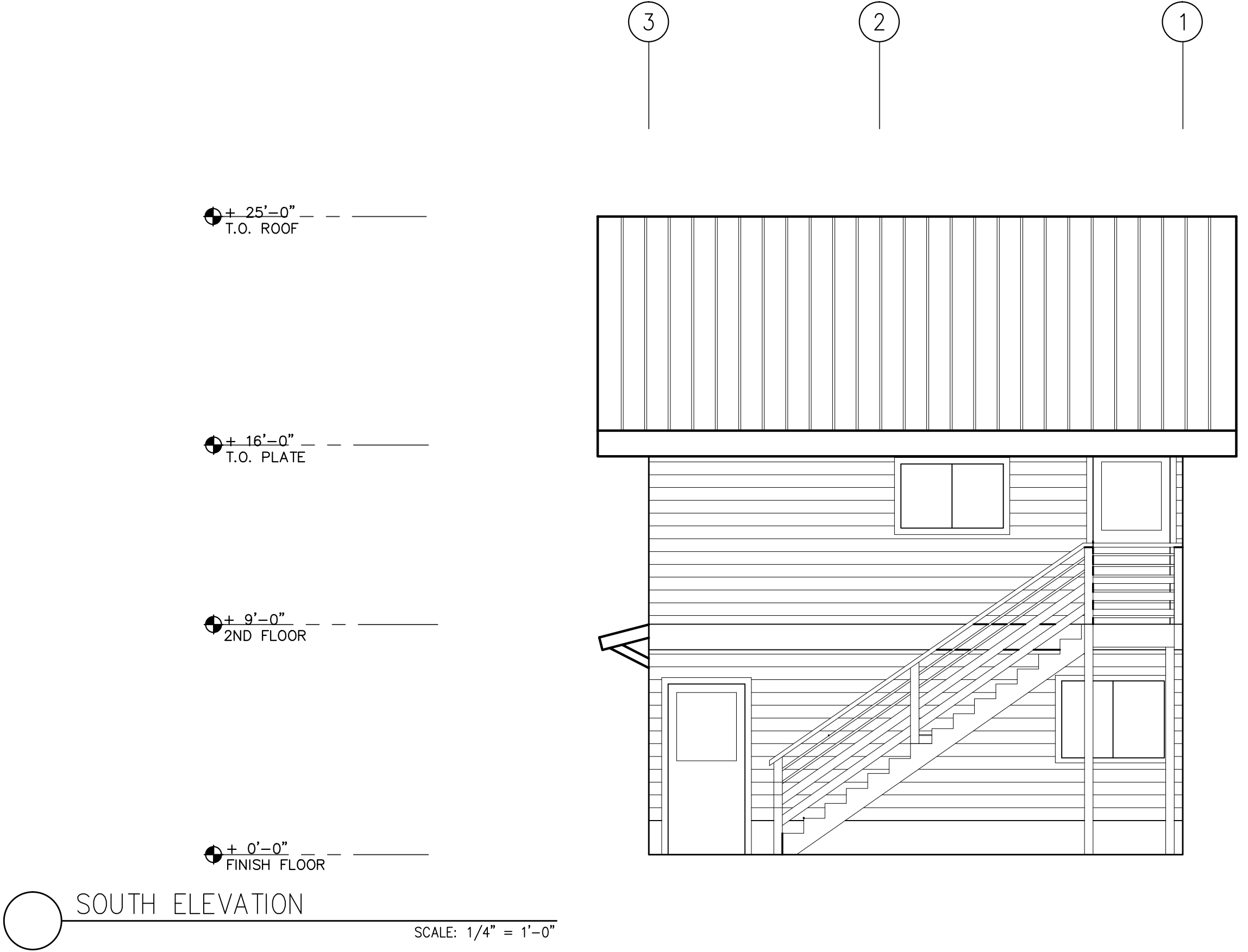
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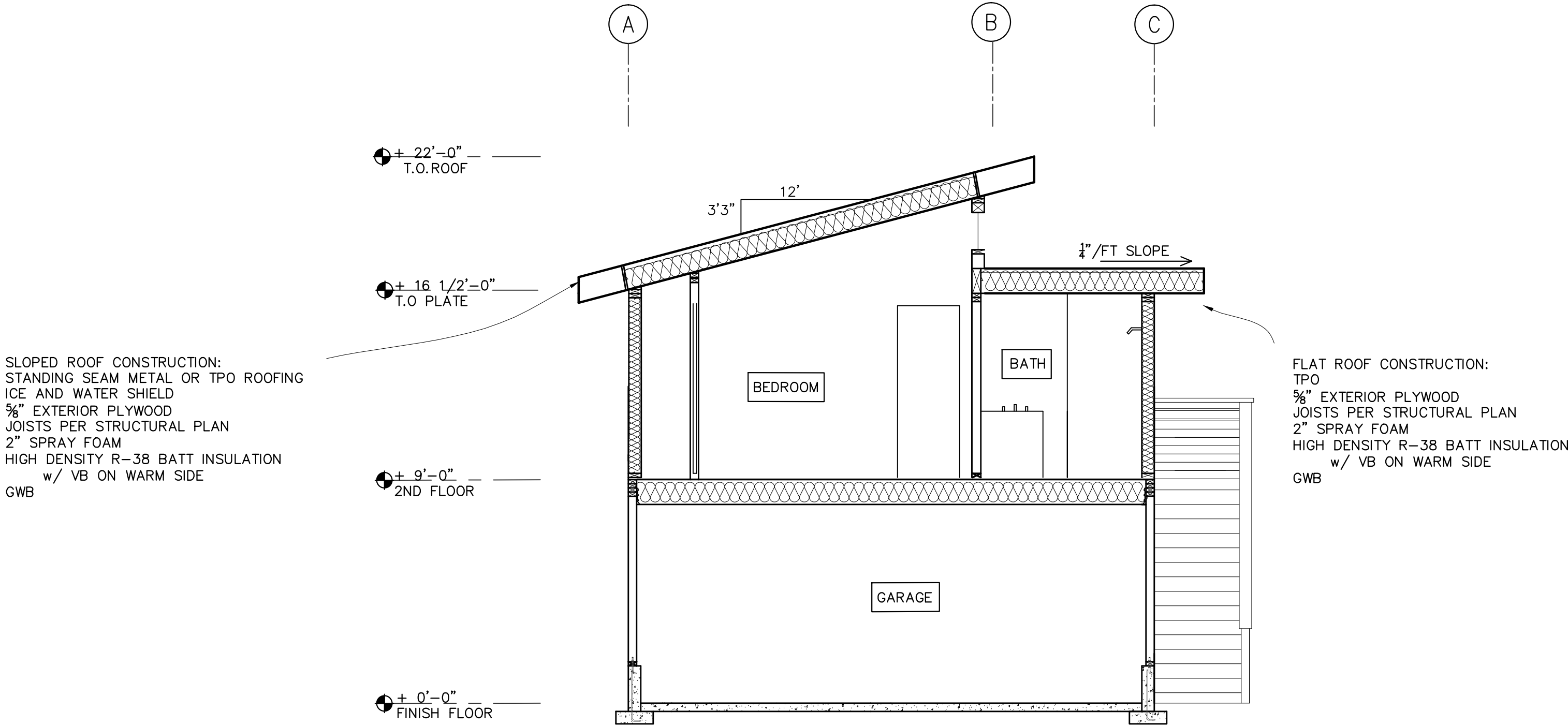
Elevations

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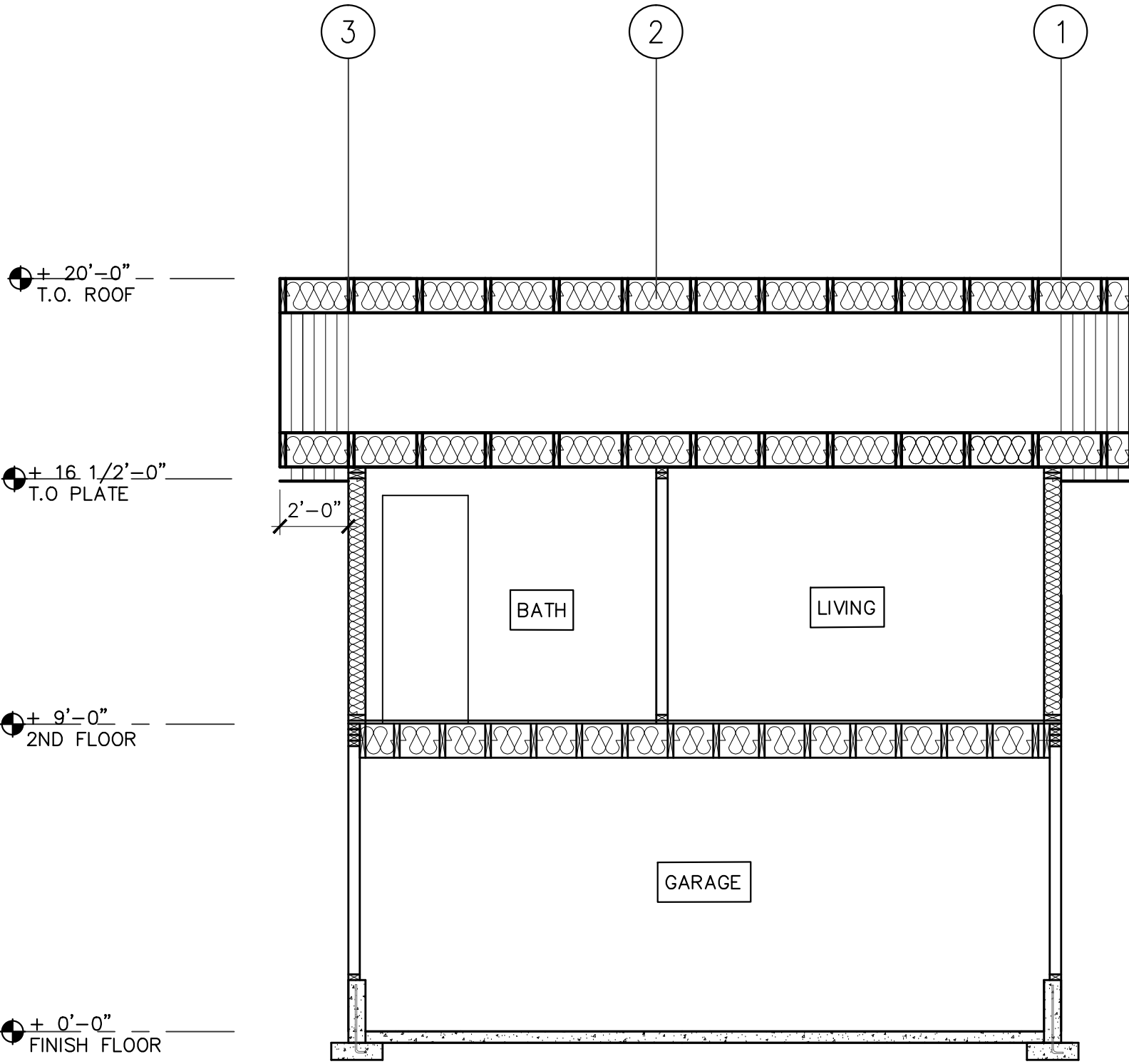
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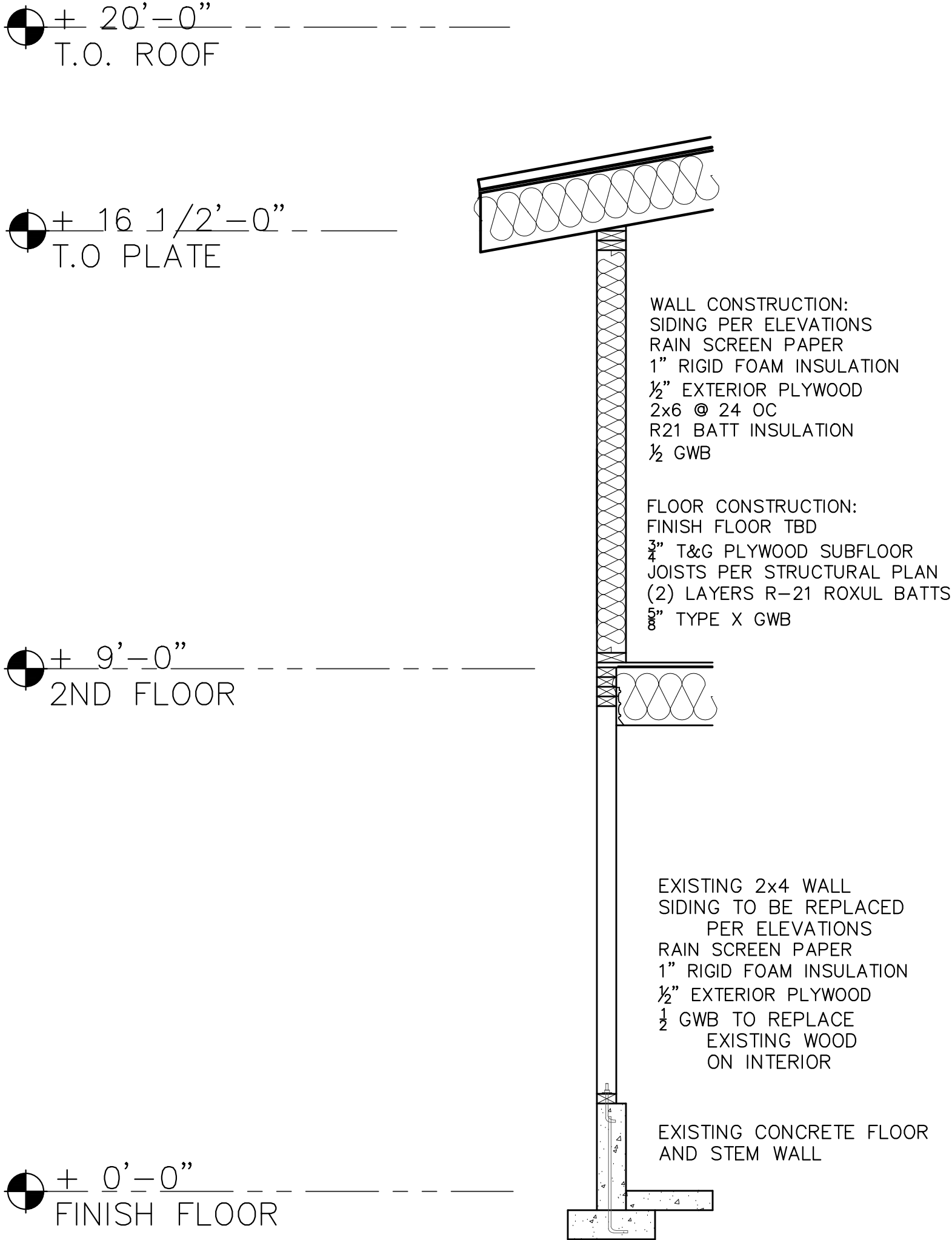
Alternate Elevations



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



Section 2
SCALE: 1/4" = 1'-0"



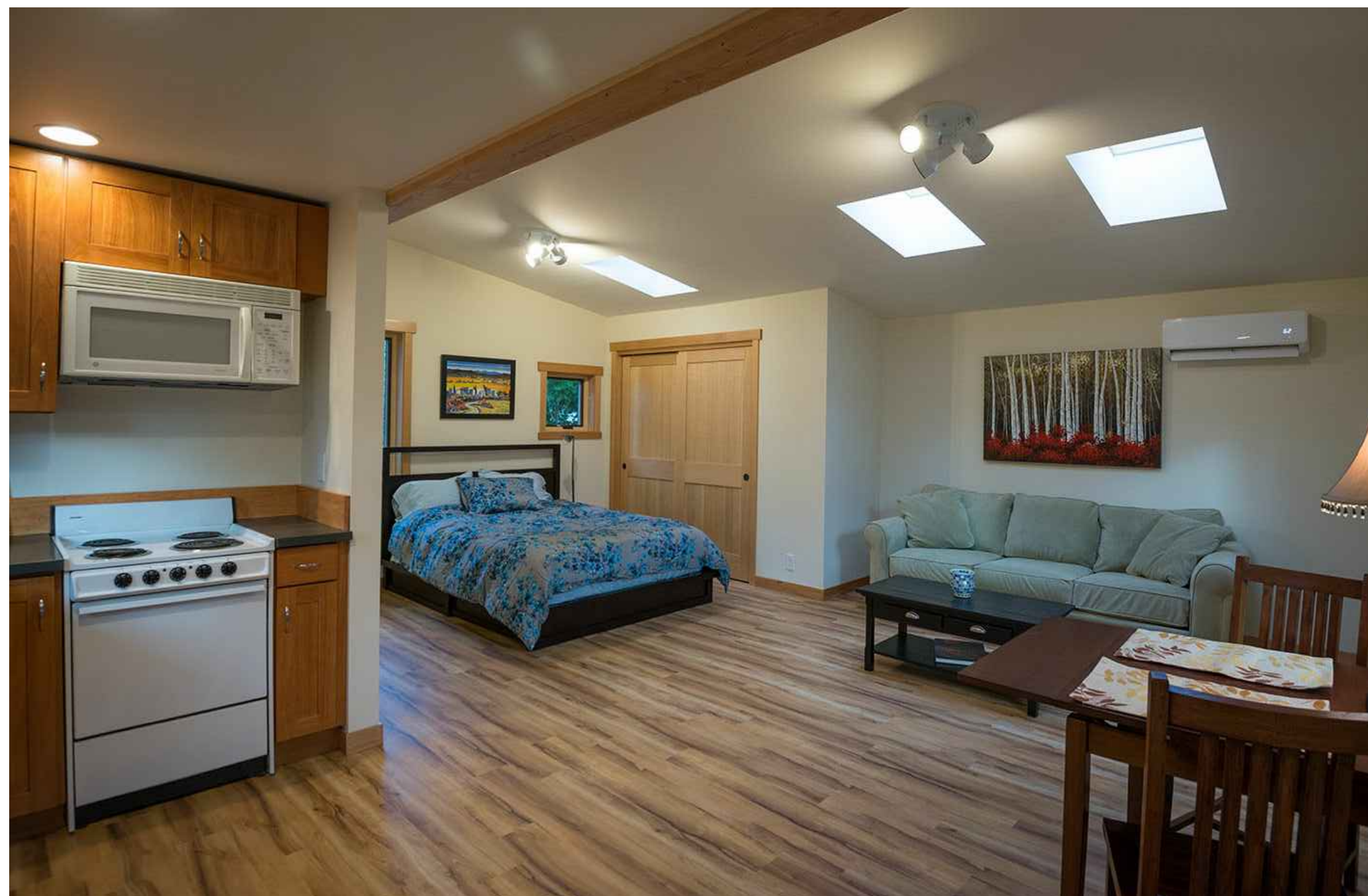
Section 3
SCALE: 1/2" = 1'-0"

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Photos