



DOUBLE TALL DADU

A 2-STORY 2-BEDROOM DETACHED ACCESSORY DWELLING UNIT TO GO!

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ARCHITECTURE + DESIGN

PROJECT DESCRIPTION



'DOUBLE TALL' IS A 2-STORY 990 SF L-SHAPED DETACHED ACCESSORY DWELLING THAT EMBODIES THE PRINCIPALS OF A SPACIOUS OPEN-FLOOR PLAN WITH A MINIMAL FOOTPRINT.

LARGELY CONTAINED WITHIN A 24-FT CUBE, THE GOAL OF THIS STRUCTURE IS TO PROVIDE AN EFFICIENT 2-BEDROOM UNIT THAT WILL FIT IN MANY SEATTLE RESIDENTIAL BACKYARDS.

DESIGN FLEXIBILITY HAS BEEN BUILT INTO THE FOLLOWING AREAS:

- ORIENTATION OF THE DADU WITHIN THE SITE:
ALLOWING FOR THE COMPACT STRUCTURE TO RESPOND TO SPECIFIC SITE CONSTRAINTS AND OPPORTUNITIES.
- ORDER OF FLOOR PLANS VERTICALLY CAN BE FLIPPED:
ALLOWING FOR EITHER THE BEDROOM LEVEL OR THE OPEN LIVING LEVEL TO OCCUR AT THE SECOND FLOOR DEPENDING ON SITE CONDITIONS, GROUND LEVEL PRIVACY AND UPPER LEVEL VIEWS.
- SHAPE AND DIRECTION OF THE PITCHED ROOF:
CONTEMPORARY 'SHED ROOF' OR MORE TRADITIONAL 'GABLE',
ALLOWING THE ROOF TO TAKE ADVANTAGE OF AN IDEAL SOLAR ORIENTATION OR RESPOND TO THE CONTEXTUAL AESTHETIC OF THE NEIGHBORHOOD.

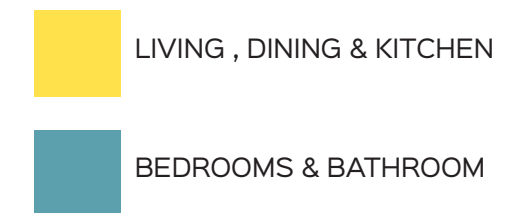
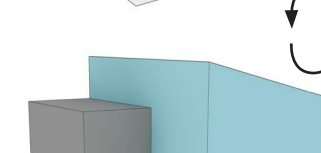
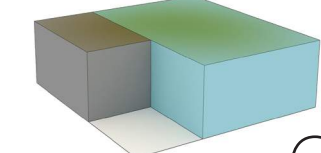
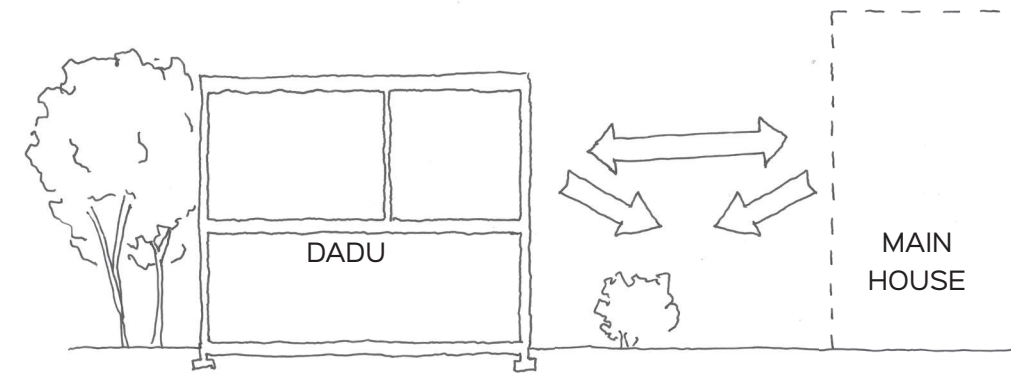
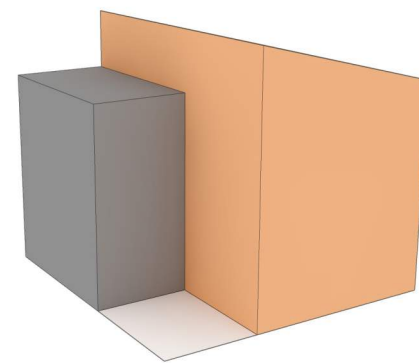
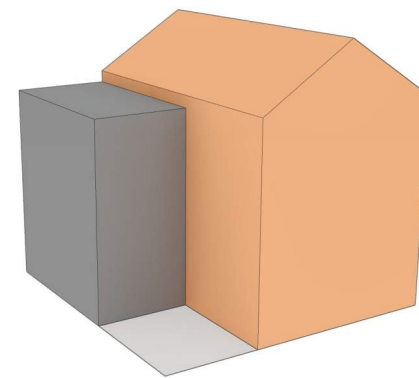
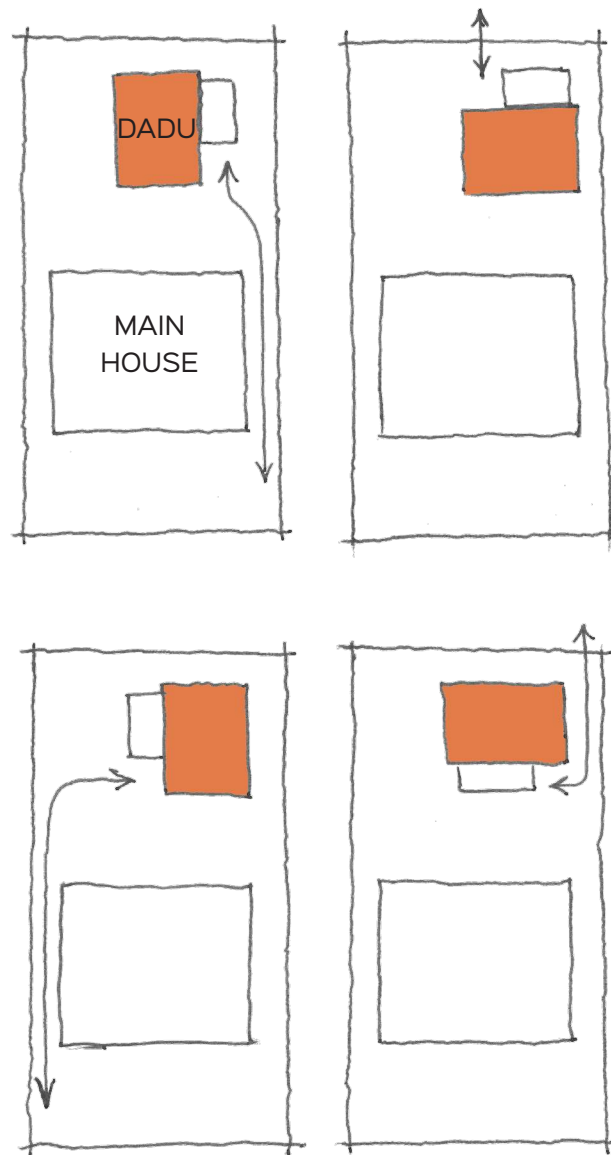
DESIGN FLEXIBILITY DIAGRAMS

FIRST DETERMINE THE OPPORTUNITIES & CHALLENGES OF YOUR SITE, INCLUDING:

- SIZE & PROPORTION OF DEVELOPABLE AREA
- ACCESS & APPROACH
- SOLAR ORIENTATION & VIEWS,
- PRIVACY & SOCIAL SPACE POTENTIAL

A SIMPLE FLOOR PLAN THAT STACKS HABITABLE SPACES, ARTICULATES ENTRY & VERTICAL CIRCULATION AS A SEPARATE MASSING VOLUME & ACCOMMODATES A FLEXIBILITY OF ROOF FORMS

DEPENDING ON THE CONTEXT AND AVAILABLE VIEWS, YOU MAY WANT TO HAVE THE KITCHEN & LIVING / DINING AREA ON THE SECOND FLOOR.



THE GOALS FOR THE PROJECT & HOW THEY ARE ACHIEVED ARE SUMMARIZED BELOW:

LOW COST

- ADDED COST OF A POWDER ROOM OR 2ND BATHROOM HAS BEEN ELIMINATED BY LOCATING ONE BATHROOM NEAR BEDROOMS.
- KITCHEN & BATHROOM PLUMBING WALLS ARE STACKED REDUCING THE LENGTH OF ROUGH PLUMBING.
- THE STRUCTURE IS VERY EFFICIENT. FLOOR & ROOF SPANS ARE SHORT ALLOWING FOR SIMPLE WOOD FRAMING. NO BEAMS ARE NECESSARY AND LATERAL SHEAR IS EASILY ACHIEVED WITH PLYWOOD.
- THE FOUNDATION IS FLEXIBLE: WHERE TOPOGRAPHY PERMITS AND 1ST FLOOR CAN BE RAISED, A SLAB-ON-GRADE FOUNDATION CAN BE SUBSTITUTED BY A CRAWL SPACE.

GREEN BUILDING & DESIGN

- 'SOLAR READY', THE DIRECTION OF THE ROOF SLOPE IS FLEXIBLE AND CAN BE MIRRORED SO THE ROOF CAN BE DELIBERATELY ORIENTED TO MAXIMIZE SOLAR POWER.
- VAULTED ROOF INCLUDES R38 (BATT) + R12 OF CONTINUOUS EXTERIOR RIGID INSULATION. WHICH NOT ONLY IMPROVES THERMAL PERFORMANCE, IT ALLOWS FOR REDUCTION OF ROOF FRAMING TO 9.5" DEPTH. (STANDARD R49 BATT INSULATION REQUIRES 15").
- THERMAL ENVELOPE AT EXTERIOR WALLS INCLUDES R21 (BATT) + R6 OF CONTINUOUS EXTERIOR RIGID INSULATION CREATING CONTINUOUS THERMAL BREAK.
- WINDOWS ARE ANDERSON 100 SERIES, A PRIMARILY FIBERGLASS COMPOSITE MATERIAL WHICH PROVIDES A HIGH PERMFORMANCE, LOW COST ALTERNATE TO VINYL WINDOWS. (WE DON'T BELIEVE THE BUILDING INDUSTRY SHOULD RELY ON VINYL WINDOWS AS THE DEFAULT WINDOW FOR ENERGY CODE COMPLIANCE SINCE VINYL IS NOT A 'ENVIRONMENTALLY SAFE' MATERIAL.

PRIVACY

- L-SHAPE FOOTPRINT CREATES RECESSED ENTRY FOR DADU AND INHERENTLY DEFINES A SMALL BUT DESIGNATED OUTDOOR SPACE LARGE ENOUGH FOR BENCH OR SMALL TABLE.
- THE ORIENTATION OF THE PROJECT ON THE SITE IS FLEXIBLE AND CAN BE TURNED OR MIRRORED TO MAXIMIZE DESIRED PRIVACY BETWEEN PRIMARY HOUSE AND DADU (DEPENDING ON SIZE & PROPORTION OF DEVELOPMENT AREA). DADU ENTRY CAN ALIGN WITH SIDE YARD, ALLOWING REMAINING REAR YARD TO BE USED BY PRIMARY HOUSE. WHERE THERE IS AN ALLEY, DADU ENTRY CAN BE ORIENTED TOWARDS ALLEY.

CONTEXT

- THE SCALE & FLEXIBILITY OF THE ROOF SHAPE ALLOWS FOR THE SITE & NEIGHBORHOOD CONTEXT TO INFLUENCE THE MASSING AND VISUAL APPEARANCE OF THE PROJECT. A SIMPLE SHED MAXIMIZES THE INTERIOR CEILING HEIGHT WHILE THE GABLE ROOF IS SUGGESTIVE OF A CLEAN CONTEMPORARY VERSION OF A MORE TRADITIONAL ROOFLINE.
- SINCE THE MASSING IS BROKEN DOWN INTO TWO PRIMARY SHAPES, THE SMALLER ENTRY VOLUME CAN BE TREATED WITH A FEATURED WOOD SIDING. THIS ALLOWS FOR A WARMER HIGH-GRADE MATERIAL TO BE ADDED SELECTIVELY WITHOUT APPLYING THE SAME HIGH-COST MATERIAL TO THE WHOLE STRUCTURE.

CULTURALLY RESPONSIVE DESIGN

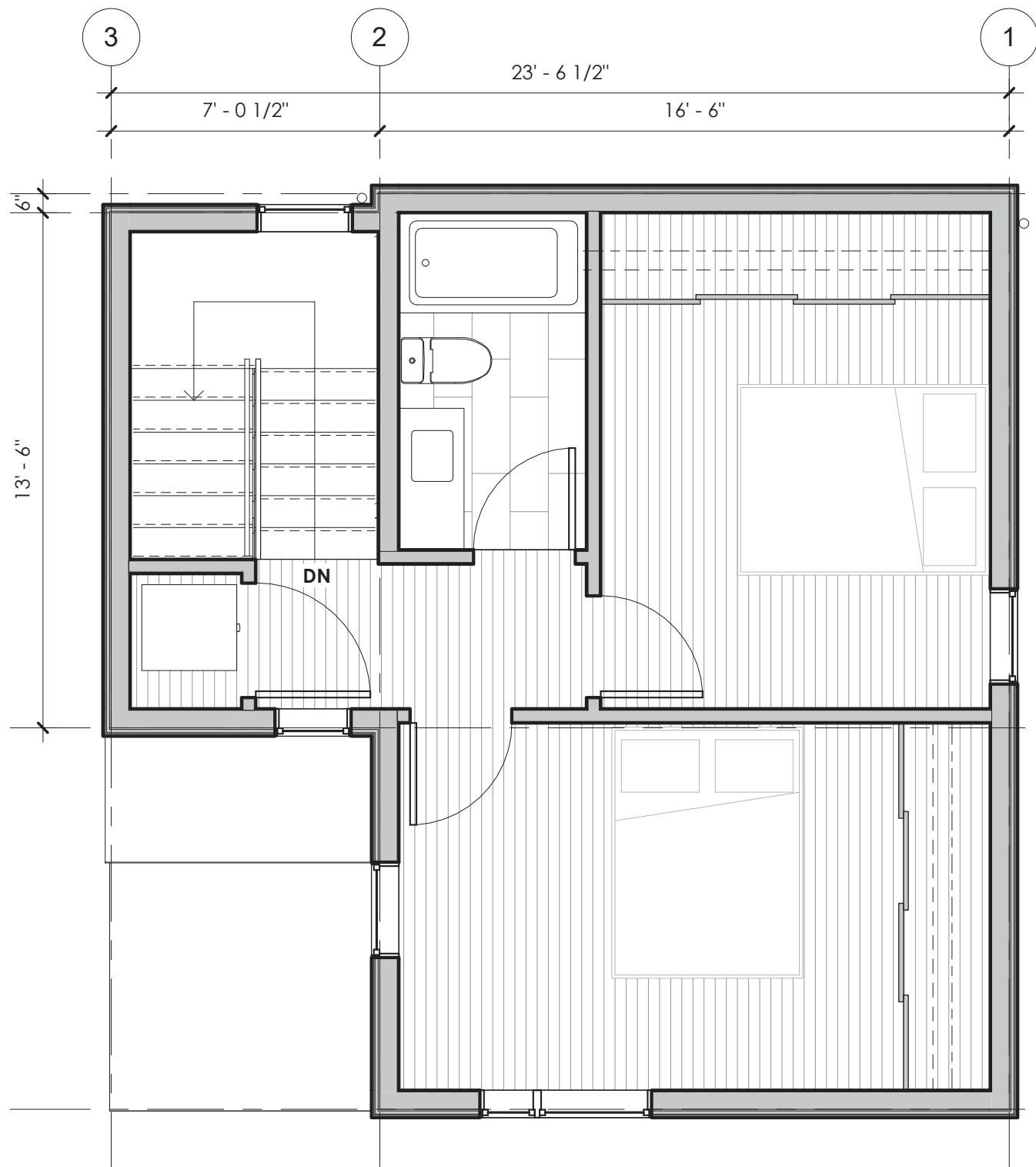
- WHILE AN OPEN FLOOR PLAN MAY SUGGEST A SPECIFICALLY CONTEMPORARY AMERICAN DWELLING PHILOSOPHY, THE LARGE OPEN ROOM PROVIDES FLEXIBILITY TO ACCOMMODATE A GATHERING OF PEOPLE OF ANY CULTURE. BEING ABLE TO SET UP A BIG TABLE OR A BIG RUG, THE OCCUPANTS CAN DEFINE THE SPACE FOR THEMSELVES.

CONSTRUCTABILITY

- THE FRAMING IS INTENTIONALLY SIMPLE: SPANS ARE SHORT ALLOWING FOR STANDARD WOOD FRAMING. NO BEAMS ARE NECESSARY AND LATERAL SHEAR IS ACHIEVED WITH PLYWOOD. (SEE 'LOW COST' ABOVE).

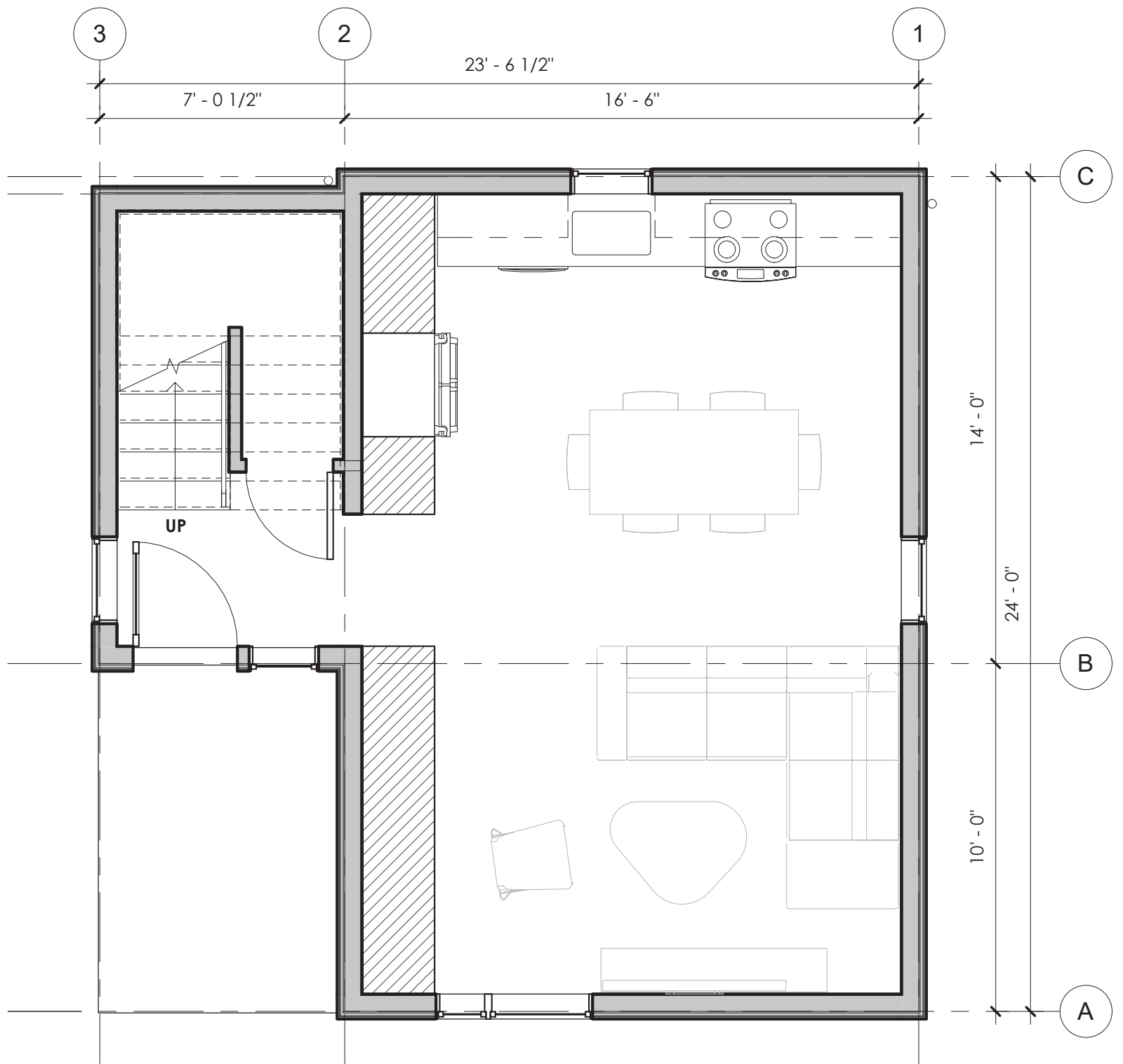


FLOOR PLAN



LEVEL 2

1/4" = 1'-0"



LEVEL 1

1/4" = 1'-0"

ELEVATIONS



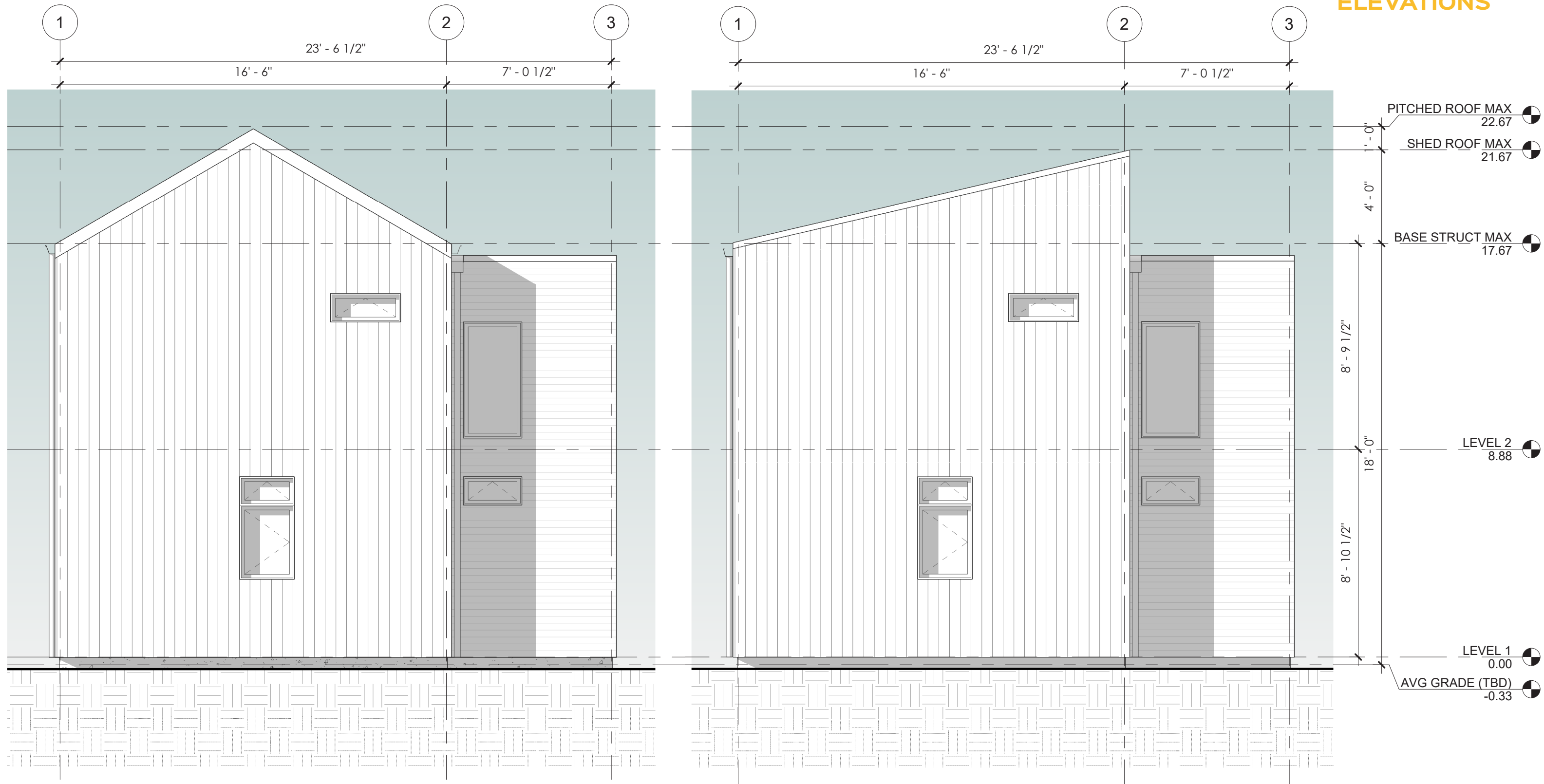
SOUTH ELEVATION - GABLE

1/4" = 1'-0"

SOUTH ELEVATION - SHED

1/4" = 1'-0"

ELEVATIONS



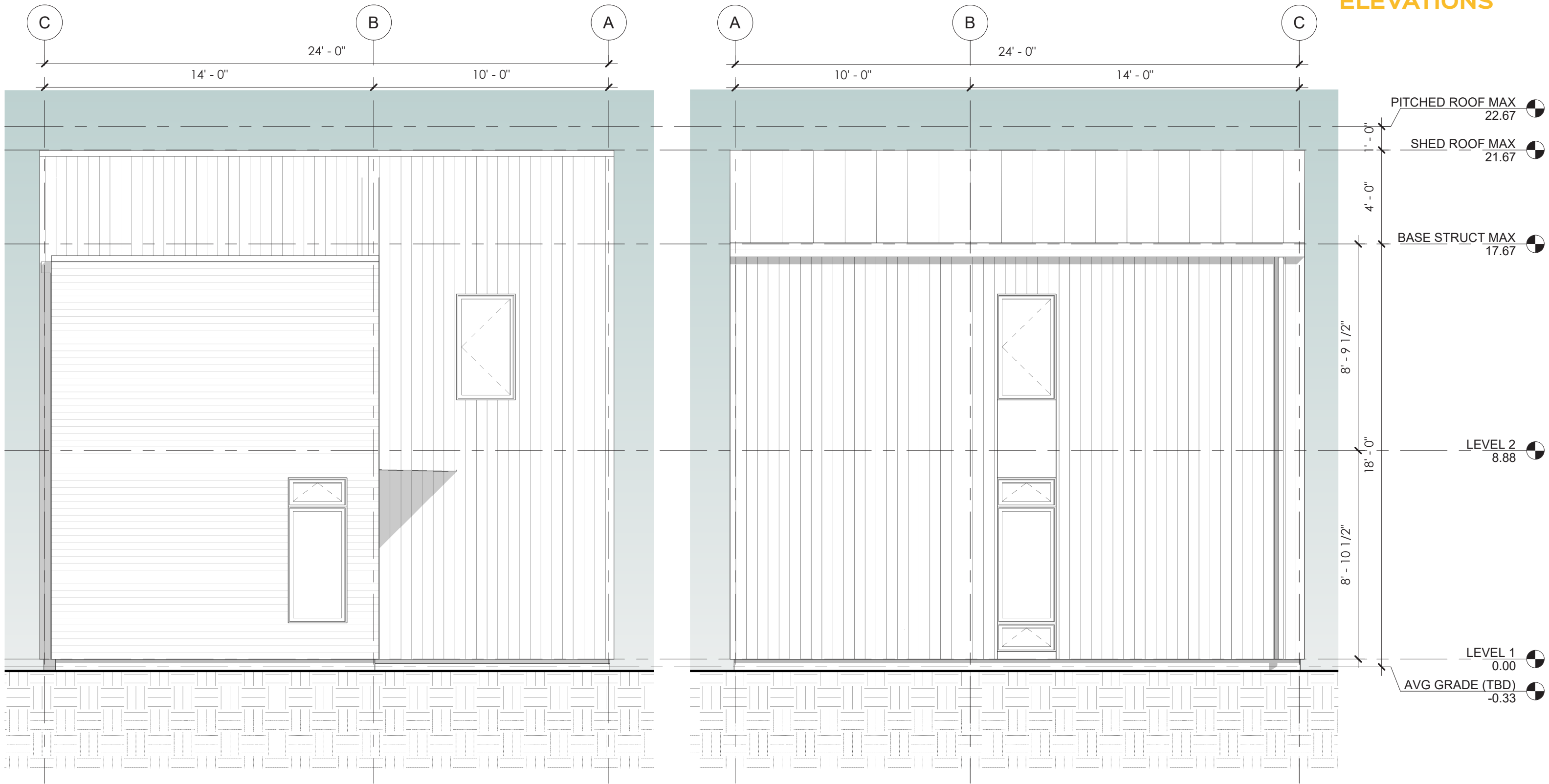
NORTH ELEVATION - GABLE

1/4" = 1'-0"

NORTH ELEVATION - SHED

1/4" = 1'-0"

ELEVATIONS



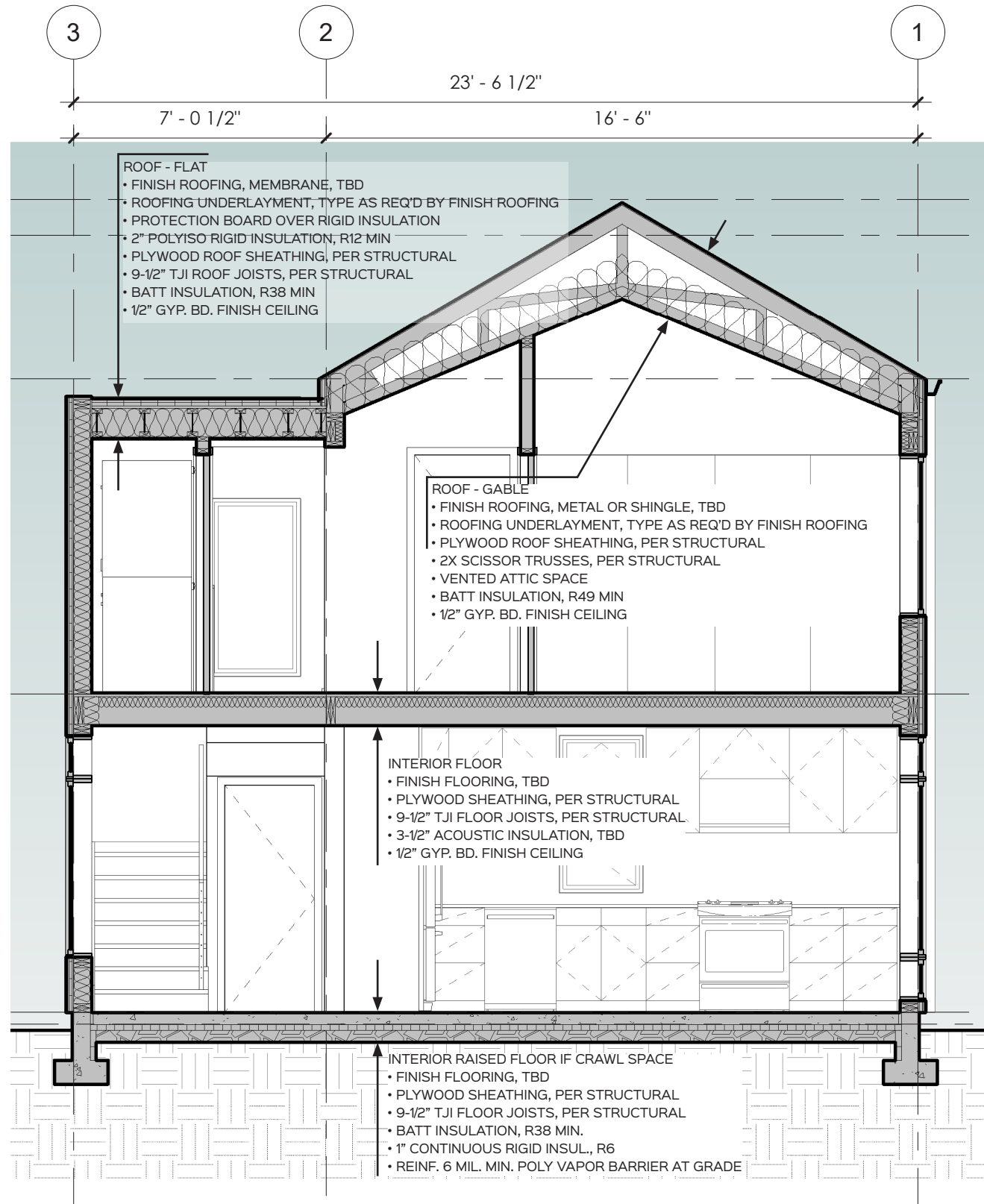
WEST ELEVATION

1/4" = 1'-0"

EAST ELEVATION

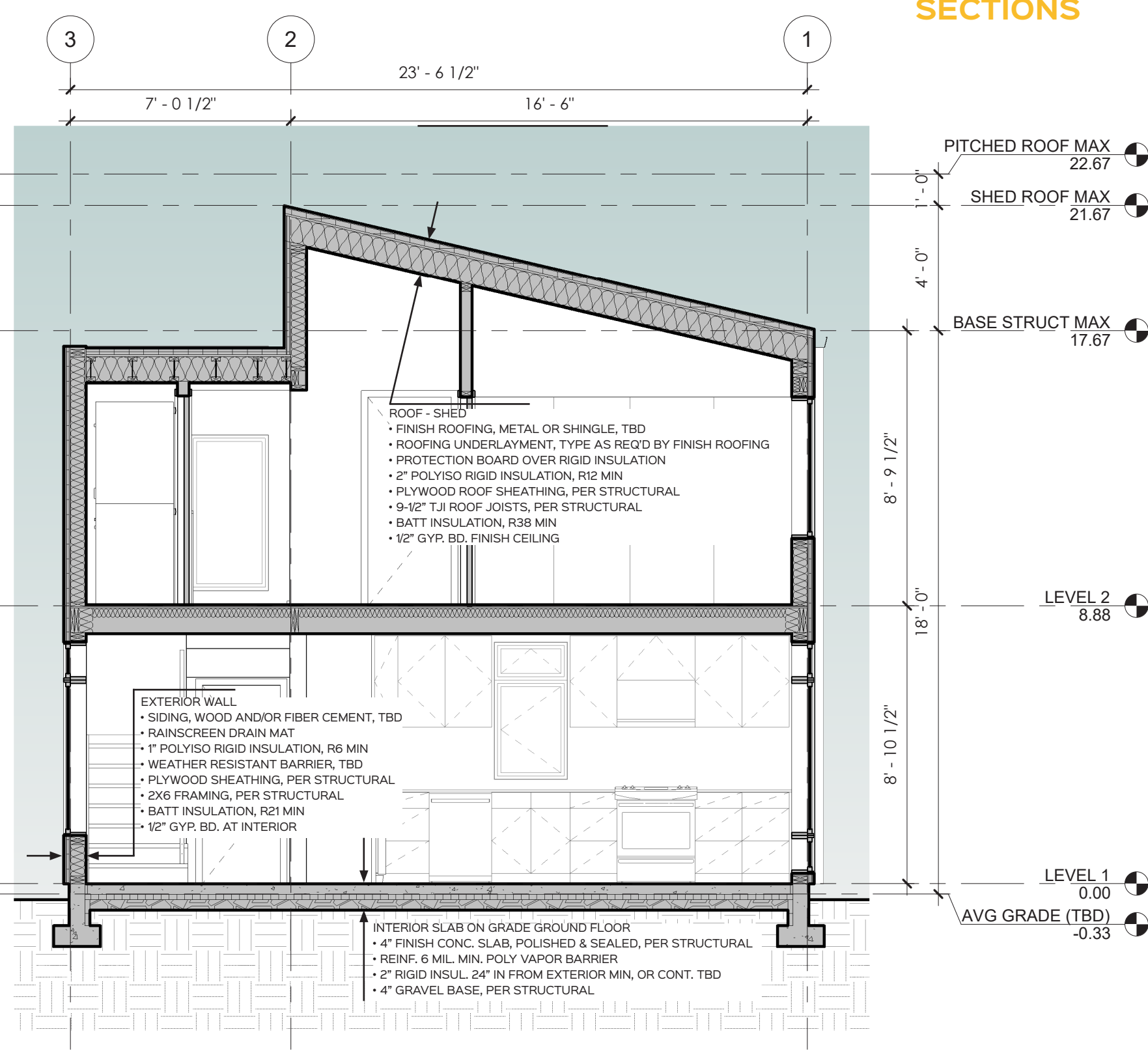
1/4" = 1'-0"

SECTIONS



BUILDING SECTION - GABLE

1/4" = 1'-0"



BUILDING SECTION - SHED

1/4" = 1'-0"

ILLUSTRATIVE SECTION VIEW



ESTIMATE OF CONSTRUCTION & MAJOR MATERIALS AND MECHANICAL SYSTEMS

	Cost	Notes
General Conditions	\$7,805	
Excavation & Site Work	\$15,472	Assumes competent soils, no critical areas, no demolition
Landscaping	\$8,057	Assumes minor retaining, 12" compost installation
Concrete	\$5,986	Assumes crawlspace, standard spread footings, no work in ROW
Decks	\$3,617	Assumes deck is within 30" of grade, no guardrails
Structural Framing	\$64,442	Assumes 2x6 wall framing, TJs, manufactured trusses
Roofing & Insulation	\$6,872	Assumes cavity insulation
Doors & Windows	\$9,002	Assumes Anderson 100 Series
Millwork	\$22,729	Assumes Belmont cabinets or similar, railing at stair
Finishes	\$46,069	Assumes Level 3 GWB, quartz counters, engineered wood flooring
Specialties	\$5,761	Includes glass shower enclosure, bath accessories, mirrors
Appliances	\$9,002	Assumes GE Café brand or similar
Mechanical & Plumbing	\$13,503	Assumes ductless minisplit throughout
Electrical	\$8,102	Includes rough in fixtures and modest decorative fixtures
Subtotal	\$226,420	
GC Profit & Overhead	\$56,605	Assumes 25% P&O
Subtotal	\$283,025	
WSST 10.01%	\$28,331	
TOTAL	\$311,356	Cost/SF \$304

List Of Major Materials & Mechanical Systems	
Concrete	Foundation Footing & Stem Walls
	Slab On Grade (Where Occurs)
2X6 Framing	Exterior & Interior Walls
	Shed & Flat Roof Framing, Floor Framing
9 1/2" Tji Joists	
Scissor Truss	Gable Roof (Where Occurs)
Delta Fry' Hdpe Drain Mat	Rainscreen
Fiber Cement Siding	Exterior Siding Per Elevations
Cedar Shiplap Siding	Exterior Siding Per Elevations
Anderson 100	Windows & Entry Door
Belmont Cabinetry	Kitchen & Storage Built-In'S
Ductless Minisplits	Heating/Cooling System (3 Zones)