



SCHOONER
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PROJECT DESCRIPTION

This family friendly, 1000 sqft, two bedroom, low cost DADU can provide housing for a family of four or more, allowing for more housing options within our growing region. By providing a simple rectangular form, we maximize the efficiency of the space, minimize the space/envelope ratio and create an easy to build home.

LOW COST

This DADU reduces construction cost by using simple building systems to allow for the majority of practicing contractors to work on the project. Openings are sized for off the shelf window and door sizes and the slab on grade as a finished floor saves on material cost.

ESTIMATE OF CONSTRUCTION COSTS

Recent builds of this project have been accomplished for \$325,00 - \$375,000.

CONTEXT

The design is a simple rectangle with a gable roof and will fit a variety of existing conditions.

PLAN COST

\$1,000 per use. \$175/hr for additional work.

GREEN BUILDING AND DESIGN

A compact design with few corners maximizes the ratio of internal space to exterior surface thereby reducing energy loss through the envelope. The pitched roof can be outfitted with solar panels for renewable energy harvesting and the wall assembly allows for efficient air sealing and above code insulations options.

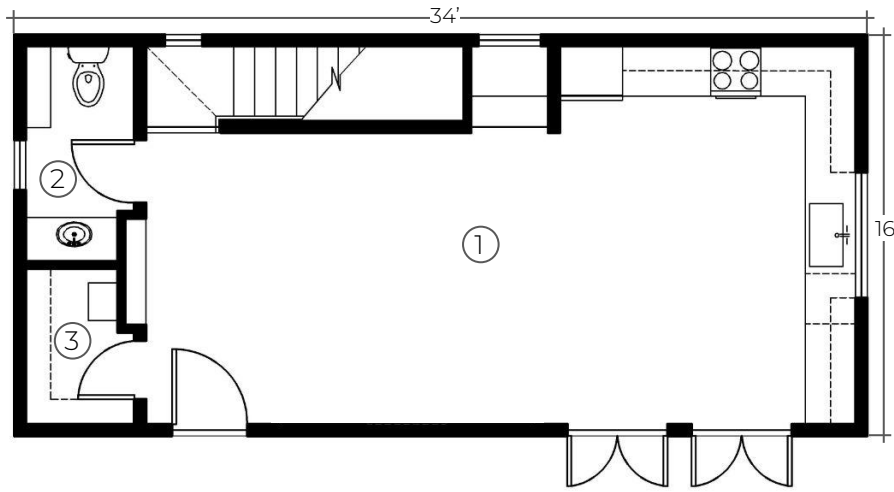
CONSTRUCTABILITY

This DADU is designed to use common building materials and methods and requires no specialized skills or trades beyond normal construction.

PRIVACY

This design can be easily rotated to allow for the 'open' face of the building to orient toward the more private areas of the lot.

DADU FLOOR PLAN



DADU DIMENSIONS

Lot coverage = 16'X34' = 544 SQFT

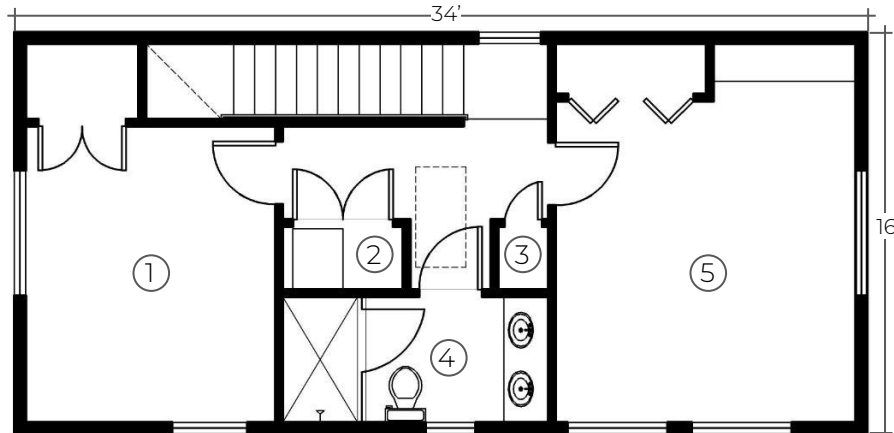
Two bedroom family friendly, 1000 sqft DADU.

Gross floor area: 1,000 SQFT

- 500 SQFT (first floor)
- 500 SQFT (second floor)

First floor

1. Living-Dining-Kitchen (22' x 14')
2. Utilities/Storage
3. Bathroom



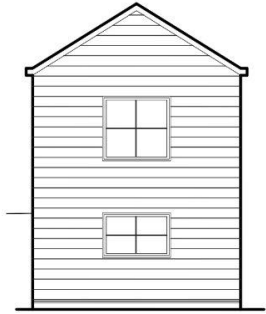
Second floor

1. Bedroom A with closet (9' x 15')
2. Laundry
3. Closet
4. Full Bathroom
5. Bedroom B with closet (11' x 15')

DADU ELEVATIONS

Height: 25'

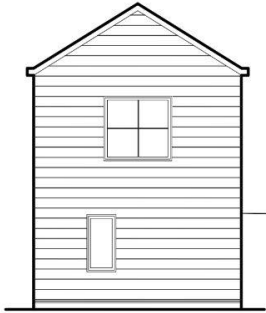
This design can easily be rotated to work on a variety of sites. The pitched roof can be outfitted with solar panels for renewable energy harvesting.



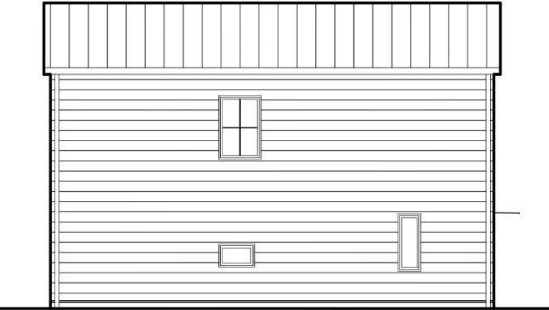
Side 1



Front



Side 2



Back





**The decks within the images are not a part of the pre-approved plan set and will need to be built and permitted at a later time*



EXTERIOR FINISHES



SHINGLE ROOFING



EXTERIOR WOOD
DECKING

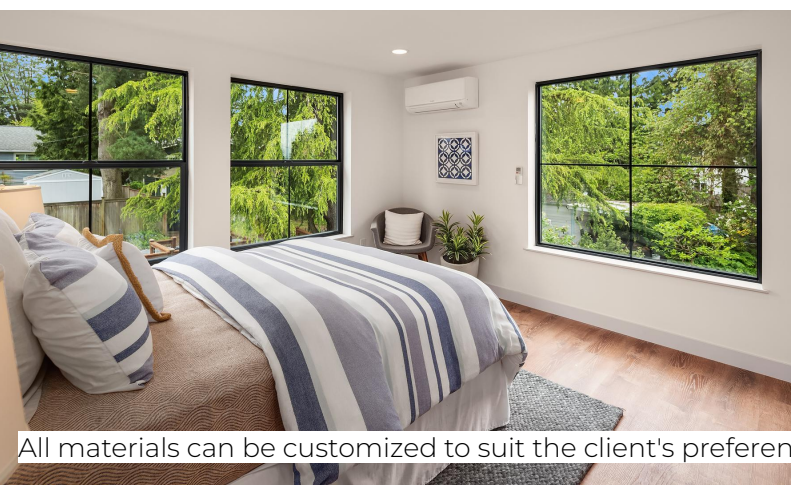


METAL AWNING



HORIZONTAL LAP SIDING
ON EXTERIOR WALLS

**All materials can be customized to suit the client's preferences.*



INTERIOR FINISHES



SOLID SURFACE
COUNTERTOPS



SMOOTH DRYWALL
(LEVEL 4 FINISH)



FULL FLUSH
OVERLAY
CABINETS



HARDWOOD FLOOR

All materials can be customized to suit the client's preferences.



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