



URBATECT  
DEVELOPMENT

## A High-Value Detached ADU Designed for Flexible Living in Santa Clara

### Project Overview

**Project Type:** Detached ADU

**Location:** Santa Clara, CA

**Size:** 1,199 sq. ft.

**Services Provided:** Design, Engineering, Title 24 Compliance, Permitting & Construction

Urbatect was engaged to deliver a fully customized detached ADU from initial design and approvals to on-site construction maximizing allowable space while maintaining design harmony with the existing home.

### Client Goals

The homeowners wanted to build a detached ADU as a second residential unit that could be used as a rental property or long-term living space.

Their key goals included:

- Maximizing the buildable area allowed by local regulations
- Creating a high-end yet timeless design with a modern-classical front elevation
- Ensuring the ADU functioned as a fully independent living unit, not just a secondary structure

# Challenges

Every ADU project comes with site-specific constraints. In this case, the primary challenges included:

- Dividing the plot area efficiently between the main residence and the new ADU
- Maintaining minimum required clearances from property lines and fencing
- Working around an existing patio that impacted placement and layout
- Navigating a rear property easement while still achieving maximum square footage

These constraints required careful planning to avoid permit delays and design compromises.

## How We Solved Site & Space Constraints

- Strategically relocated the property fencing to maintain required minimum clearances between the detached ADU and the main residence
- Ensured full zoning and setback compliance while allowing both structures to function independently
- Partially demolished and reconfigured the existing patio to create a dedicated outdoor space for the ADU
- Improved privacy and functional separation between the primary home and the new dwelling
- Enabled a smooth approval and construction process by addressing site constraints early in planning

### Key Highlights

- Front porch designed to enhance the overall elevation and curb appeal
- Spacious living and kitchen area with a 16 ft vaulted ceiling
- High ceilings throughout the ADU for a bright, open interior feel
- Separate laundry / utility room for everyday convenience

### Results & Current Status

- The ADU is currently under construction
- Designed as a fully independent residential unit suitable for rental income or extended family use
- Positioned to increase overall property value while adding long-term flexibility

Once completed, this detached ADU will serve as a high-quality secondary dwelling that blends functionality, aesthetics, and compliance without compromising the existing home

**Start Your ADU Journey with  
Free Consultation!**