



A Private, Space-Efficient Detached ADU Designed for Rental Living in San Diego

Project Overview

Project Type: Detached ADU + Storage

Location: San Diego, CA

Size:

- **ADU Livable Area:** 499 sq. ft.
- **Storage Area:** 100 sq. ft.
- **Patio Area:** 80 sq. ft.

Services Provided: Design & Permitting

Urbatect worked with the homeowner to transform an existing backyard structure into a thoughtfully planned detached ADU designed for rental use, while also incorporating dedicated storage space for the main residence. The design balances privacy, everyday functionality, and efficient use of available lot space.

Client Goals

The homeowner's goal was to **replace an existing shed** with a fully functional **1-bedroom, 1-bath detached ADU** that could serve as a **private rental unit**, while also preserving practical storage space for personal use.

Their vision included:

- A **private entrance and patio / sit-out area** for the ADU
- A spacious **open-concept living, dining, and kitchen area**
- Dedicated utility spaces, including a **full utility closet and washer / dryer closet**
- Additional built-in storage opportunities throughout the living and bedroom areas
- A **separate storage area** that remains easily accessible to the main house occupants

Challenges

Like many backyard development projects, the site presented planning constraints that required careful design consideration.

The primary challenge was:

- Working around a **6-foot rear utility easement**, which limited where the ADU could be positioned on the property
- Preserving **adequate backyard space for the main house** while accommodating a new detached structure
- Balancing the homeowner's need for **independent rental living** with the functional needs of the primary residence

These limitations required a layout that made efficient use of space without compromising privacy or usability.

Key Highlights

- **Private side entry designed** to maintain separation from the main house
- Dedicated **80 sq. ft. patio / sit-out area** for added outdoor living space
- Spacious **living, dining, and kitchen layout** designed for comfortable everyday use
- Full utility closet and separate **washer / dryer closet** for convenience
- Additional storage opportunities incorporated within the bedroom and living area
- **100 sq. ft. dedicated storage area** positioned for convenient homeowner access
- Storage access planned so it **does not interfere with ADU privacy or independent use**

Start Your ADU Journey with Free Consultation!

 (559) 412-8841  info@urbatect.com

 www.urbatect.com