



ENTRY PERSPECTIVE

PROJECT DESCRIPTION

The Kestrel Cottage has one and two bedroom options designed around daylight rooms, a covered outdoor porch space and open-plan living space. The Kestrel has a compact form, a solar ready single sloped roof, and a slab on grade foundation. The design is well under limits on building height and size. It can fit on the smallest lots, or extremely sloped ones; its plan shape can be sited to preserve native trees. It can be rotated and flipped to cater to each property's features and solar orientation.

One Bedroom Option
 Interior Floor Area: 516 square feet
 Total Area: 572 square feet

Two Bedroom Option
 Interior Floor Area: 627 square feet
 Total Area: 688 square feet

COTTAGE CHARACTERISTICS

ACCESSIBLE
 The Kestrel has all living space on one level, flush entry thresholds and flooring transitions, a kitchen with side and front access to appliances, and an ADA ready bathroom.

LOW COST
 Standard wood frame construction, careful placement of windows, and a simple exterior allow for low cost construction without sacrificing durability, function, or style.

FAMILY-FRIENDLY
 The one bedroom plan works well for parents aging in place, with the two bedroom version for additional study, or households with children.

PRIVACY
 The cottage has carefully placed windows on all sides, with a covered patio and large windows. The orientation can be altered for desired privacy.

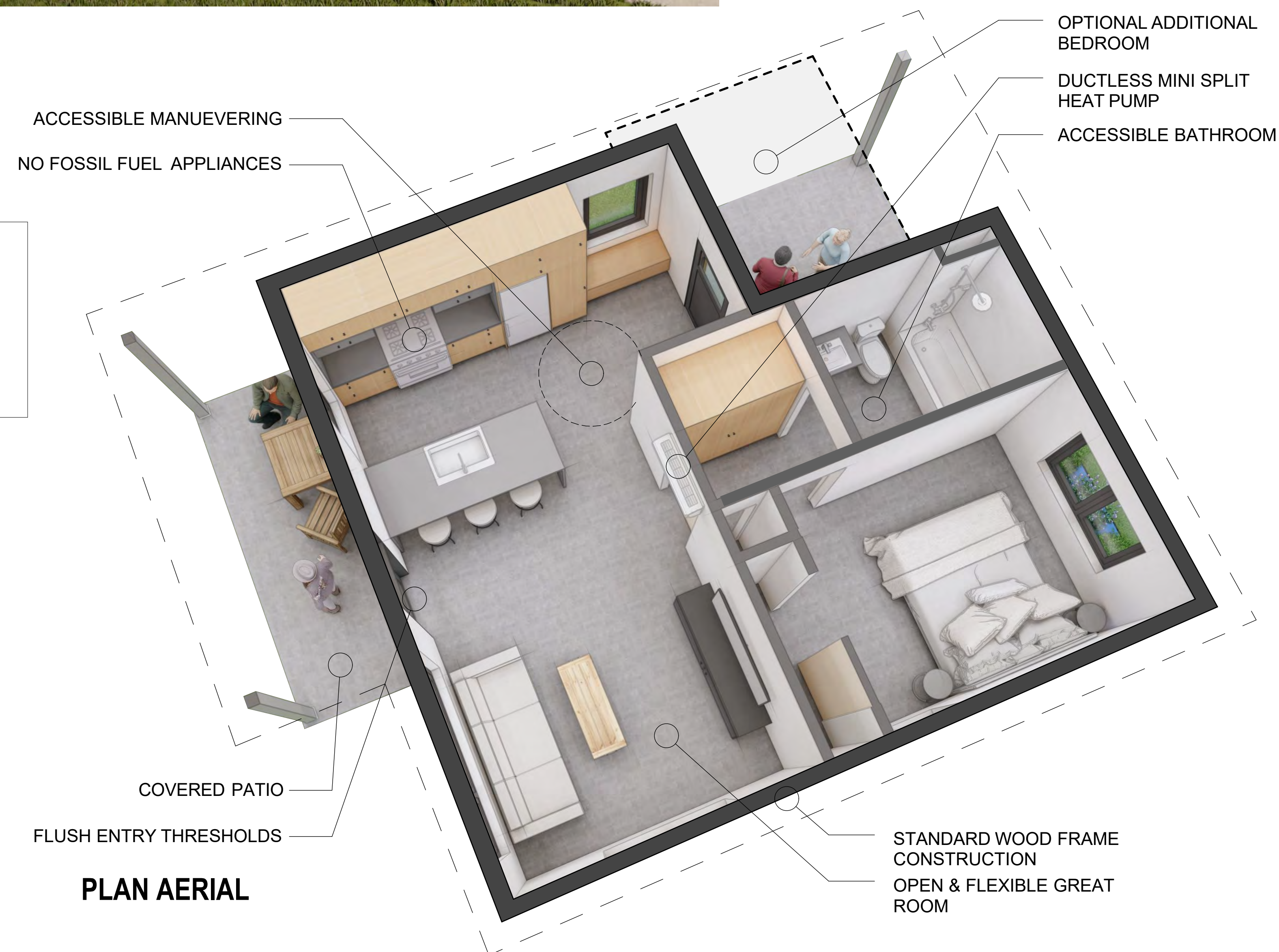
GREEN BUILDING
 The design is targeting Built Green 4 Star, with reduced air infiltration, energy efficient heating, cooling and water heating systems, passive solar heat gain in window/shading in summer, low VOC, recycled and renewable materials, no fossil fuel appliances, and all LED lighting.

CULTURALLY RESPONSIVE
 The open living space can be configured as desired and the additional bedroom option works for a variety of households. The outdoor covered porch is suitable for social activities and cooking, and the cottage can be oriented toward the principal residence for courtyard atmosphere with multi-generational living.

CONTEXT
 The Kestrel is well below the maximum size and height, fits on most lot sizes, and can be fit around trees or other site features. The single-level design limits shadow and visual impact for neighbors. A square footprint works well on lots with larger existing houses.



CONTEXT
 - The living space is oriented to a broad porch which can be oriented toward a side yard or alley depending on site, solar orientation and owner choice.

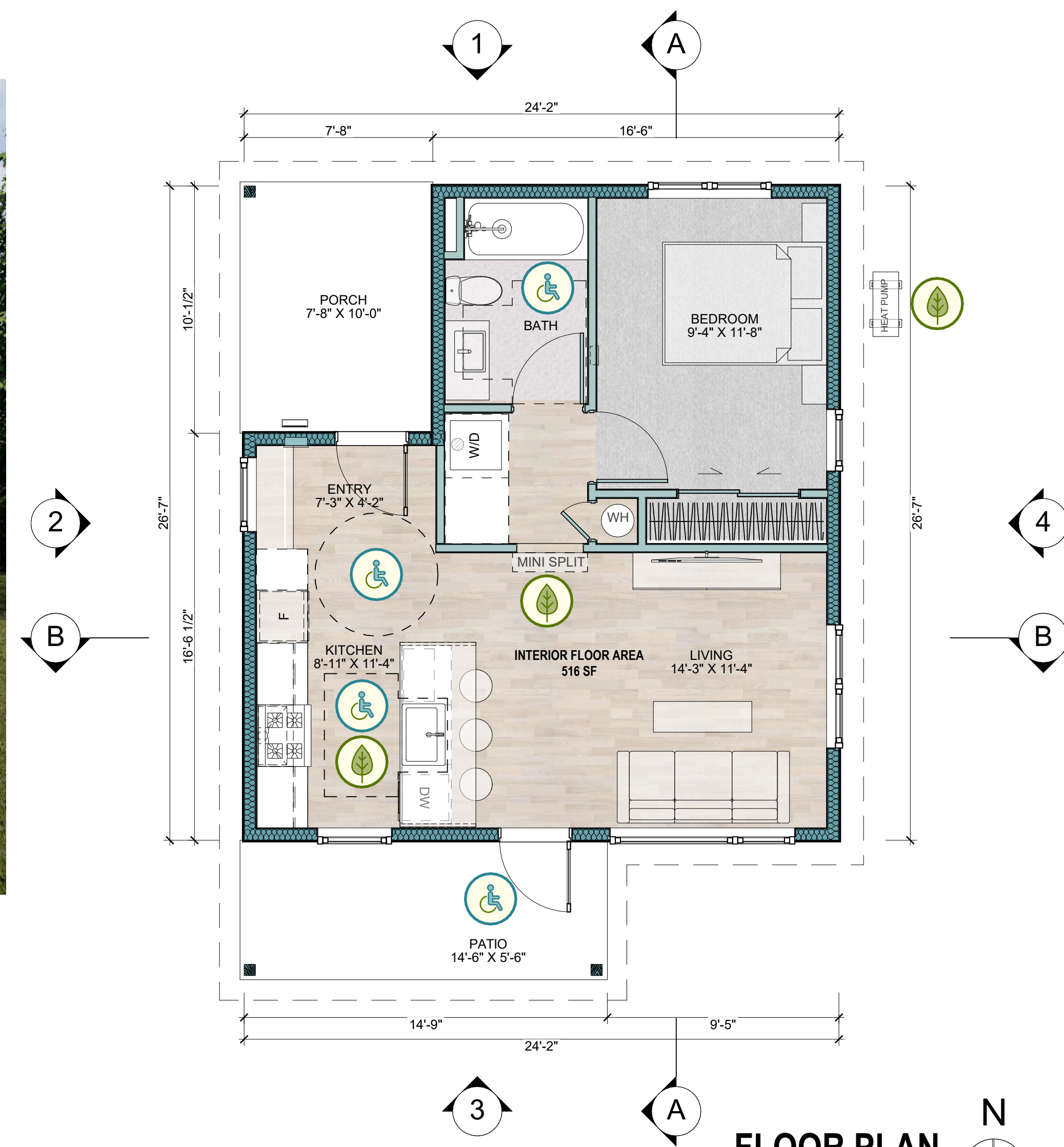


CONTEXT STUDY

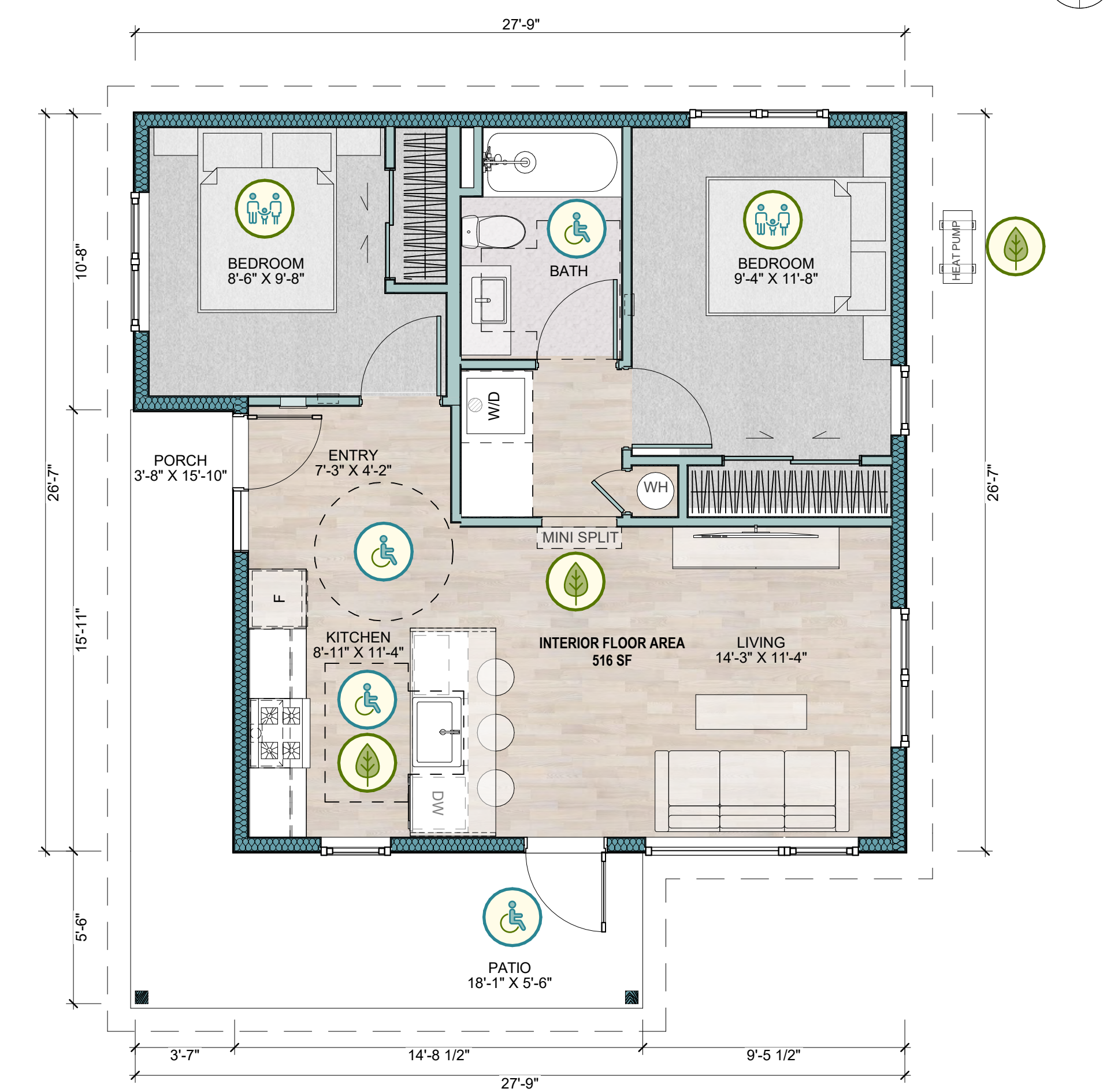
PLAN AERIAL



PATIO VIEW



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



FLOOR PLAN - TWO BEDROOM OPTION
SCALE: 1/4" = 1'-0"

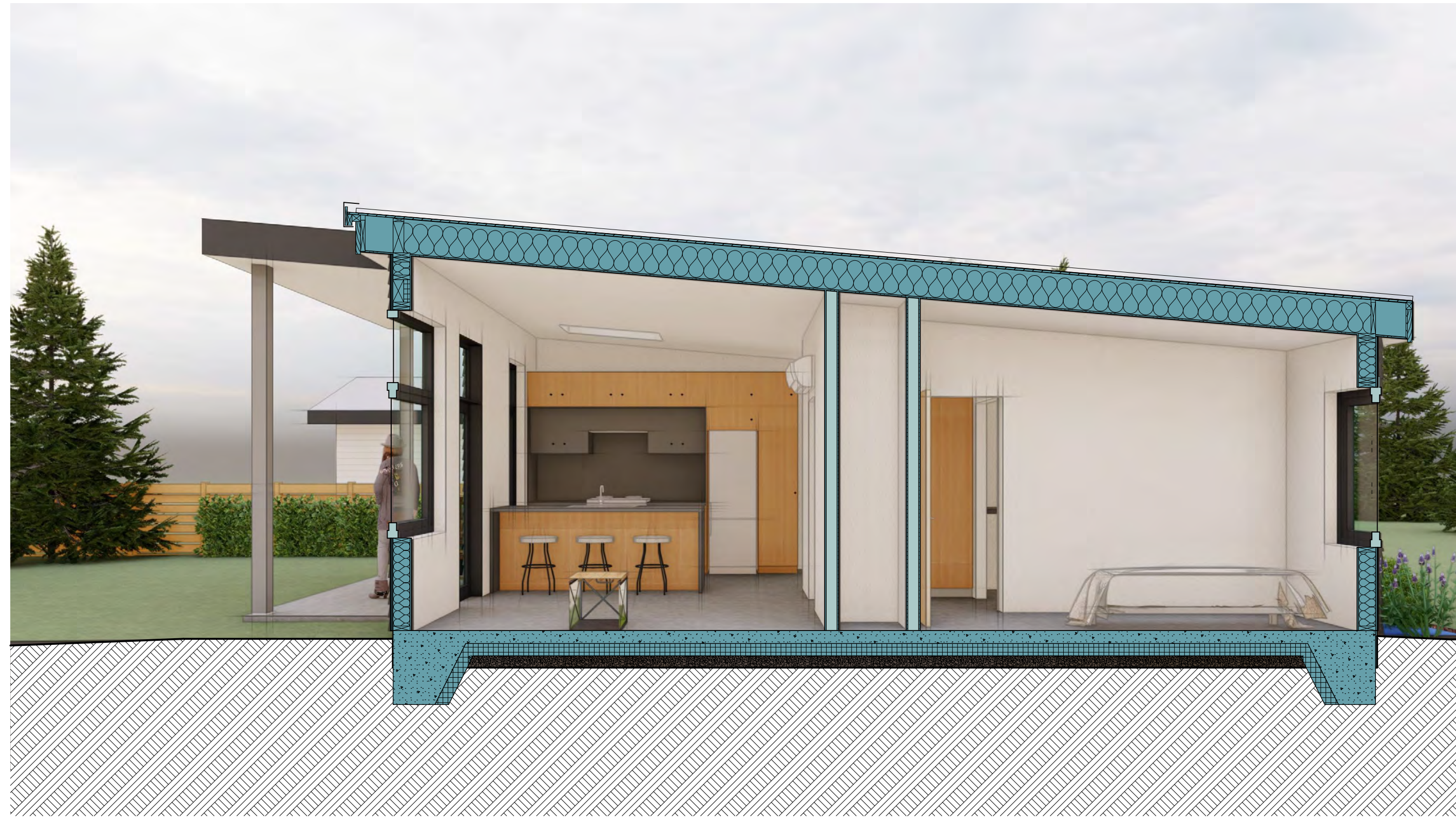
DESIGN & CONSTRUCTION

| | |
|--|---|
| Pre-Approved Plan License: | \$1,000 |
| Professional Services: | In order to complete a set of documents for a building permit, additional work by the Architect and their consultants must be done and the Architect will charge an hourly fee for service based on the following rate: |
| Hourly Rate: | \$150 Principal \$100 Associate |
| If site conditions or owner modifications require more customized design solutions, architect and owner will sign an additional services agreement based on a hourly fee, detailed scope and required consultants. | |
| Completing the Permit Documents (estimated): | |
| Site Evaluation and Preliminary Site Plan: | \$500-750 |
| Site Specific Foundation Engineering: | \$750-\$1,500 |
| Site Specific Permit Documents: | \$2,000-4,000 |
| Permit Application Documents: | \$500 |
| Additional Costs: | |
| Survey: | Required coordination directly by owner, estimated \$2,500-\$3,500, when structure is proposed within two feet of required building setbacks. |
| Geotechnical/Stormwater: | Coordinated directly by owner, varies by site |
| Arborist: | Required if large trees would be impacted by construction |
| BuiltGreen Certification/Verification: | \$500-\$1,000 |
| Estimated Cost: | |
| Cost per square foot: | \$350 - \$450 |
| Estimated cost (1 bedroom) | \$200,200 - \$257,400 |
| Estimated cost (2 bedroom) | \$240,800 - \$309,600 |

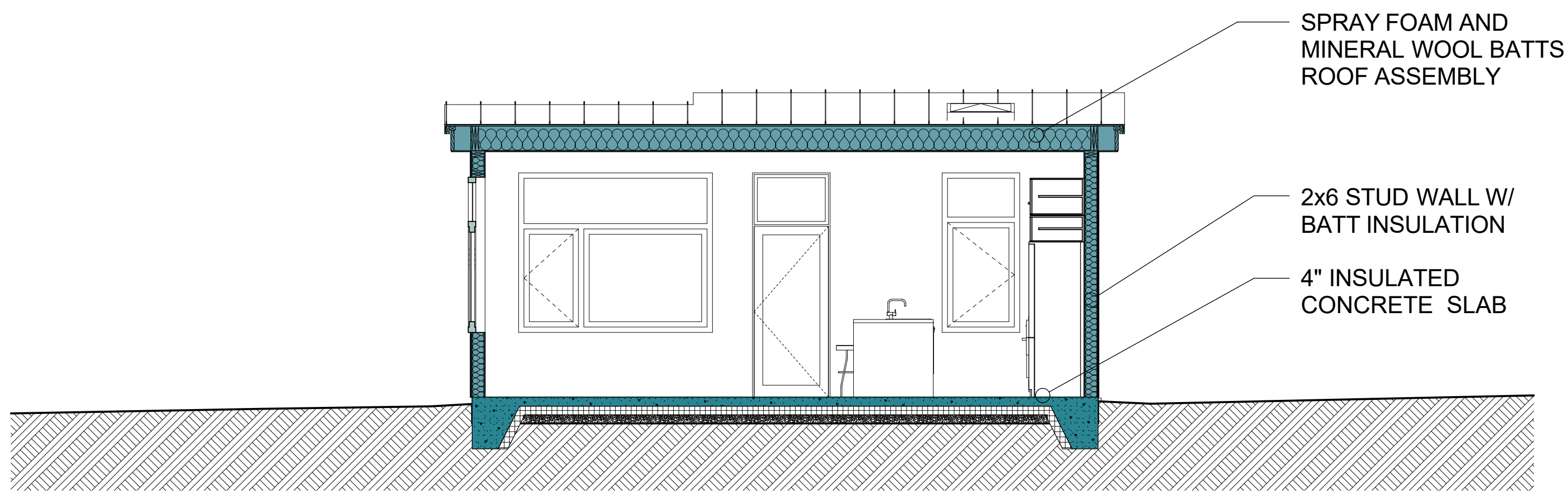
- ACCESSIBLE**
 - Living on one level
 - Flush threshold at the entry
 - Galley kitchen allows side approach to all appliances with optional front approach to sink.
 - Generous entry provides access to all rooms
 - Flush thresholds at flooring material changes
 - Lever handles and graspable cabinet pulls
 - Under Cabinet lighting for bright work surfaces
 - Blocking specified for secure grab bar placement
 - 2'-8" clear dimension for all doorways
- LOW COST**
 - Off-the-shelf 30 gallon electric water heater.
 - Mostly small punched window openings.
 - Conventional vented roof and simple wood framed structure.
 - Can be designed for perimeter strip footing or slab on grade foundation.
 - Fiber cement plank and membrane roof
- FAMILY-FRIENDLY**
 - One bedroom plan works well with elders aging in place
 - Optional second bedroom plan works for families or roommates.
- PRIVACY/ORIENTATION**
 - The house's outward orientation is focused on one side, which can be oriented away from neighbors or toward principal residence or alley, or to solar orientation, depending on the owner's preference.
 - One story height, limits shadow and visual impact for neighbors
- GREEN BUILDING**
 - Heat Pump for heating and cooling.
 - Spot Energy Recovery Ventilator (ERV) to provide whole house ventilation, maintain temperature and regulate humidity.
 - Deep overhand at porch is ideal for passive solar heat gain, allows winter daylight, summer shade and protection from rain at the entry.
 - Monoslope roof ideal for solar, rainwater reuse
 - Induction cooktop, no fossil fuel appliances
 - All LED lighting
 - Corktech floating flooring (renewable material, glue free).
 - Marmoleum Click Flooring (43% recycled content, no-VOC, 70% rapidly renewable, glue free)
 - Metal Roof and siding with 40 year warranty, recyclable material.
 - Rainwater harvested isn't contaminated with asphalt or plastics.
 - Rainscreen siding system key for durable drying wall assembly.
- CULTURALLY RESPONSIVE**
 - Open plan and additional bedroom option works for range of family sizes
 - Outdoor covered porch for social activities
 - Cottage can be oriented toward principal residence for courtyard atmosphere
- CONSTRUCTABILITY**
 - Simple wood frame structure
 - Slab on grade, designed for a sloped lot option.
 - No gas piping, no ducting
 - Roof water can be collected at a single point and mitigated
 - Spray foamed, unvented roof



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LIVING/BEDROOM SECTION
SCALE: 3/8" = 1'-0" **A**



LIVING/KITCHEN SECTION
SCALE: 1/4" = 1'-0" **B**

SPRAY FOAM AND MINERAL WOOL BATTS ROOF ASSEMBLY

2x6 STUD WALL W/ BATT INSULATION

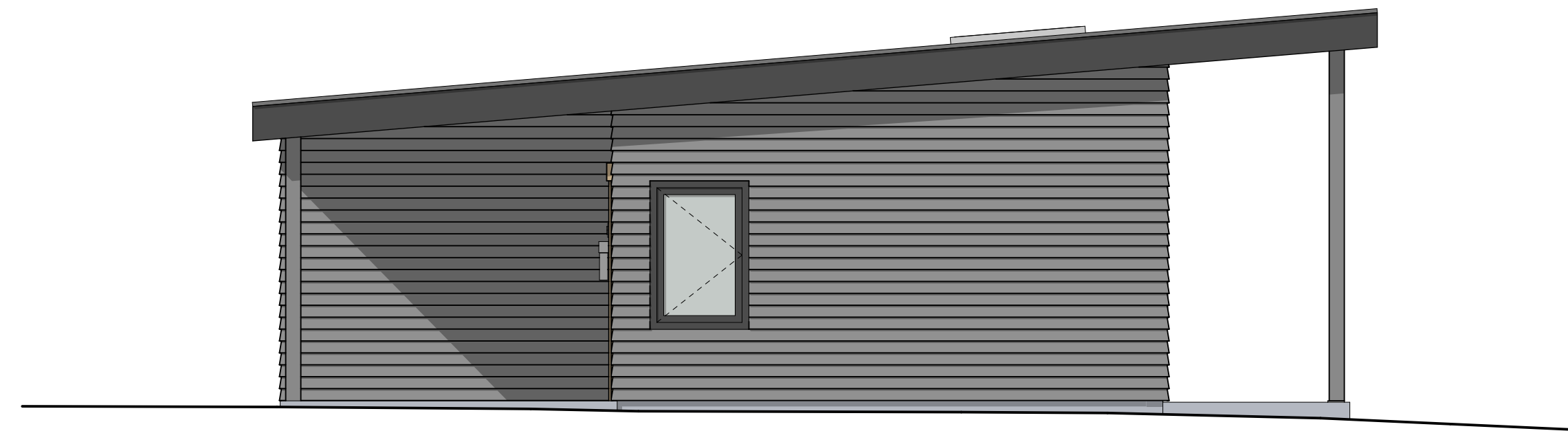
4" INSULATED CONCRETE SLAB



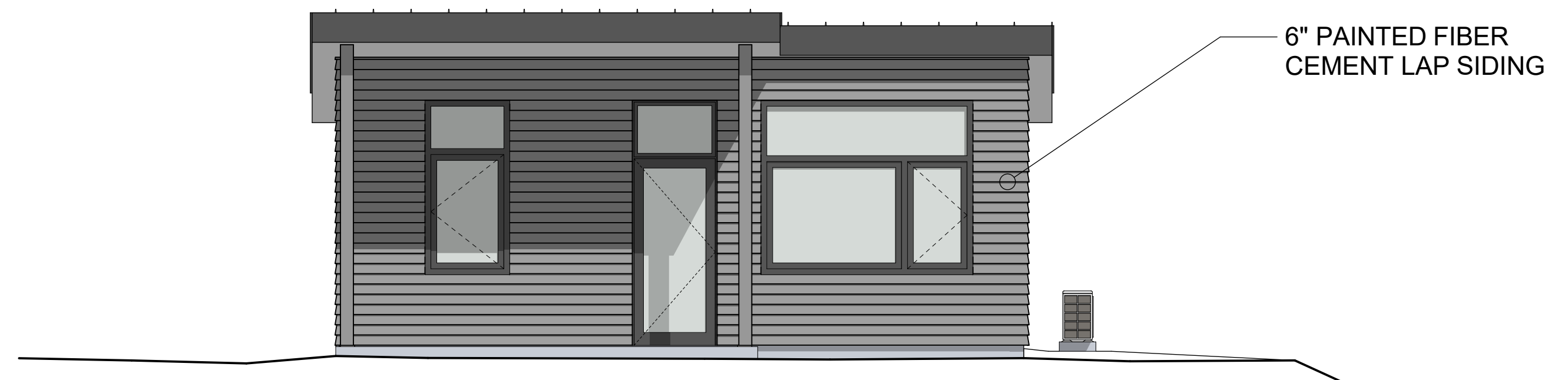
NORTH ELEVATION
SCALE: 1/4" = 1'-0" **1**

STANDING SEAM METAL ROOF

4" VERTICAL SHIPLAP SIDING



WEST ELEVATION
SCALE: 1/4" = 1'-0" **2**



SOUTH ELEVATION
SCALE: 1/4" = 1'-0" **3**

6" PAINTED FIBER CEMENT LAP SIDING



EAST ELEVATION
SCALE: 1/4" = 1'-0" **4**

CONDENSER UNIT FOR HIGH EFFICIENCY DUCTLESS MINI SPLIT HEAT PUMP

