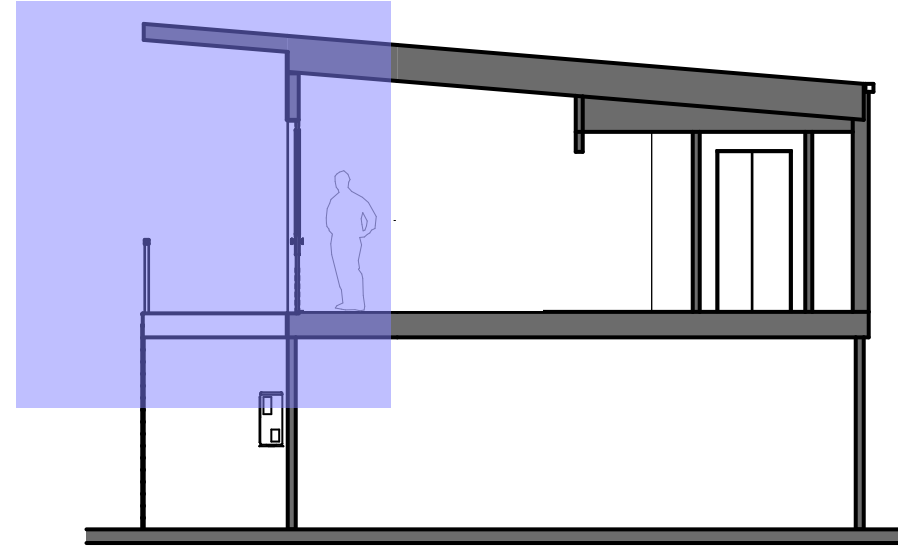


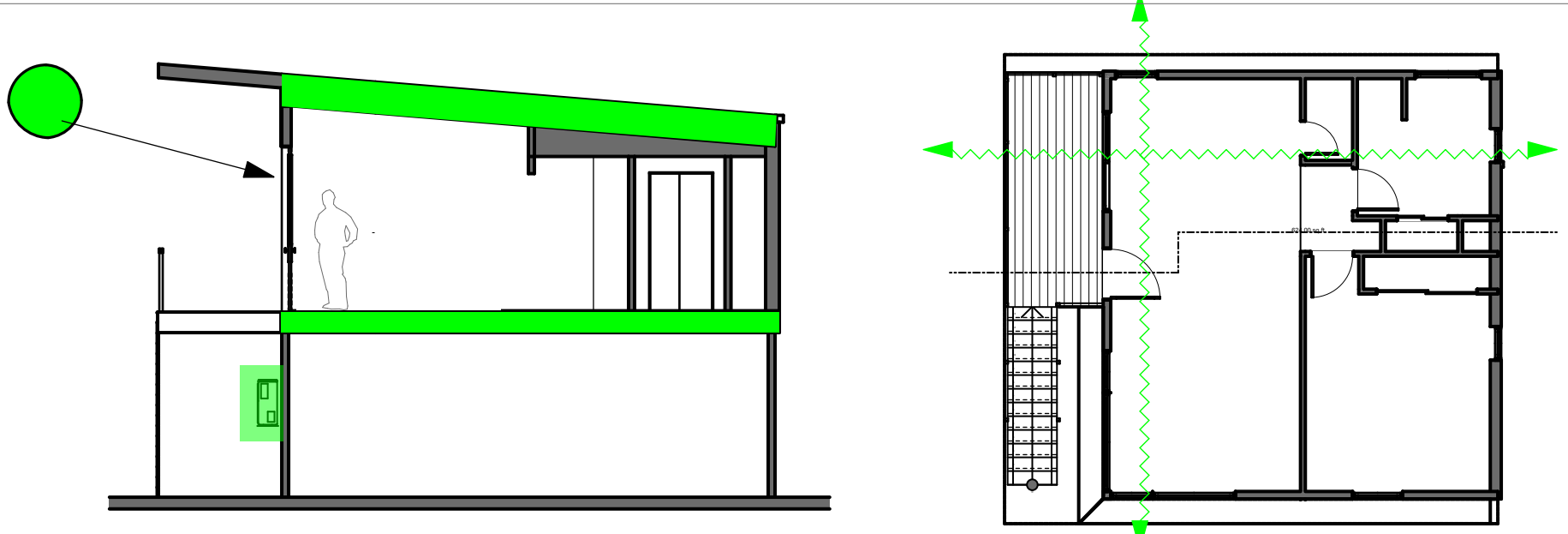
PROJECT NARRATIVE



LOW COST

■ ■ ■ ■ □

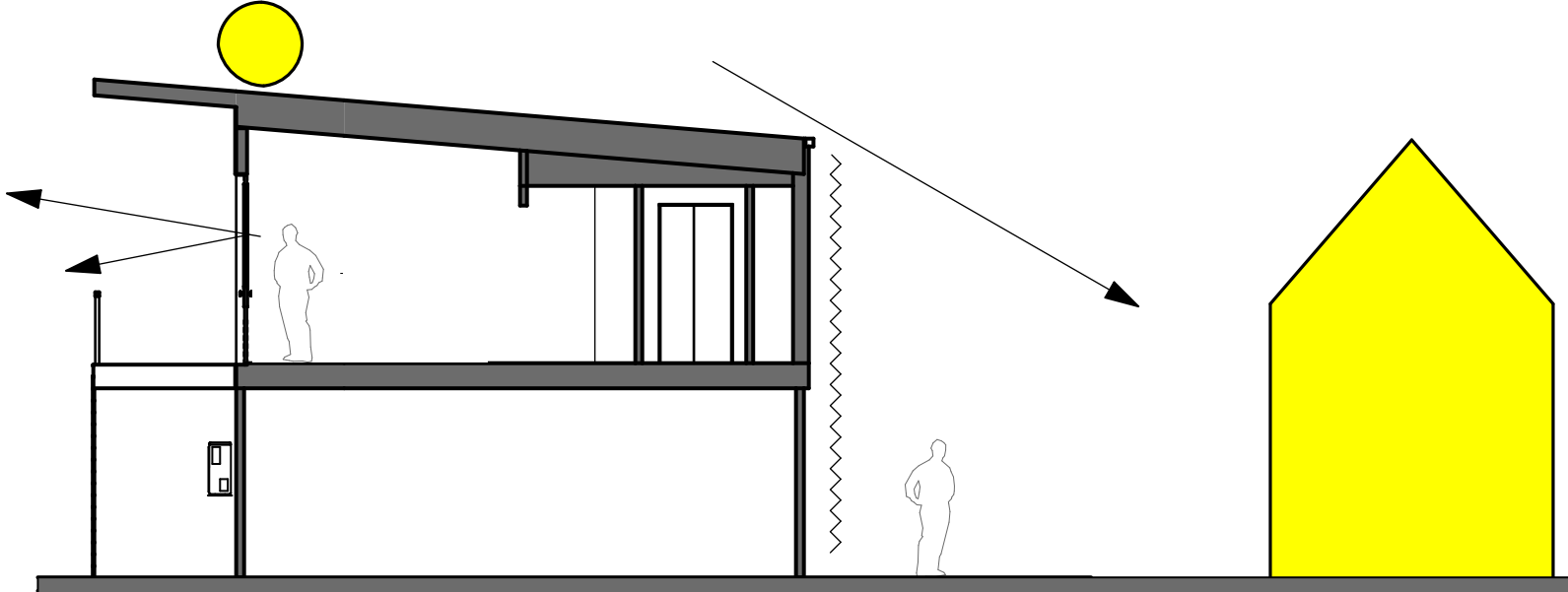
- Inherent savings in grouping a garage and DADU building project
- "Overlapping Program" Entry becomes a stair, an outdoor room, and a storage room below



GREEN BUILDING & DESIGN

■ ■ □ □ □

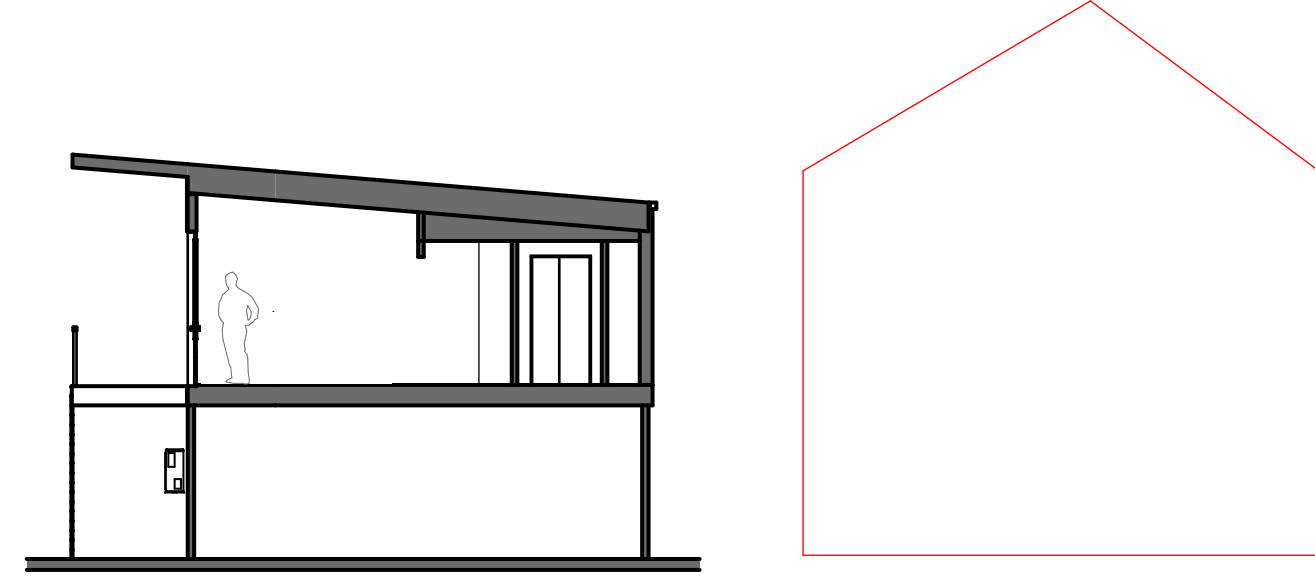
- Passive Solar potential
- Passive cooling (cross ventilation)
- High Efficiency heat pump
- Super insulated roof



PRIVACY

■ ■ ■ ■ □

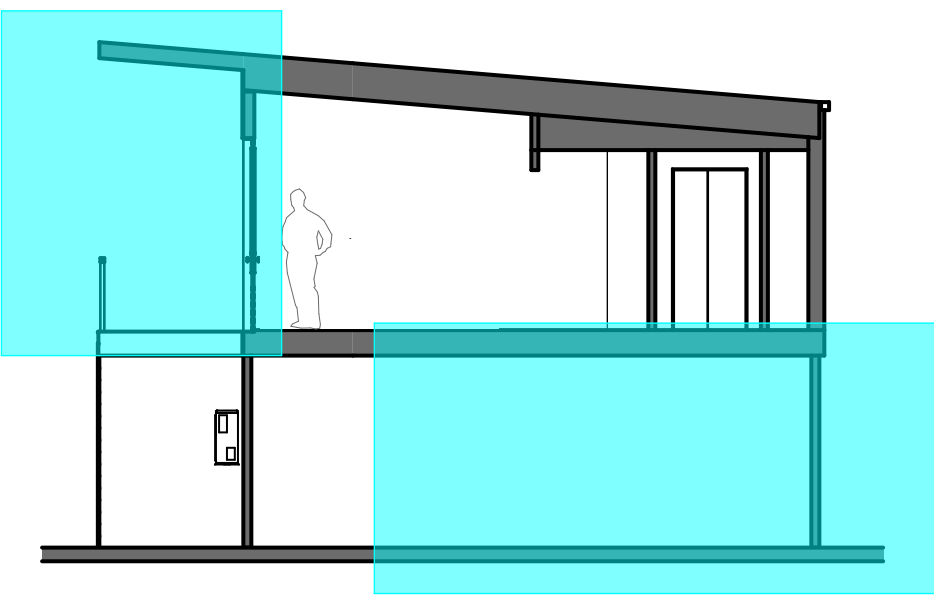
- low side of roof and lack of glazing provides more privacy for residence
- DADU opens to opposite side, allowing for more privacy / light / views



CONTEXT

■ ■ ■ □ □

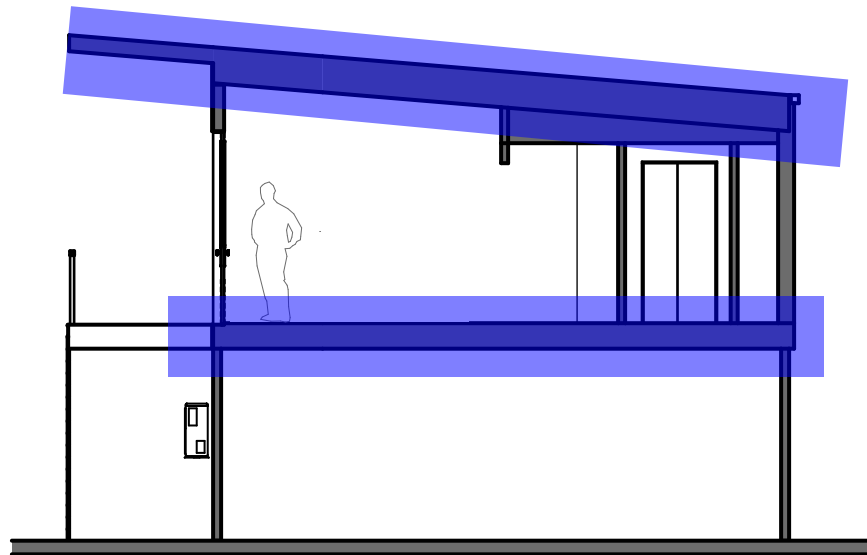
- Simple geometry blends in with a variety of neighborhoods
- Low-sloped roof does not infringe upon adjacent solar rights



CULTURALLY RESPONSIVE DESIGN

■ ■ □ □ □

- Outdoor room allows for an additional family room / way to interact with neighbors. Families / Cultures with more belongings could potentially rent a portion of garage; garage could be workshop and / or art studio.



CONSTRUCTIBILITY

■ ■ ■ ■ □

- Clear span floor and roof allows for quick framing construction
- Provides low hanging cost savings for owner: painting, assemble kitchen cabinets, bathroom tile, deck framing

1 BED DADU + GARAGE



CONTACT

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 morganmlaw@gmail.com
 cell: 541-729-3675

STATUS

Completed 2018

STATS

624 SF DADU
 2 CAR GARAGE

LOCATION

Golden, CO

PROJECT DESCRIPTION

This DADU is a 1 bed, approximately 650 sf. The lower level consists of a 2 car garage, and a storage area for the DADU. The upper level consists of an open plan kitchen, living, dining area, full bath, bedroom, laundry and pantry space.

This project was built for a young family who was looking to utilize some of their equity in their own house to provide an affordable living option for their expanding community of Golden, CO.

This Detached garage + DADU provided much needed storage space for the family (garage) and added a passive income stream while also providing an affordable housing option to local university students. As a university town there has always been a dearth of healthy, affordable housing.

PROJECT COST

This project was completed for \$164,000.00*

*There was an existing 1 story garage that was reused w/ structural upgrades to the existing foundation

PROJECT MATERIALS

Perimeter Concrete footing, slab on grade
 Wood framing, Low embodied energy Cellulose Insul. in walls and roof
 Fiber Cement siding
 Standing seam metal roof, Stained Cedar soffit

PROJECT MECHANICALS

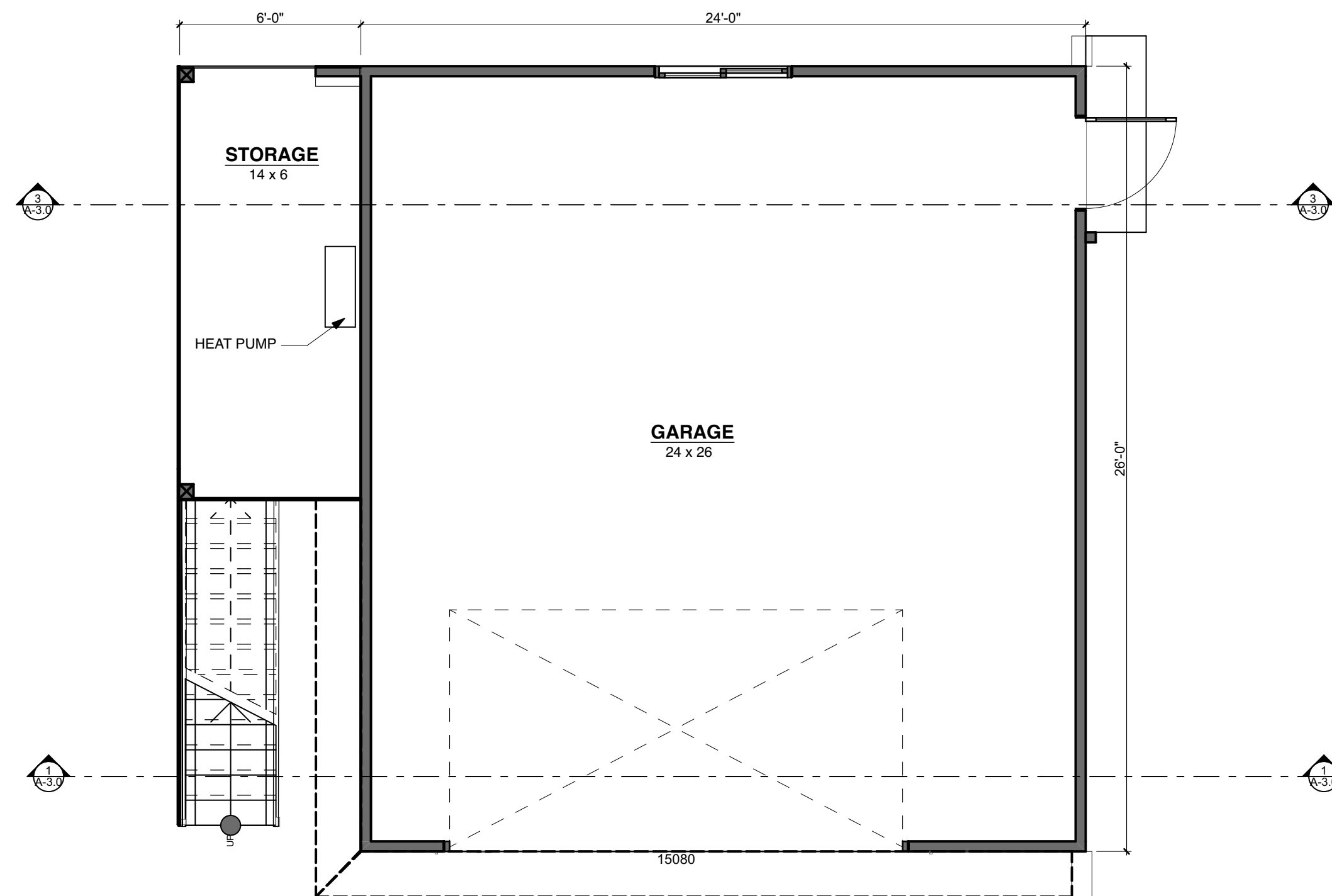
Ductless High Efficiency Heat Pump
 Tankless (gas) HWH

COST SAVING STRATEGIES

Reduce exterior overhangs

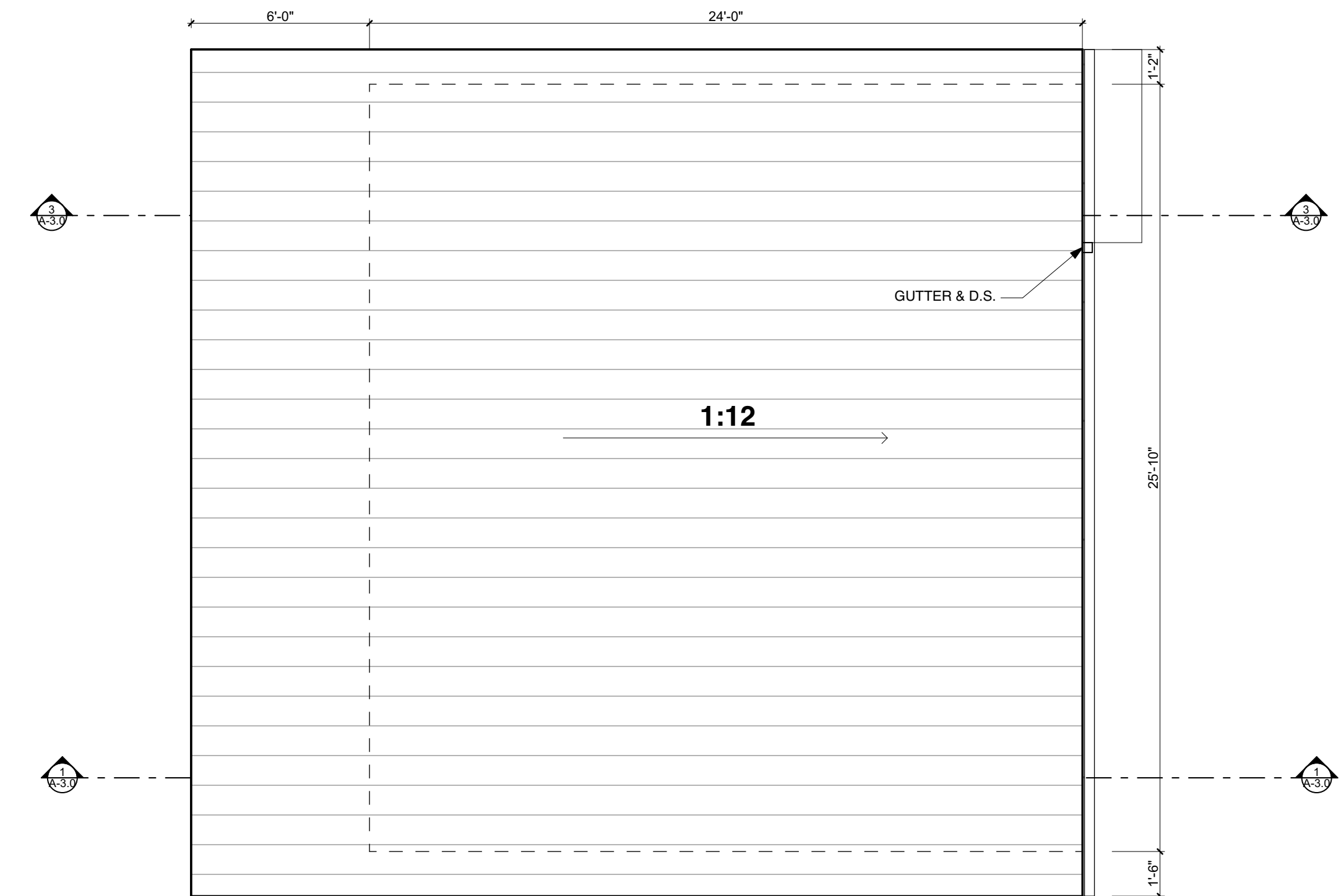
INDEX

- A101 - COVER SHEET
- A102 - PLANS
- A201 - ELEVATIONS
- A301 - SECTIONS
- A501 - 3D IMAGES



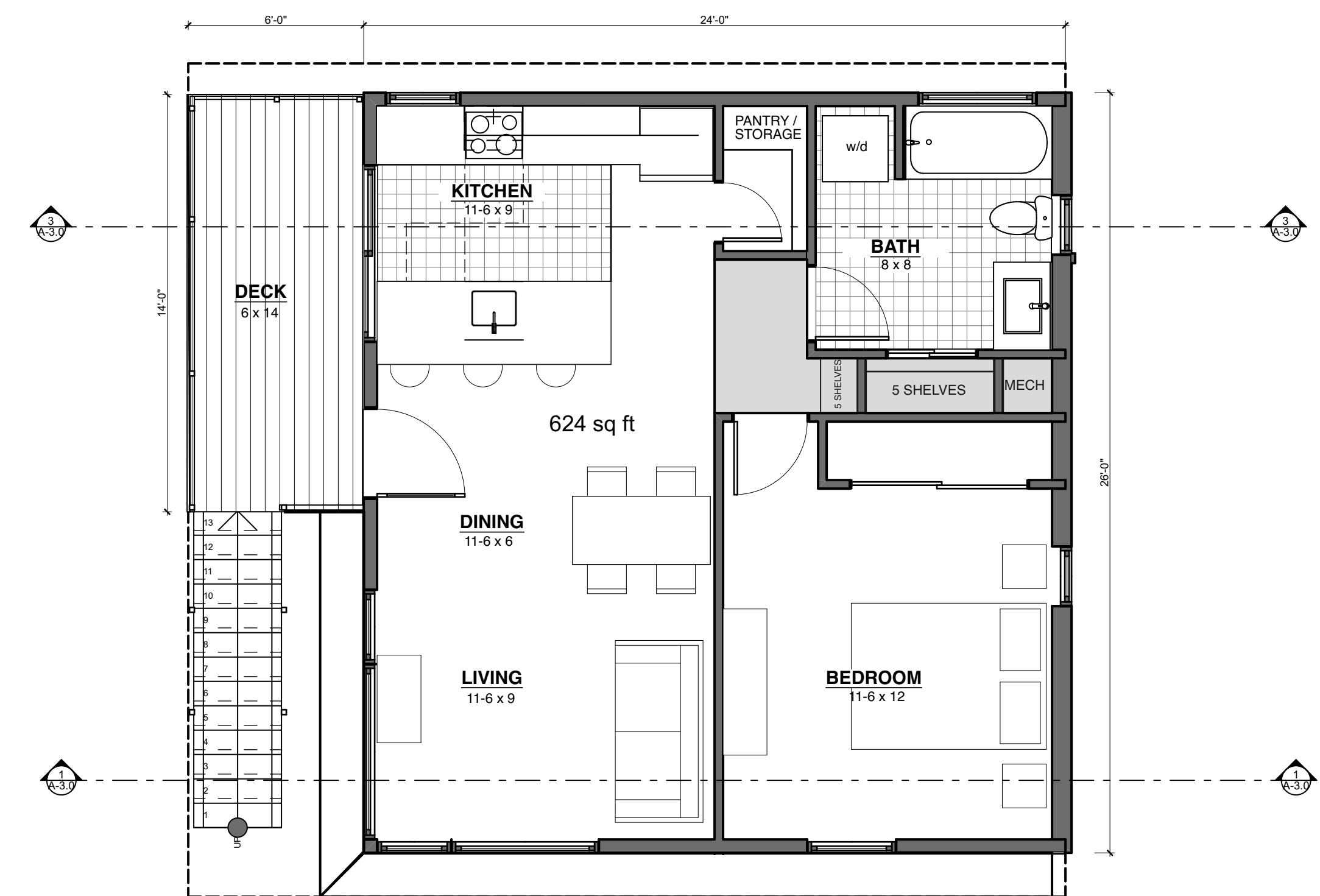
1ST FLOOR - GARAGE

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



ROOF

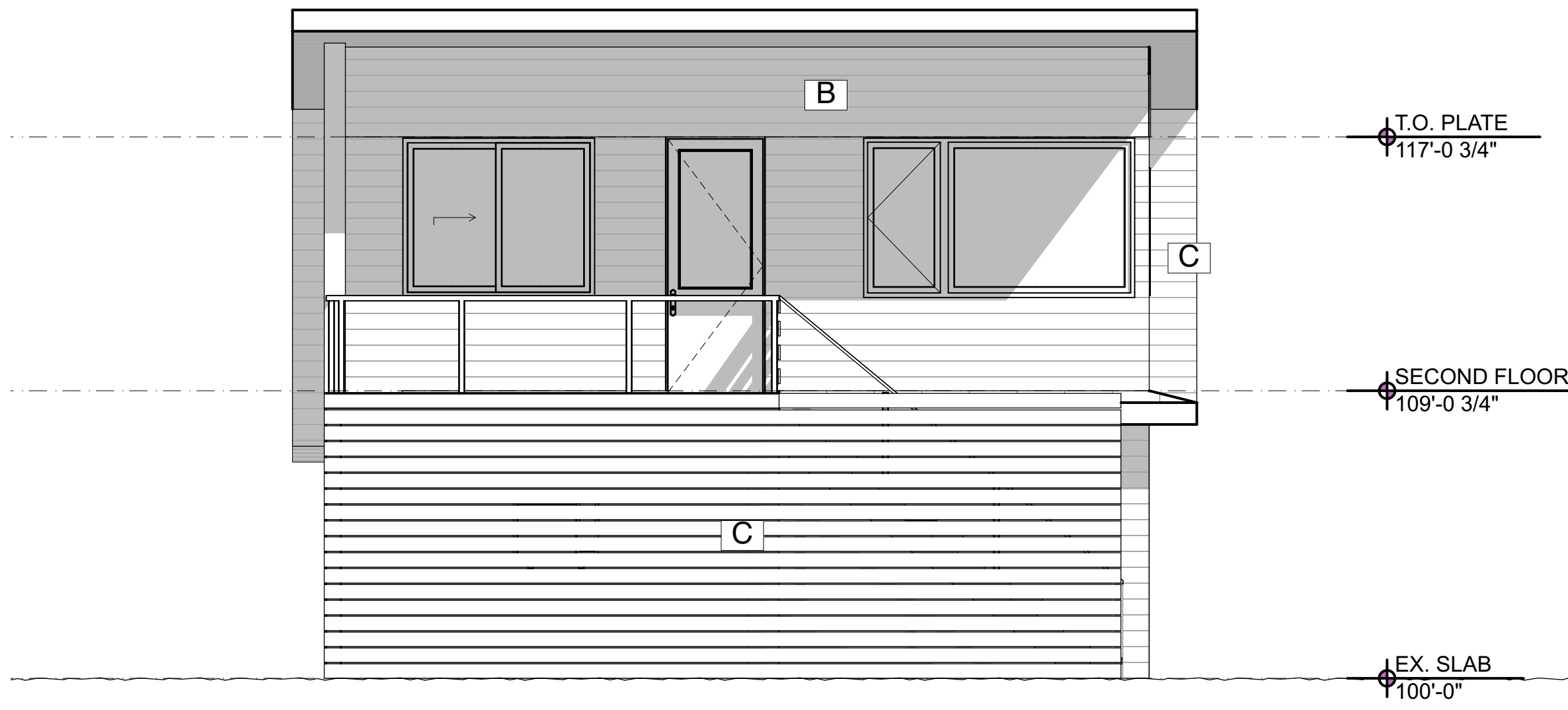
SCALE: 1/4" = 1'-0"



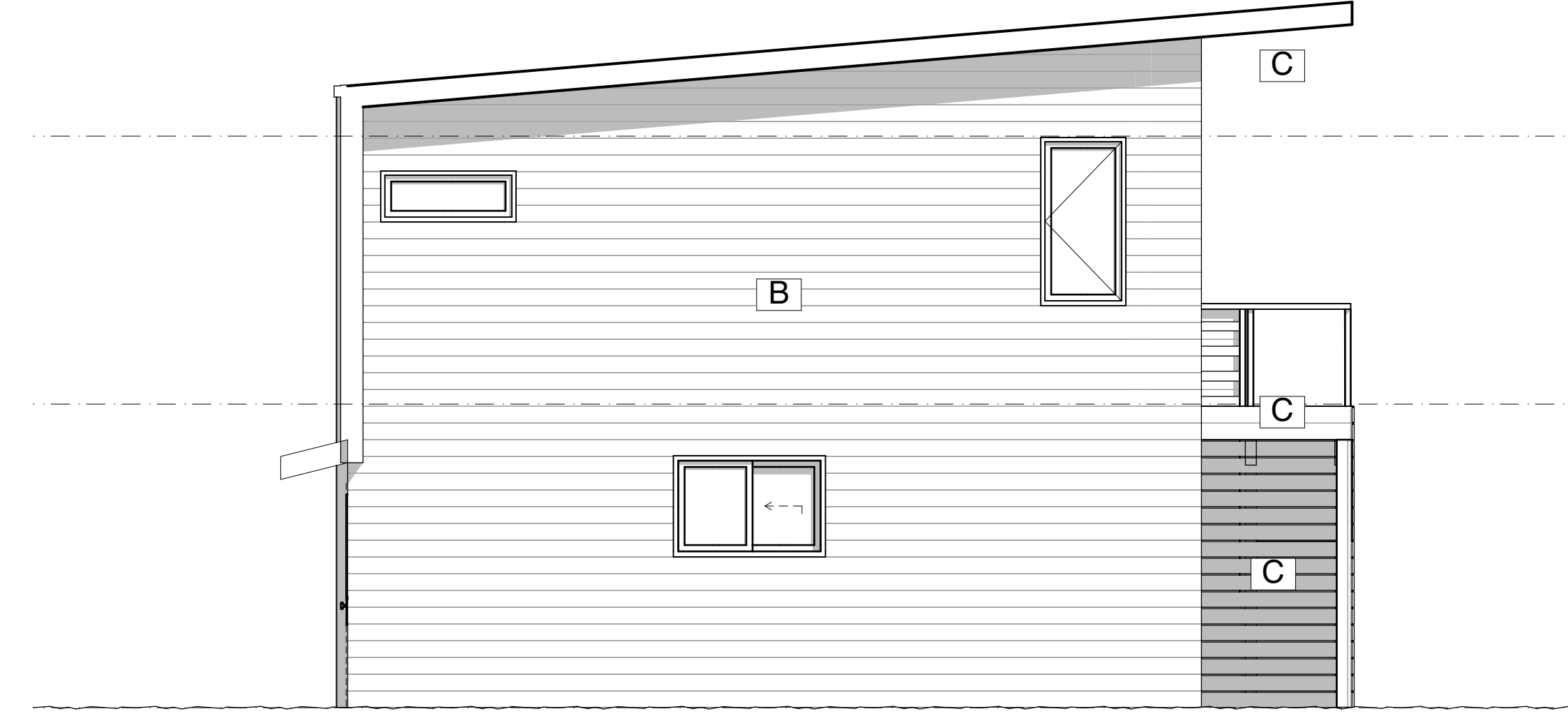
2ND FLOOR

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

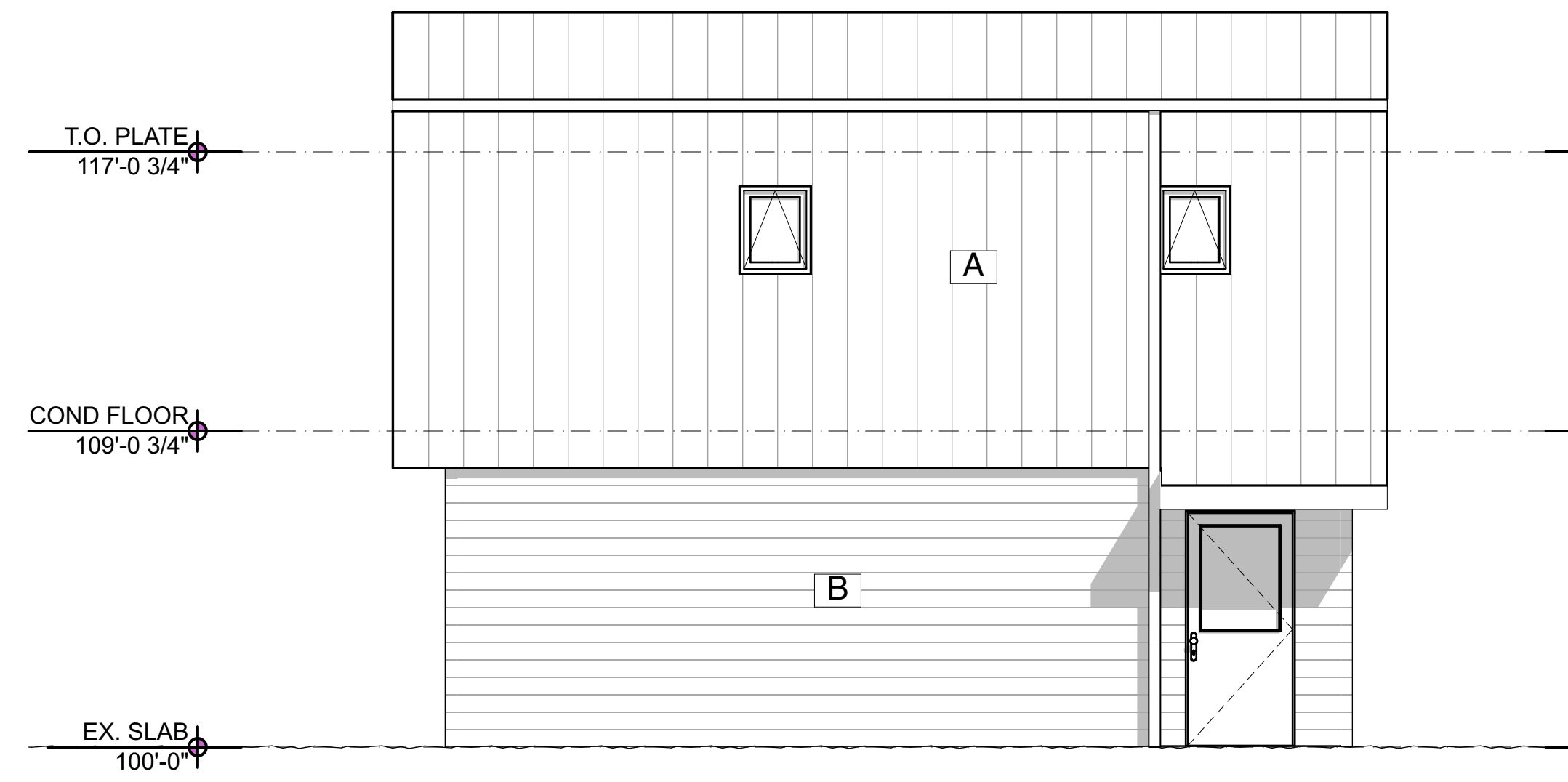
 = FLAT CEILING SOFFIT FOR HEAT PUMP DUCTING



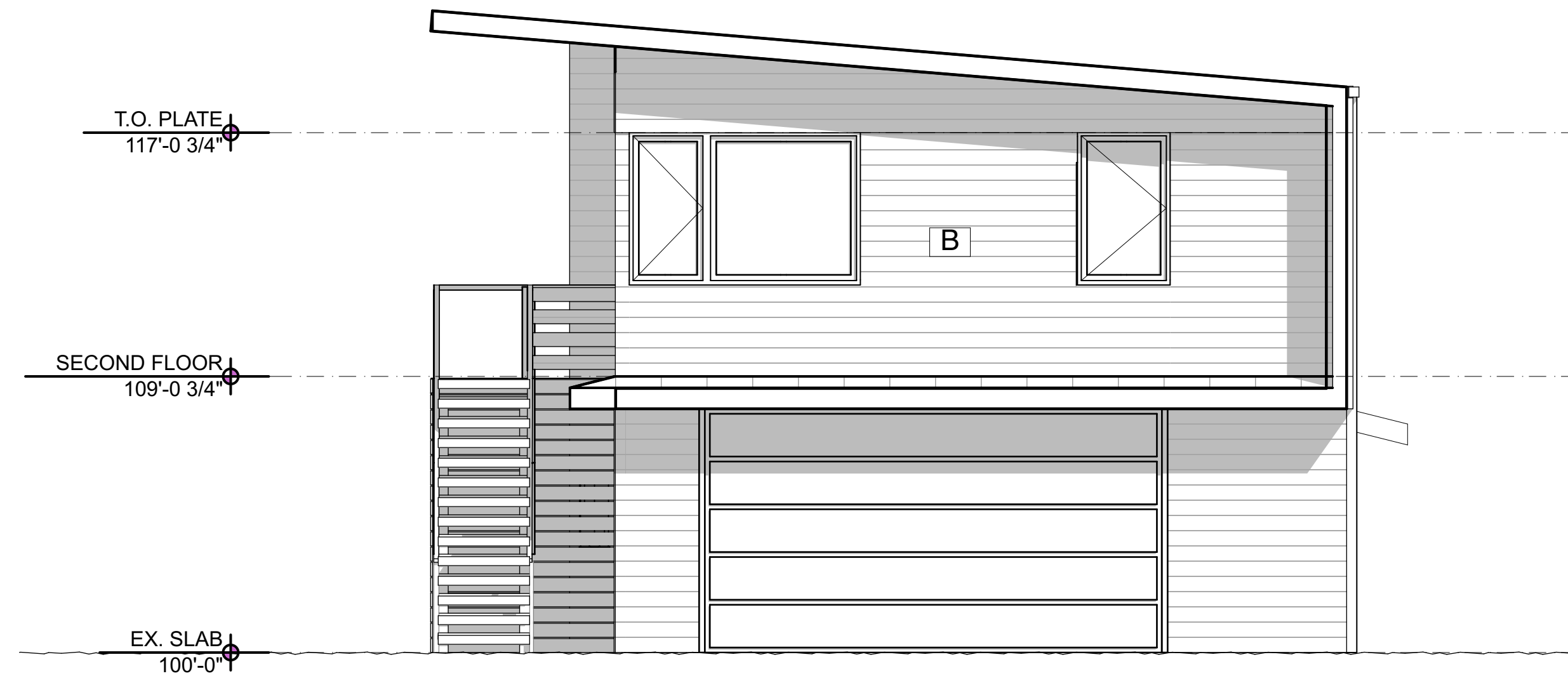
4 SW ELEVATION
SCALE: 1/4" = 1'-0"



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



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



1 SE ELEVATION
SCALE: 1/4" = 1'-0"

- MATERIALS**
- A. METAL ROOF
 - B. FIBER CEMENT CLAPBOARDS
 - C. STAINED CEDAR

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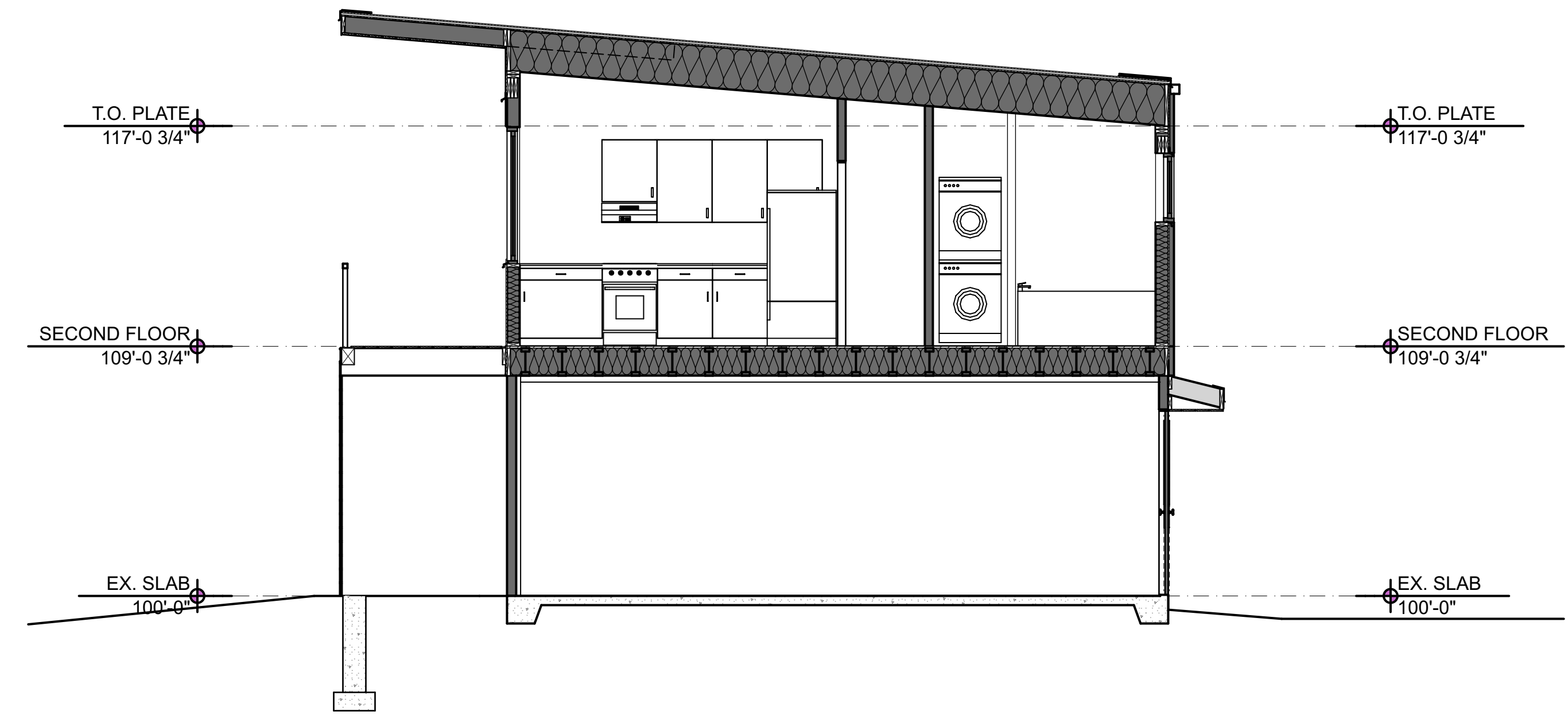
Not for Construction

1 BED DADU + GARAGE

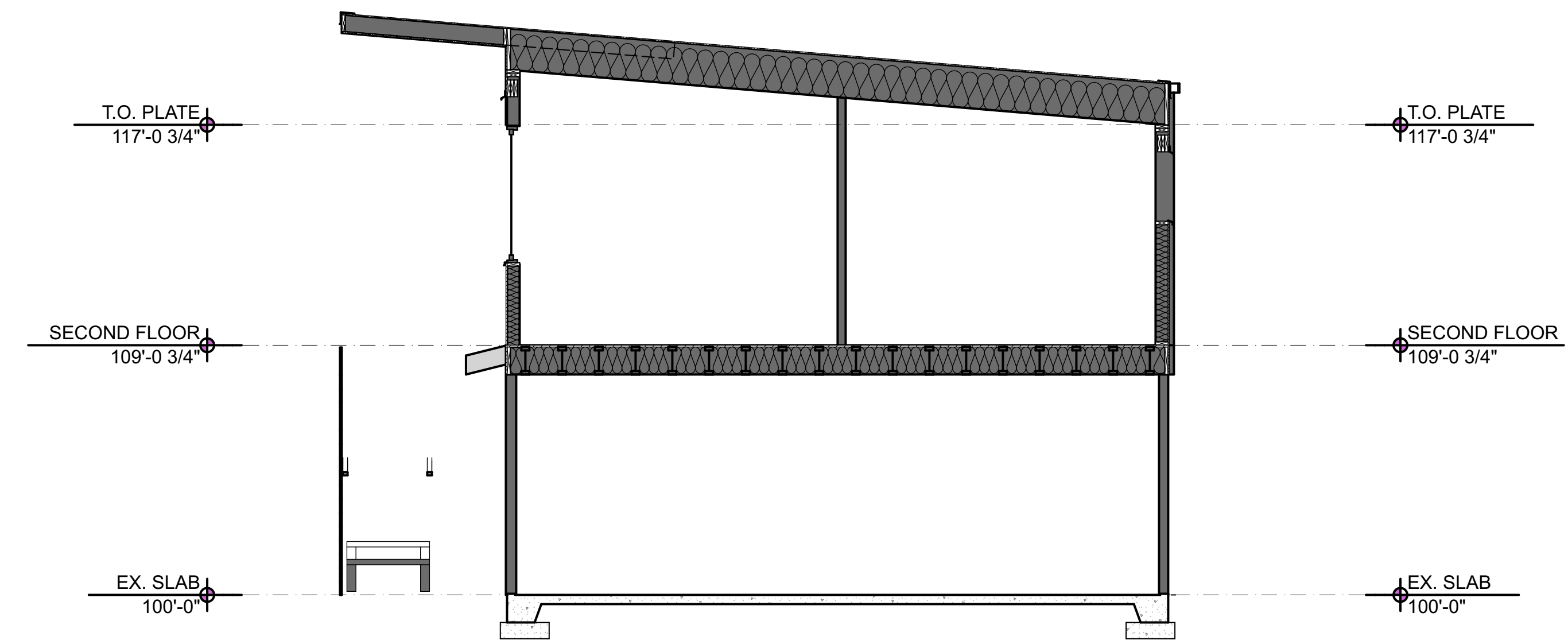
Not for Construction

ELEVATIONS
2/16/2020

A201



3 SECTION: N-S
SCALE: 1/4" = 1'-0"



4 SECTION: N-S
SCALE: 1/4" = 1'-0"

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Not for Construction

1 BED DADU + GARAGE

Not for Construction

3D VIEWS
2/16/2020

A501