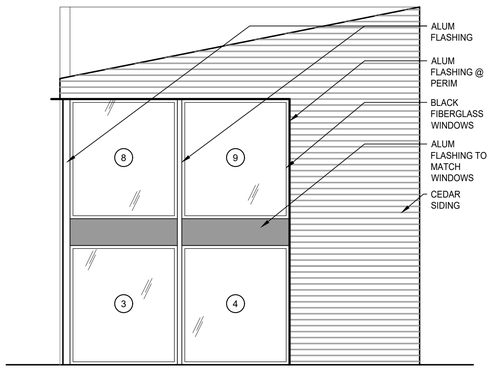
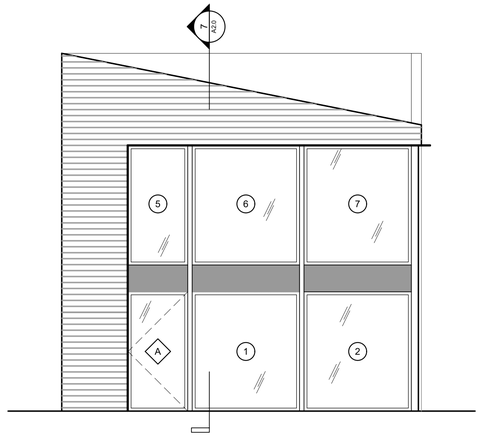
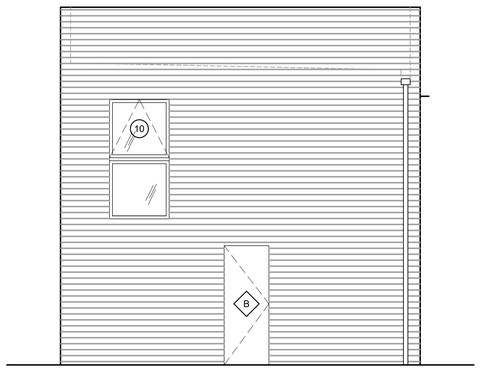


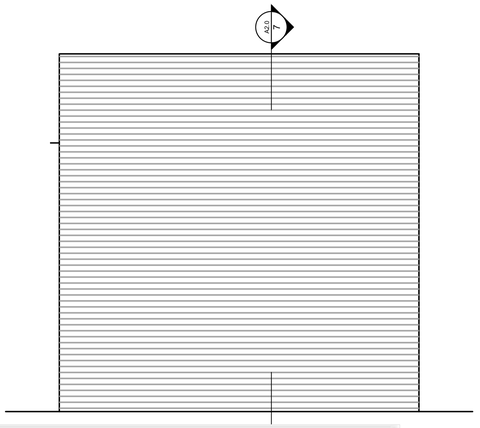
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



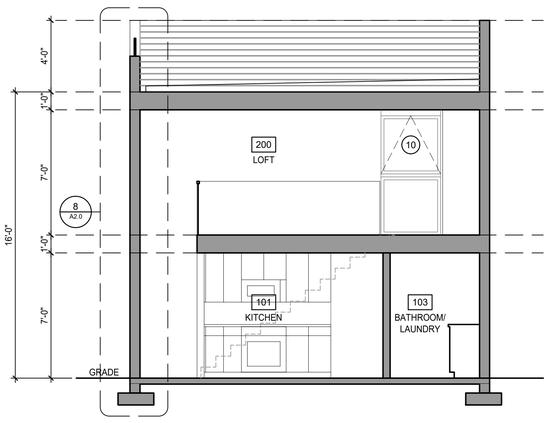
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



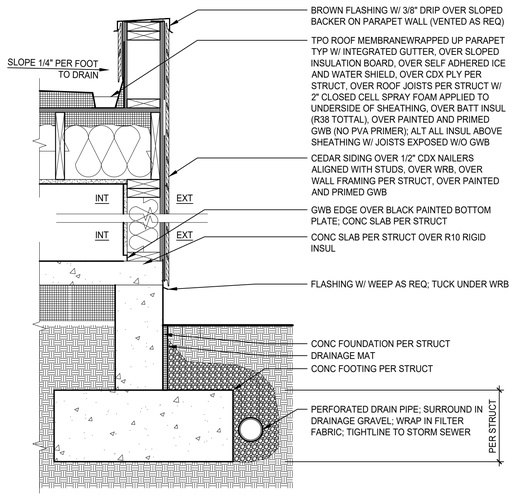
5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



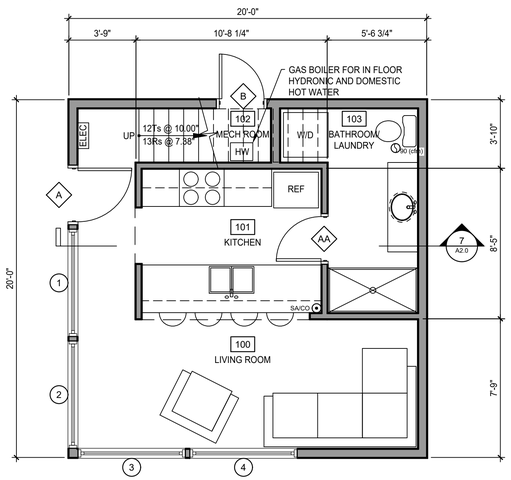
6 EAST ELEVATION
SCALE: 1/4" = 1'-0"



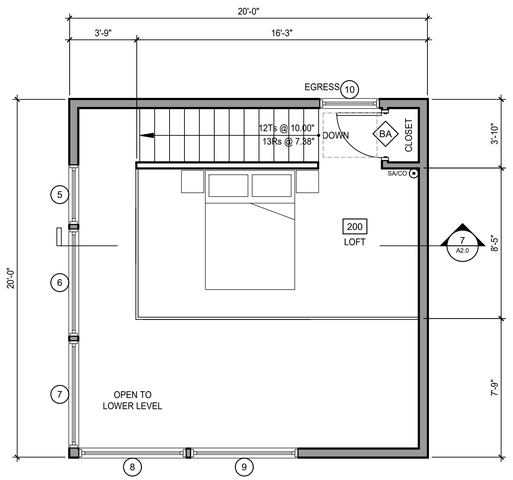
7 BUILDING SECTION
SCALE: 1/4" = 1'-0"



8 WALL/FLOOR/ROOF DETAILS
SCALE: 1" = 1'-0"

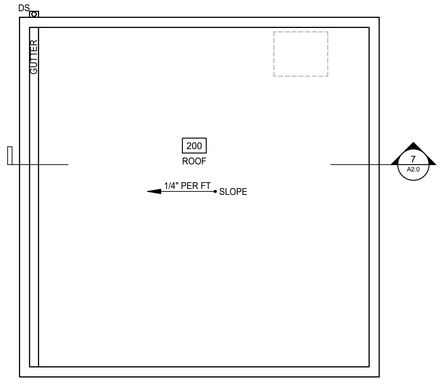


1 MAIN FLOOR PLAN (400 SF CONDITIONED)
SCALE: 1/4" = 1'-0"



2 LOFT FLOOR PLAN (400 SF CONDITIONED)
SCALE: 1/4" = 1'-0"

PLAN NORTH



9 ROOF PLAN
SCALE: 1/4" = 1'-0"

Project Description:
This 800SF DADU is a simple, low-cost, slab-on-grade “box” that is easy to construct and has nice proportions that compliment a residential neighborhood. The modern style with a corner of glass can either be oriented to engage with the main residence, or it can be set to face the view, maintain privacy, or capture a view. The main floor has an open great room concept with a private bathroom with laundry and mechanical storage below the stair. The upper level loft overlooks the main floor below and may be used as a bedroom or office. In certain circumstances, this DADU can be enlarged to maximize the allowable footprint, and it is also possible to setup for rooftop access.

Project Narrative:
Using concrete slab on grade construction, radiant heating, simple shape, simple materials, and a common flat roof membrane, this DADU is very low on cost and works with the familiar practices of Seattle laborers. The simplicity of design, paired with efficient use of materials with minimal waste and a continuous wrap of insulation with efficient radiant heating enable it to meet BuiltGreen standards. Using a liquid applied weather barrier with a rain screen siding and spray foam insulation enables this simple 1-room space to be very energy efficient and easy to heat since all of the heat can be efficiently trapped within the thermal envelope. The simple rectangular form of the house may be clad in any siding material to respond to the architectural style of any neighborhood, and the use of indigenous cedar, as shown, allows this project to be an architectural gem in contrast to the unsightly modern boxes that are all too common. The simplicity of this design solution is very flexible, cost effective, and easy to construct.

Construction Cost Estimate:
$160,000 or more (excluding site work and foundations). Quality of windows and materials can affect cost.

Mechanical Systems:
To save space and simplify foundations and excavation, the building can be heated with an energy efficient boiler (about this size of a large shoebox) via hydronic radiant piping within the concrete slab or wall/ceiling panels. The boiler is also an instant hot water heater for the sink and shower. Alternatively, infrared electronic radiant ceiling panels can be installed for only a few hundred dollars each. Radiant heating is the most efficient method of space heating.

Price for Plan:
$1000.00 (hourly rate for further work ranges from $75 - $185 depending on skill level of staff)

structural engineering available upon request

JOSH
ARTISAN + ARCHITECT
206 708 9933 JoshArch.COM

NOT APPROVED FOR CONSTRUCTION

DESIGN SJB
DRAWN RDB
CHECKED SJB
DATE [2019-1230 DESIGN]

DADU2

PERMIT SET 1

MAIN FLOOR PLAN

A2.0