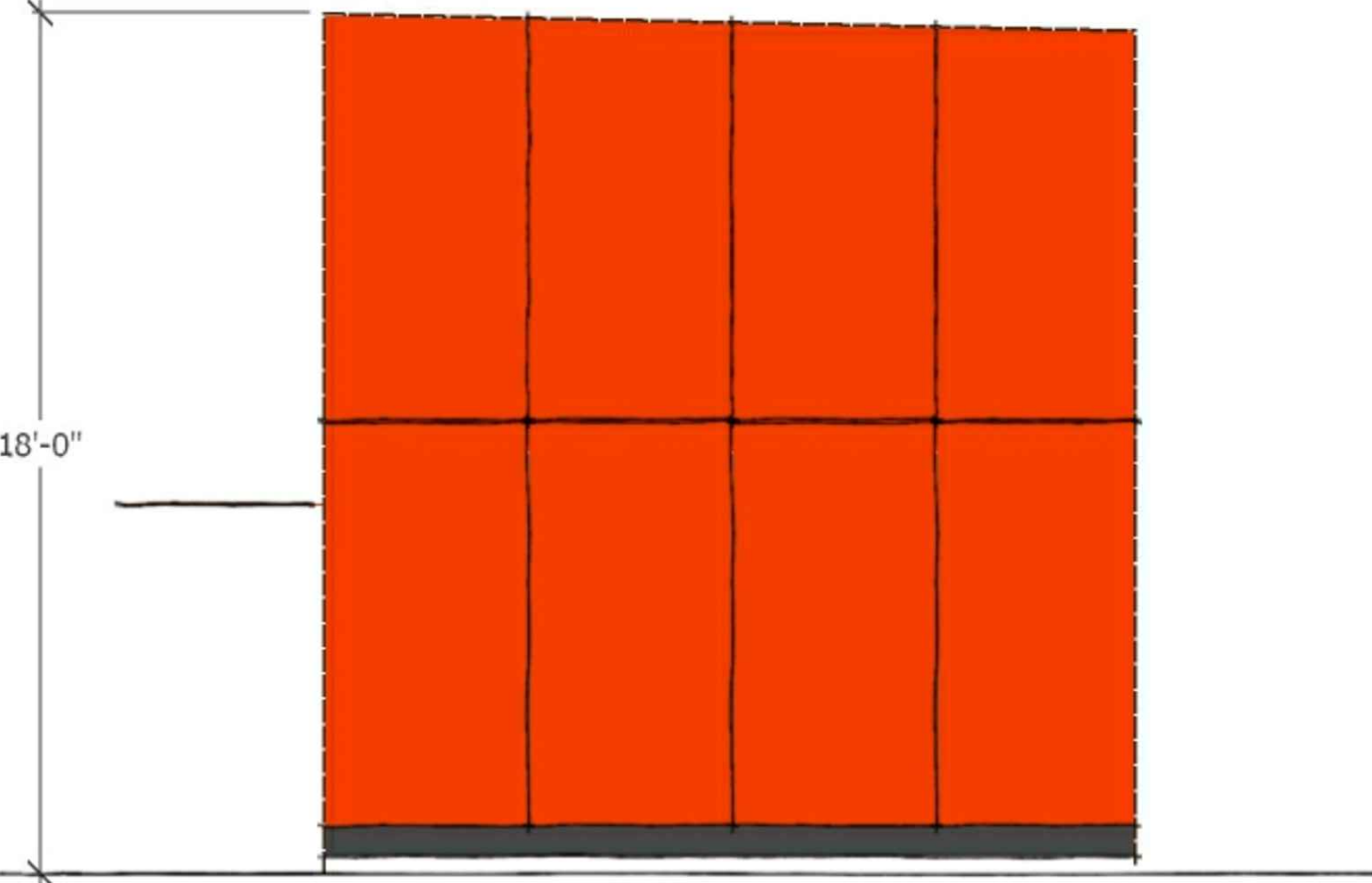


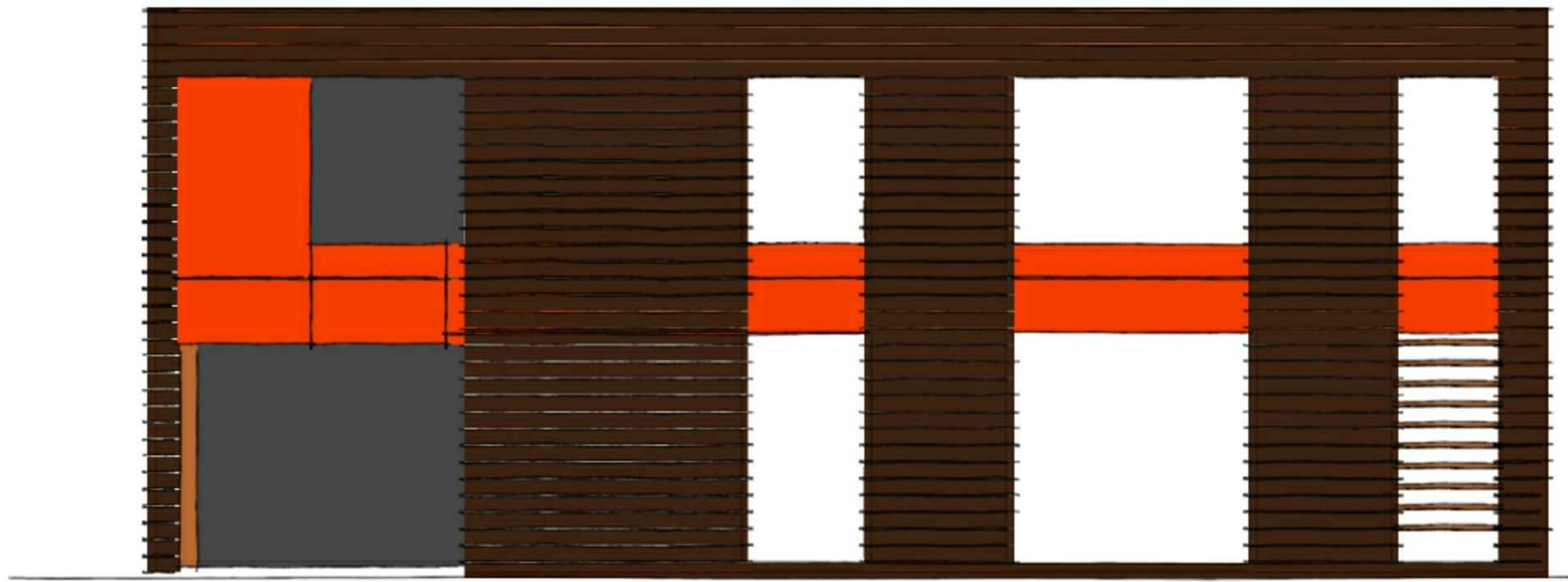
3 SOUTH ELEVATION

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



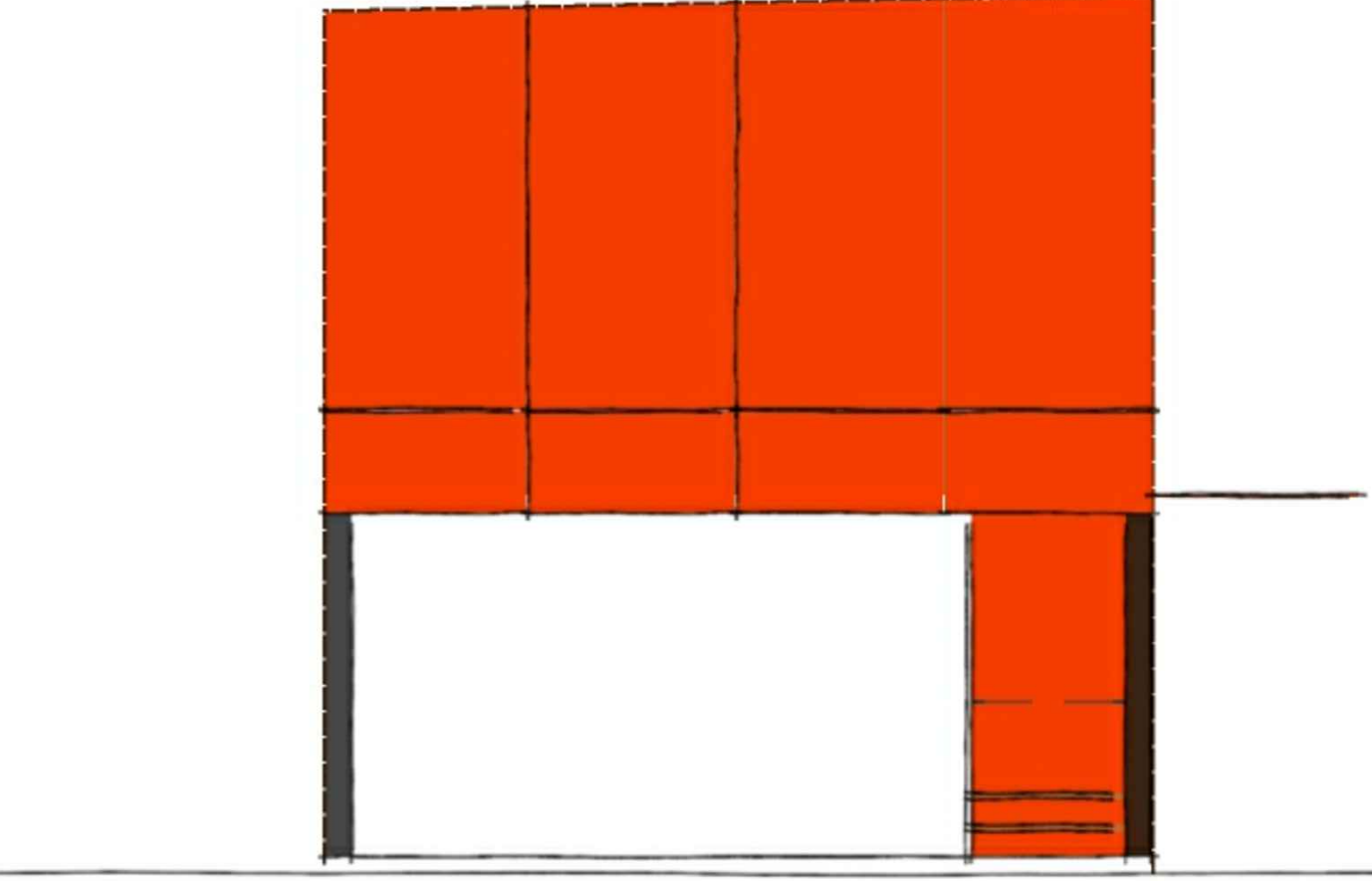
4 WEST ELEVATION

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



5 NORTH ELEVATION

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



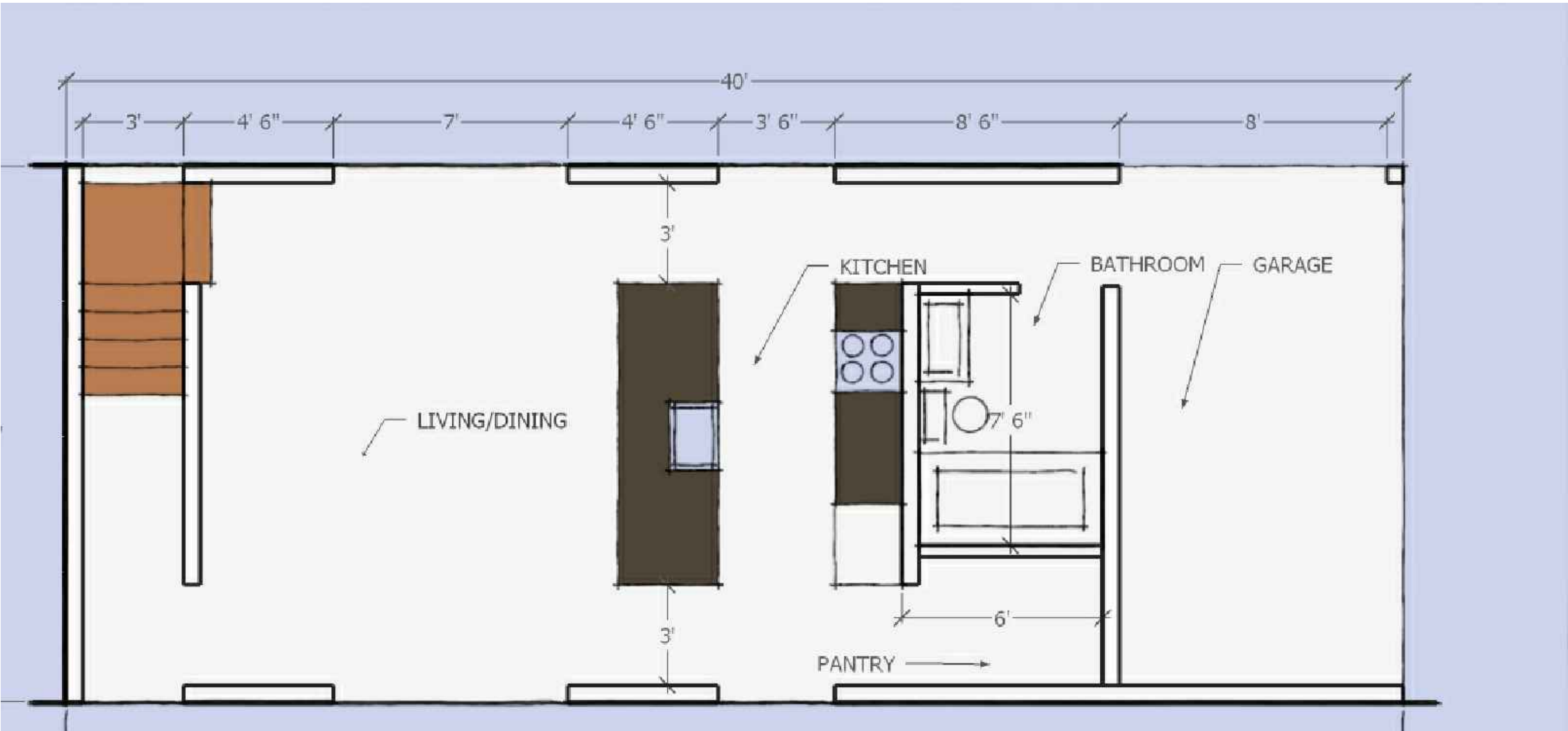
6 EAST ELEVATION

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



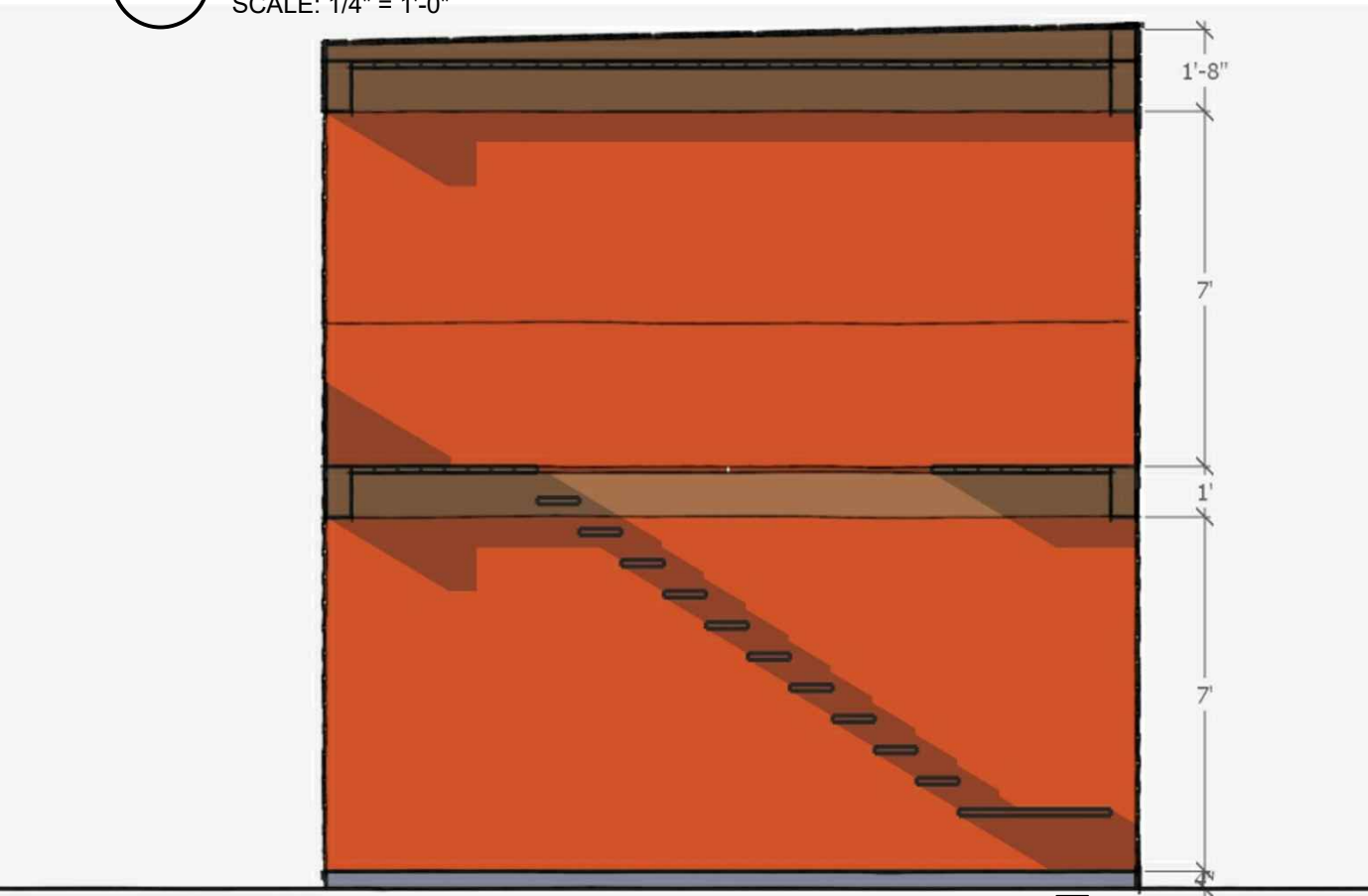
2 UPPER FLOOR PLAN (640 SF CONDITIONED)

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



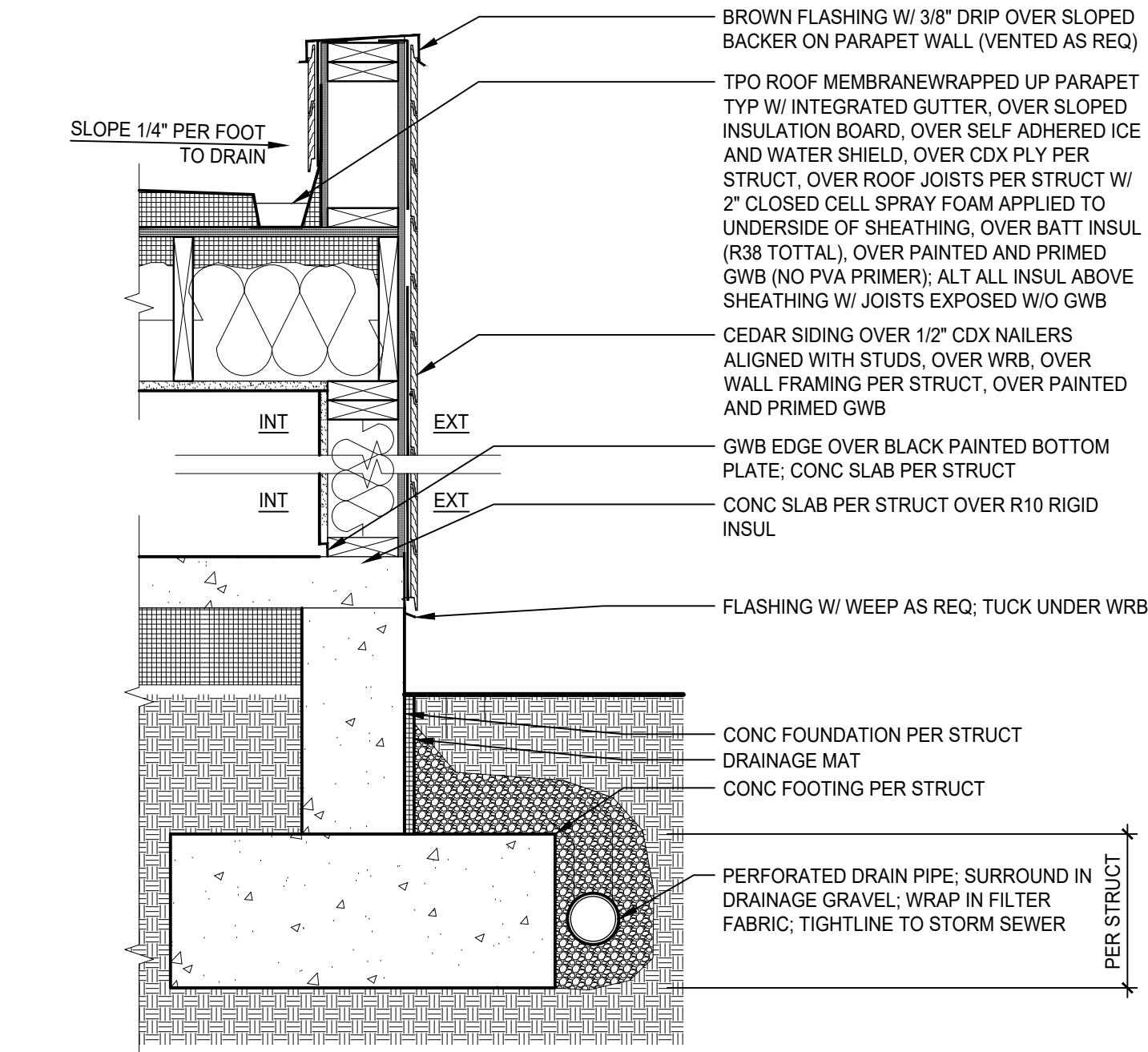
1 MAIN FLOOR PLAN (640 SF CONDITIONED)

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



7 BUILDING SECTION

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



8 WALL/FLOOR/ROOF DETAILS

SCALE: 1" = 1'-0"

**Project Description:**  
This 1000SF DADU is a simple, low-cost, slab-on-grade, family friendly "box" that is easy to construct and has nice proportions that compliment a residential neighborhood. The modern style with walls of glass in the great room can either be oriented to engage with the main residence, or it can be arranged to face the view, maintain privacy, or capture a view. Alternately, the glass can be reduced to offer more privacy and save cost. The main floor has a garage, private bathroom, laundry, pantry with mechanical area, and a great room that is open to the upper floor. The upper level includes 3 bedrooms and bathroom with an optional den that is open to the main level.

**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 rigid foam insulation enables this simple structure 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 with accent materials, as shown, allows this building 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. The exposed beams and tongue and groove ceiling/flooring are easy to build and aesthetically pleasing. Because the floor and roof structure are also the finish materials, additional floor materials and drywall do not need added. This honest style of architecture is attractive since the structure is exposed to offer visual interest as well as cost-savings.

**Construction Cost Estimate:**  
\$200,000 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

NOT APPROVED  
FOR  
CONSTRUCTION

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

DADU4

PERMIT SET 1

MAIN FLOOR PLAN

A2.0