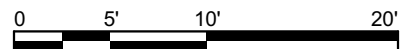


SITE PLAN

SCALE: 1" = 10'



PROJECT DESCRIPTION

This handsome family friendly 2 bedroom, two story, 1.5 bath DADU has a relatively small footprint and includes a kitchen/dining/living Great Room, with a space enhancing vaulted ceiling, along with lots of windows and a Juliette Balcony that creates a strong inside-outside connection. The DADU is a contemporary take on a traditional style that fits in and enhances all Seattle neighborhoods. The bedrooms are on the lower level because of this sloping lot and so that the 2nd level living areas can take best advantage of potential views. It is on an alley and fenced off from the main residence in a way that creates a small private exterior space plus it is designed so that there can fit an adjacent parking space on a narrow lot. The footprint is easily expandable on both floors and the floor plan can be flipped, so that the living space is on the lower level, where appropriate.



The vaulted ceilings in the great room make the small space feel large.



South orientation for passive solar gain.



Traditional trim elements help the DADU to blend into the existing fabric of the neighborhood.

PROJECT NARRATIVE

- Cost: the 800 s.f. construction cost \$250K total, including all site work and utilities. Potential cost saving options include: trussed roof cathedral ceiling; attic trusses to decrease cost and provide storage; pre-fabrication and modular options; SIPS panel construction on walls and roofs.
- Green building: Exterior foundation insulation, FSC certified wood products, including framing, trim, cabinetry; heat pump/ ductless mini-split heating/cooling; fiber cement siding; rain barrels; non VOC paints; engineered joists; advanced framing; passive solar and south facing glazing; super-insulation options (exterior walls; roof assembly).
- Privacy: the DADU is screened from the house with an attractive fence, which creates private outdoor space for both the DADU and the homeowner; it is screened from the alley with limited window area; it is screened from the neighbors by it's location in the setback relative to the neighbor, and by newly planted bamboo on the opposite side; however, it is open to the view where appropriate, utilizing a Juliette balcony for views and solar gain.
- Contextually responsive: the contemporized version of a traditional gable structure fits well into older neighborhoods. Details such as lap siding, trim details and roof brackets blend in with the surrounding architecture of the neighborhood.
- Constructability: the design is simple and allows for various construction options: standard platform construction or modular. This particular adaptation utilizes standard construction means and methods, recognizable to all trades.



DADU entry and south facing Juliette balcony.



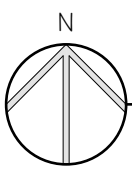
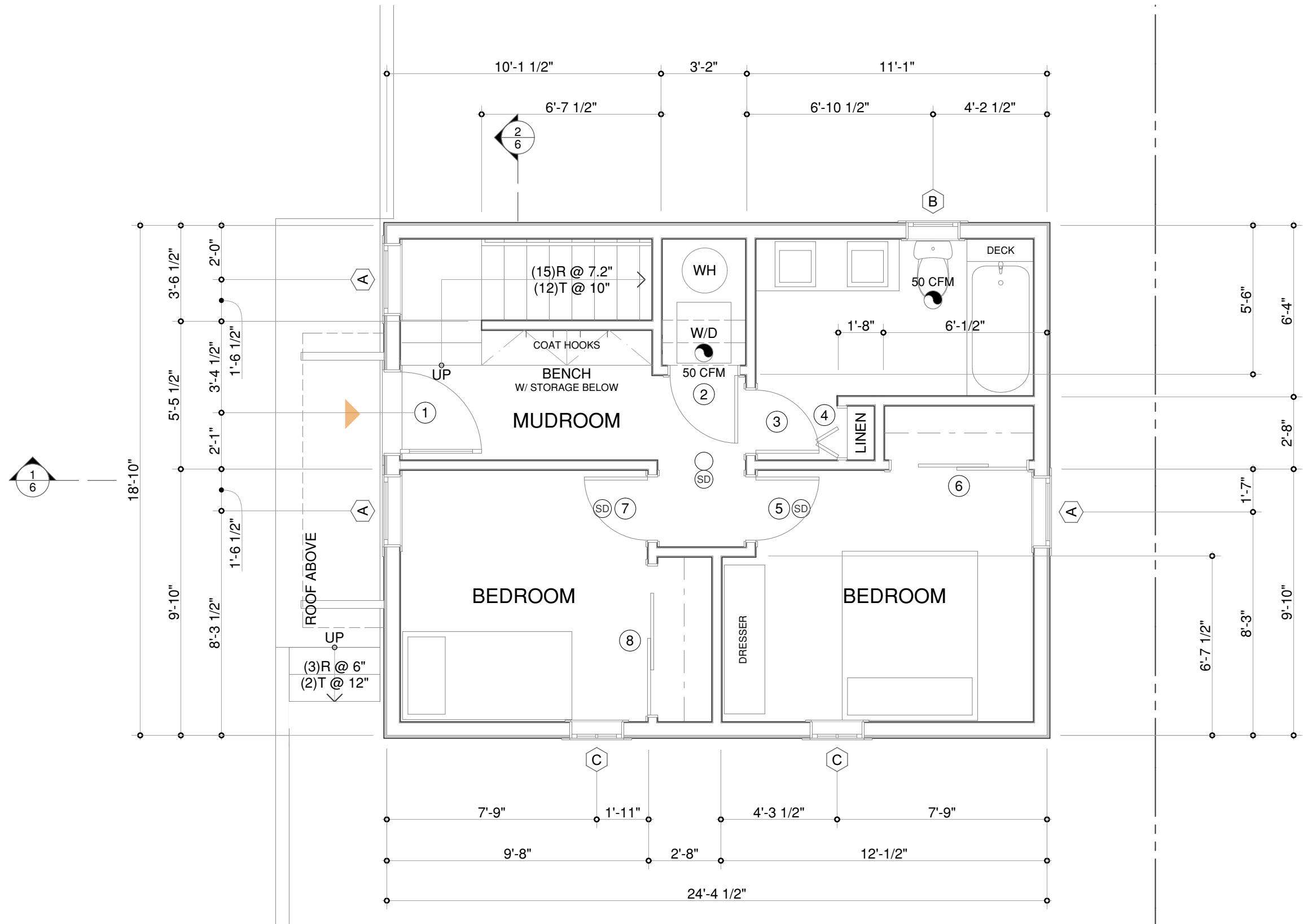
Kitchen / Living "Great Room"



Upper floor kitchen with stairs to lower entry.

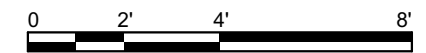


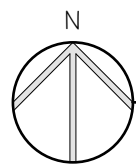
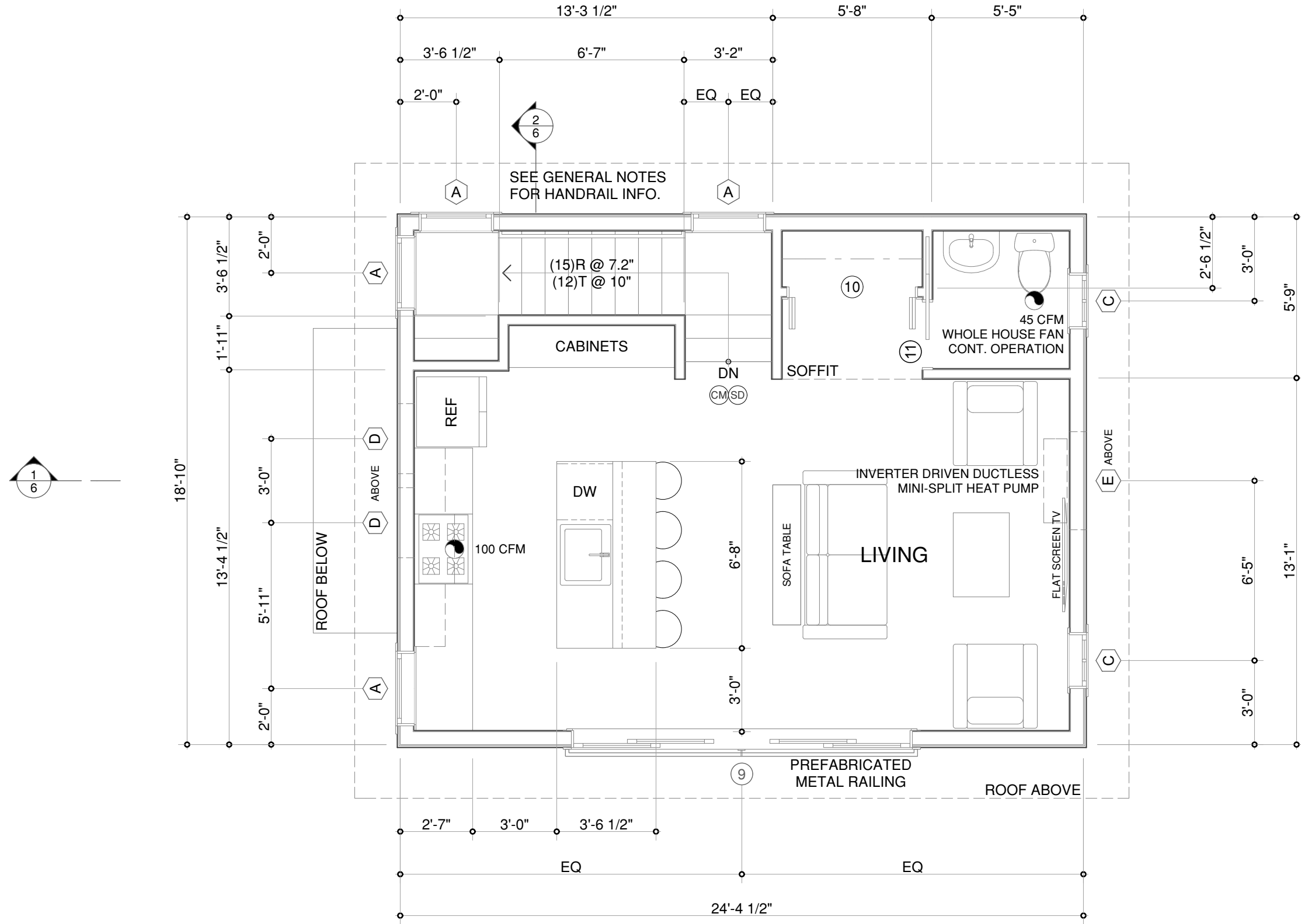
Entry area / mudroom with bedrooms beyond.



LOWER FLOOR PLAN

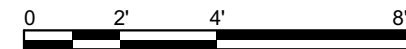
SCALE: 1/4" = 1'-0"

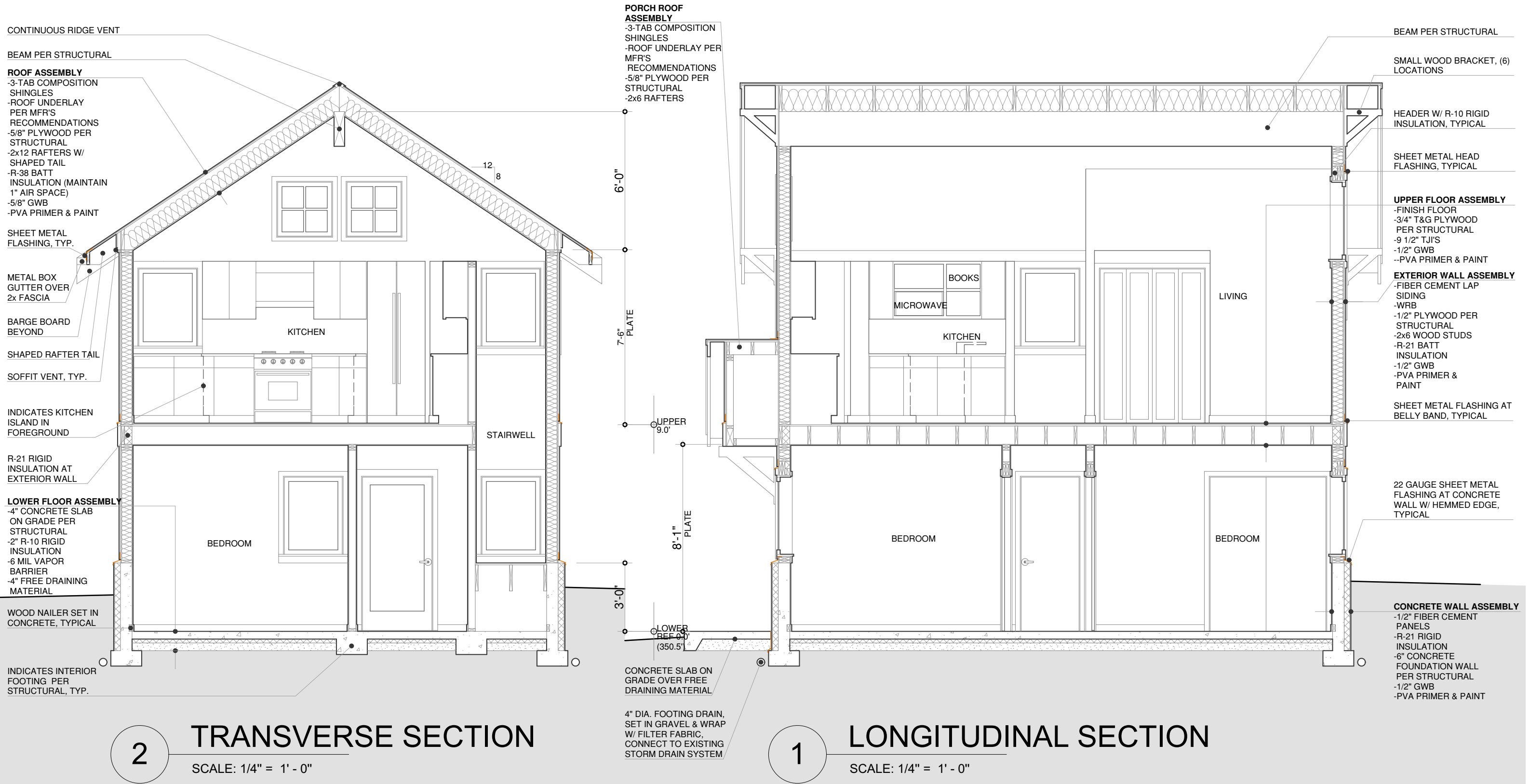




UPPER FLOOR PLAN

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



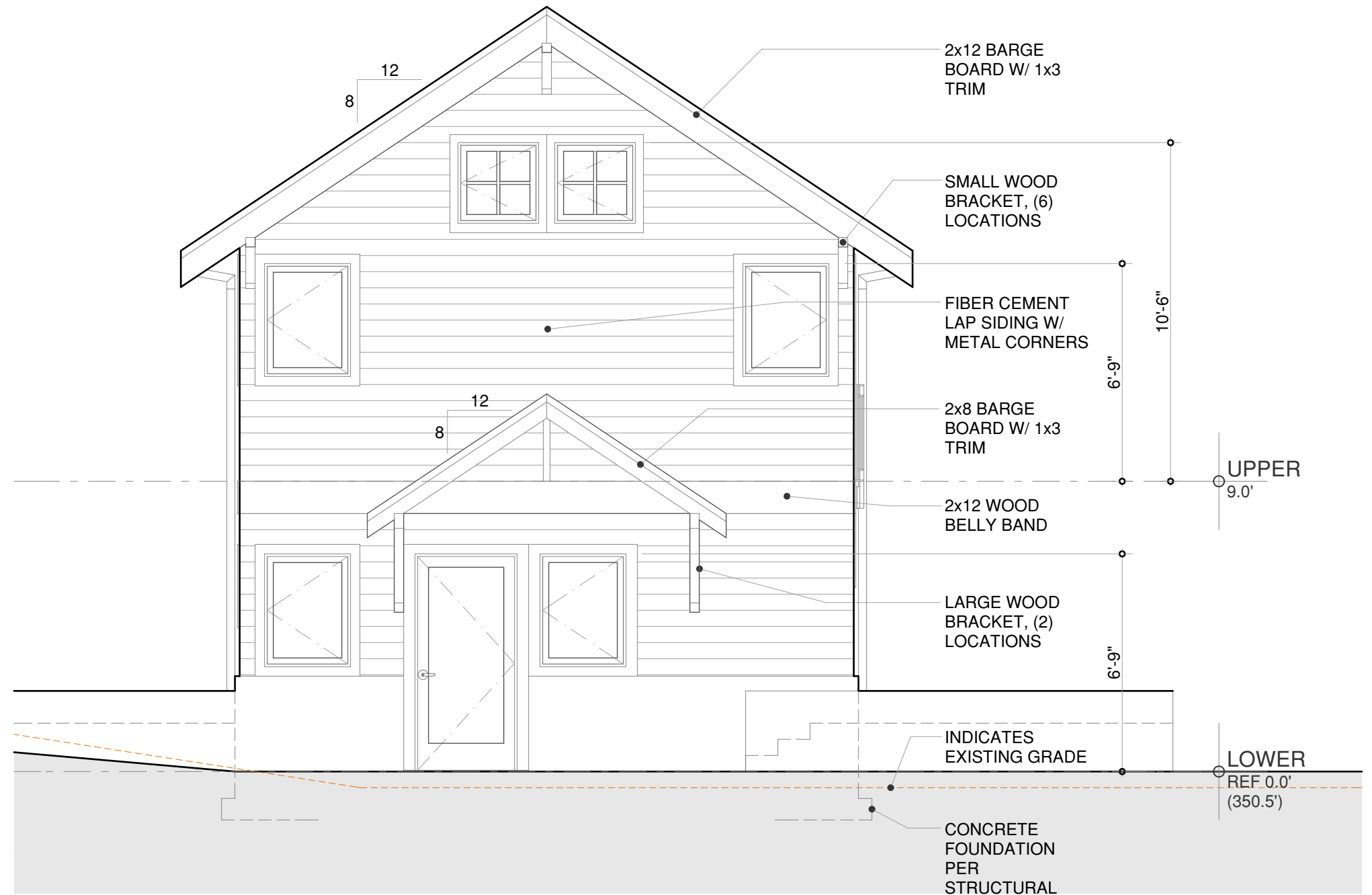




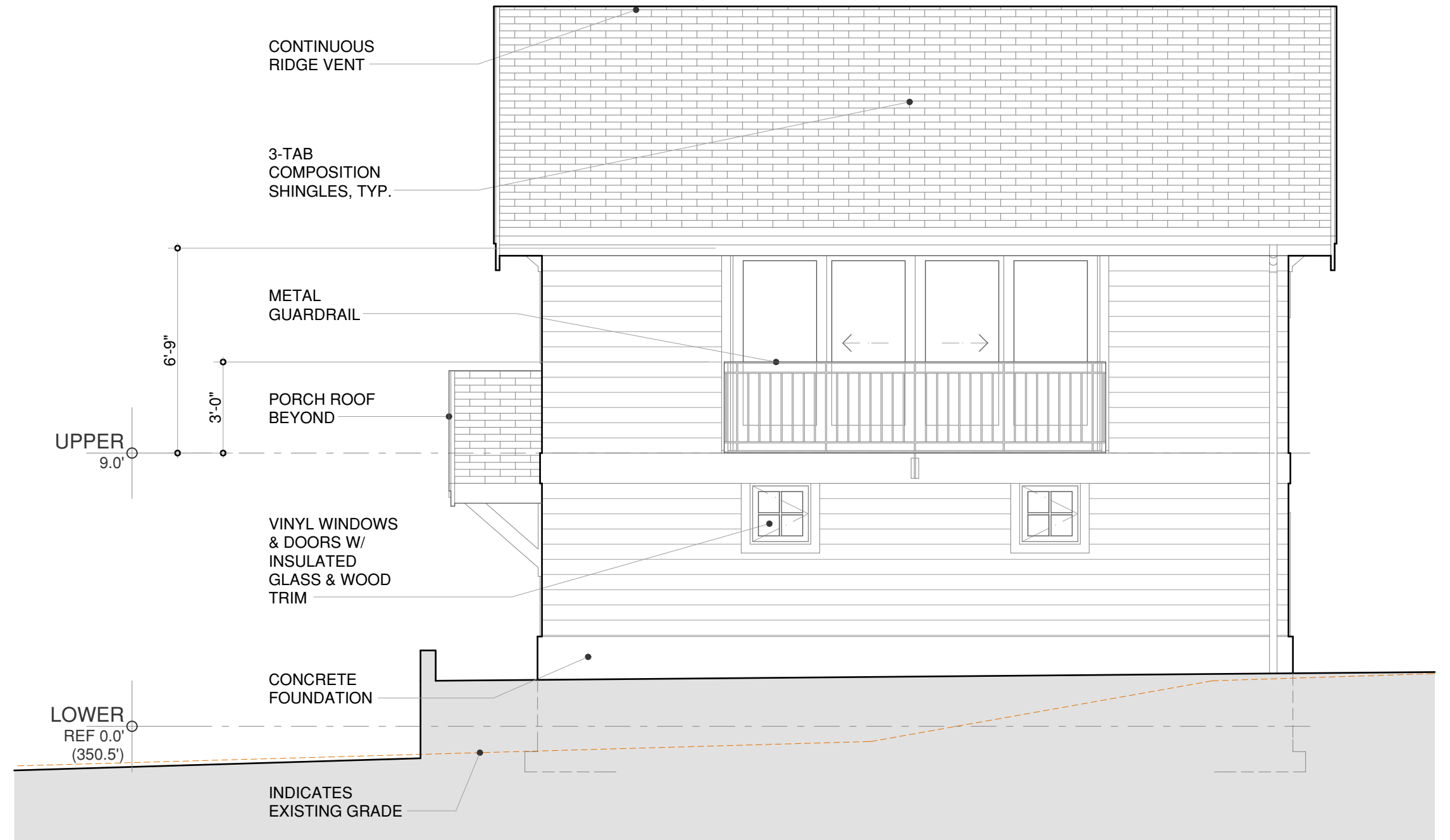
Study image



Study image



1 WEST ELEVATION (VIEW FROM MAIN HOUSE)
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'

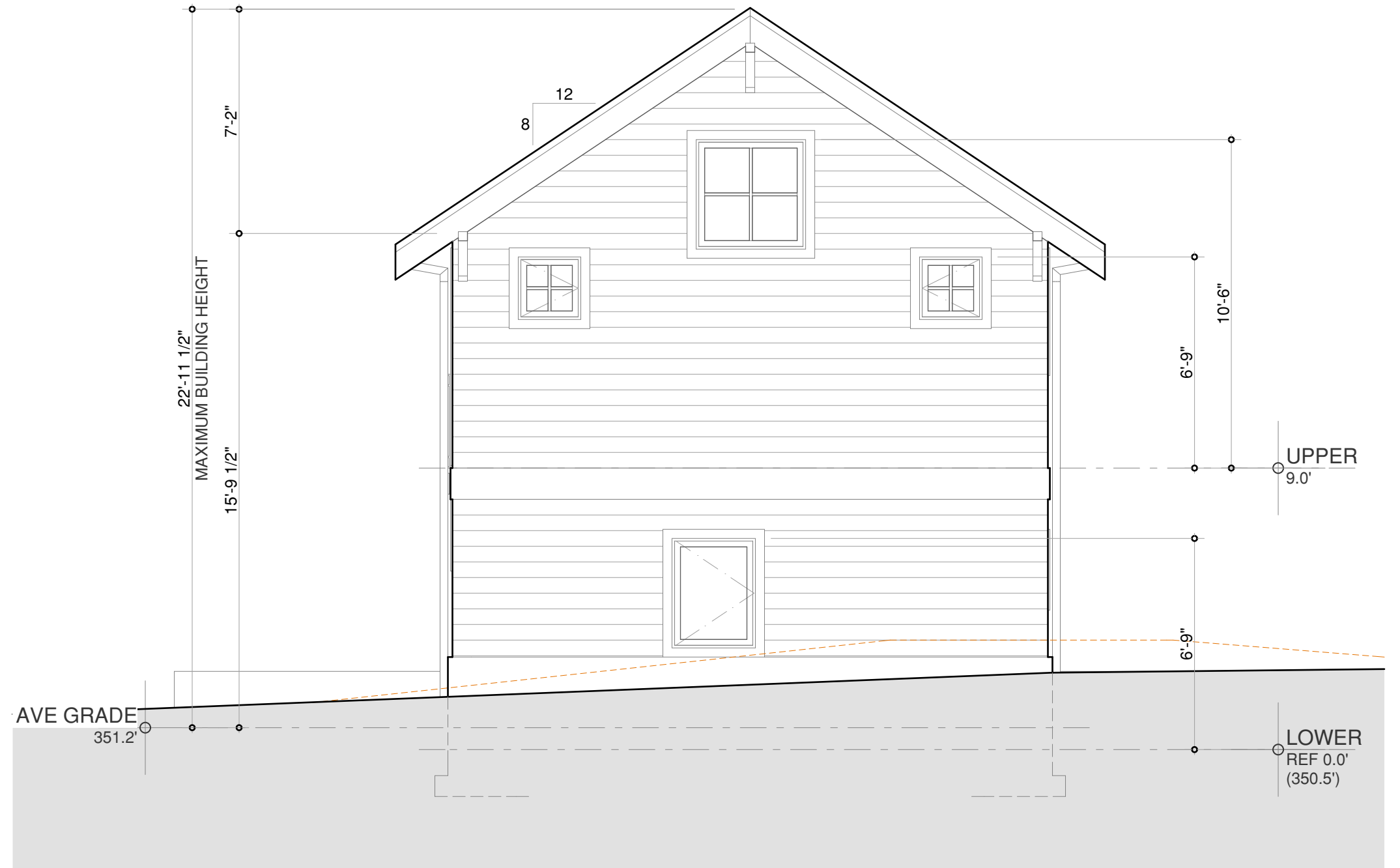


2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

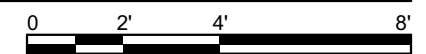


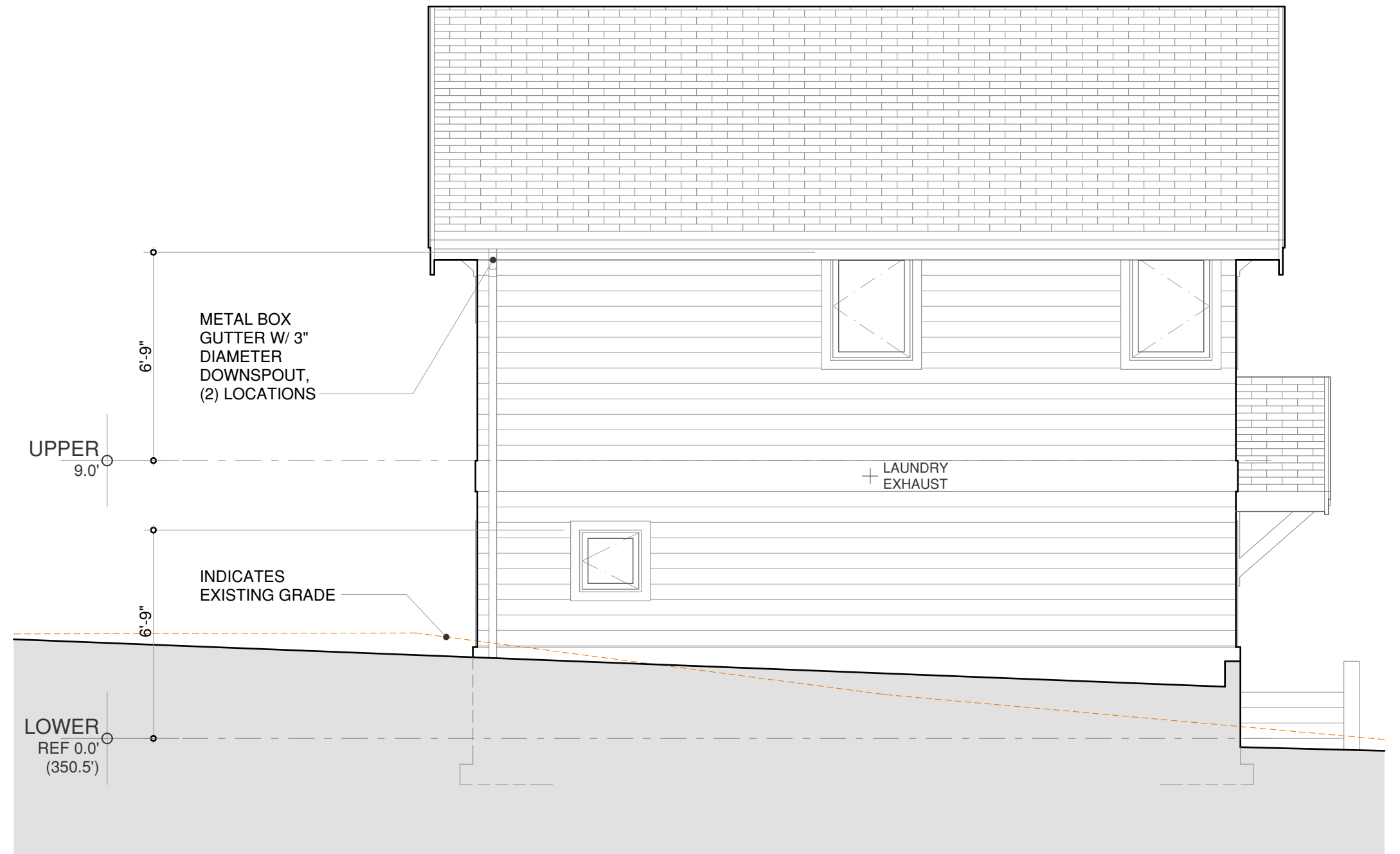


Study image



3 EAST ELEVATION (ALLEY)
 SCALE: 1/4" = 1'-0"





4 NORTH ELEVATION

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

