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PROJECT DESCRIPTION: Proposed 2-story DADU, including 619 sf of living space on the 1st floor and 364 sf on the 2nd floor. The main floor has an entry (which can be optional if site restrictions are present), open kitchen, living room with high ceilings, and a bedroom with 1 bath, as well as a laundry area. The upstairs contains 2 bedrooms and 1 bathroom with a versatile landing space. While this design has a relatively big footprint, it's compact and efficient design allows to have 3 bedrooms, 2 bathrooms with living spaces in less than 1000sf which is ideal for a typical family.

EST. CONSTR. COST: (based on actual estimate for a flat site):
 350,000 hard construction cost + fees and taxes

PRICE FOR PLAN: \$1000, hourly rate for further work is \$150/hr

NARRATIVE: We're a small architecture and design firm founded in 2004 by Alexandra Immel who moved to Seattle from London 20 years ago and over the years built up her firm residing in Ballard. Our highest aim in providing design solutions for our clients, is balancing our vision for unique, timeless, quality design within the given budget constraints, all along caring for our environment. We are a women owned company with almost all women employees. This proposed family DADU design meets the challenge of providing the following:

- **Low Cost** - family living in less than 1000 sf with a 619 sf footprint with 3 bedrooms is compact and affordable. Choosing efficient insulation and mechanical system ensures low maintenance cost thruout the lifetime of the building.
- **Green building & design** - high insulation value in floor, walls & ceiling - environmentally conscious materials proposed throughout - low grading impact on variety of lots - thoughtful drainage design w/ rain garden - rooftop deck with green roof
- **Privacy** - The design is easy to flip to fit into any environment to allow views where its desired and privacy where it's not. Lot's of opportunity to change window sizes to customize to site conditions while allowing natural light in.
- **Context** - modern or traditional design for either blending in or standing out from environment.
- **Constructability**: Easy to build structure with typical floor and roof assemblies
- **Architectural variety**: The proposed design can be easily altered into a 2 bedroom+loft design, the entry can be optional if the site is smaller, the living room can have full 2 story ceiling. An optional garage connection is also possible next to the entry area.
- **Broad applicability**: While this is a bigger footprint DADU, its compact design provides great options and an affordable solution for family living in the city.

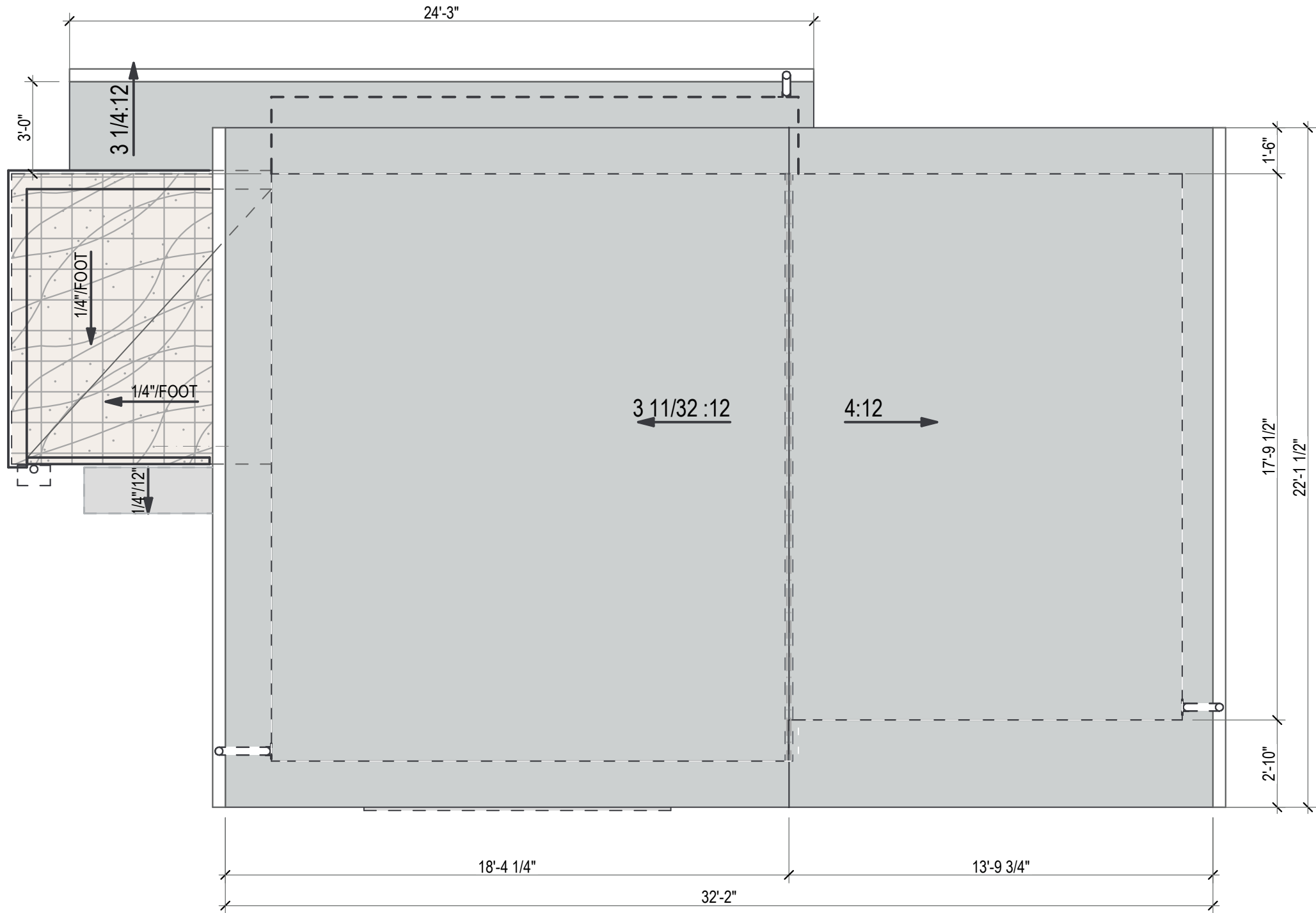


FAMILY FRIENDLY DADU PROPOSAL

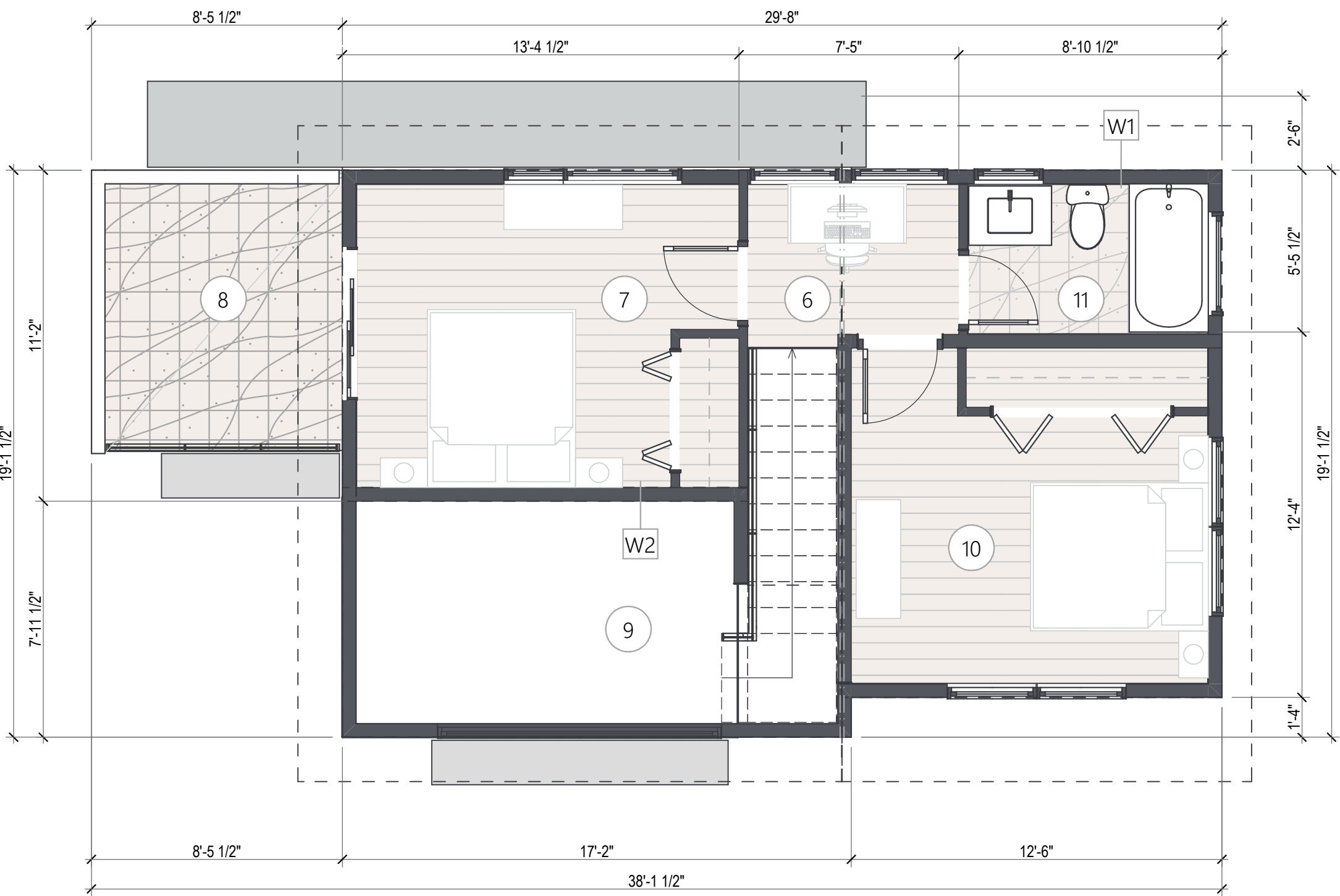
Design Development

Cover Sheet

DATE: 2/16/2020
 SHEET REFERENCE:
DD-1



3 ROOF 1/4" = 1'-0"



2 SECOND FLOOR 1/4" = 1'-0"

WALL ASSEMBLIES

W1 TYPICAL EXTERIOR WALL
Siding per elevation
Vaproshield
Plywood sheathing per structural
2x6 studs per 16" o.c. typ.
R-21 batt insulation
Certainteed membrain
PTD 1/2" GWB

W2 TYPICAL INTERIOR WALL
PTD 1/2" GWB
R-21 batt insulation per plan
2x6 or 2x4 wall per plan
PTD 1/2" GWB

DADU AREA CALCULATION

FIRST FLOOR: 619 sf
SECOND FLOOR: 364 sf
TOTAL: 983 sf

MECHANICAL SYSTEMS:

HEATING AND COOLING:
Heat pump with mini split units
Optional: Heated floor on first floors, heat pump
with mini split units on second floor

HOT WATER:
Direct vent electric hot water heater

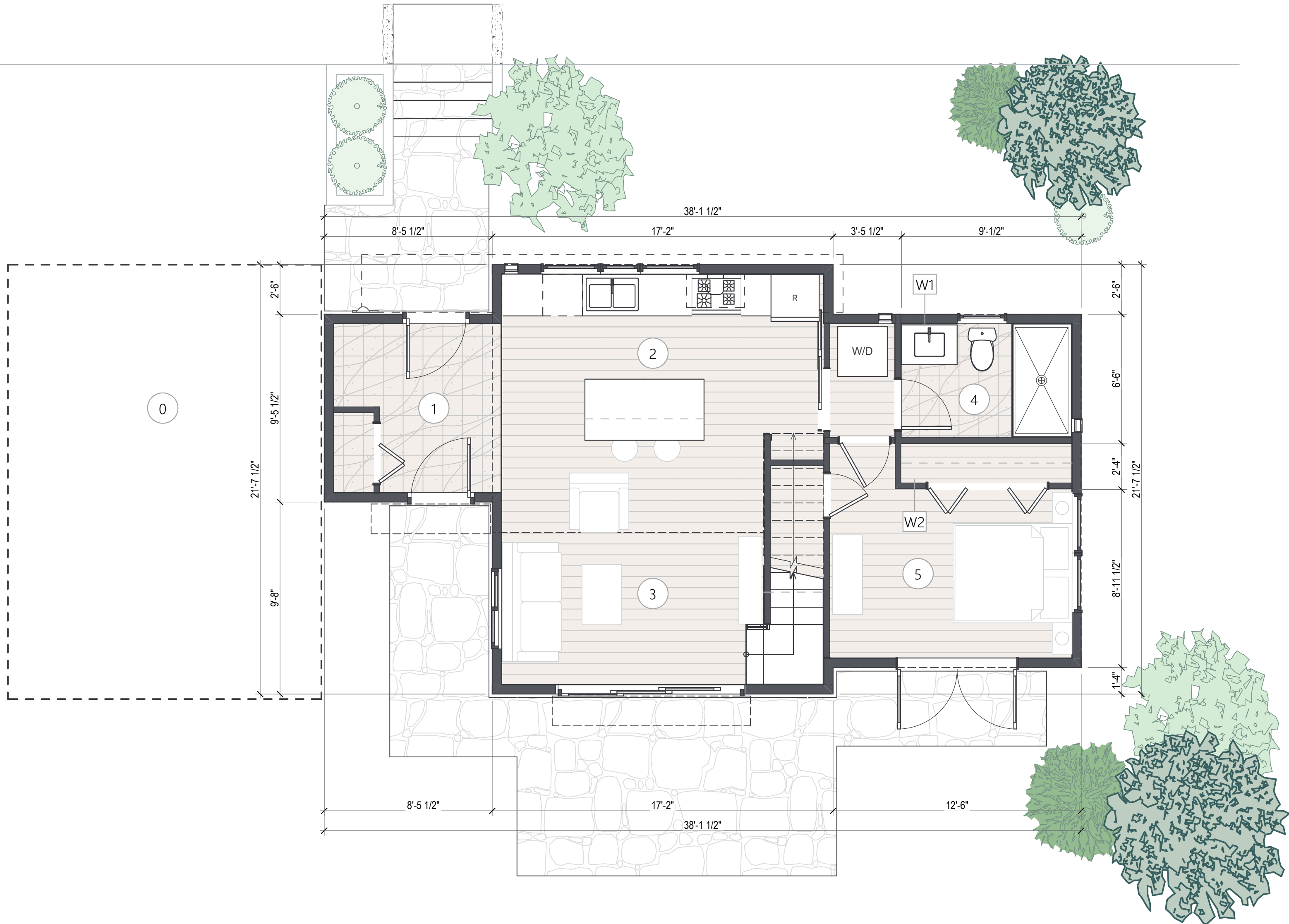
COST ESTIMATE:
(based on actual estimate for a flat site):
350,000 hard construction cost + fees and taxes

ROOM SIZES

Note: room sizes are rounded up
FIRST FLOOR

| | | |
|--------------------|-----------------|--------|
| 0 Potential garage | | |
| 1 Entry | 8'-3" x 8'-6" | 70 sf |
| 2 Kitchen | 8'-6" x 16'-0" | 136 sf |
| 3 Living | 12'-3" x 13'-3" | 162 sf |
| 4 Bath #1 | 8'-6" x 5'-9" | 99 sf |
| 5 Bedroom #1 | 12'-6" x 10'-9" | 134 sf |

| | | |
|----------------|-----------------|--------|
| SECOND FLOOR | | |
| 6 Hall | 7'-0" x 5'-0" | 35 sf |
| 7 Bedroom #2 | 13'-0" x 10'-3" | 133 sf |
| 8 Rooftop deck | 7'-9" x 9'-0" | 70 sf |
| 9 Open below | 7'-9" x 12'-9" | 99 sf |
| 10 Bedroom #3 | 11'-3" x 12'-0" | 135 sf |
| 11 Bath #2 | 8'-0" x 5'-0" | 40 sf |



1 FIRST FLOOR 1/4" = 1'-0"



FAMILY FRIENDLY DADU PROPOSAL

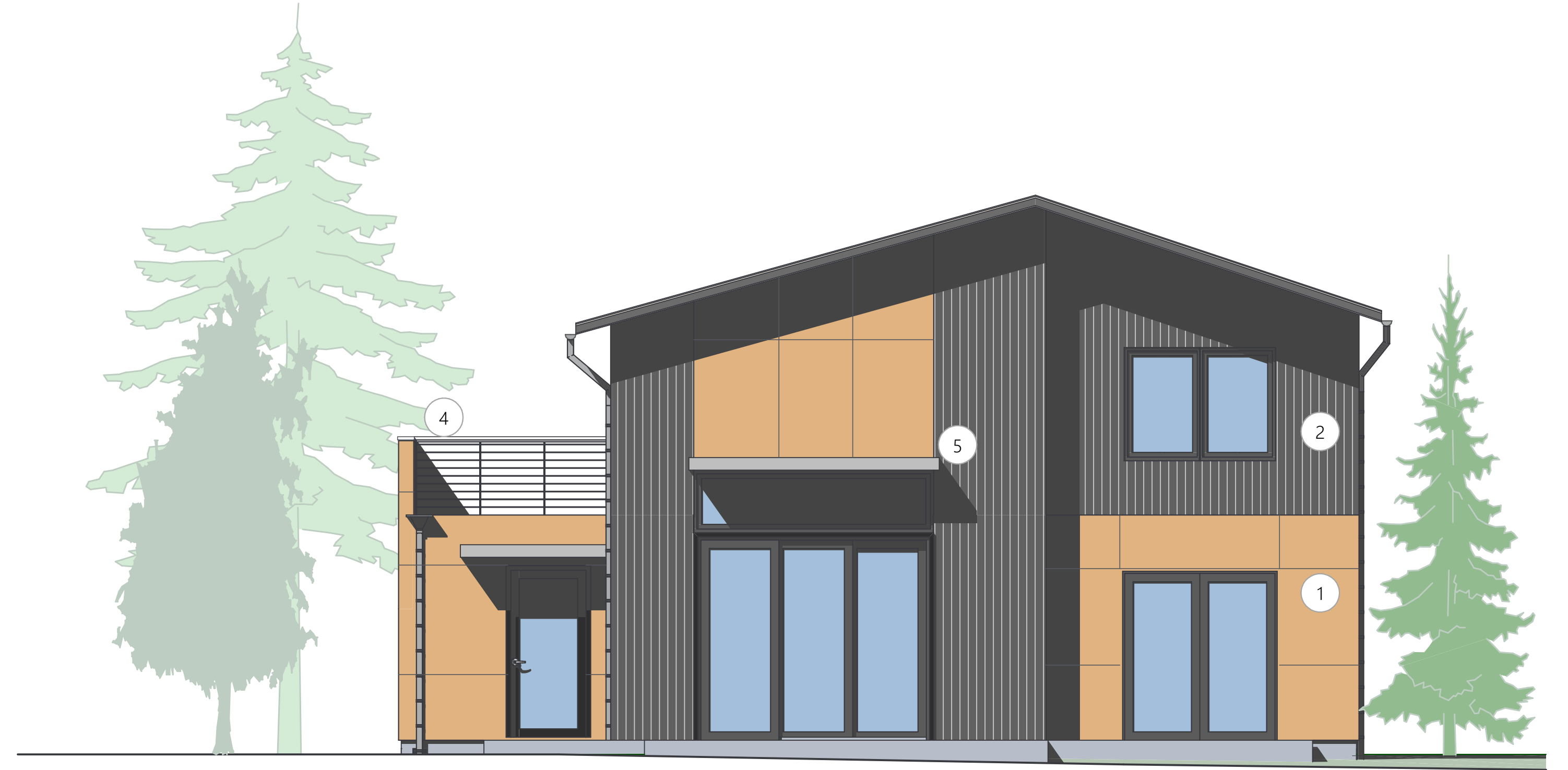
Design Development

Floor plans

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DD-2



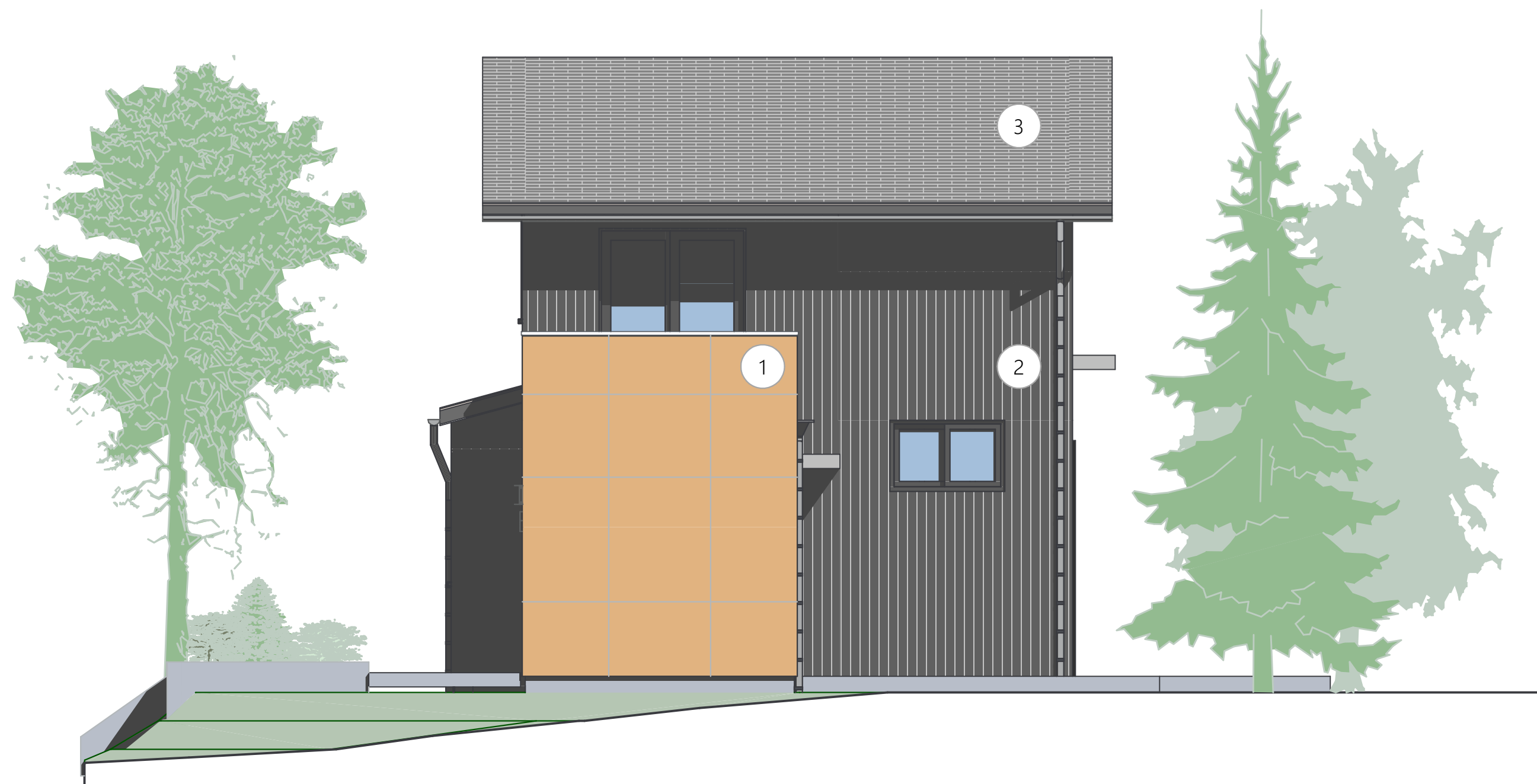
3 EAST ELEVATION 1/4" = 1'-0"



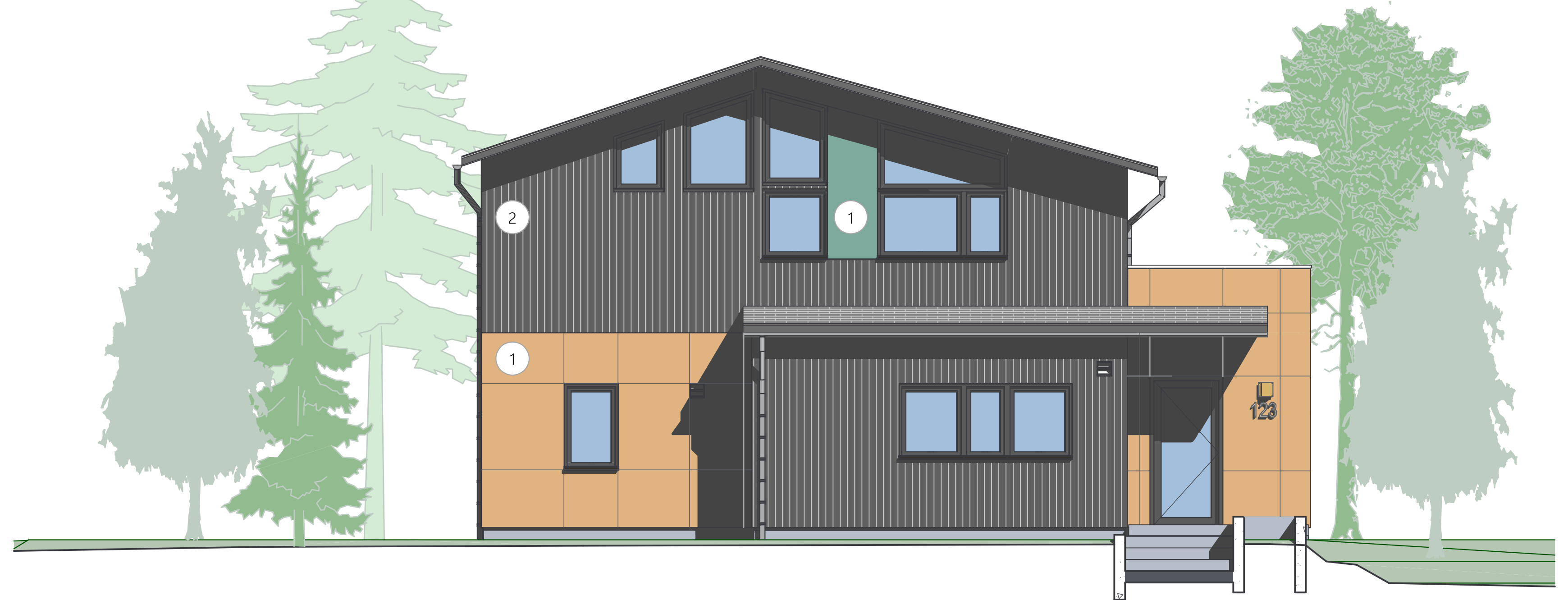
2 SOUTH ELEVATION 1/4" = 1'-0"

MATERIALS

- 1 Hardie-panel siding, painted
- 2 Vertical siding, painted
- 3 Asphalt roof shingles
- 4 Metal cable railing
- 5 Metal prefabricated awning



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



1 NORTH ELEVATION 1/4" = 1'-0"

FAMILY FRIENDLY DADU PROPOSAL

Design Development

Elevations

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DD-3



FLOOR ASSEMBLIES

F1 1ST FLOOR - SLAB ON GRADE

Flooring TBD.
Underlayment
Sealant
Concrete slab per structural
Vapor retarder
R-10 rigid insulation @ perimeter, if heated floor,
all slab to be insulated underneath
4" gravel
Compacted soil

F2 TYPICAL FLOOR ASSEMBLY

Finish flooring
Plywood subfloor per structural
Joists per structural
PTD 1/2" GWB

F3 FLOOR BELOW UNHEATED SPACE

Plywood subfloor per structural
R-49 insulation
Joists per structural
PTD 1/2" GWB

F4 FLOOR ASSEMBLY AT GREEN ROOF

Green roof per manufacturer
Liquid applied membrane on plywood sleepers @
1/2"/12"
Plywood subfloor per structural
Joists per structural
R-49 insulation
PTD 1/2" GWB

ROOF ASSEMBLIES

R1 VAULTED ROOF AT UNCONDITIONED SPACE

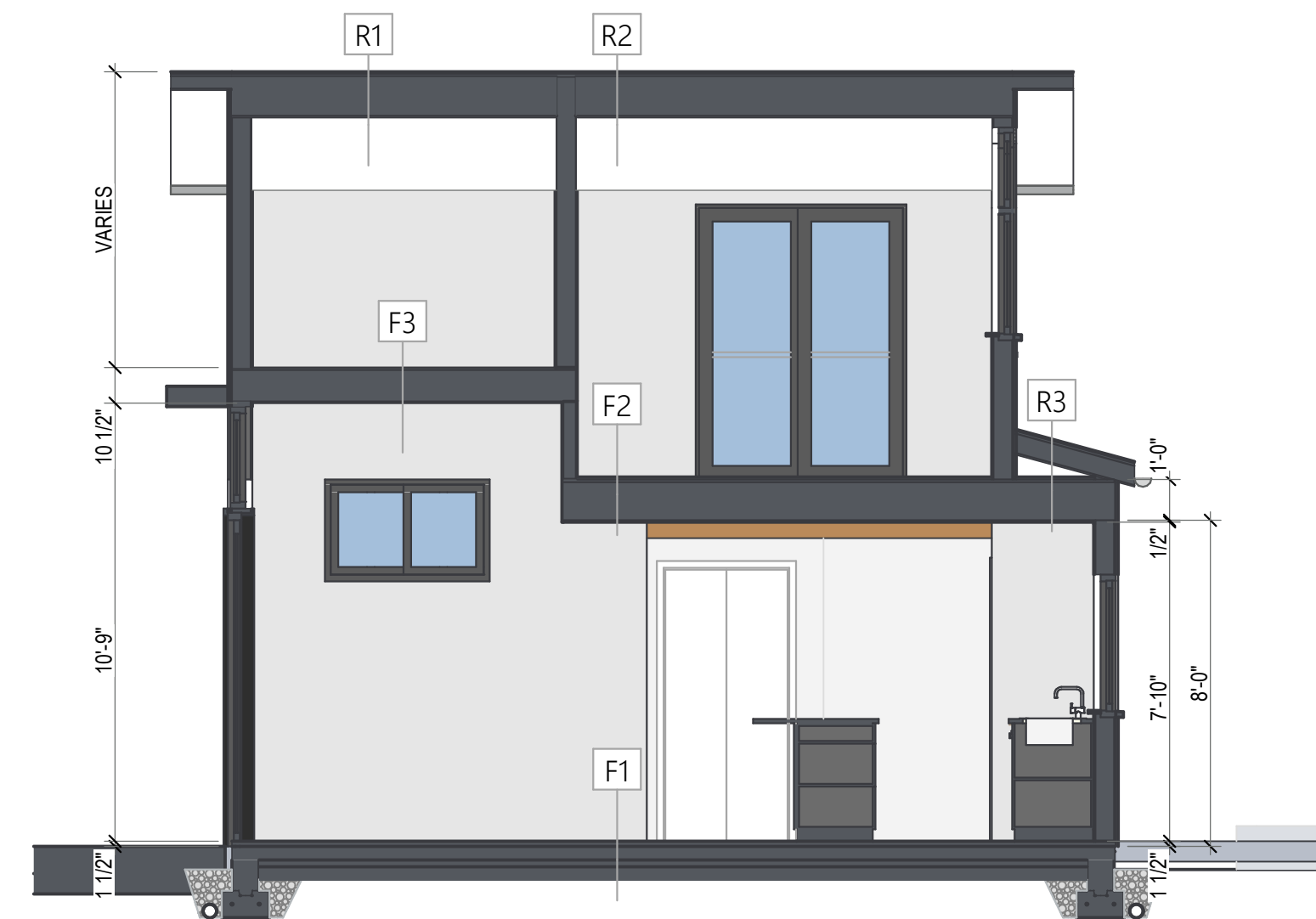
Asphalt shingle roofing
Felt underlayment
Plywood sheathing per structural
Joists per structural
PTD 1/2" GWB

R2 VAULTED ROOF AT CONDITIONED SPACE

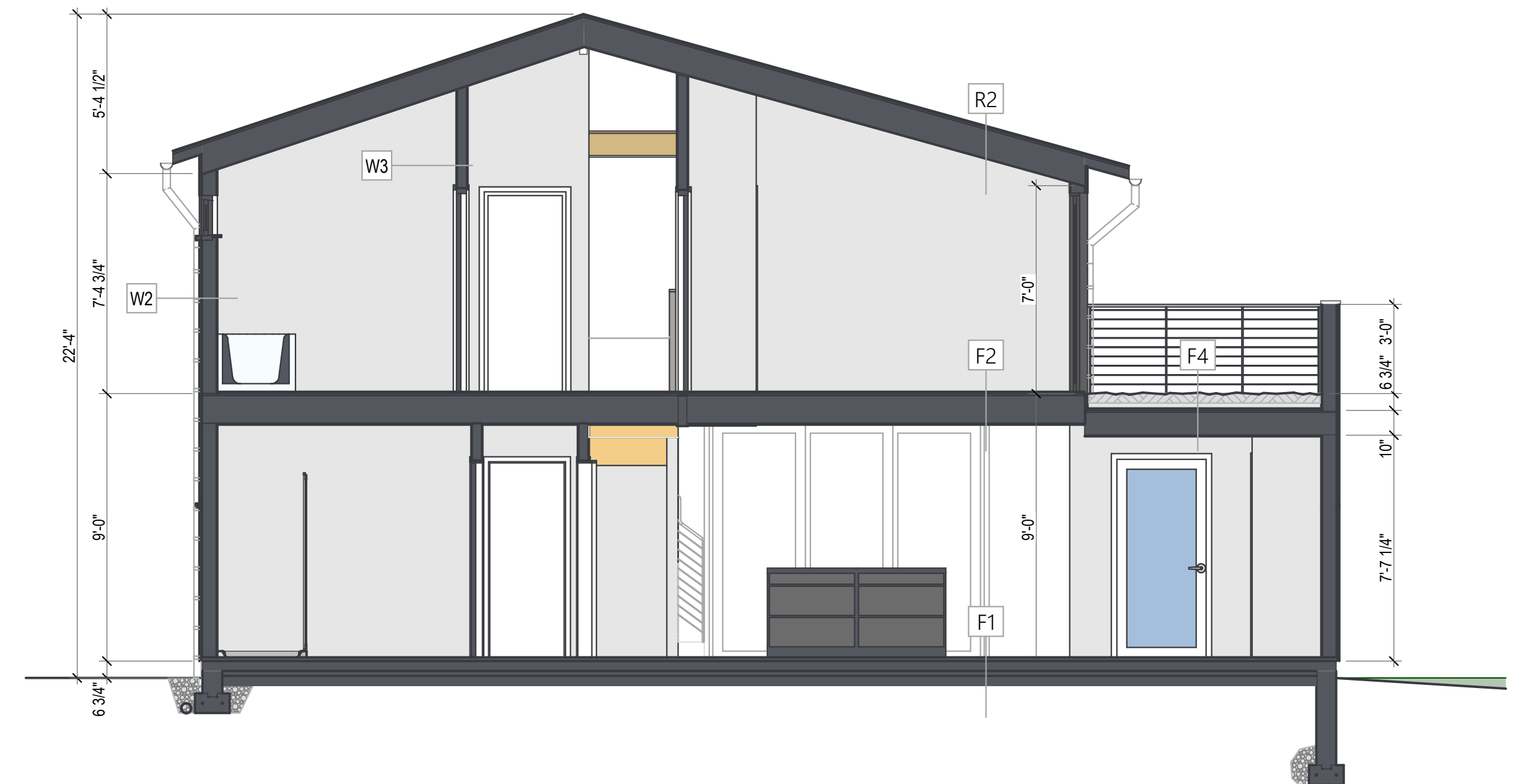
Asphalt shingle roofing
Felt underlayment
Plywood sheathing per structural
1" air gap for ventilation
Joists per structural
R-38 batt insulation
PTD 1/2" GWB

R3 ROOF AT FLAT CEILING

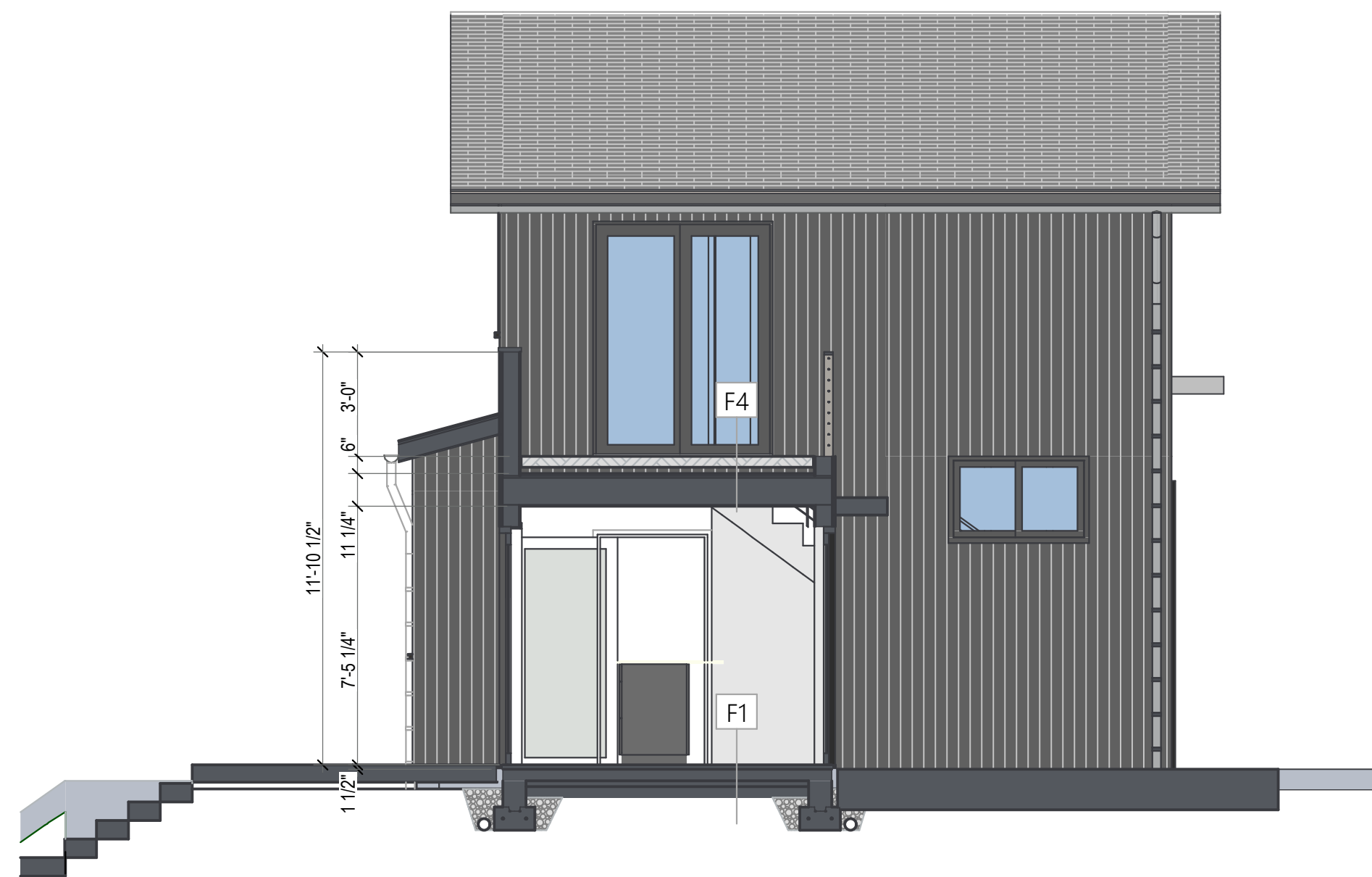
Asphalt shingle roofing
Felt underlayment
Plywood sheathing per structural
Joists per structural
R-49 batt insulation in ceiling
PTD 1/2" GWB



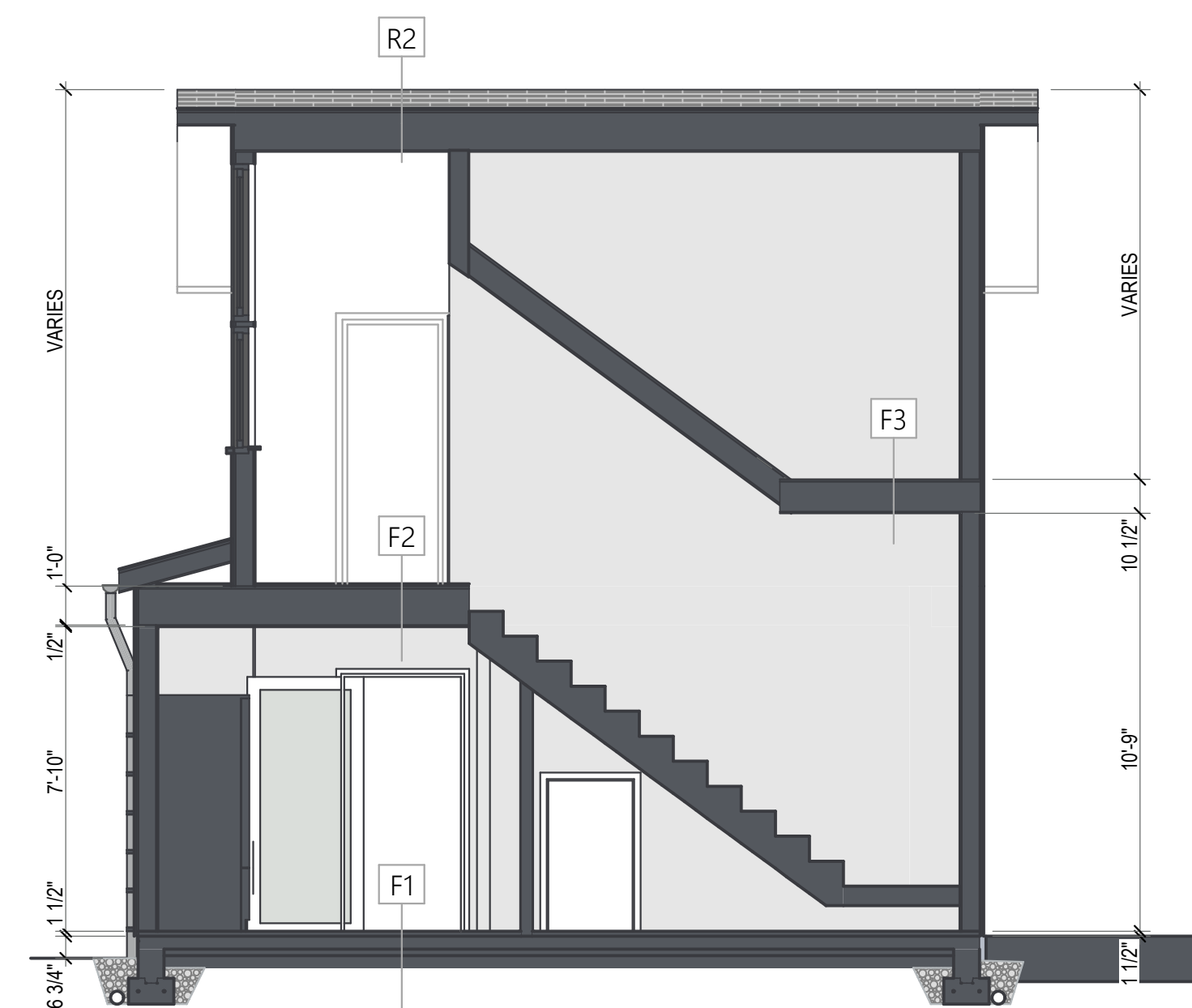
3 LOFT CROSS SECTION 1/4" = 1'-0"



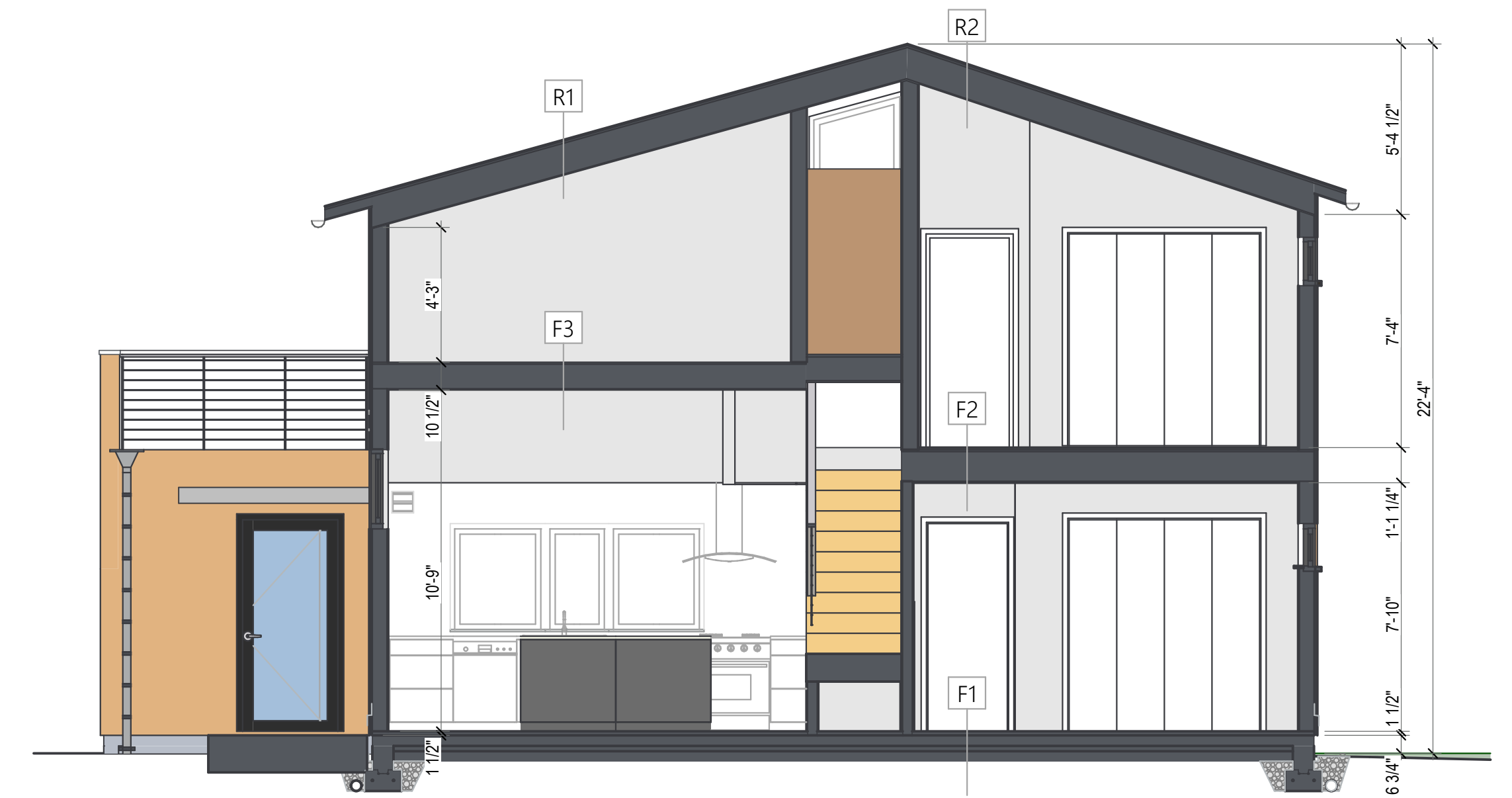
2 SECTION @ LOFT AND BATH 1/4" = 1'-0"



5 ENTRY SECTION 1/4" = 1'-0"



4 STAIR LONG SECTION 1/4" = 1'-0"



1 SECTION @ BEDROOMS 1/4" = 1'-0"



FAMILY FRIENDLY DADU PROPOSAL

Design Development

Sections

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SHEET REFERENCE:

DD-4