



SEATTLE SALTBOX

designed by: Freehand Studio, a woman and minority owned business
3310 E Spring St #308, Seattle, WA 98122

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206 457 2345

project description:
family friendly & accessible
This DADU has been designed for a wide range of household types to live comfortably in an efficient yet open living space. The home can suit the needs of single person households with home businesses, couples, young families, single parents with children, caregivers, grandparents, and guests. Vaulted ceilings give this 750 square foot home a spacious feel. It has a ground floor living room, kitchen, and bedroom, and partial second floor with an open flex space and second bedroom. With minimal reconfiguration of non load-bearing partitions, the type C bathroom can be made type B.

The DADU is designed to be sited at the rear of a typical 40' x 100' lot. French doors can be configured either in the kitchen or living room to connect to the outdoors. An efficient building envelope and solar-ready roof make this home capable of pursuing zero energy certification and other green building goals.

project narrative:
low cost, constructability, green building
This DADU was designed with constructability, quality, and value in mind. The plan is a simple rectangle built of standard light wood framing. The home prioritizes low lifecycle and environmental cost rather than lowest initial cost. Quality of the envelope and building systems has been prioritized for increased durability, comfort, and energy efficiency. Continuous exterior insulation and a straightforward air barrier strategy are incorporated along with ductless heat recovery ventilation. Most major materials in this building can be sourced free of red list chemicals. Daylight and natural ventilation are incorporated throughout. With further design development, this building could meet several green building ratings, including Built Green, Passive House, or ILFI Zero Energy Certification. Attention was paid to aesthetics, flexibility, and livability so that the home will be cared for and avoid the wrecking ball.

privacy
The floor plan has public (living room/kitchen) and private sides (bed/bath) which can be oriented for optimal privacy and outdoor connection on each site in relationship to the primary dwelling and neighboring properties. Living room and kitchen rough openings are sized for door placement in multiple locations to allow for outdoor connection in a variety of orientations. Within the house itself, there is opportunity for privacy of the occupants from each other.

context and culture
The salt box is a classic vernacular architectural form that is both aesthetically pleasing and versatile. It looks at home next to many traditional styles but can also have a very contemporary aesthetic. Images with two cladding options show this diversity. The open, flexible rooms in the home allow for a diversity of ways the space can be used by people of different cultures.

cost estimate
It is our estimate that the construction cost for this DADU will be approximately \$300-\$450 per square foot, or \$250,000-350,000 (excluding taxes and other fees). This cost estimate is only an architect's opinion being generally familiar with the construction industry. Construction costs can vary widely due to the level of finishes, site access, topography, earthwork, utilities, hidden conditions, and other factors. It must be recognized that the architect has no control over the cost of labor, materials, equipment, market conditions, price escalation over time, or contractor's methods of determining bid prices. As such, we recommend a cost estimate be prepared by a professional cost estimator and/or construction contractor/s.

mechanical systems
heating & cooling
Infrared radiant ceiling panels/cove heaters/wall heaters (no ducting required)
Natural cross and stack ventilation through operable windows

ventilation
Through wall HRV's (no ducting required)

hot water
Short electric hot water heater or tankless electric hot water heater

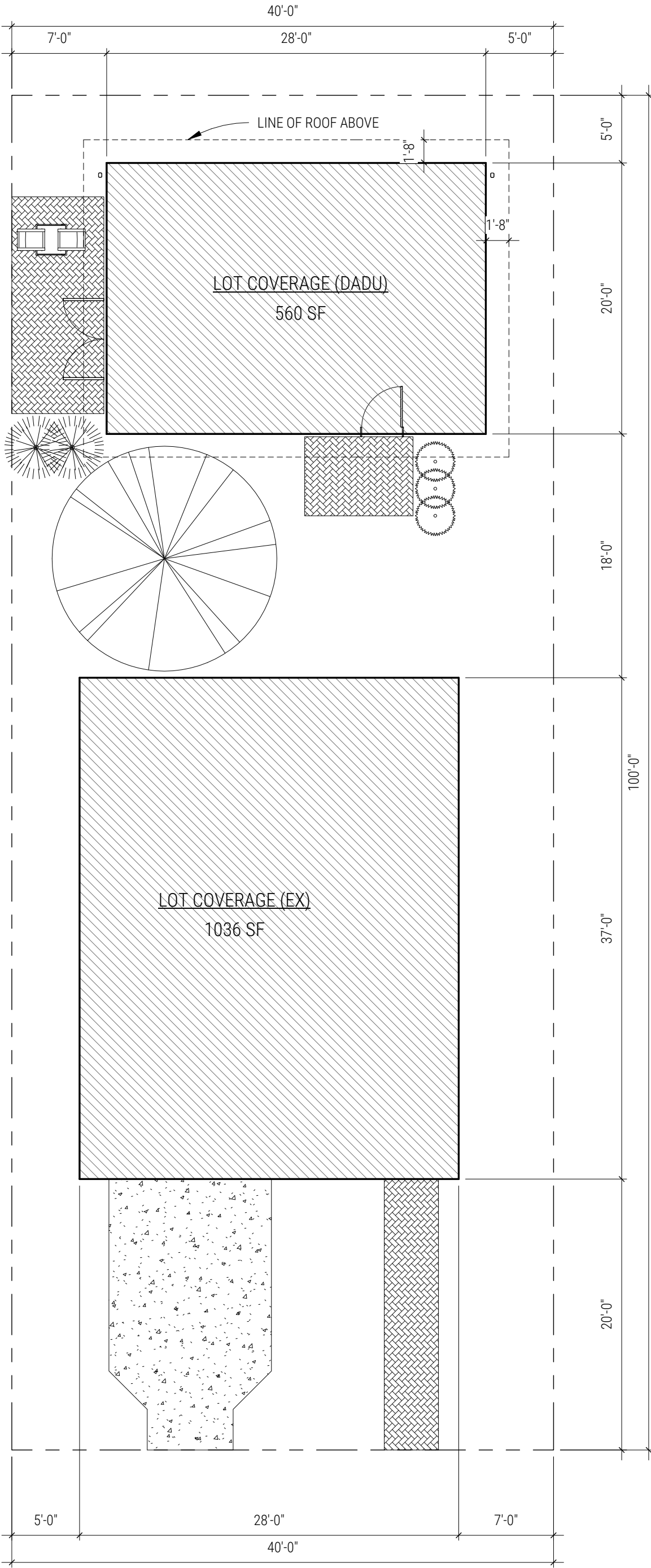
lighting
Surface mounted LED ceiling lights: no penetrations in ceiling air barrier required

price for plans
\$1000
Architect's hourly rate is \$125

green building certifications
This building has the potential to be certified under the following green building programs. The architect can be retained to provide the additional design and documentation required for certification.

*Built Green 5 star
ILFI Zero Energy Ready
PHIUS+ 2018*

Sheet List	
Sheet Number	Sheet Name
A0.0	Cover Sheet
A1.0	Plans
A2.0	Elevations
A3.0	Sections



1 EXAMPLE SITE PLAN
1/8" = 1'-0"

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architecture & design

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Seattle, WA 98122

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designfreehand.com

architect's
stamp

City of Seattle Standard DADU

Seattle, WA

SDCI stamp
of approval

Revision Schedule		
Δ	Issue Date	Description
	02.17.20	Submission

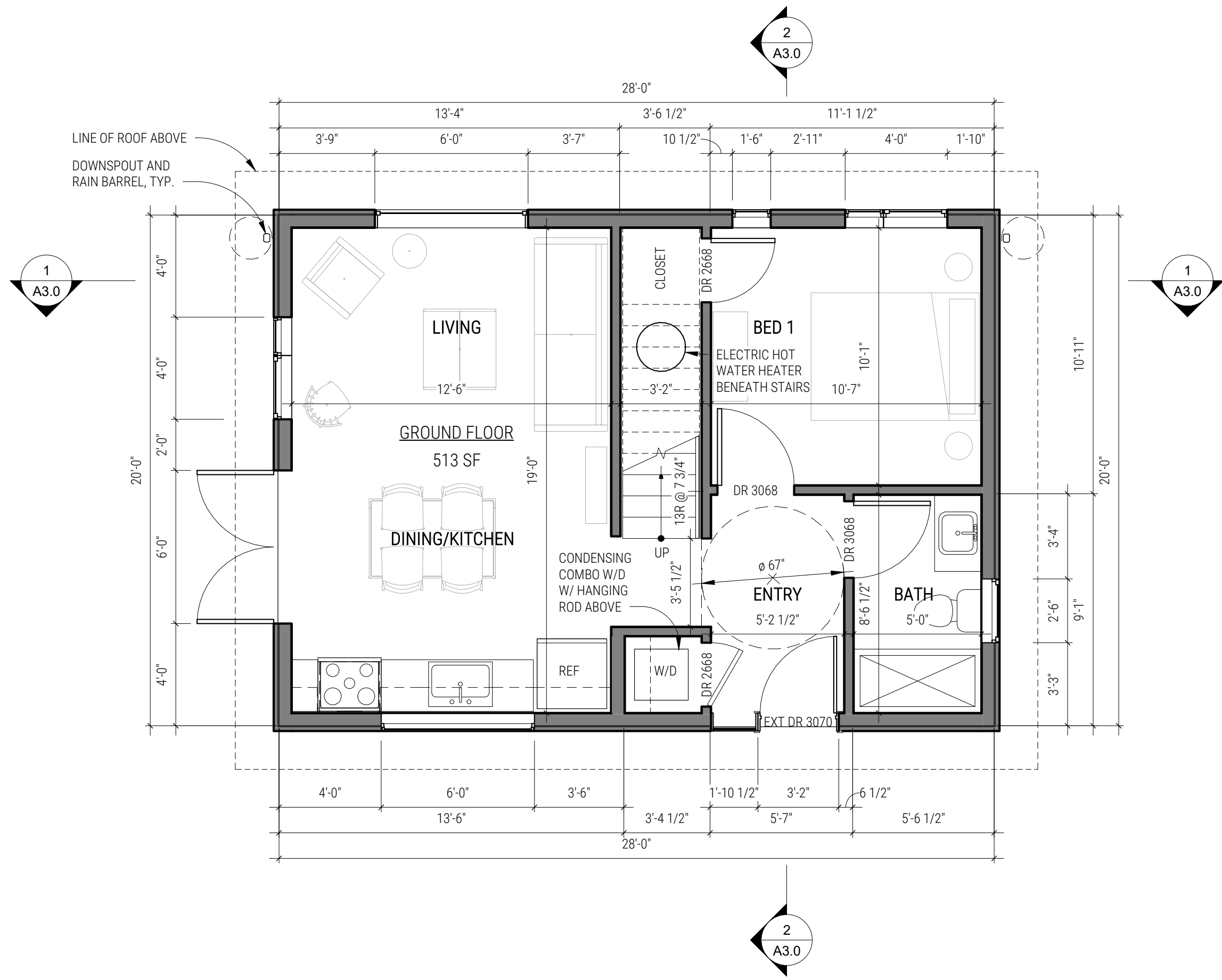
A0.0

Cover Sheet

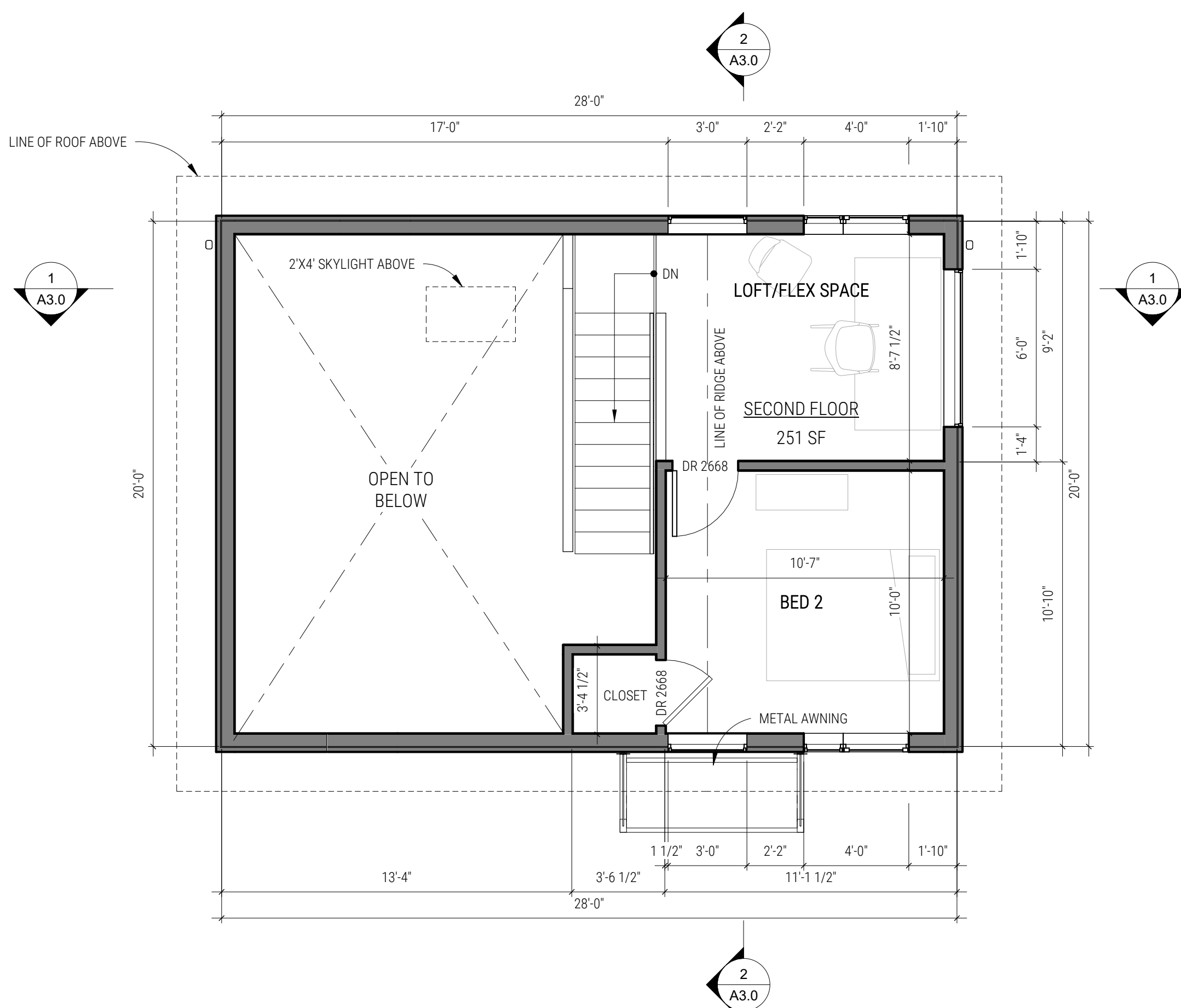
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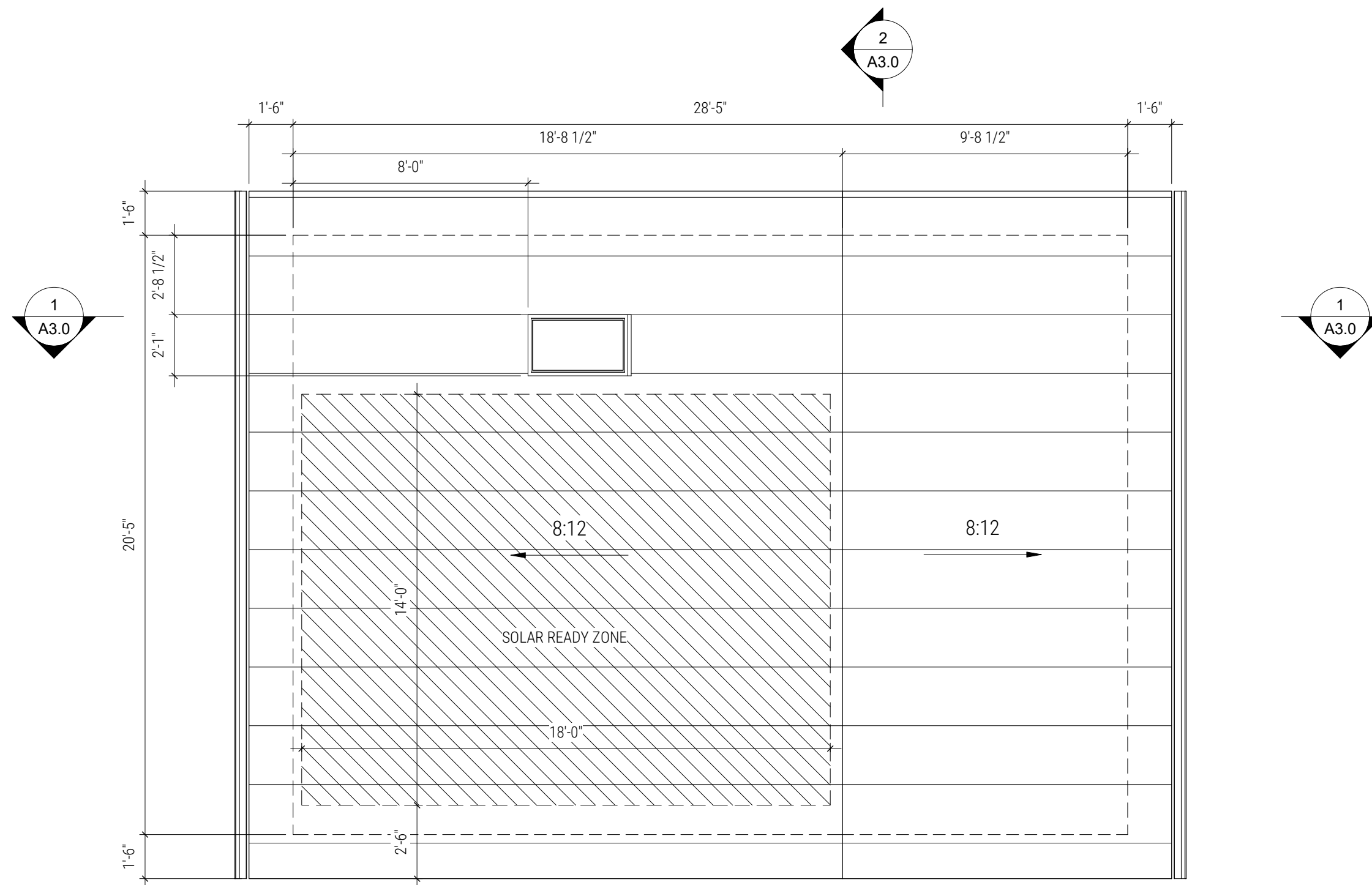




1 GROUND FLOOR
1/4" = 1'-0"



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



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



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A1.0

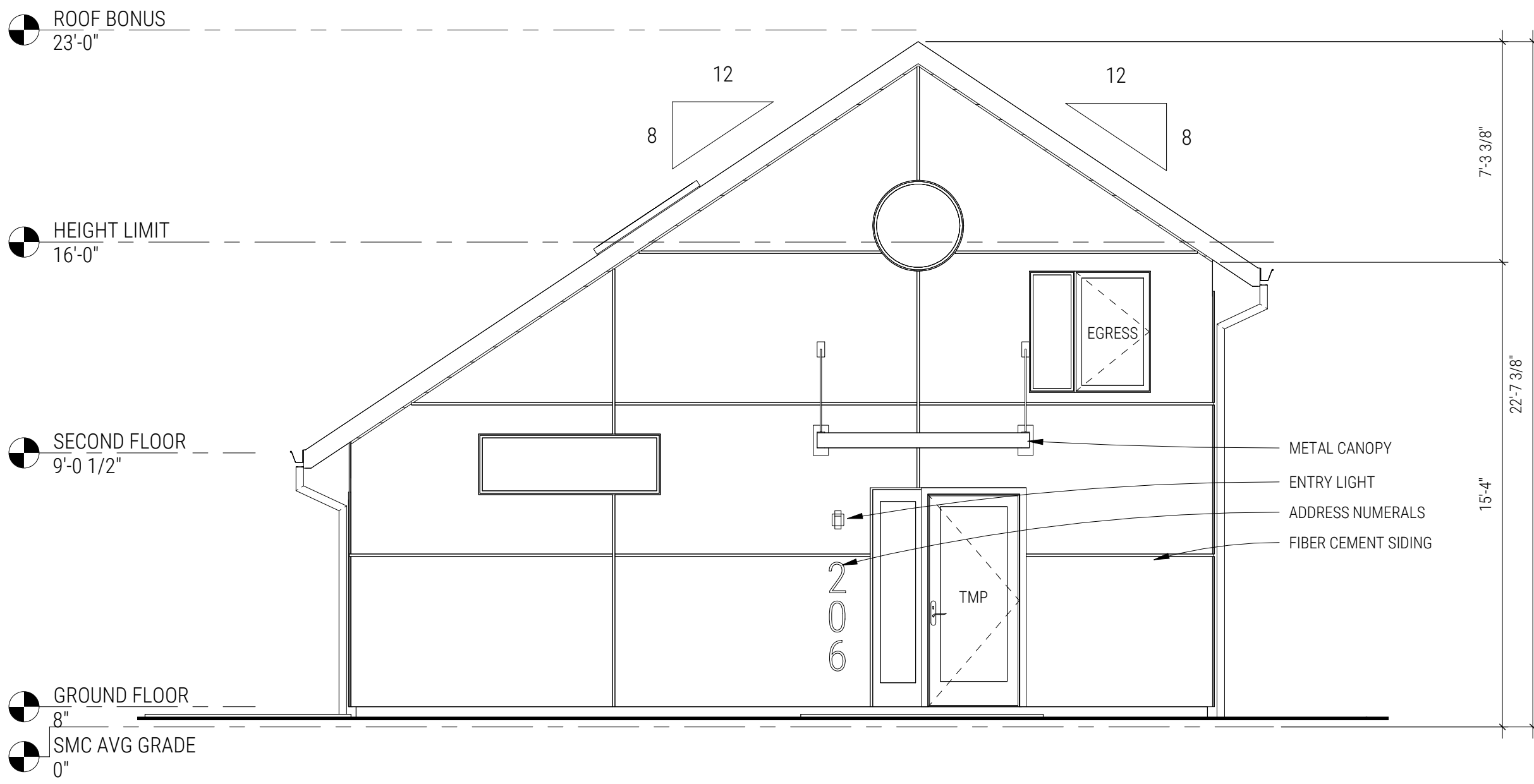
Plans

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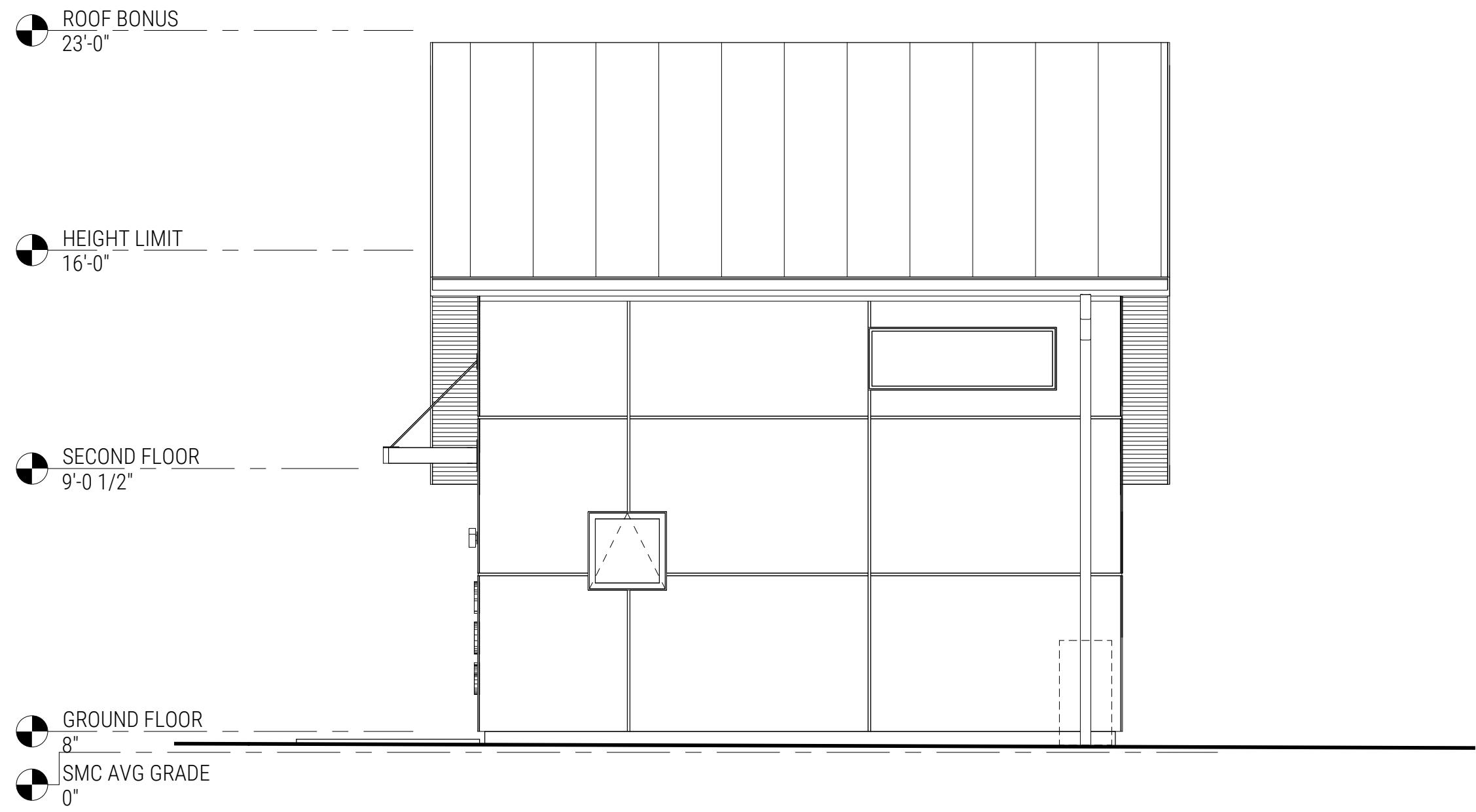
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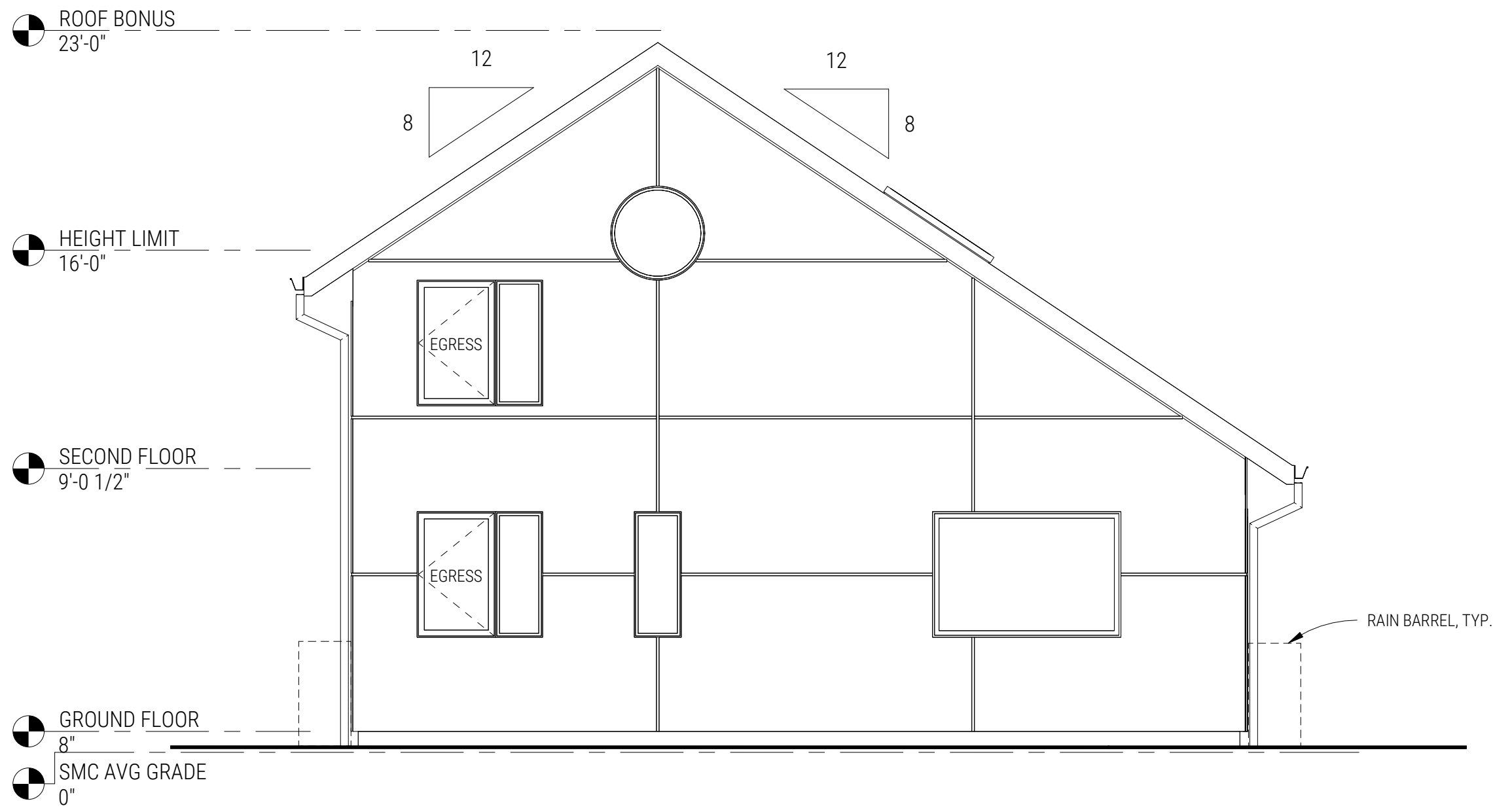
② WEST ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"



④ EAST ELEVATION
1/4" = 1'-0"



③ NORTH ELEVATION
1/4" = 1'-0"

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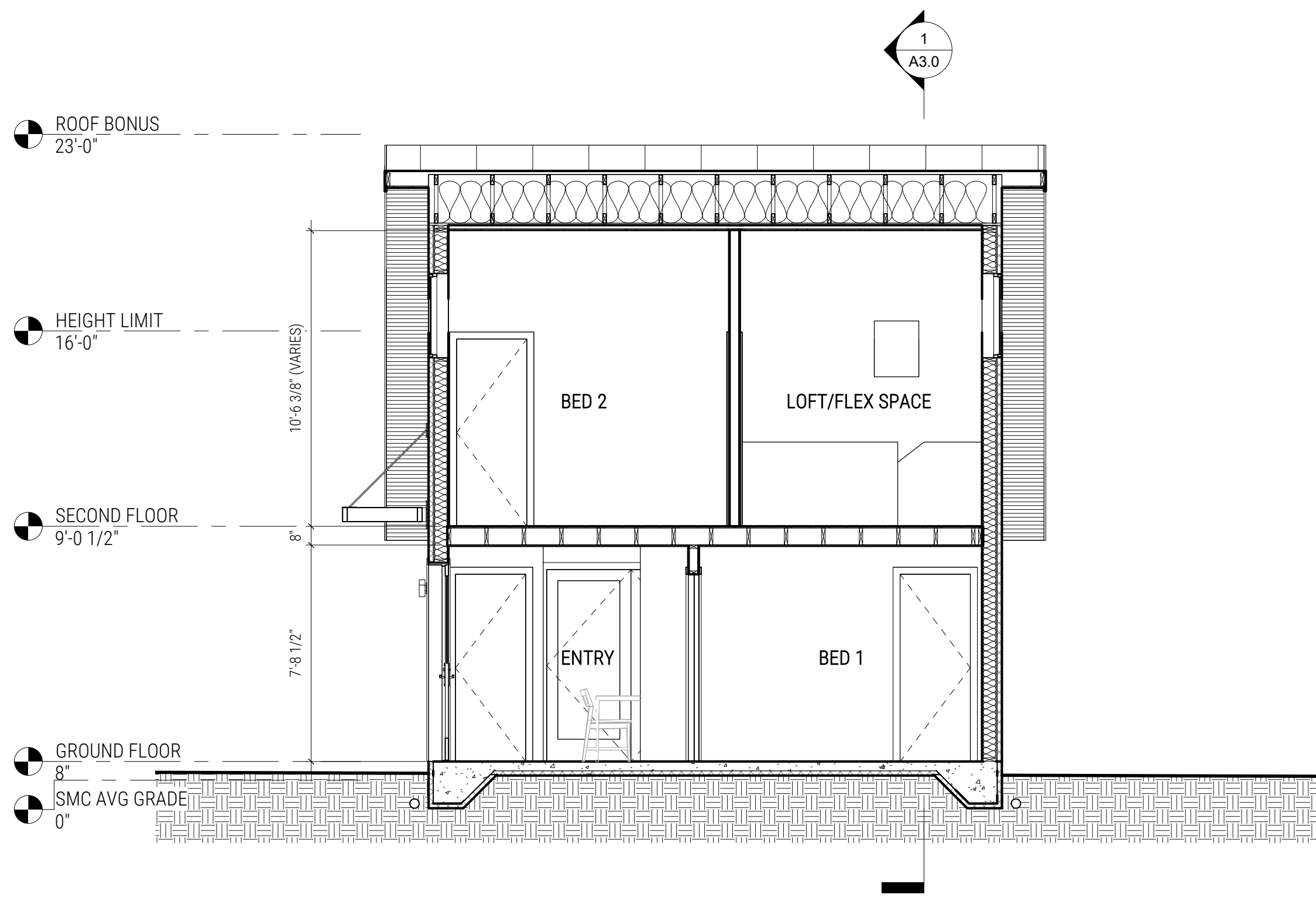
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A2.0

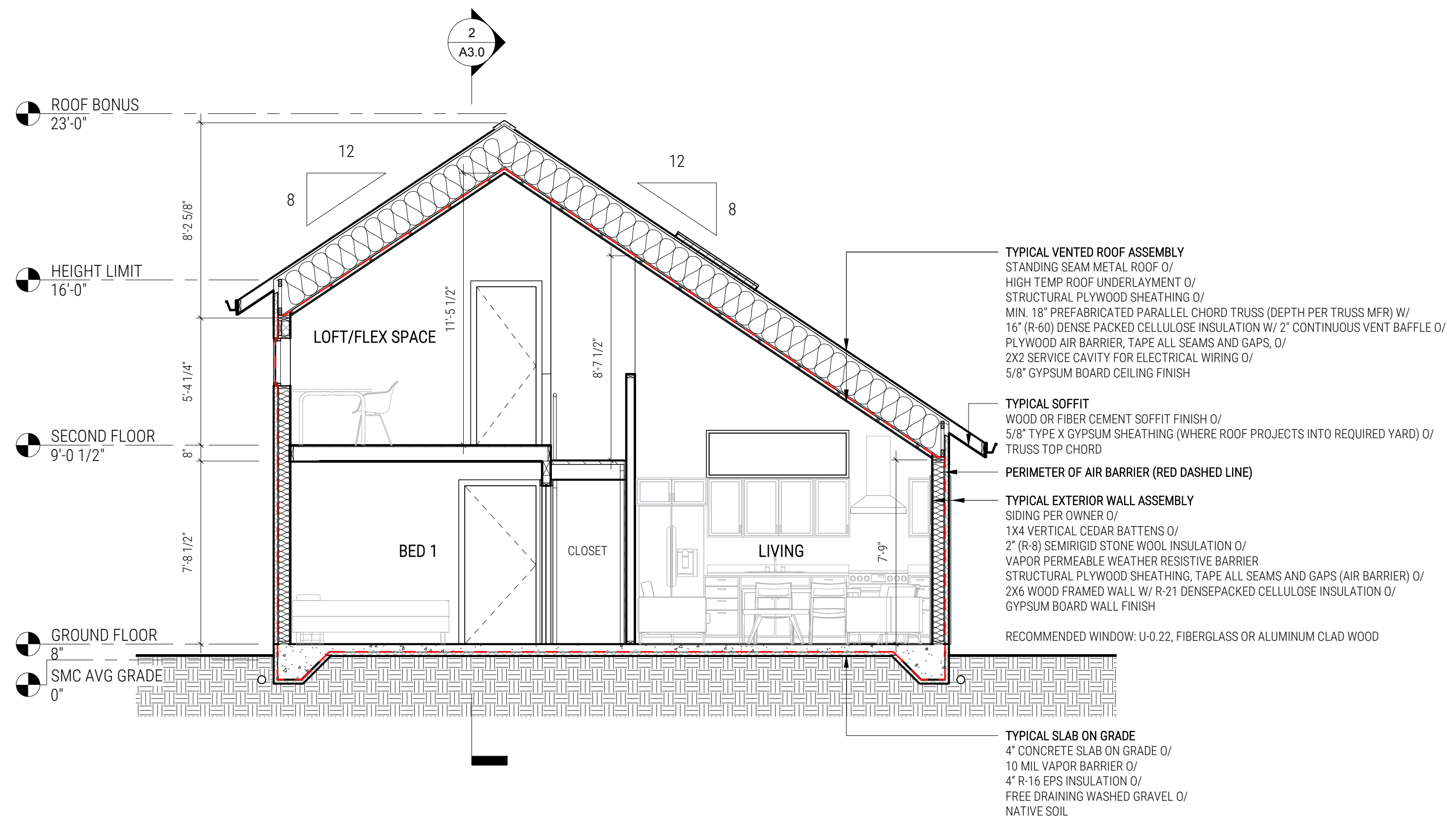
Elevations

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② SOUTH/NORTH SECTION
1/4" = 1'-0"



① EAST/WEST SECTION
1/4" = 1'-0"

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A3.0

Sections

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