

City of Seattle OPCD  
Preapproved DADU Plan Submission

February 17, 2020

### **The Zoo Haus DADU**

#### **Submitted by:**

Studio DEC Design  
Daniel Corcoran  
206-604-0735  
Daniel@studioDEC.com



#### **Description:**

This Cottage is based on a built project (CN 6597846) on Phinney Ridge, constructed in 2019 by Schulte Design Build. The client was a single, retired person looking to downsize from the main dwelling.

Designed to replace a typical older detached Seattle garage, this gable roofed DADU has an overall footprint of under 450 sf including the deck. Created for a lot sloping up toward the back, it replaces a detached garage with 390 sf of main floor space with a ¾ bath (which could have a tub), a kitchenette, living/eating space, and laundry tucked under the stair to the sleeping loft. A short deck cantilevers off the living space. The sleeping loft of 140 sf plus closets has a half bath tucked into a gabled dormer, and storage under eaves of the roof. The window wall of the living space provides plenty of light for the loft along with skylights. The ground level can be storage, a shop, or even a garage if fully excavated. Exterior storage for bikes etc is on the alley side near the DADU entry.

#### **Design Criteria fulfillment:**

- This cottage features a footprint (20' x 25') sized similar to many older garages prevalent in Seattle, so that existing site trees and plantings do not have to be removed.
- The small kitchen allows cabinets to be sourced from building reuse stores
- Passive cooling is aided by operable skylights in the loft to let heat flow out.
- The ductless mini split heat pump and the heat pump water heater are highly efficient means to heat and cool the space, removing the need to use natural gas, with the opportunity for solar PV on the roof to further increase the efficiency.
- The cottage is designed to sit in a rear corner of the lot, with limited windows facing the side property line for privacy. Also, the alley side has no low windows for security and privacy.
- The rear detached garage off an alley is very common in most of Seattle, and this design can easily take the place of a garage on a sloped lot. The gable roof form and fiber cement shingle siding will also complement many of the pre WWII craftsman and tudor homes, and the combed cedar shingles which are very prevalent on many era Seattle homes.
- The layout allows for an older, single person or couple to have a small but spacious home, with the possibility for an occasional guest or grandkids to visit and sleep on the sofa bed and have a separate bathroom. Near code compliant stairs to the loft make it easy to access and help the occupant stay active.

#### **Estimate of Construction Cost:**

Depending on the slope of the site and the foundation/excavation, this could run from \$290k to \$390k. The permitted project was a Design Build process near \$390k which included full service interior design.

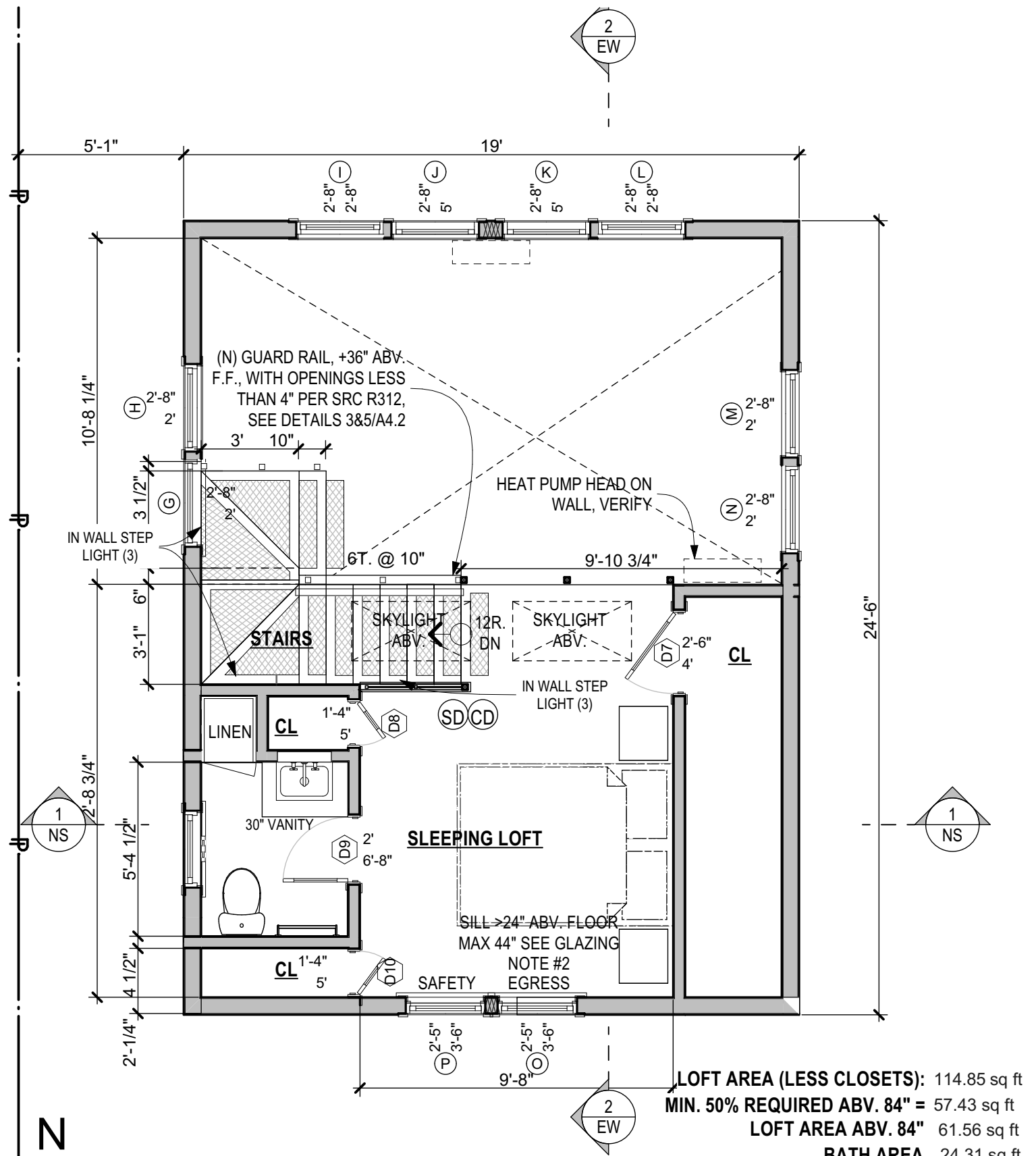
#### **Mechanical Systems:**

- Ductless mini-split air source heat pump with one head as shown, and electric radiant wall heater or floor heat in the two bathroom spaces, and possibly in floor electric at the kitchen for warm feet.

#### **Design Costs:**

- Plan Price of \$1,000
- Further work at hourly rates of \$95 (principal) and \$75 (drafting)

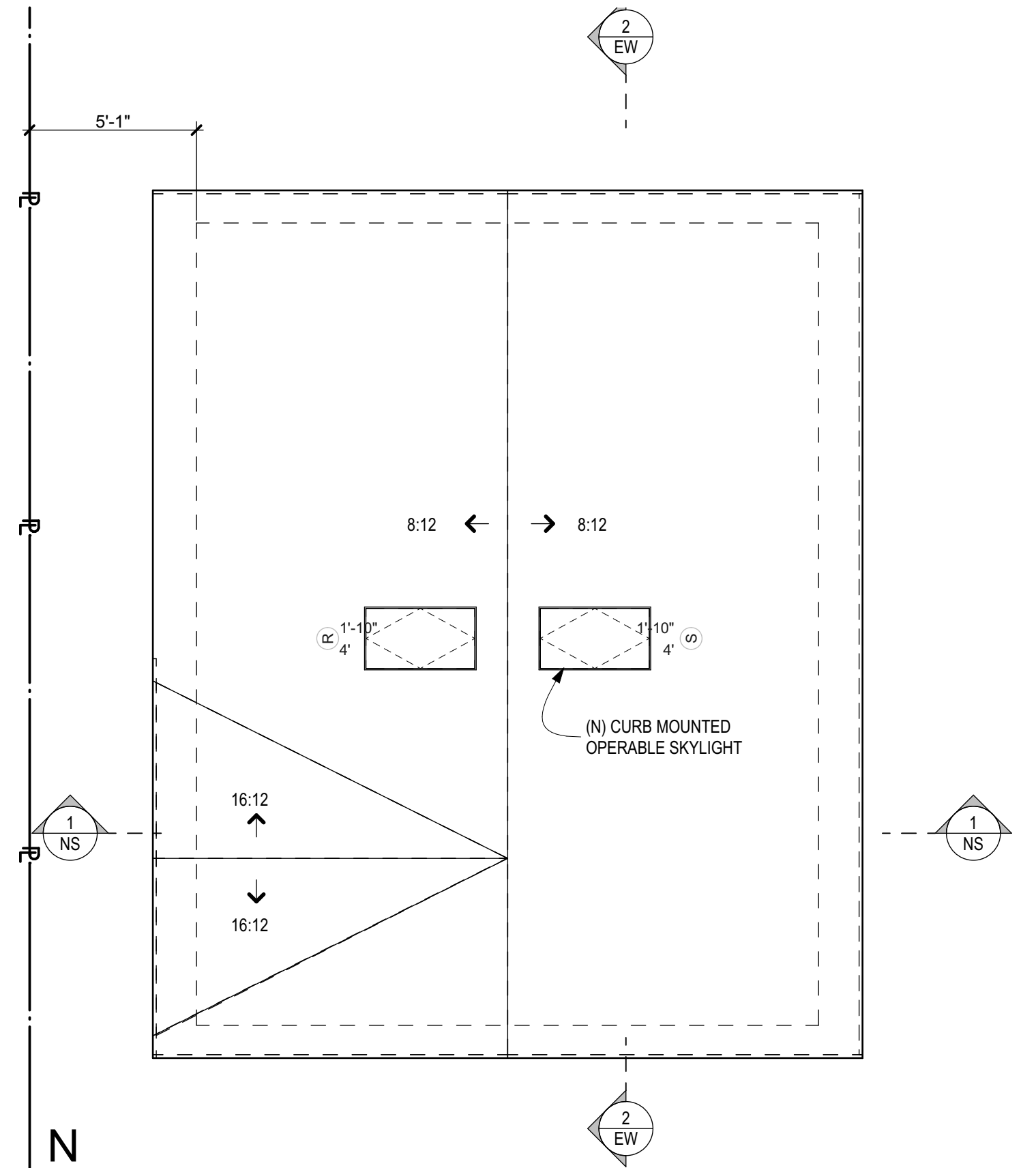
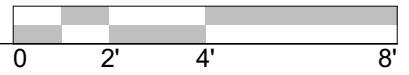




Proposed DADU Loft Plan

1/4" = 1'-0"

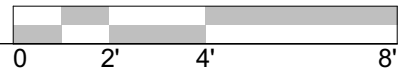
LOFT AREA (LESS CLOSETS): 114.85 sq ft  
 MIN. 50% REQUIRED ABV. 84" = 57.43 sq ft  
 LOFT AREA ABV. 84" 61.56 sq ft  
 BATH AREA 24.31 sq ft

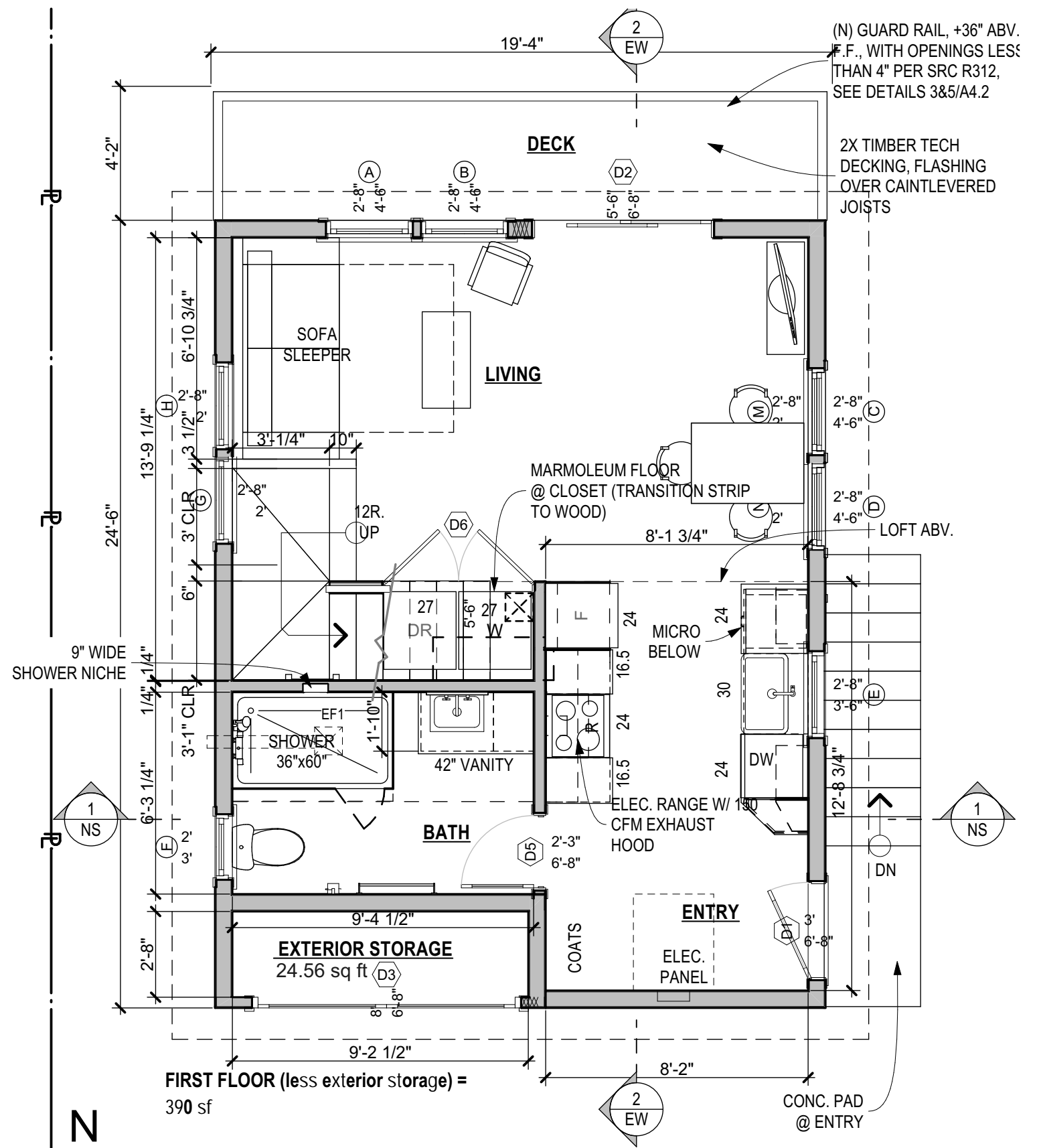
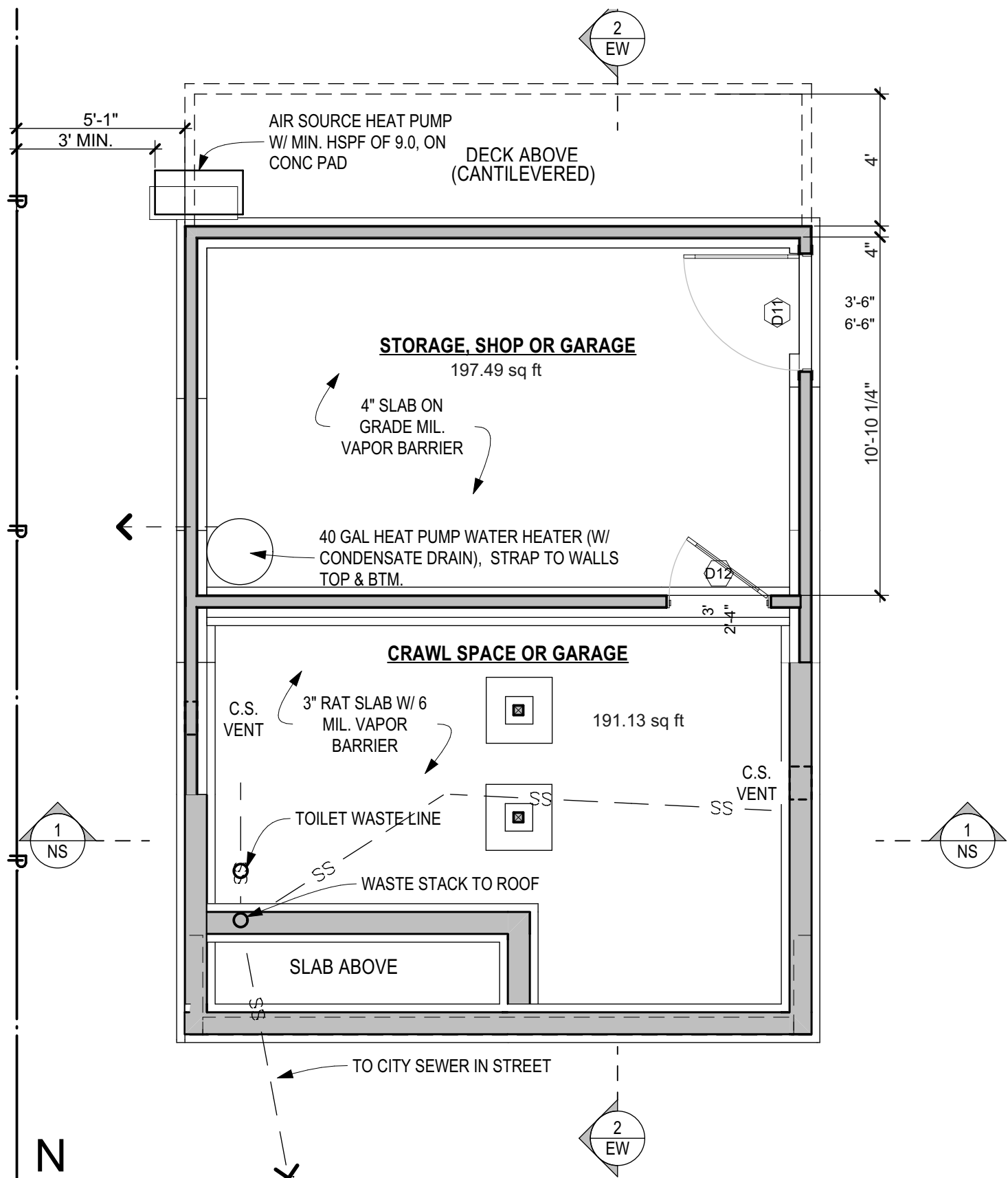


Proposed DADU Roof Plan

1/4" = 1'-0"

THIS SHEET FULL SIZE @ 11" x 17"

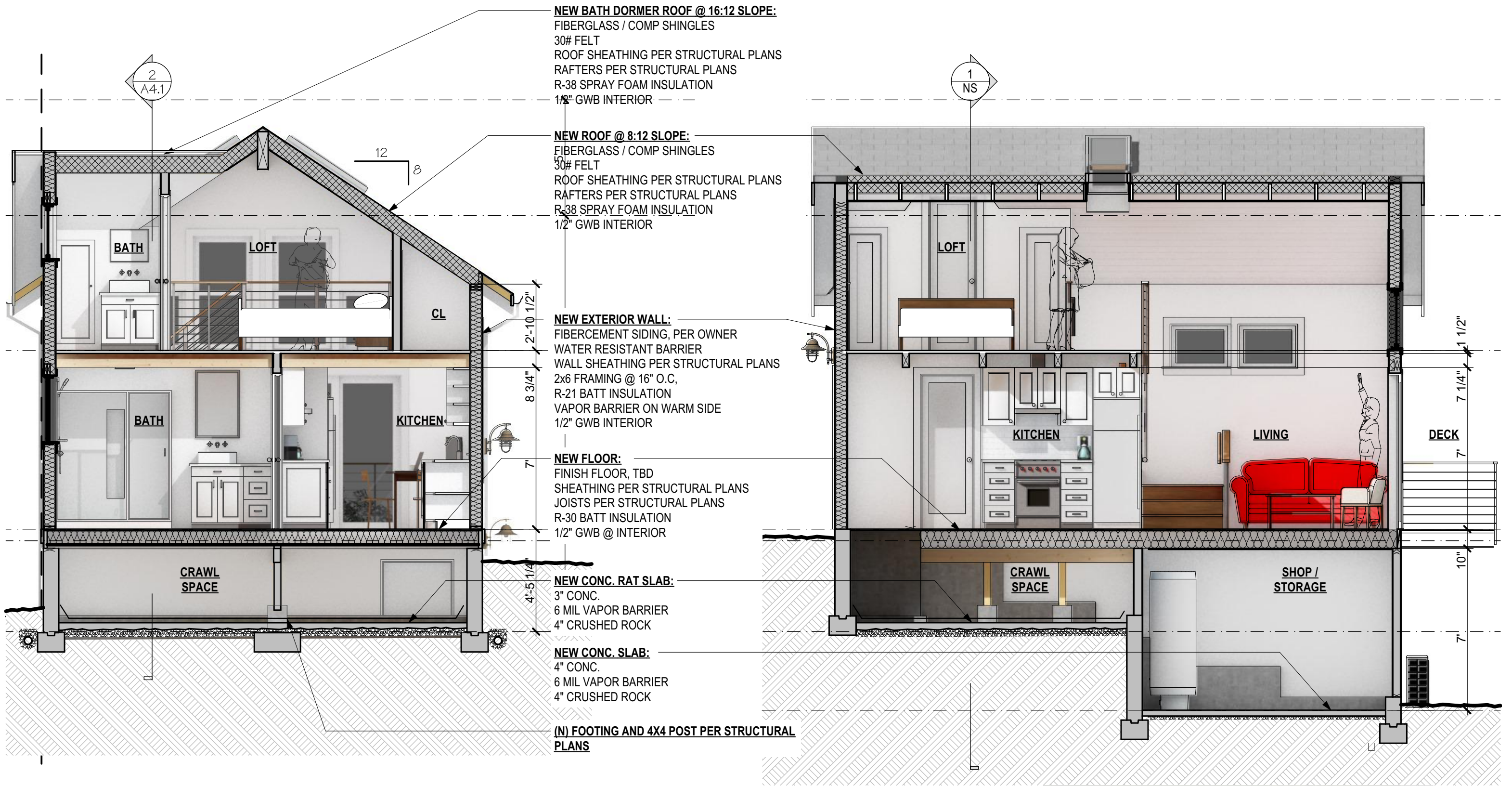




Proposed DADU Crawl Space  
 1/4" = 1'-0"

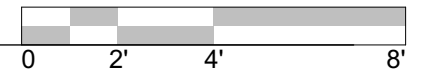
Proposed DADU First Floor Plan  
 1/4" = 1'-0"

THIS SHEET FULL SIZE @ 11" x 17"



1 EW Section Looking North  
 1/4" = 1'-0"

2 NS Section Looking West  
 1/4" = 1'-0"



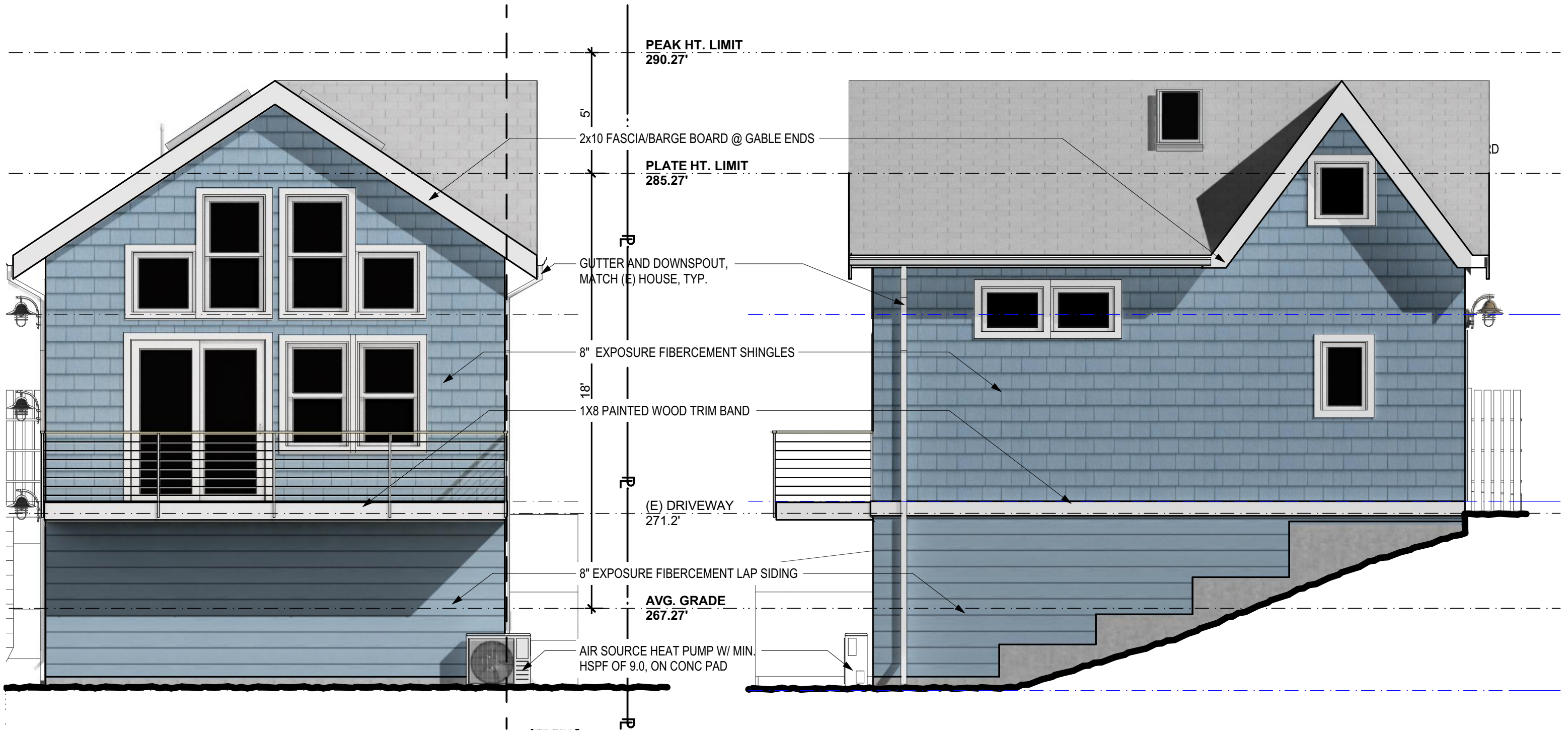
**Studio  
DEC**  
 Daniel Corcoran  
 1429 NW 51st ST  
 Suite #1  
 Seattle WA 98107

**The Zoo Haus**  
 Seattle WA

THIS SHEET FULL SIZE @ 11" x 17"  
**Building Sections**  
 Phinney Marketing, plr

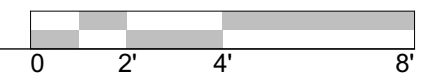
CD  
 2/17/2020

**4 of 8**



**N** Proposed North (Rear) Elevation  
 1/4" = 1'-0"

**W** Proposed West Elevation  
 1/4" = 1'-0"



**Studio  
 DEC**

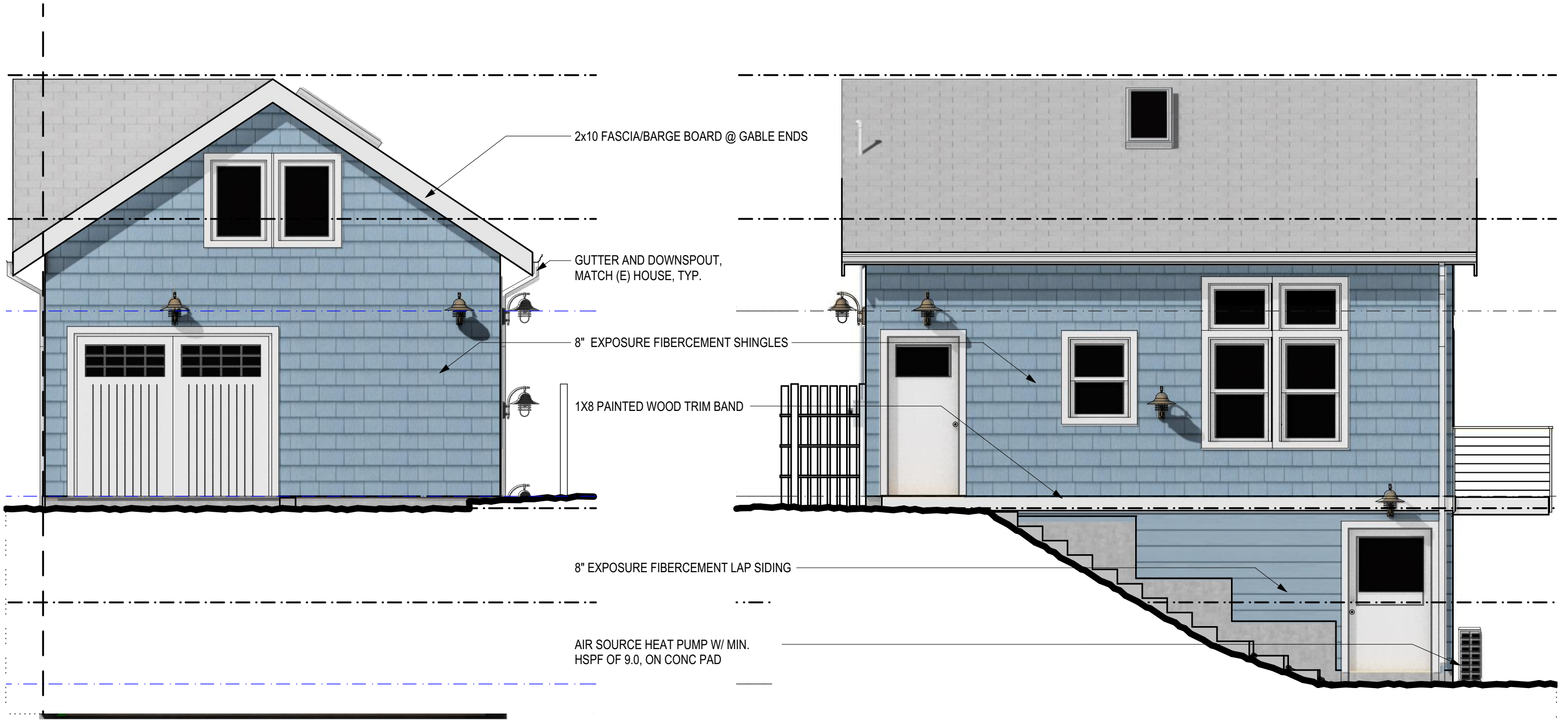
Daniel Corcoran  
 1429 NW 51st ST  
 Suite #1  
 Seattle WA 98107

**The Zoo Haus**  
 Seattle WA

THIS SHEET FULL SIZE @ 11" x 17"  
 East & North (Rear) Elevations  
 Phinney Marketing, plr

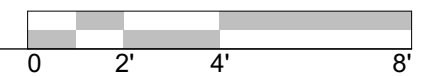
CD  
 2/17/2020

**5 of 8**



**S** Proposed South (Front) Elevation  
 1/4" = 1'-0"

**E** Proposed East Elevation  
 1/4" = 1'-0"



**Studio  
 DEC**

Daniel Corcoran  
 1429 NW 51st ST  
 Suite #1  
 Seattle WA 98107

**The Zoo Haus**  
 Seattle WA

West & South (Front) Elevations  
 Phinney Marketing, plr

THIS SHEET FULL SIZE @ 11" x 17"

CD  
 2/17/2020

**6 of 8**



View From Alley



View From Backyard



Studio  
DEC

Daniel Corcoran  
1429 NW 51st ST  
Suite #1  
Seattle WA 98107

# The Zoo Haus

Seattle WA

THIS SHEET FULL SIZE @ 11" x 17"

Exterior 3d Views  
Phinney Marketing, plr

CD  
2/17/2020

7 of 8



Interior View 1



Interior View 2



Studio  
DEC

Daniel Corcoran  
1429 NW 51st ST  
Suite #1  
Seattle WA 98107

# The Zoo Haus

Seattle WA

THIS SHEET FULL SIZE @ 11" x 17"

Interior 3d Views

Phinney Marketing.plr

CD  
2/17/2020

8 of 8