



Ten Penny Studio

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Ten Penny Cottage – Studio

Project Description:

The **Ten Penny Cottage – Studio** is designed for a single person or couple that is planning to age in the home and can accommodate accessible needs now or in the future. It is ideally suited for inhabitants seeking an open, evenly daylighted social living area that blurs the boundary between indoor and outdoor space with multiple points of entry and large, sliding glass doors. A bonus loft above the main entry and bathroom can accommodate storage and/or a personalized space according to the inhabitant's needs or interests.

Narrative:

Context

The layout is ideally positioned toward a corner of a small backyard, a common site location for DADUs on Seattle's long and narrow lots. The design works well for families and friends that might use common areas in the main house and backyard.

Green Building & Design

All wall, floor, and roof assemblies are carefully detailed to eliminate air leaks. Natural ventilation is achieved through stack effect. The cottage will be solar power ready for any future or present panel installation. All proposed materials are durable and environmentally low-impact. The DADU will present a variety of opportunities for efficient appliances, from refrigerators and induction cooktops, to clothes washers and dryers. Careful daylighting (windows and skylights) and lighting design using LED technology can provide the DADU with ample natural light coupled with smart, customizable electric illumination as needed. Lighting hues intended to align with human circadian rhythms can help avoid the sleep-disrupting effects of conventional artificial lighting.

Construction Cost Range

\$325,000-425,000 - Construction cost ranges assume a relatively flat site with good alley access and no demolition, based on February 2020 market conditions. Costs ranges can change based on a number of factors (including but not limited to: changes in the construction market and/or materials prices, challenging site access, challenging site topography, required demolition, Environmentally Critical Areas on or near site, and homeowner material preferences).

Major Materials:

Best

Exterior:

Roof: Standing seam metal with Galvalume or SMP finish – free of PVDF chemical coatings
Siding: Metal panel with Galvalume or SMP finish – free of PVDF chemical coatings

Windows & Doors – aluminum exterior, wood interior, energy rating

Insulation:

In stud bays: R-21 batt

Roof Insulation: R-48 batt

Interior:

Low-to-no VOC paint

Formaldehyde-free plywood

Avoid red list materials where possible

More Affordable

Exterior:

Roof: Asphalt shingle

Siding: Hardie lap siding

Windows & Doors – vinyl

Insulation:

In stud bays: blown-in cellulose

Exterior Insulation: Rigid

Roof Insulation: blown-in cellulose

Interior:

Low-to-no VOC paint

List of Mechanical Systems:

Base

Electric resistance wall panels

Energy recovery ventilator

On-demand electric water heater

Solar-ready

Upgrade

Radiant in-floor heating

and/or

Heat Pump (ducted or ductless, for heating & cooling)

Heat or energy recovery ventilator

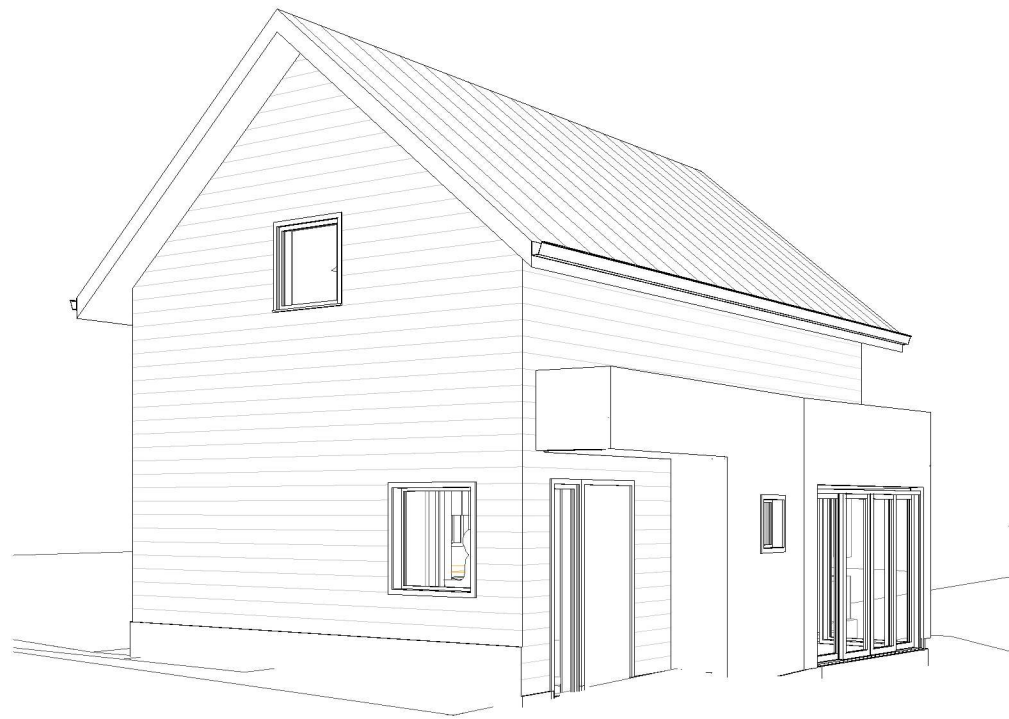
On-demand electric water heater

Solar-ready

Price:

Plan – \$1,000

Hourly Rate – \$120



4 VIEW FROM ALLEY OR REAR YARD



5 VIEW FROM SHARED OUTDOOR SPACE

SUSTAINABILITY FEATURES

STRATEGIC BUILDING ORIENTATION:
LOCATE DADU TO BALANCE LEVELS OF PRIVACY/ OPENNESS, CONNECTION/ SEPARATION (BETWEEN DADU AND EXISTING HOME, ALLEY, AND NEIGHBORS). LOCATE DADU TO MAXIMIZE REMAINING OPEN AREA, CREATE "OUTDOOR ROOMS" AND PRESERVE EXISTING EXCEPTIONAL OR ANY OTHER SIGNIFICANT AND BENEFICIAL LANDSCAPE ELEMENTS. OPTIMIZE SOUTH-FACING ROOF SURFACE WHEN POSSIBLE.

AMPLE DAYLIGHTING AND CONNECTION TO OUTDOORS:
LARGE CORNER WINDOWS IN PRIMARY LIVING AREA AND MAIN BEDROOM ORIENTED TO OPEN TO BEST OUTDOOR SPACE AND PROVIDE AMPLE DAYLIGHTING. LANDSCAPING AND HARDSCAPING BY OWNER CAN OPTIMIZE SHARED OUTDOOR SPACE WITH MAIN HOUSE OR INCREASE SEPARATION TO PROVIDE PRIVATE GARDENS. SMALLER WINDOWS THAT ALLOW SOME NATURAL LIGHT AND VENTILATION ARE LOCATED ON ALLEY OR SIDE LOT LINES.

EFFICIENT SIZE AND THERMAL ENVELOPE:
CAREFUL AIR SEALING TO MINIMIZE UNWANTED LEAKS. SMALL DWELLINGS OF THIS SIZE MAKE IT POSSIBLE TO HEAT HOME WITH EFFICIENT ELECTRIC RESISTANT WALL PANELS. (UPGRADE FOR RADIANT HYDRONIC CONCRETE SLAB OR HEAT PUMP POSSIBLE)

EFFICIENT APPLIANCES:
FURNISHED BY OWNER, INSTALLED BY CONTRACTOR. SPECIFICATIONS FOR COMPACT AND EFFICIENT APPLIANCE RECOMMENDATIONS CAN BE PROVIDED.

EFFICIENT AND SMART LIGHTING:
LIGHTING FIXTURES USING LED TECHNOLOGY POSSIBLE WITH OPTION TO UPGRADE TO SMART, CUSTOMIZABLE DEVICES

EFFICIENT WATER HEATING:
EFFICIENT WATER HEATER TO BE LOCATED TO MINIMIZE WATER PIPE RUNS

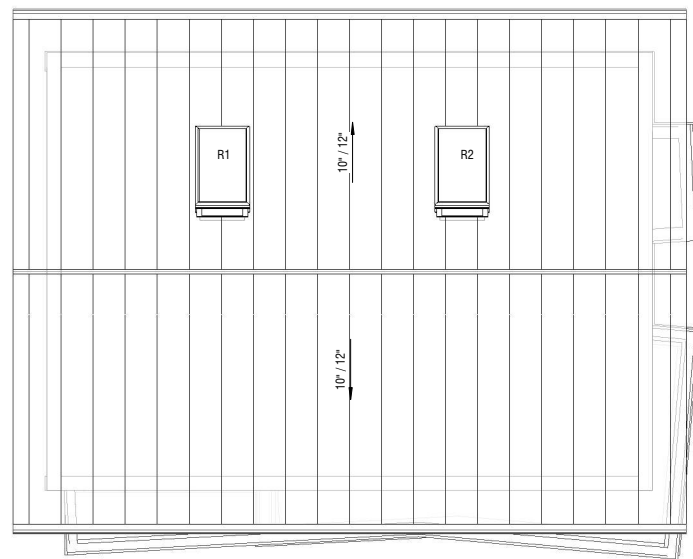
EFFICIENT PLUMBING FIXTURES:
LOW-FLOW FAUCETS AND SHOWERS, AND WATER-EFFICIENT CLOTHES WASHERS

WATER HARVEST POTENTIAL:
GUTTERS AND DOWNSPOUTS TO BE CONFIGURED TO FACILITATE RAINWATER CAPTURE AND STORAGE

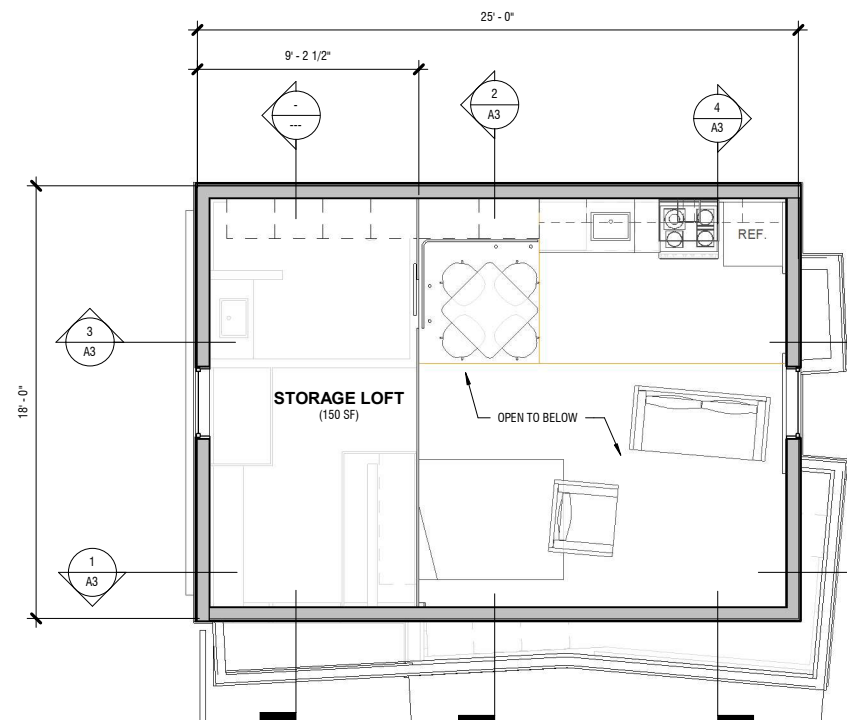
LOW-IMPACT FOUNDATION ALTERNATIVES:
WHERE GOVERNING JURISDICTIONS ALLOW, LOW-IMPACT FOUNDATIONS CAN BE EMPLOYED TO REDUCE IMPACT ON EXISTING AND FUTURE TREE AND PLANT ROOTS AND CAN MEAN ACCELERATED CONSTRUCTION TIME

HEALTHY HOME:
STANDARD SPECIFICATIONS CALL FOR HEALTHY MATERIALS. ADVANCED VENTILATION SYSTEM PROVIDES AMPLE FRESH AIR TO LIVING SPACES WITHOUT SACRIFICING ENERGY EFFICIENCY. MINIMUM USE OF "LIVING BUILDING CHALLENGE RED LIST" MATERIALS. HOME TO BE SEALED CAREFULLY TO AVOID UNWANTED LEAKS.

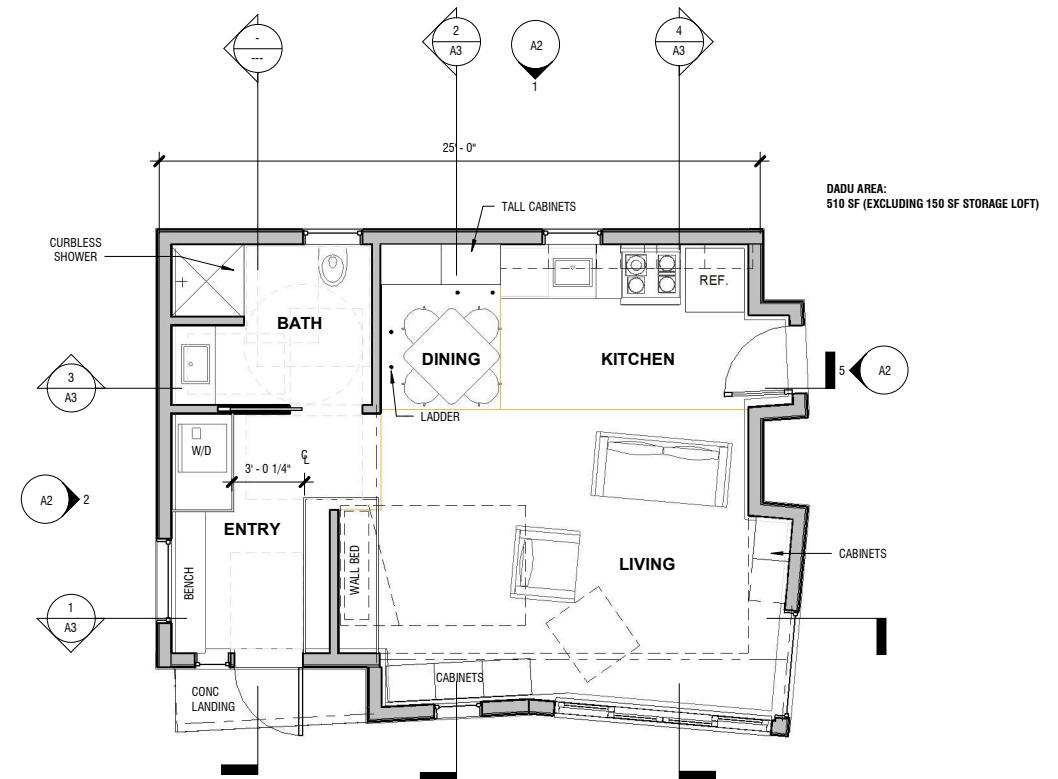
UNIVERSAL DESIGN AND AGING-IN-PLACE:
A STEP BARRIER FREE PATHWAY INTO AND THROUGH THE DADU CAN BE PROVIDED DEPENDING ON THE TOPOGRAPHY. WHEELCHAIR CLEARANCES PROVIDED AND BLOCKING INSTALLED FOR FUTURE GRAB BARS, SHOWER SEATS, ETC TO FUTURE-ROOF THE HOME AS ABILITIES OF OCCUPANTS CHANGE.



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



2 LOFT PLAN- DADU
1/4" = 1'-0"



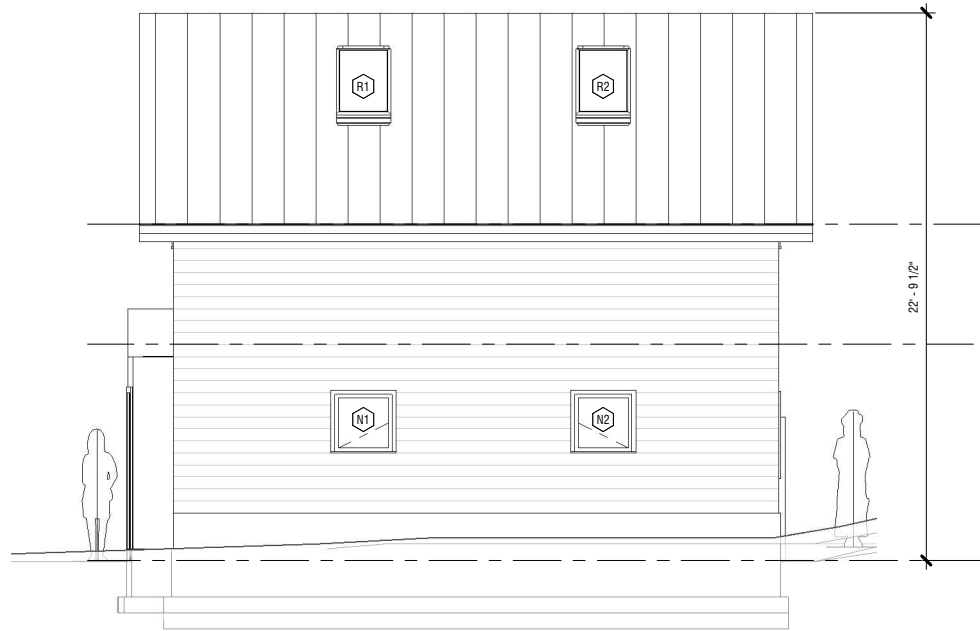
1 FIRST FLOOR PLAN- DADU
1/4" = 1'-0"

TEN PENNY COTTAGE (STUDIO)

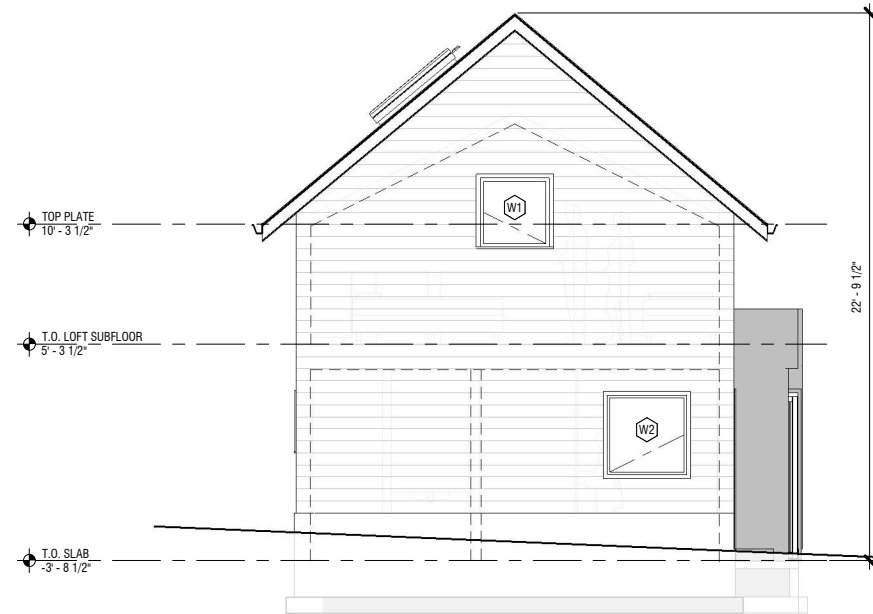
3315 36th Ave S
Seattle, WA 98144

PHASE ONE REVIEW

Revisions: _____
Date _____ Remarks _____



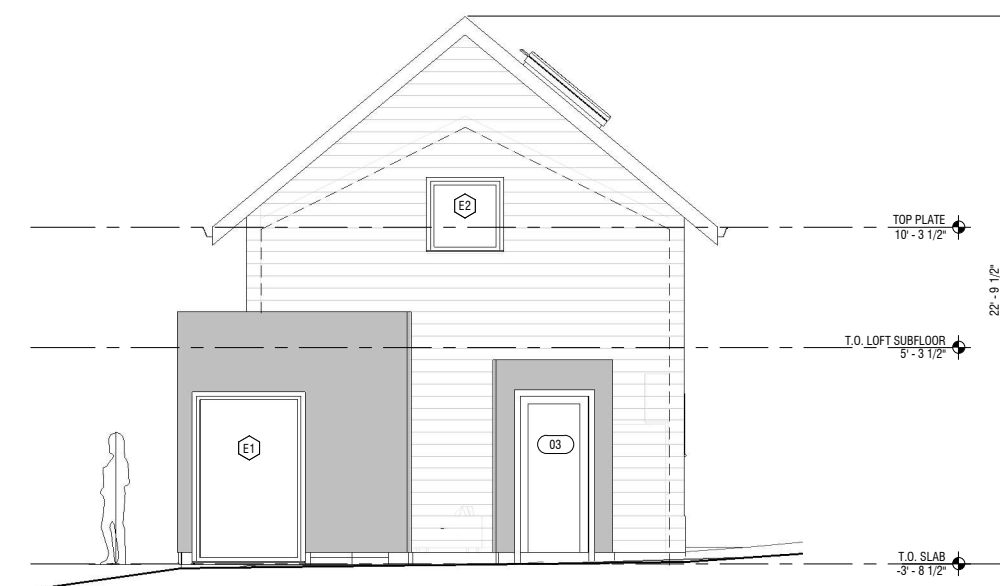
1 NORTH ELEVATION
1/4" = 1'-0"



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



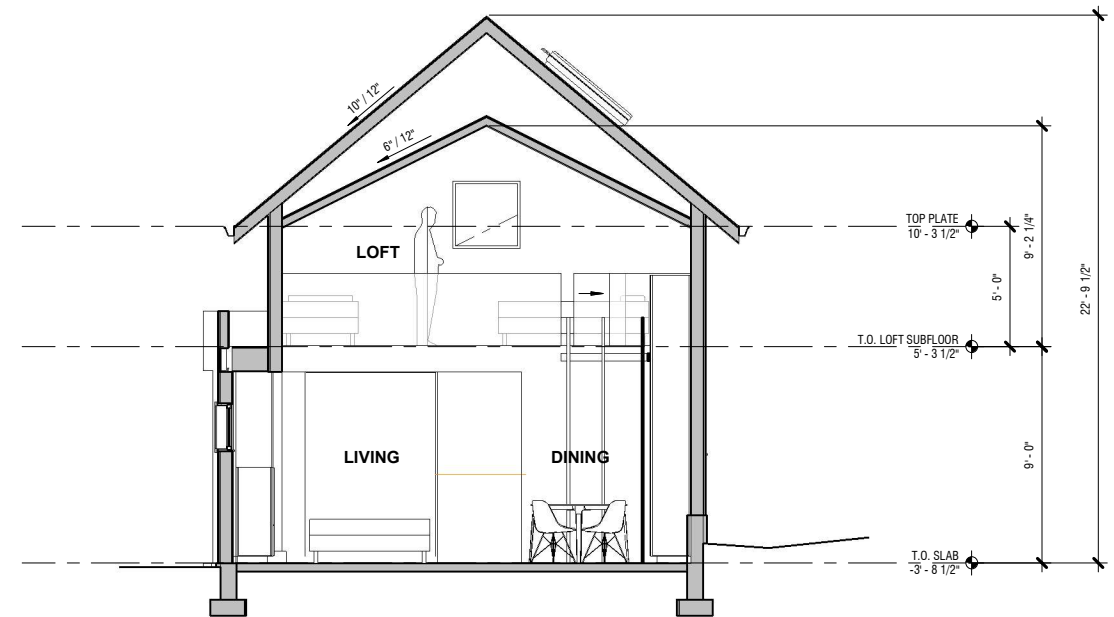
3 SOUTH ELEVATION
1/4" = 1'-0"



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



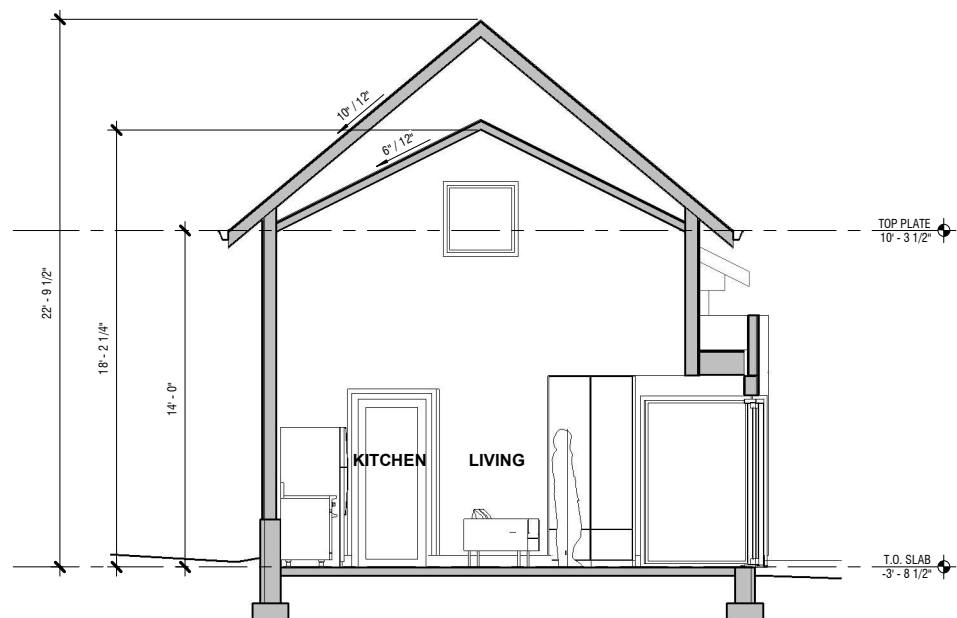
1 E-W SECTION LOOKING SOUTH
1/4" = 1'-0"



2 N-S SECTION LOOKING WEST
1/4" = 1'-0"



3 E-W SECTION LOOKING NORTH
1/4" = 1'-0"



4 N-S SECTION LOOKING EAST
1/4" = 1'-0"