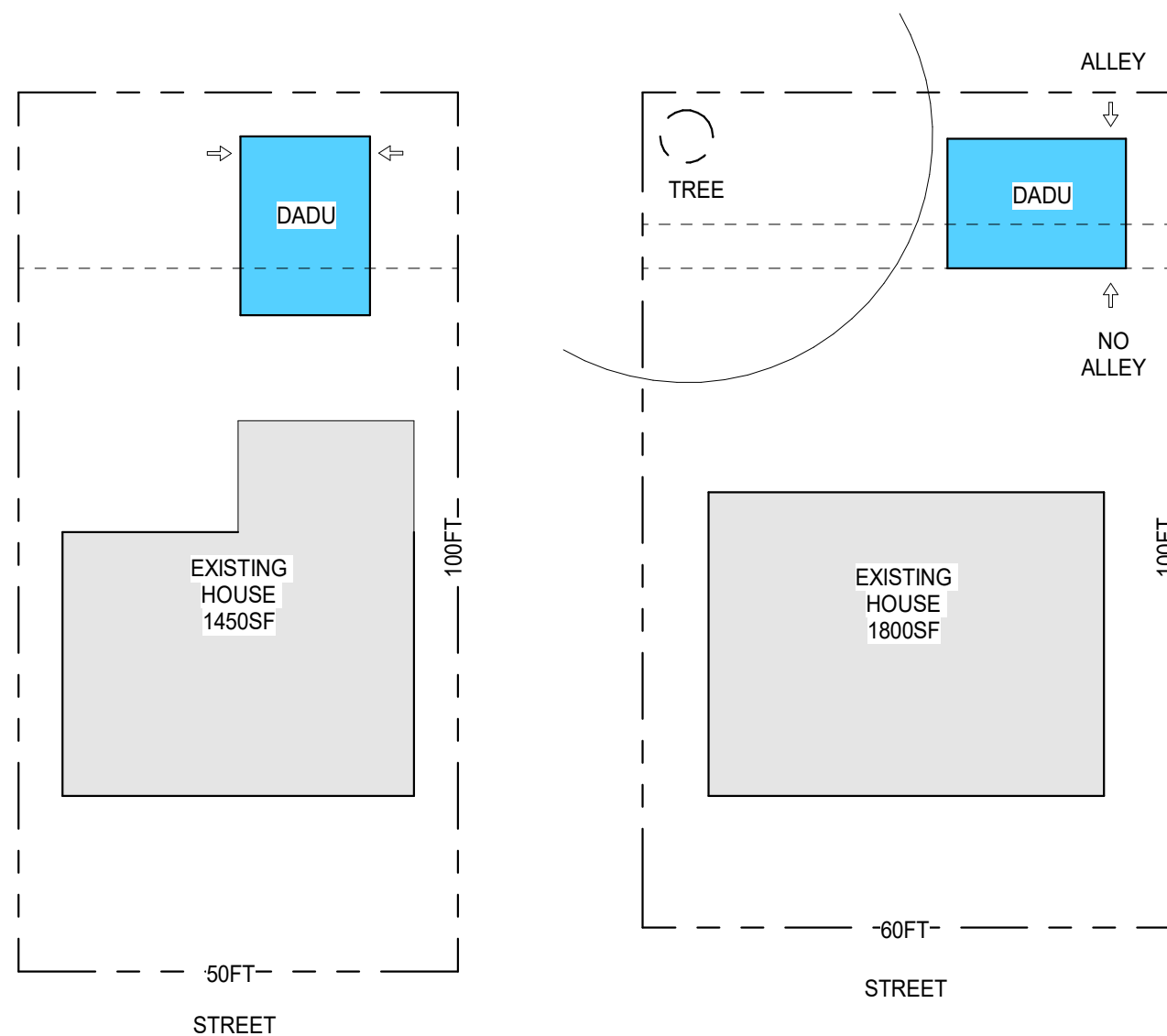
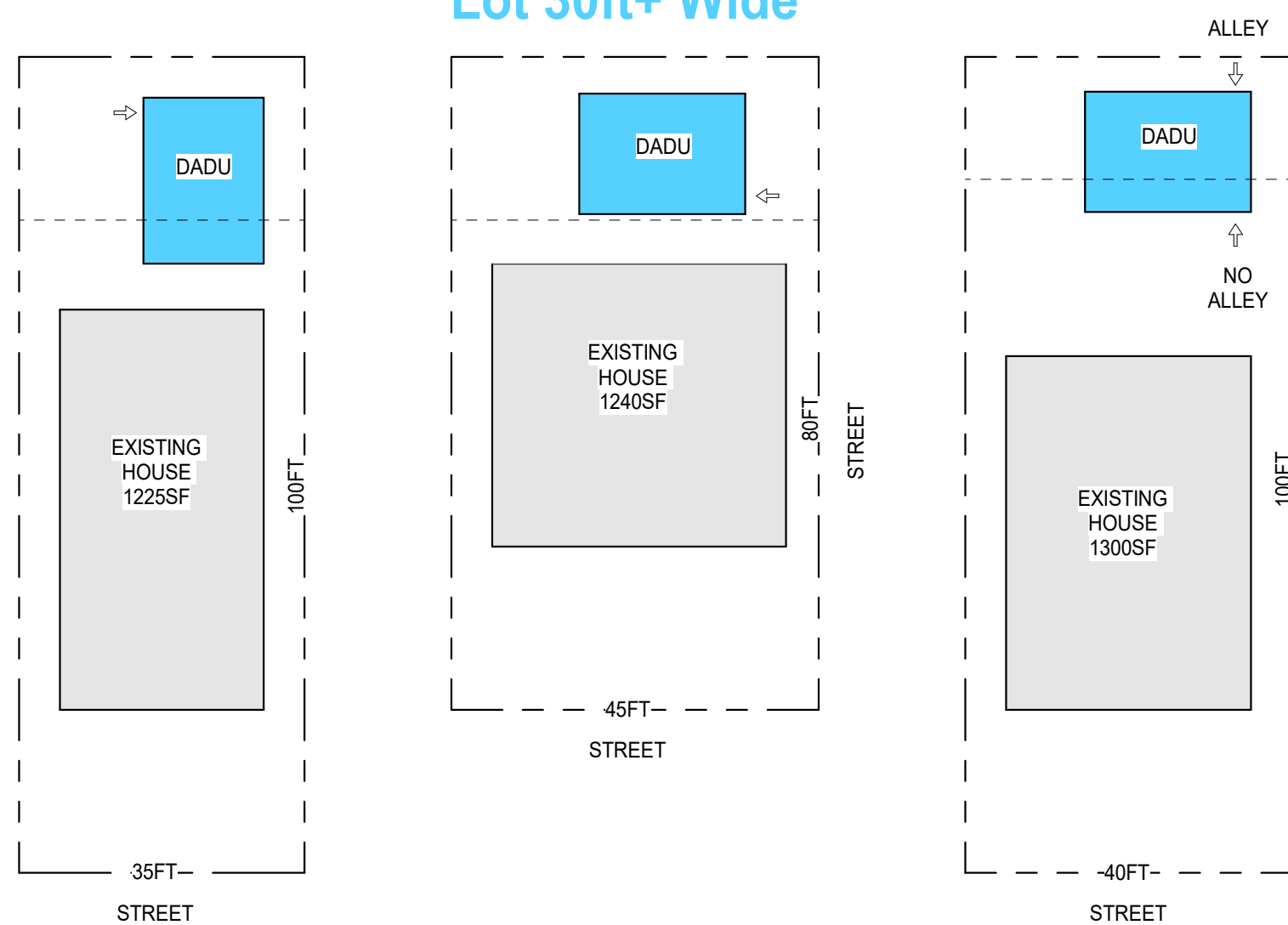


Option B
Sky Nook and Deck
Lot 50ft+ Wide

Option A
Sky Nook
Lot 30ft+ Wide



Sky House provides the amenities of a larger, family friendly house within a small footprint. Two small bedrooms, an elevated deck, an additional bonus nook space provide many of the DADU owner ‘must haves’. The aesthetic design aims to strike a balance between a traditional iconic gable house form and a modern architectural purity.



The house is a 2-bedroom, 1-bath on the ground floor with elevated living floor above and a bonus sleeping nook and deck. Second floor living spaces provide **privacy** from direct views from the street or alley, while offering opportunities for longer views over backyard fences. High-gabled ceilings and extended views make the living floor feel more generous. Additional bonus living spaces are tucked into the gable roof.

The plan accommodates a wide variety of lot sizes and shapes by minimizing lot coverage, plan dimensions that fit within most rear setbacks and a corner entry that allows the plan to be rotated and flipped to meet setback and entry requirements. Two design options are provided to accommodate the maximum height allowed on 30+ and 50+ wide lots.

The iconic gable form is simultaneously traditional and modern. Whether clad in cedar shake, fiber cement lap, or corrugated metal, the simple form allows the DADU to adapt to any number of neighborhood **context** or styles.

To promote passive **green building** techniques, the pitched roof is the optimal angle for fixed, year around solar panels. Interior climate is controlled whenever possible with operable windows. Elevated windows and skylights allow summer heat to escape and create an upward stack-effect. Skylights reduce reliance on interior lighting. A high efficiency mini-split supplements passive techniques.

The house is designed to **lower costs** through small footprint, standard construction techniques and standard parts. The small, 300sf footprint, will limit costly ground and foundation work. Although the volume will make this DADU inherently more expensive, it is designed to be constructible using standard wood framing and siding practices to limit costs. Window sizes were selected to match off-the-shelf window products from the local hardware stores to reduce custom parts.

DADU Categories:

- Small Footprint
- Family Friendly

List of mechanical systems:

- mini split
- electric hot water heater
- kitchen exhaust fan
- whole house fan
- bathroom exhaust fan
- dryer exhaust

Estimated cost of construction:

Approximately \$220,000 at market rate

Price for the drawing set: \$1000

Rate for further work: \$100/hr



"Do you smell fresh cookies?"

SKY HOUSE



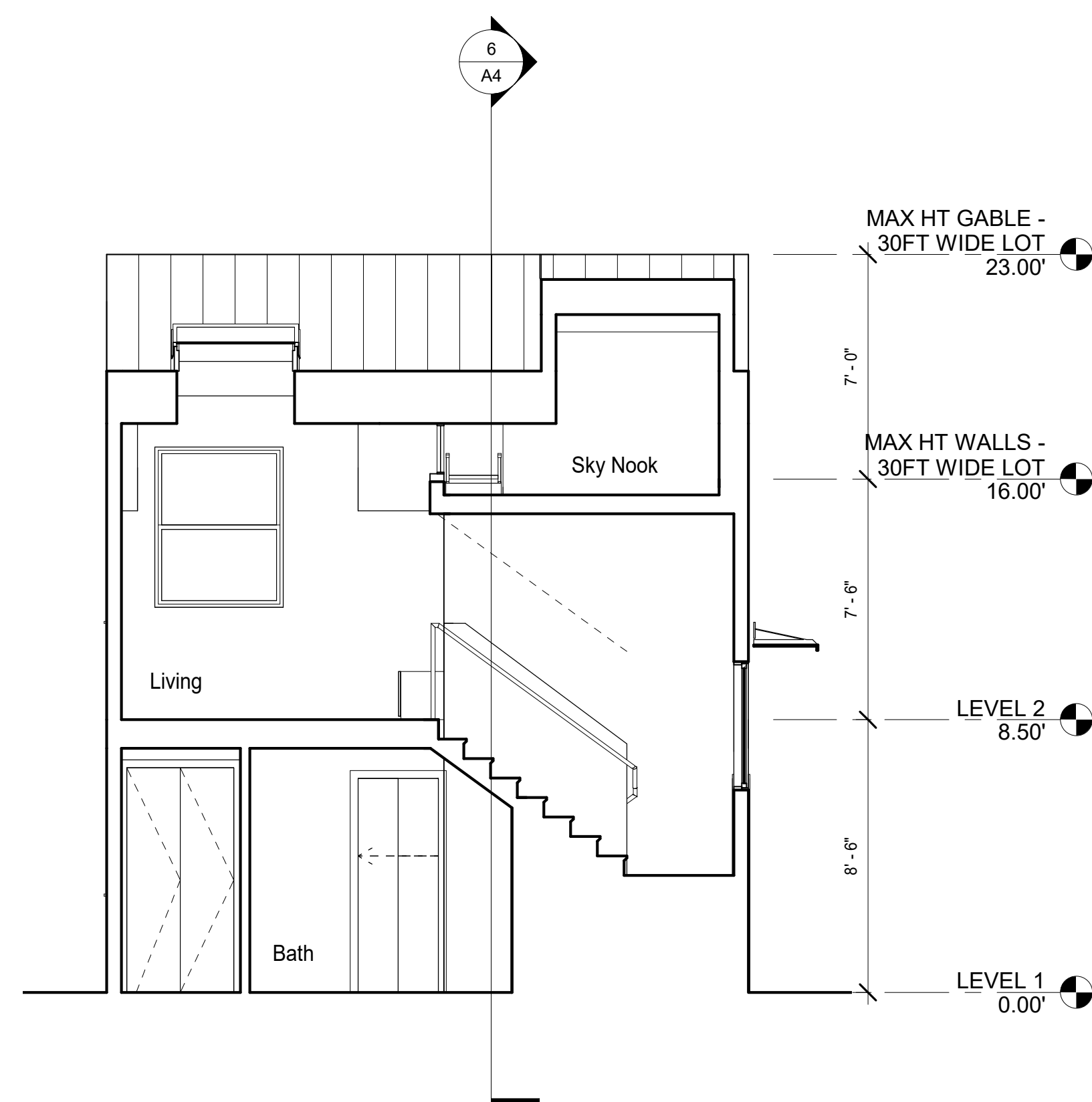
"Can we sleep in the loft tonight?"

SKY HOUSE

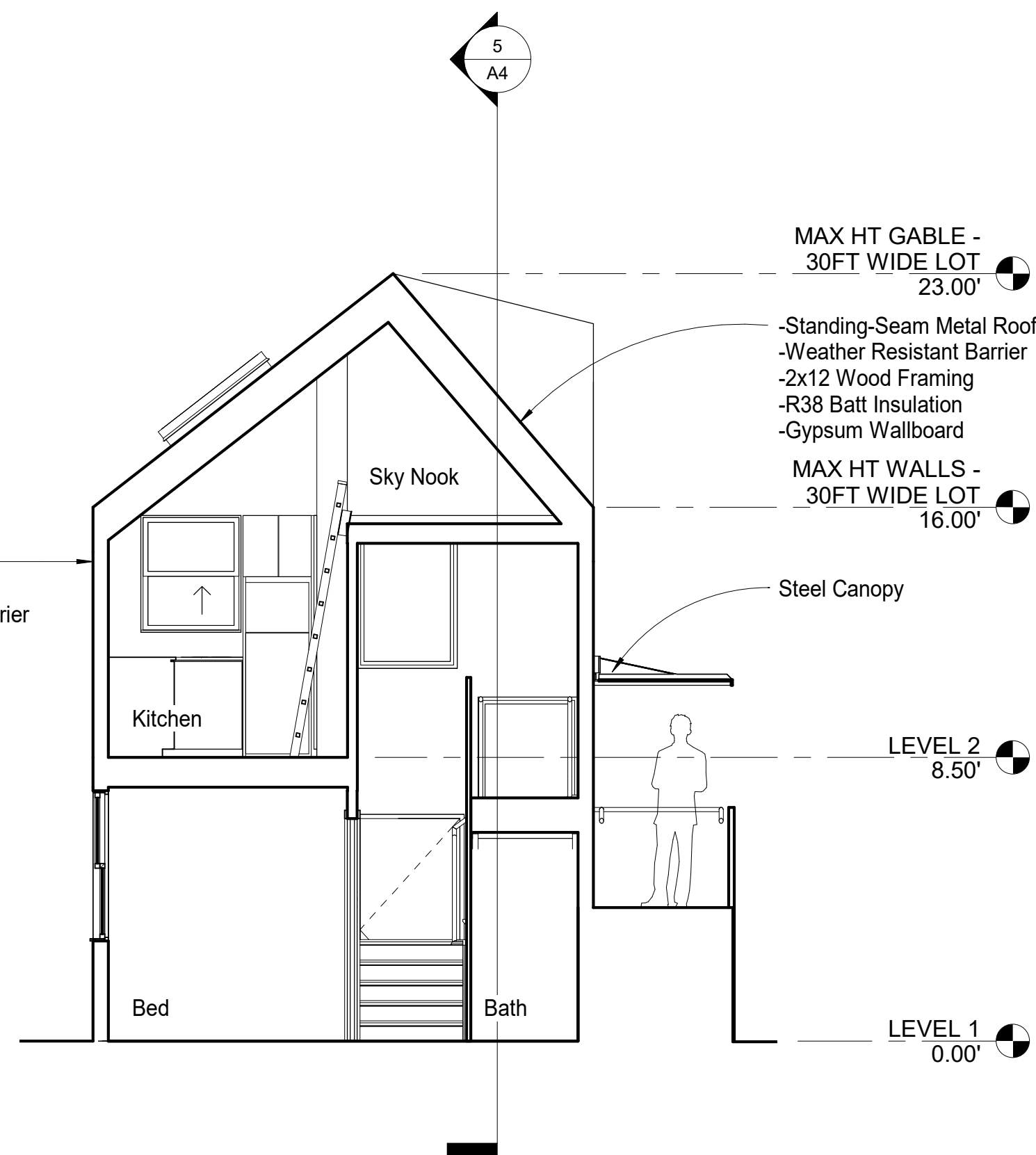


"Can you see the mountains today?"

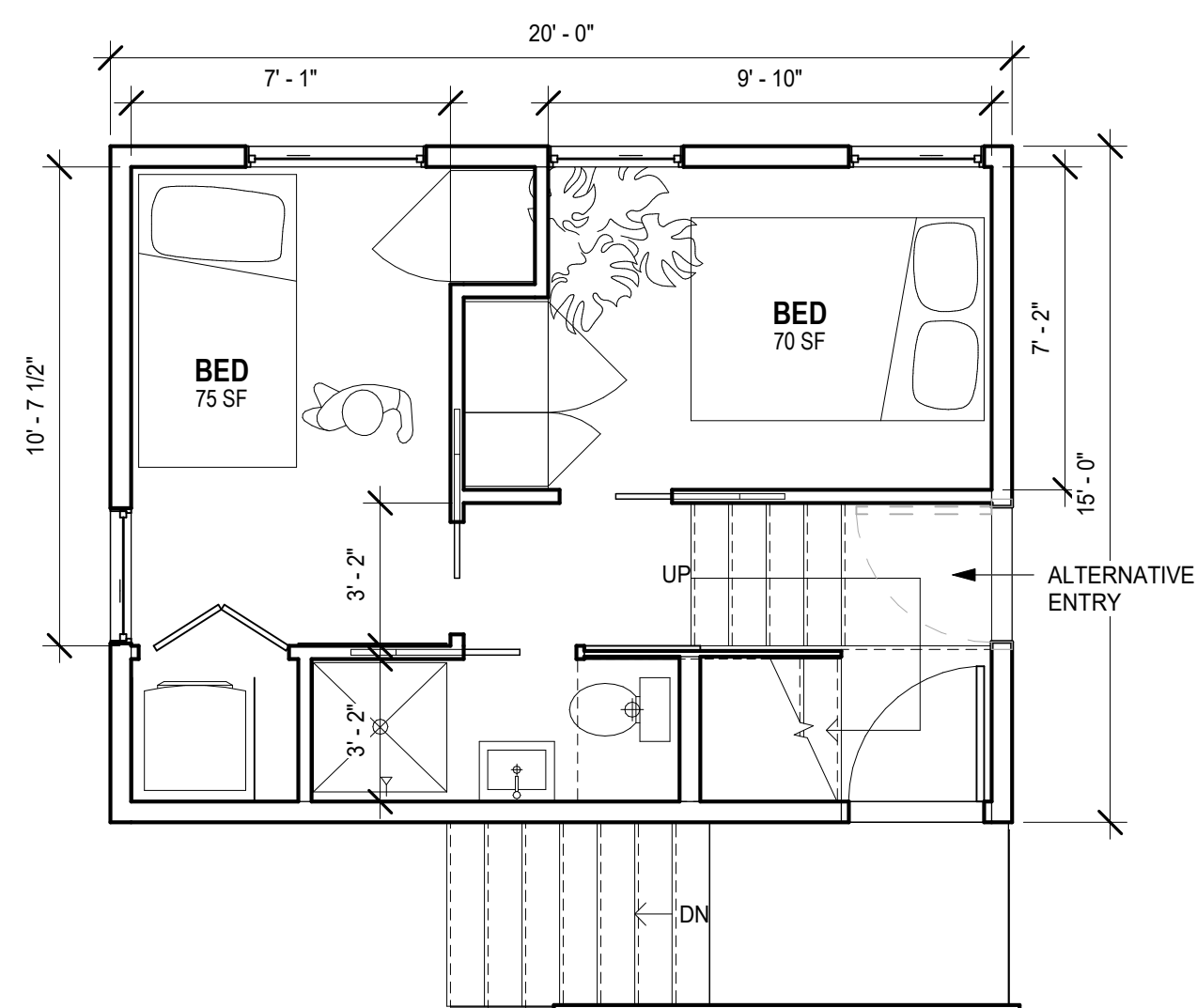
SKY HOUSE



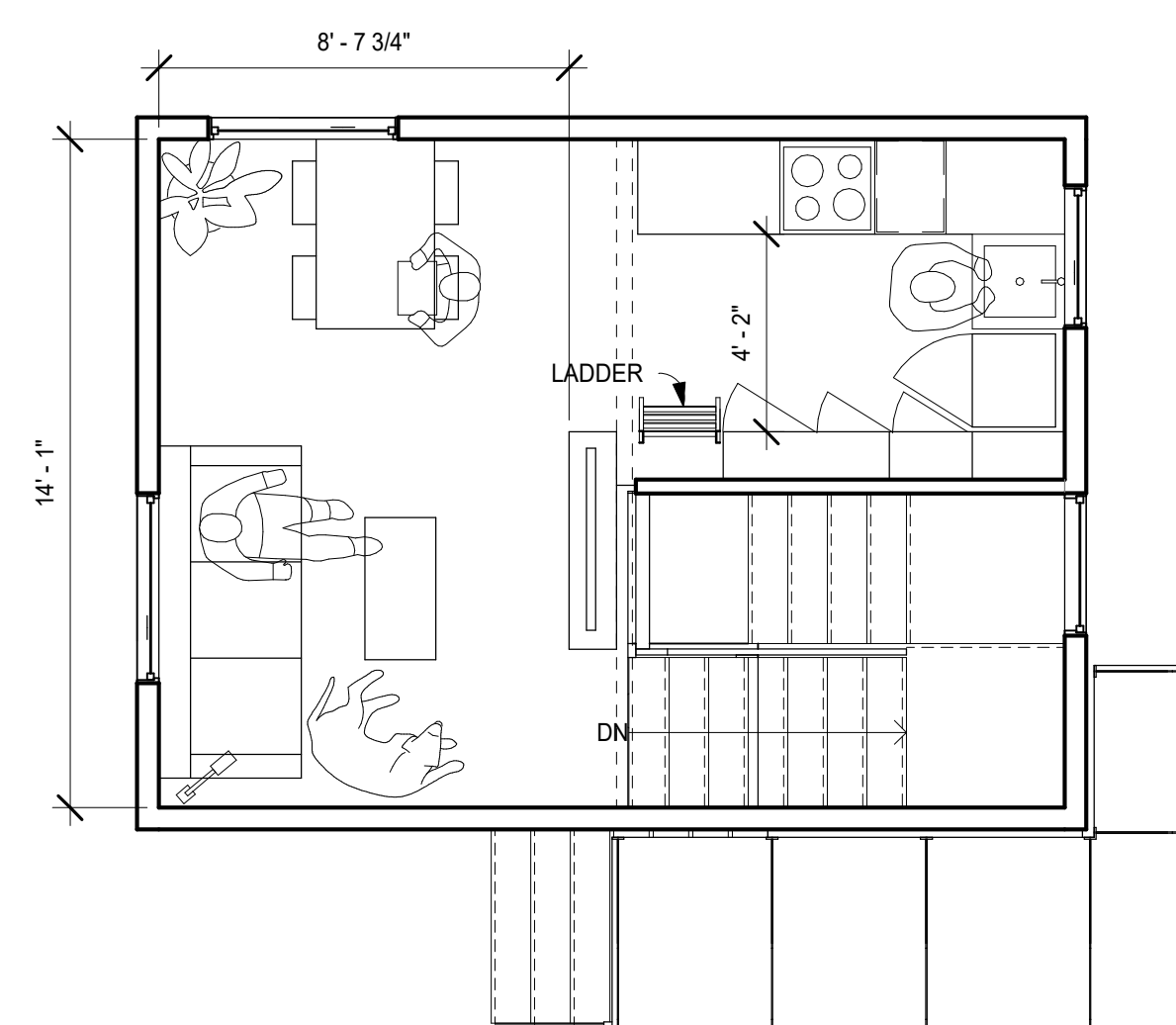
5 | SECTION THROUGH SKY NOOK
1/4" = 1'-0"



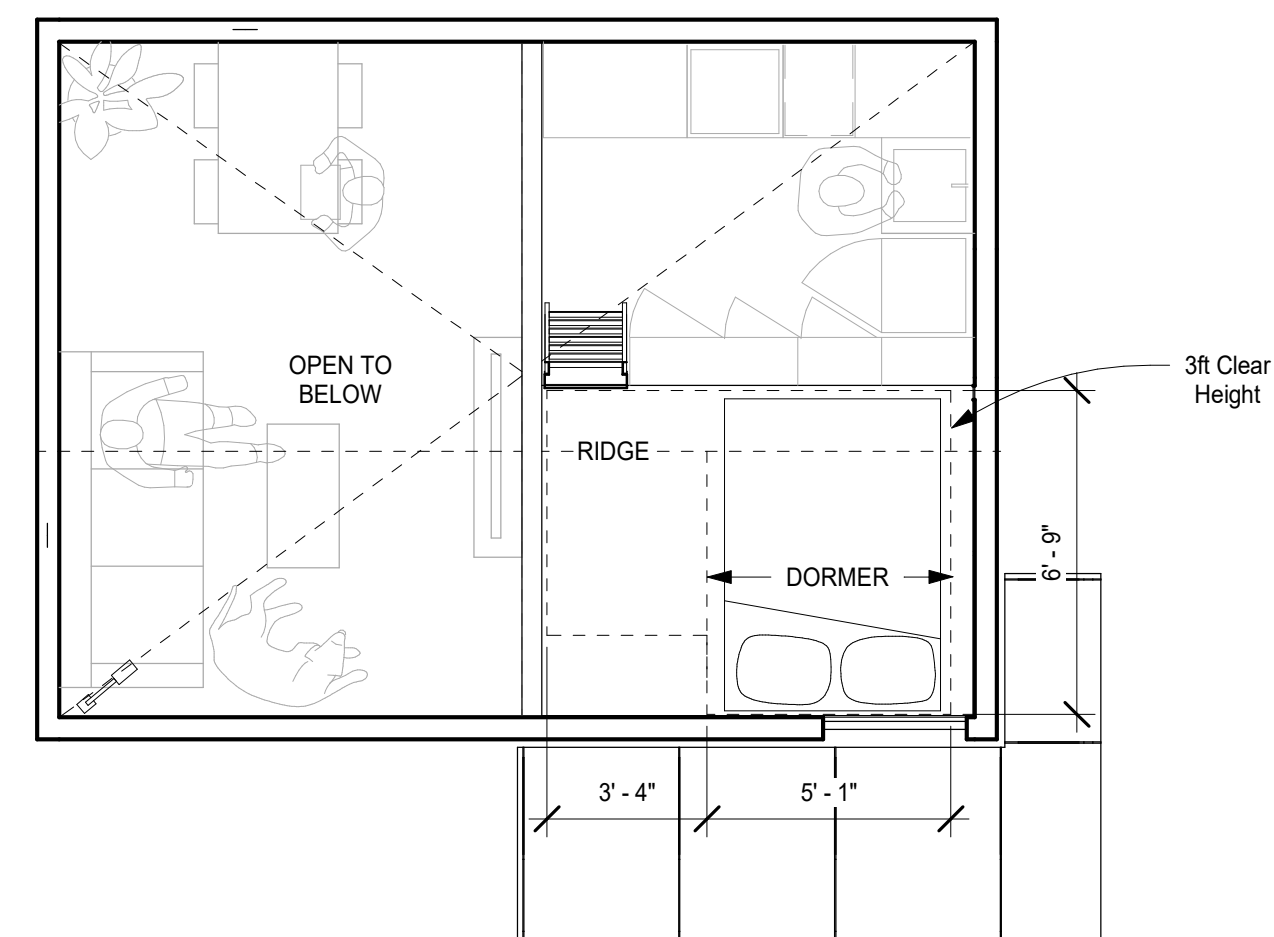
6 | SECTION THROUGH LADDER
1/4" = 1'-0"



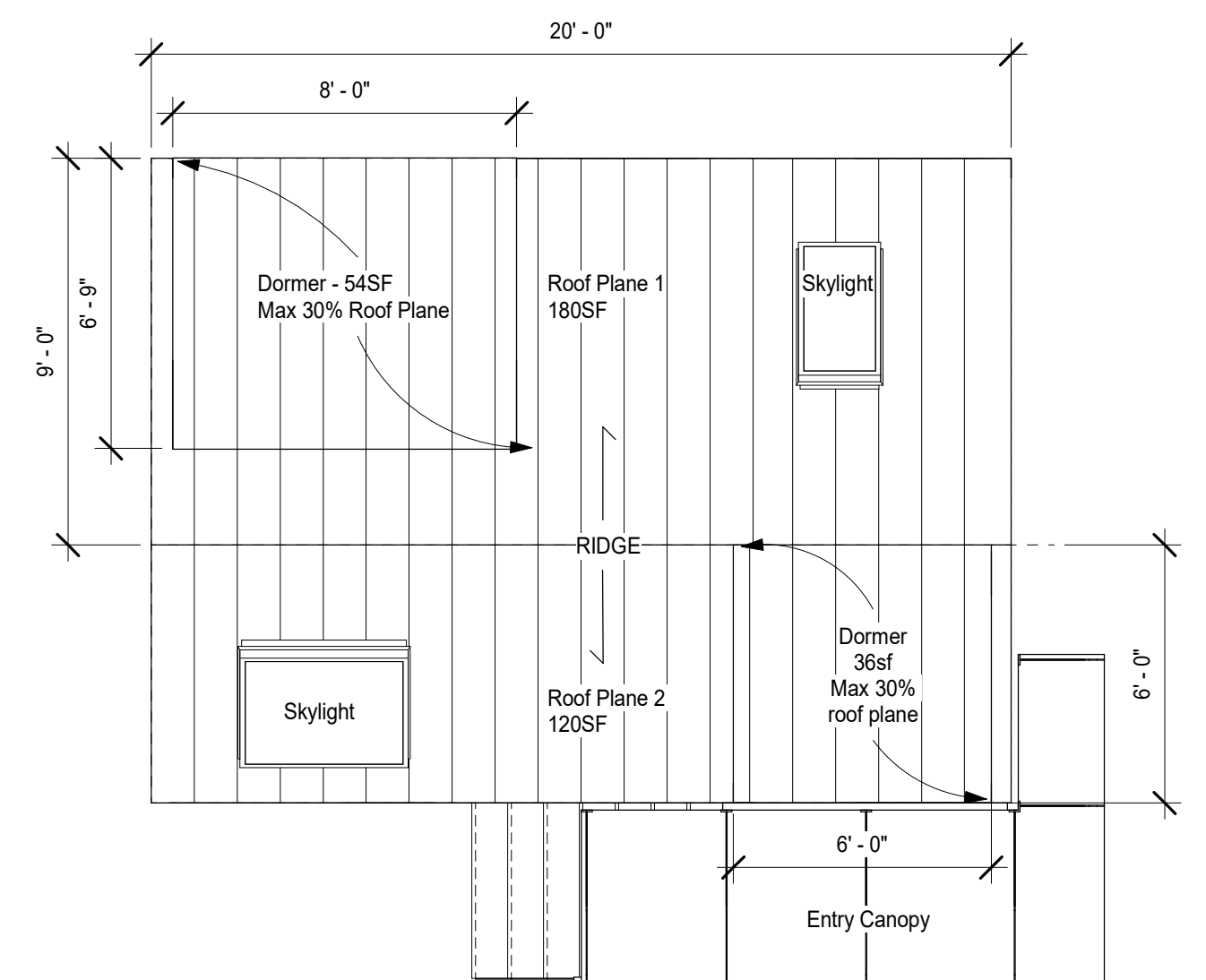
1 | LEVEL 1 PLAN
1/4" = 1'-0"



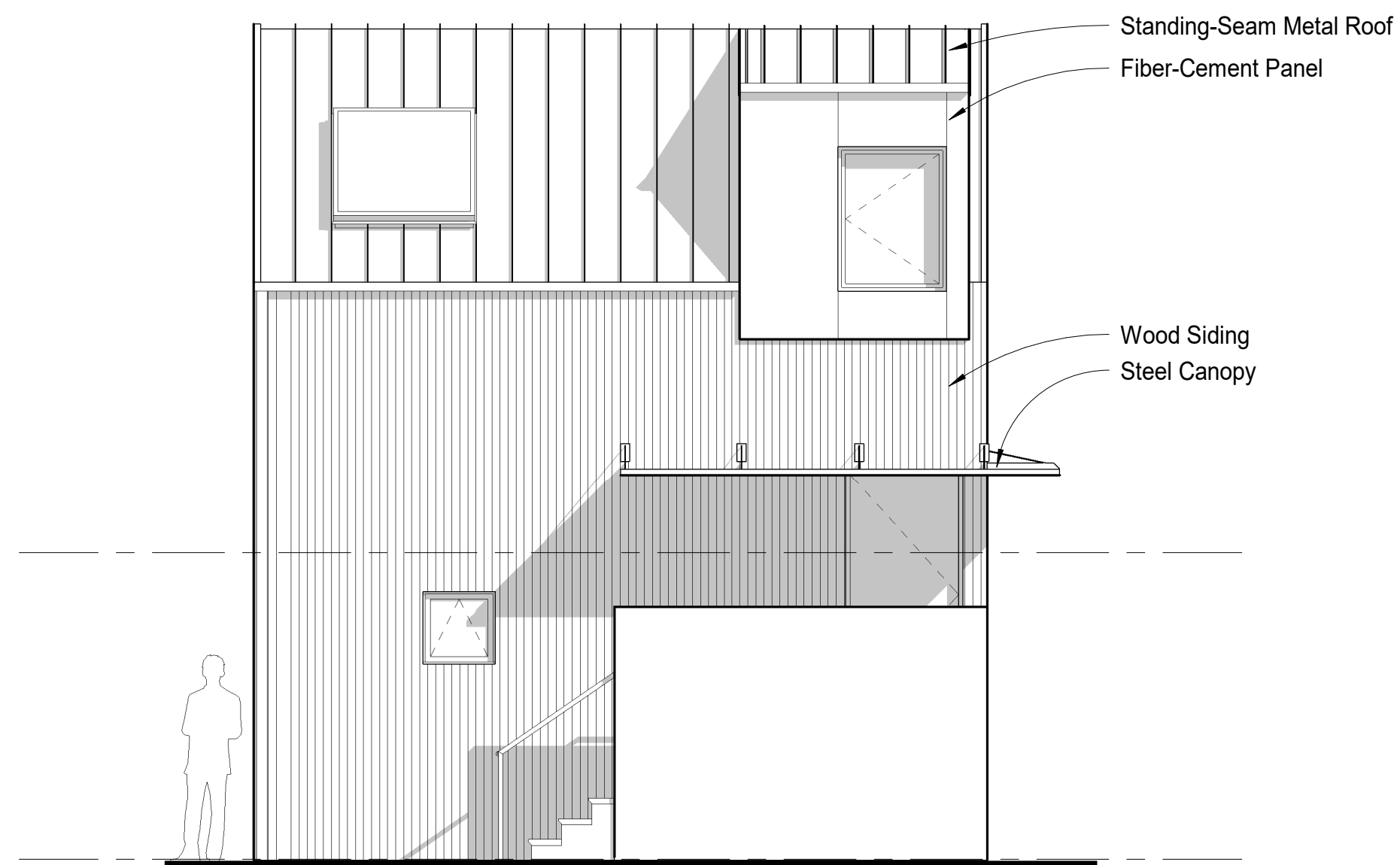
2 | LEVEL 2 PLAN
1/4" = 1'-0"



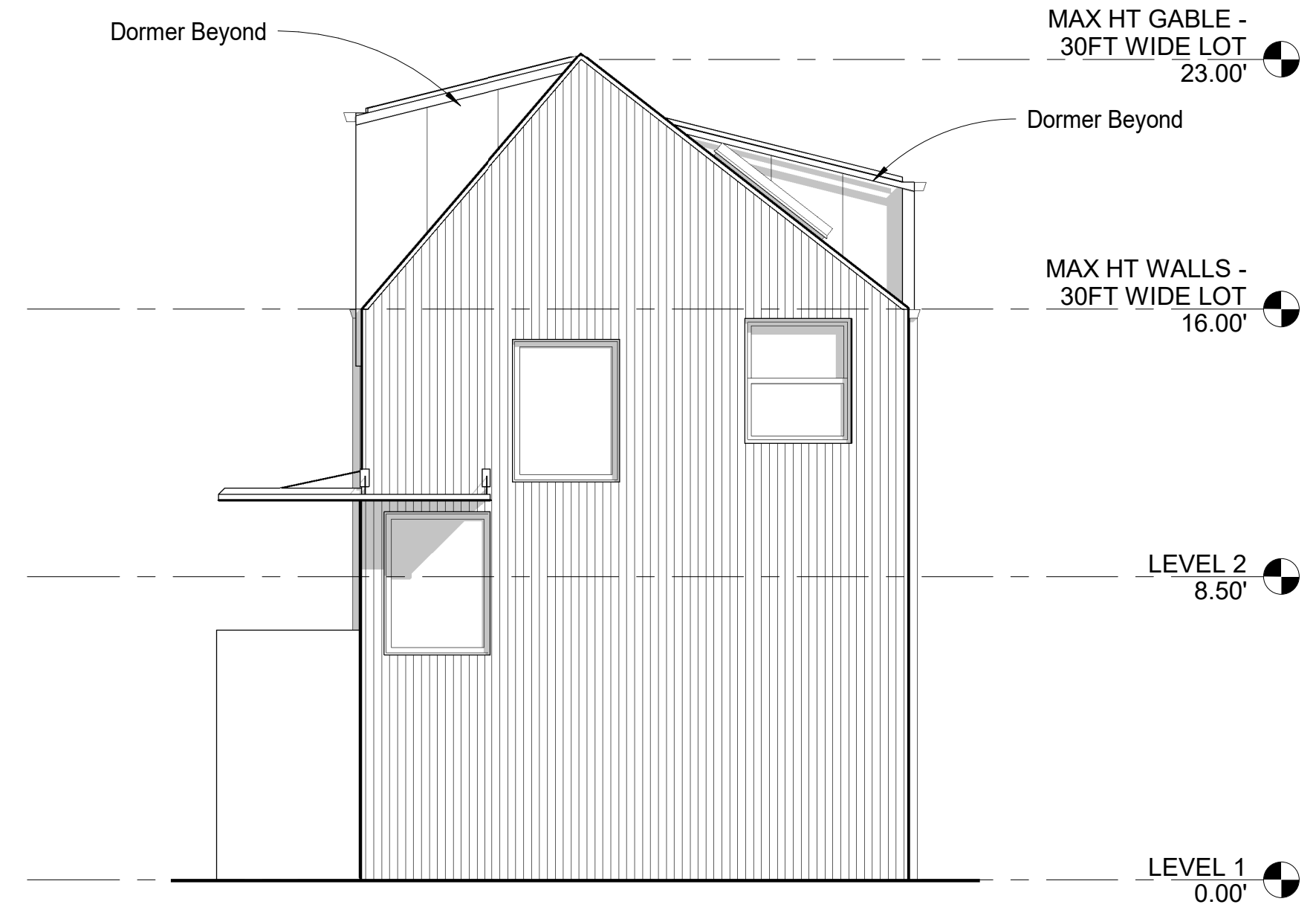
3 | SLEEPING NOOK PLAN
1/4" = 1'-0"



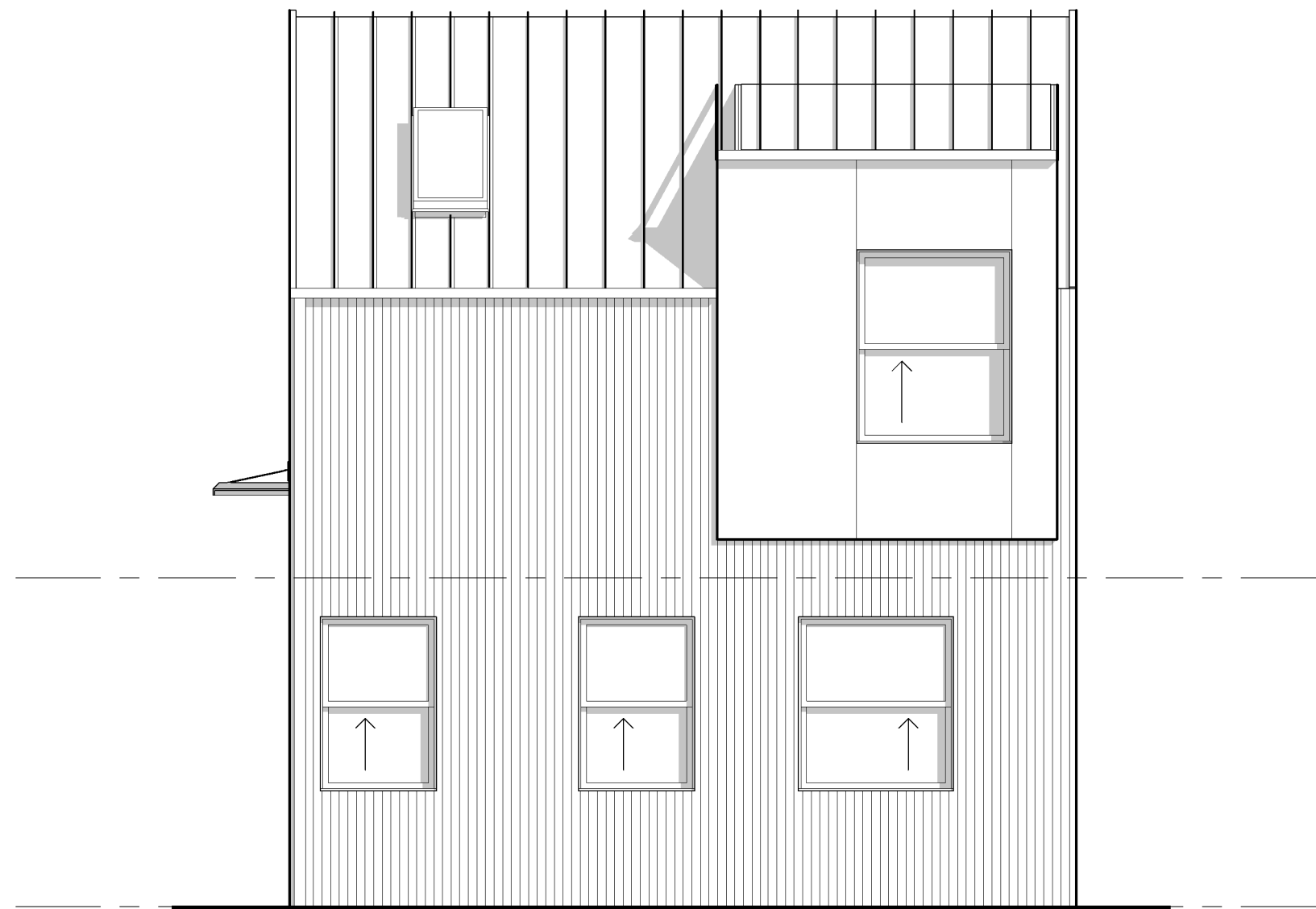
4 | ROOF PLAN
1/4" = 1'-0"



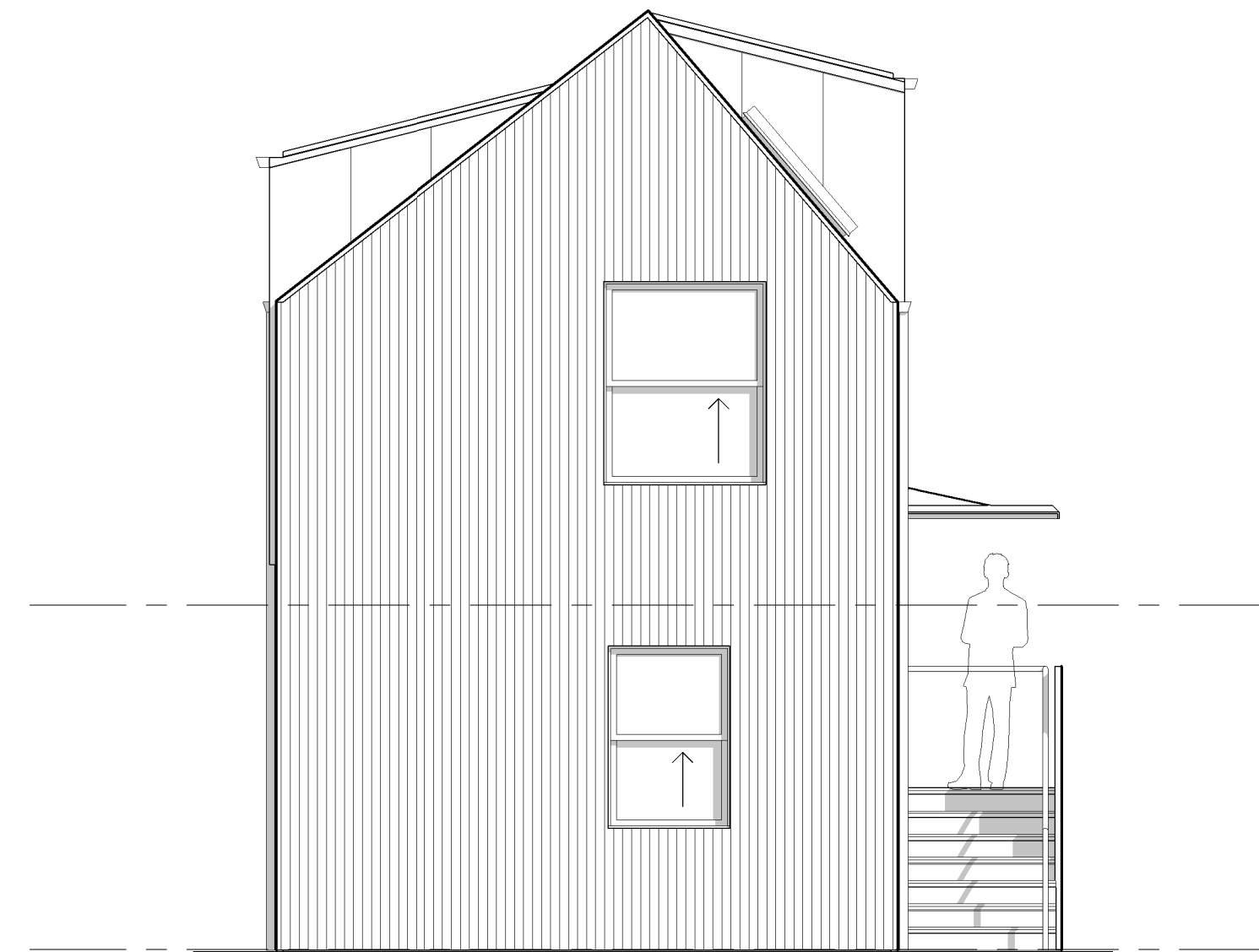
1 | FRONT ELEVATION
1/4" = 1'-0"



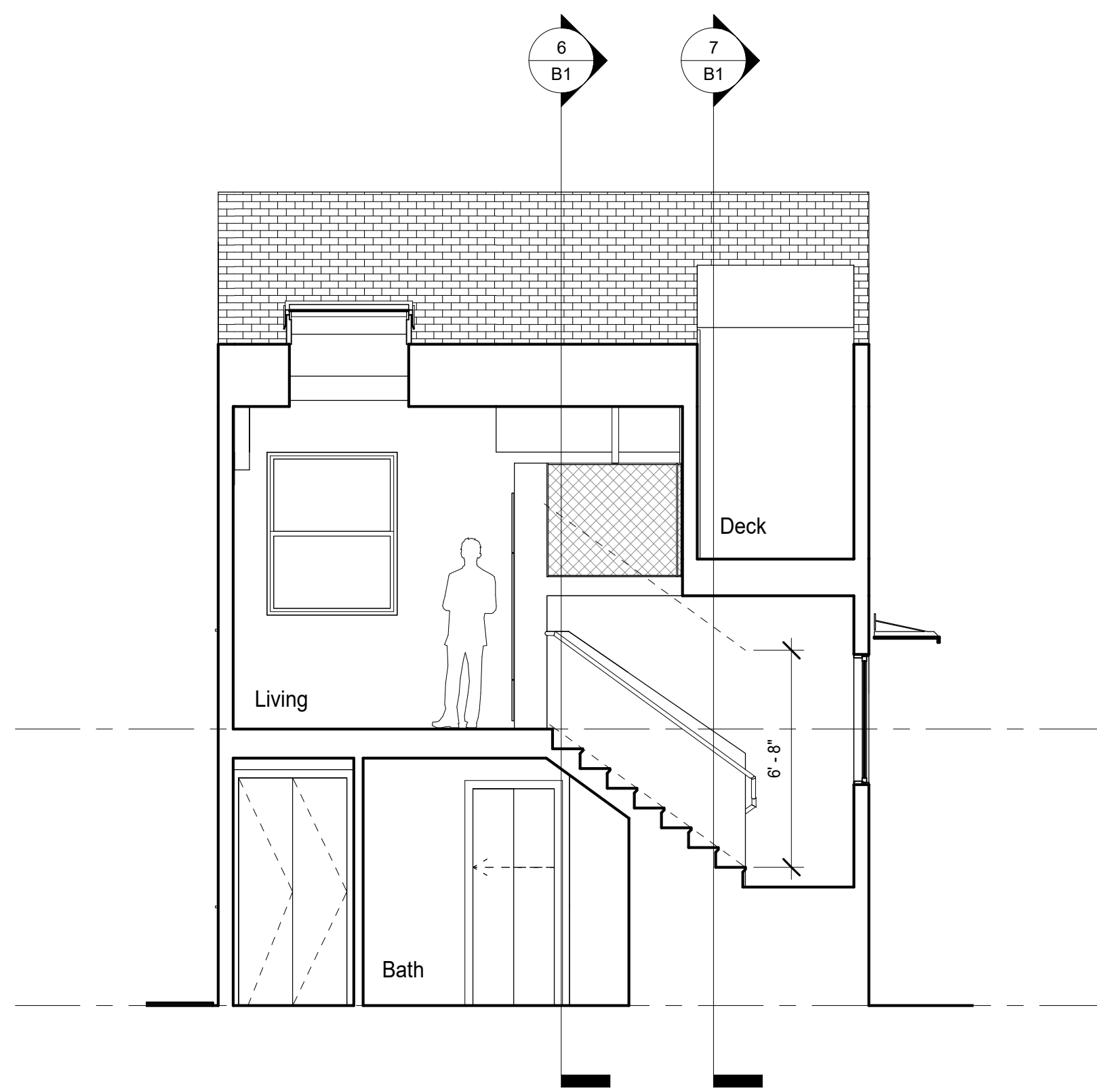
2 | RIGHT ELEVATION
1/4" = 1'-0"



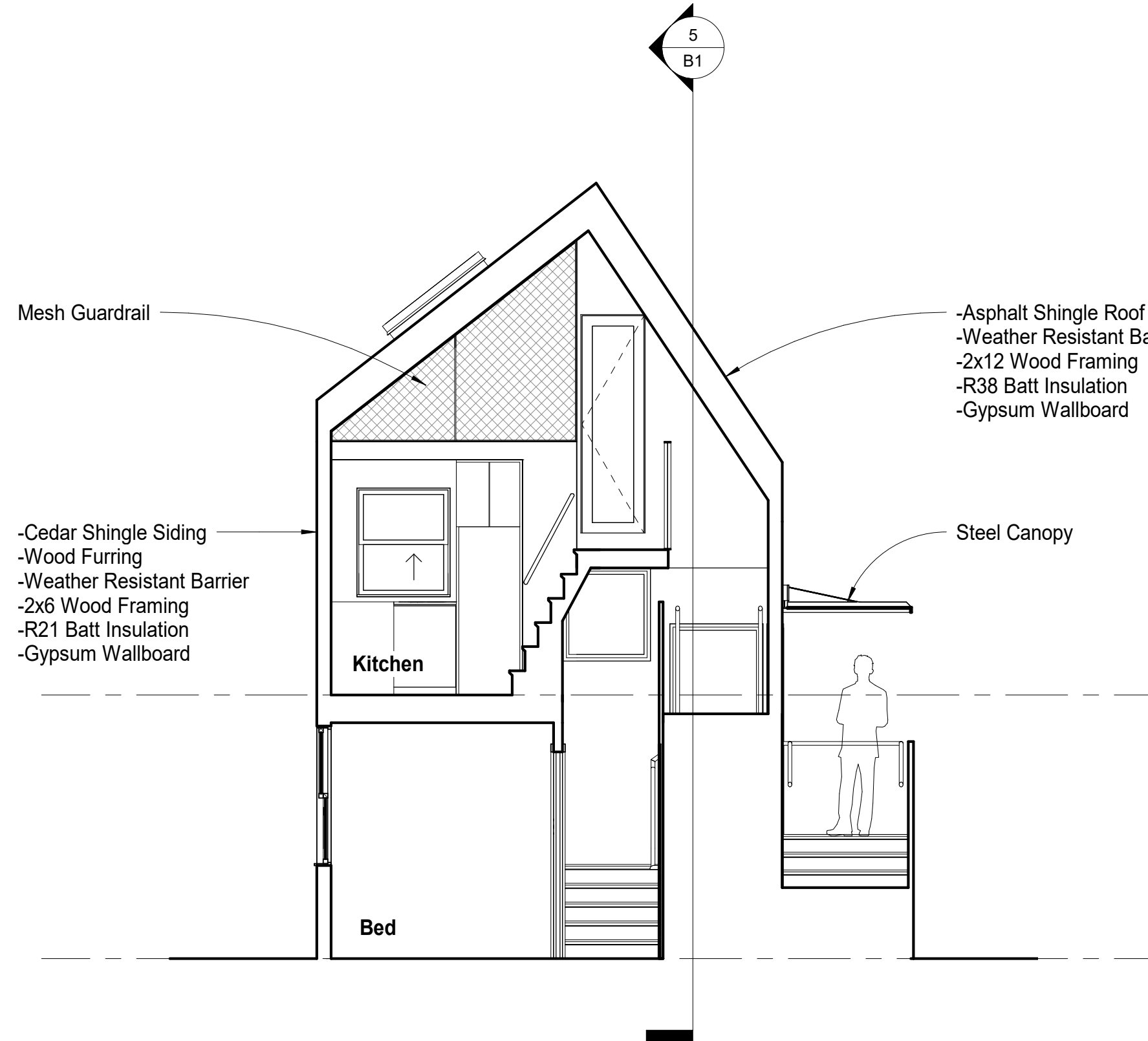
3 | BACK ELEVATION
1/4" = 1'-0"



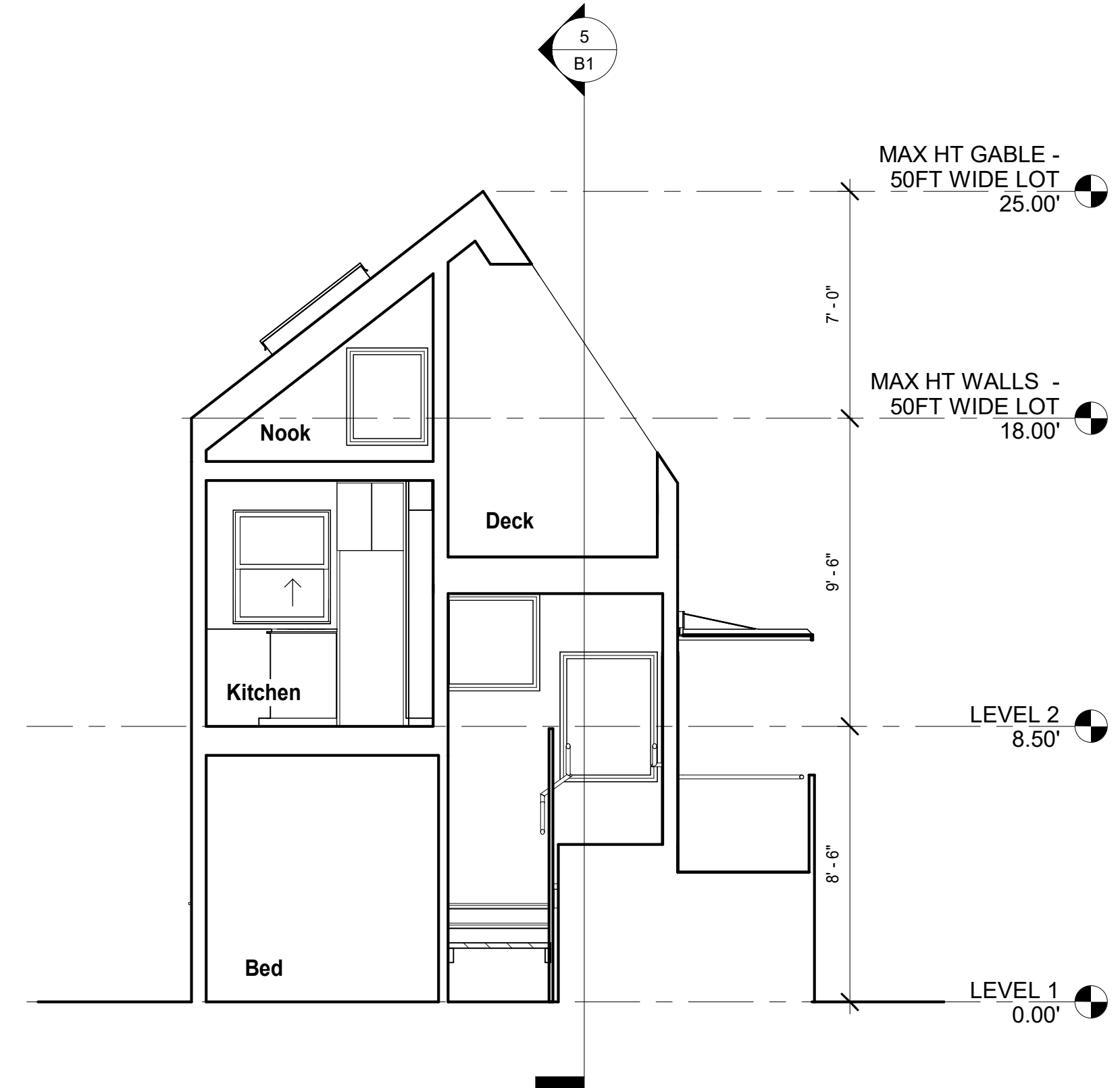
4 | LEFT ELEVATION
1/4" = 1'-0"



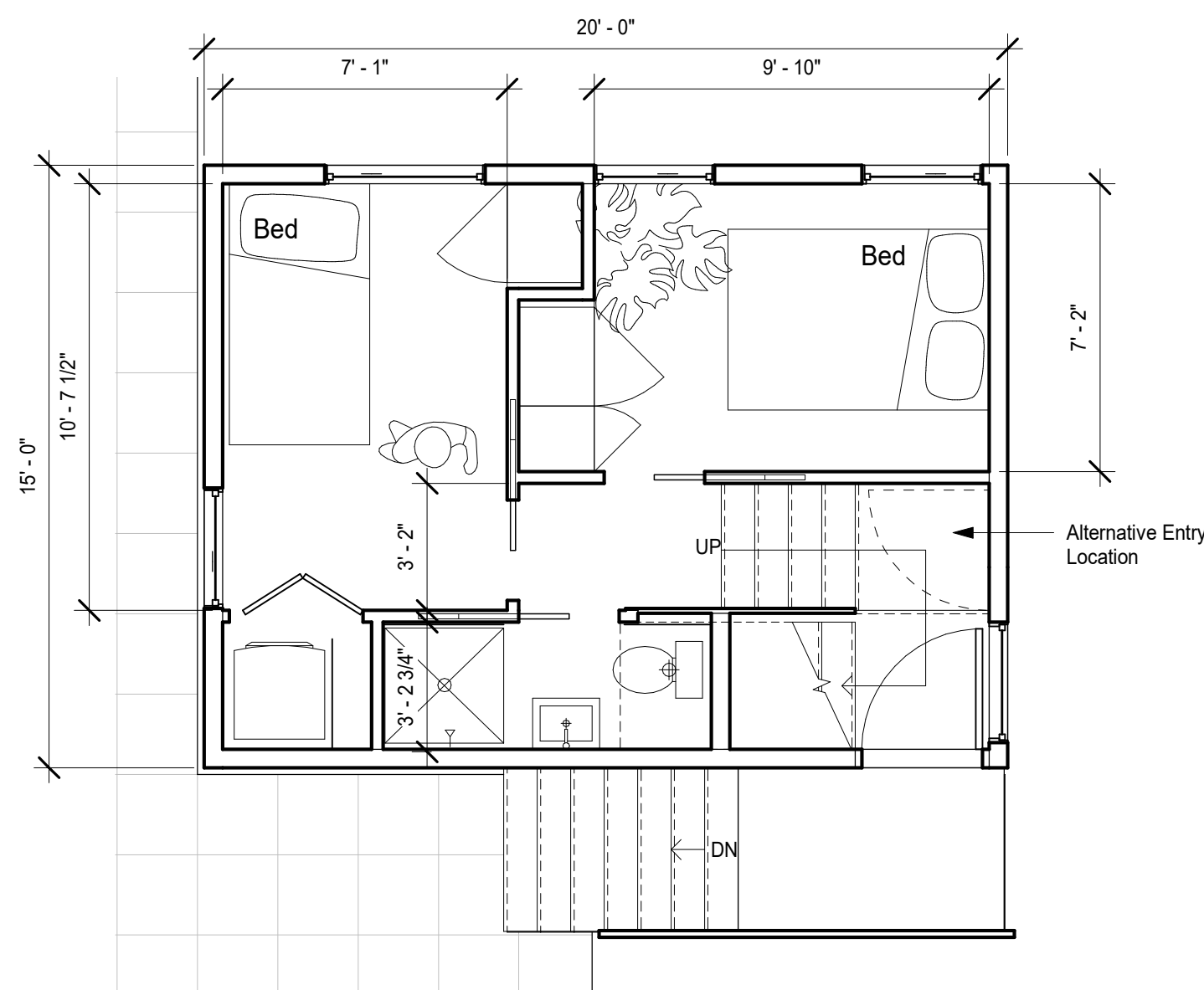
5 | SECTION THROUGH STAIR
1/4" = 1'-0"



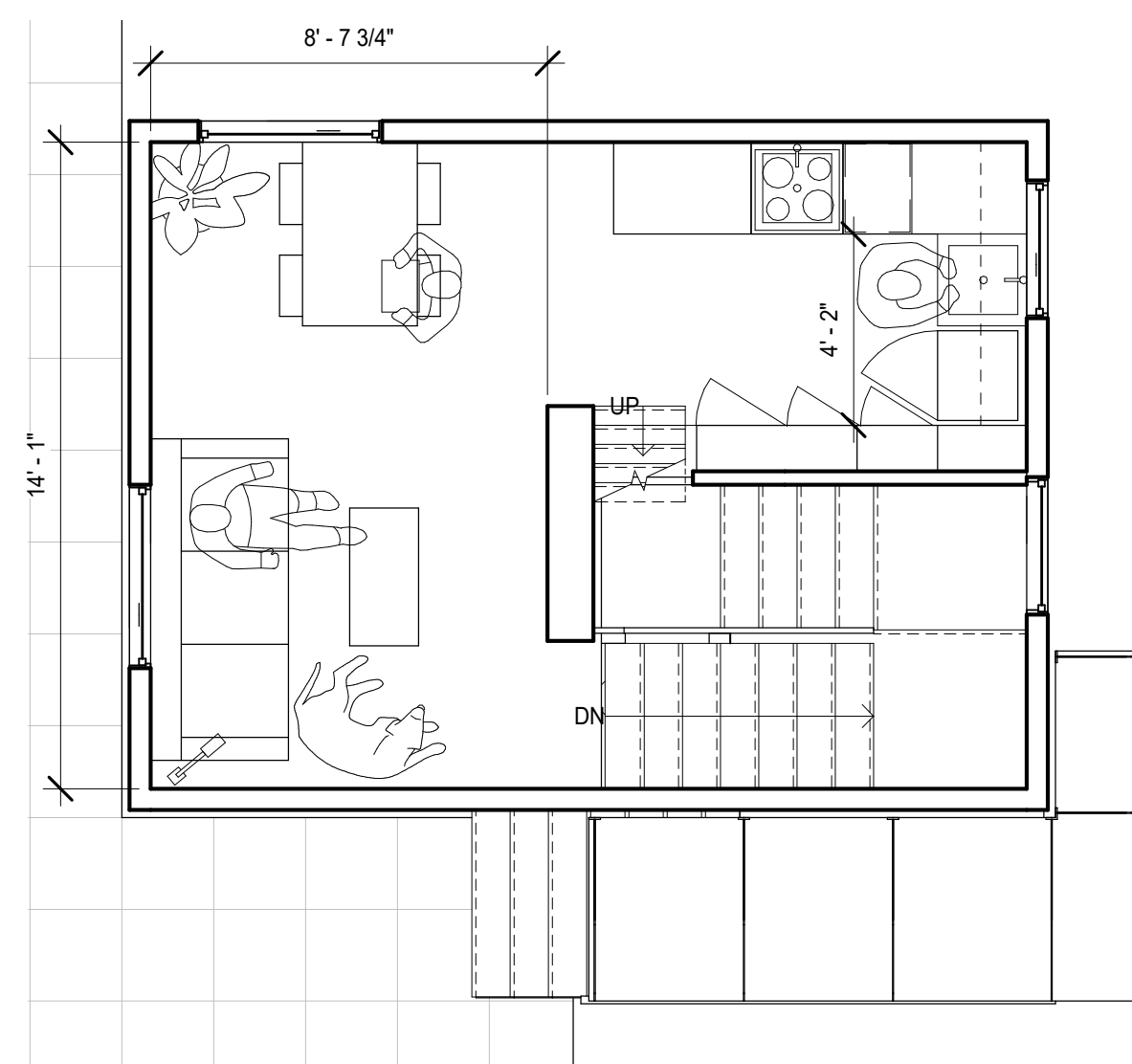
6 | SECTION THROUGH LADDER
1/4" = 1'-0"



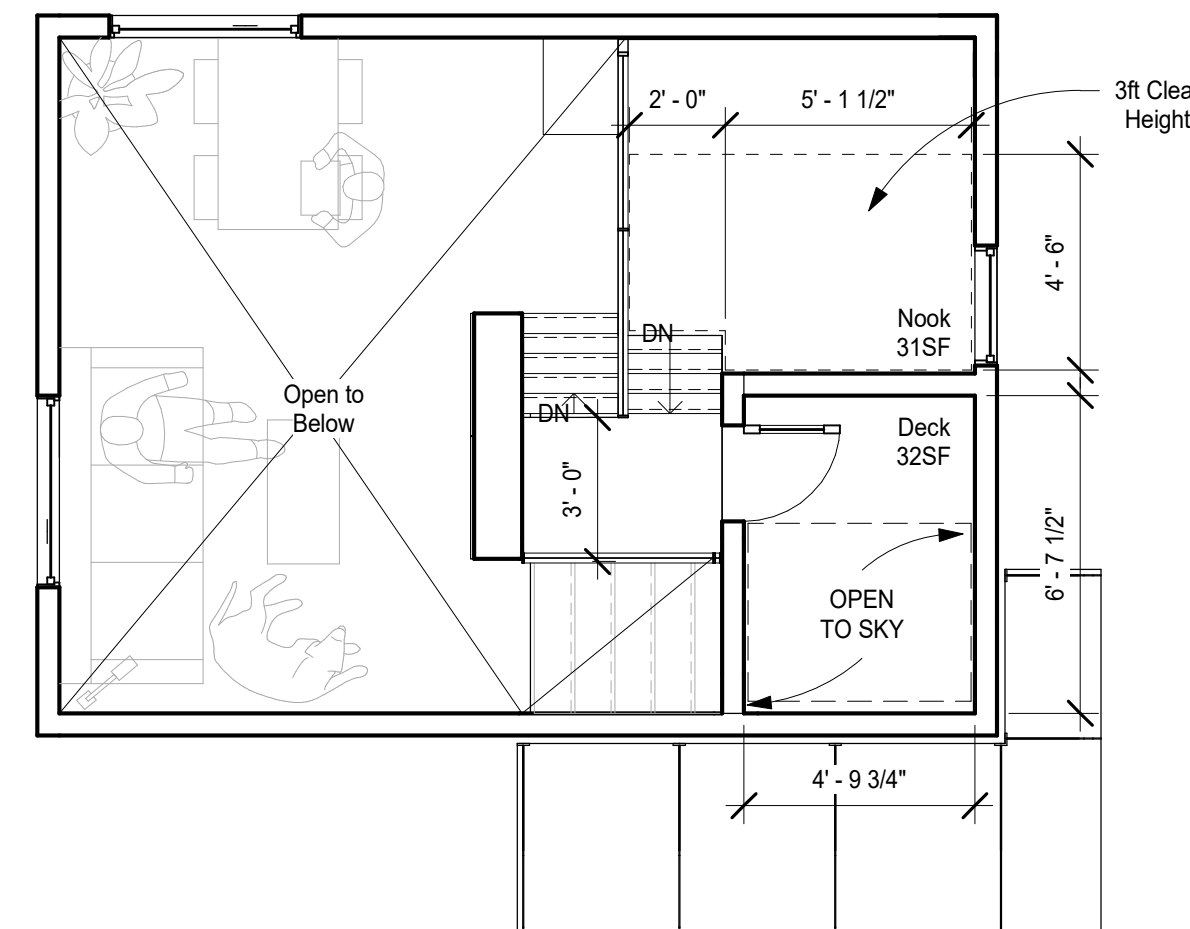
7 | SECTION THROUGH NOOK AND DECK
1/4" = 1'-0"



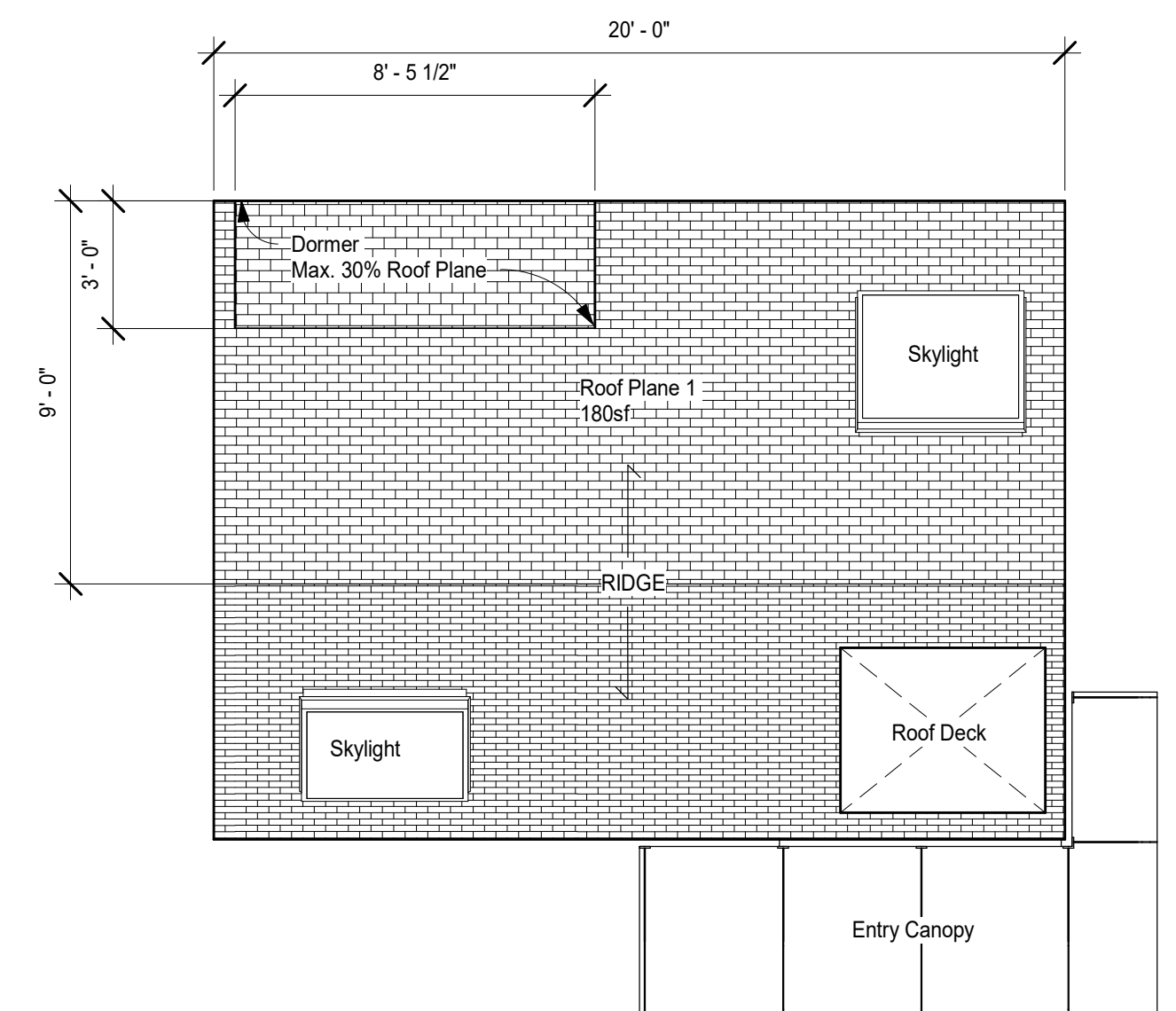
1 | LEVEL 1 PLAN
1/4" = 1'-0"



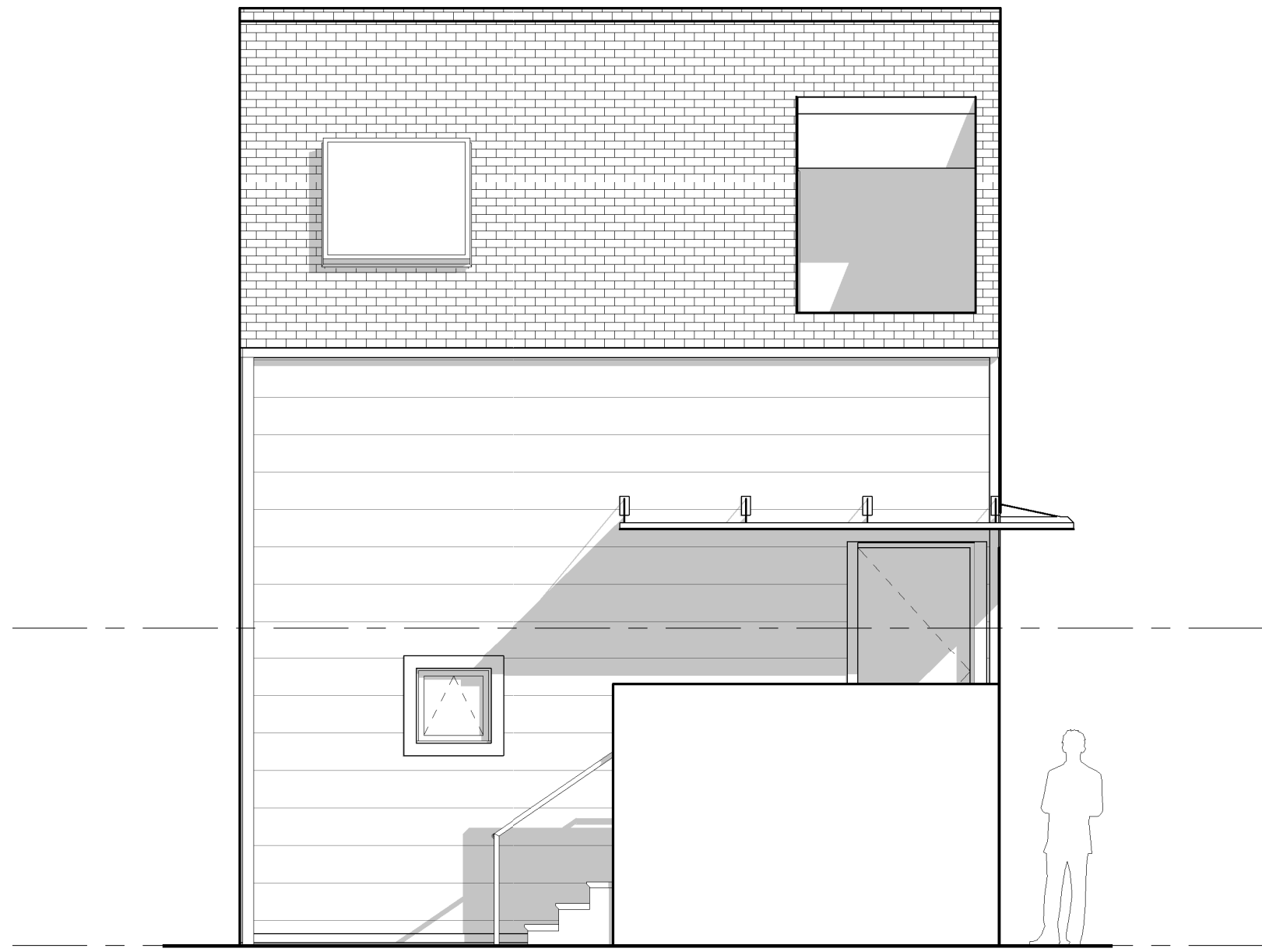
2 | LEVEL 2 PLAN
1/4" = 1'-0"



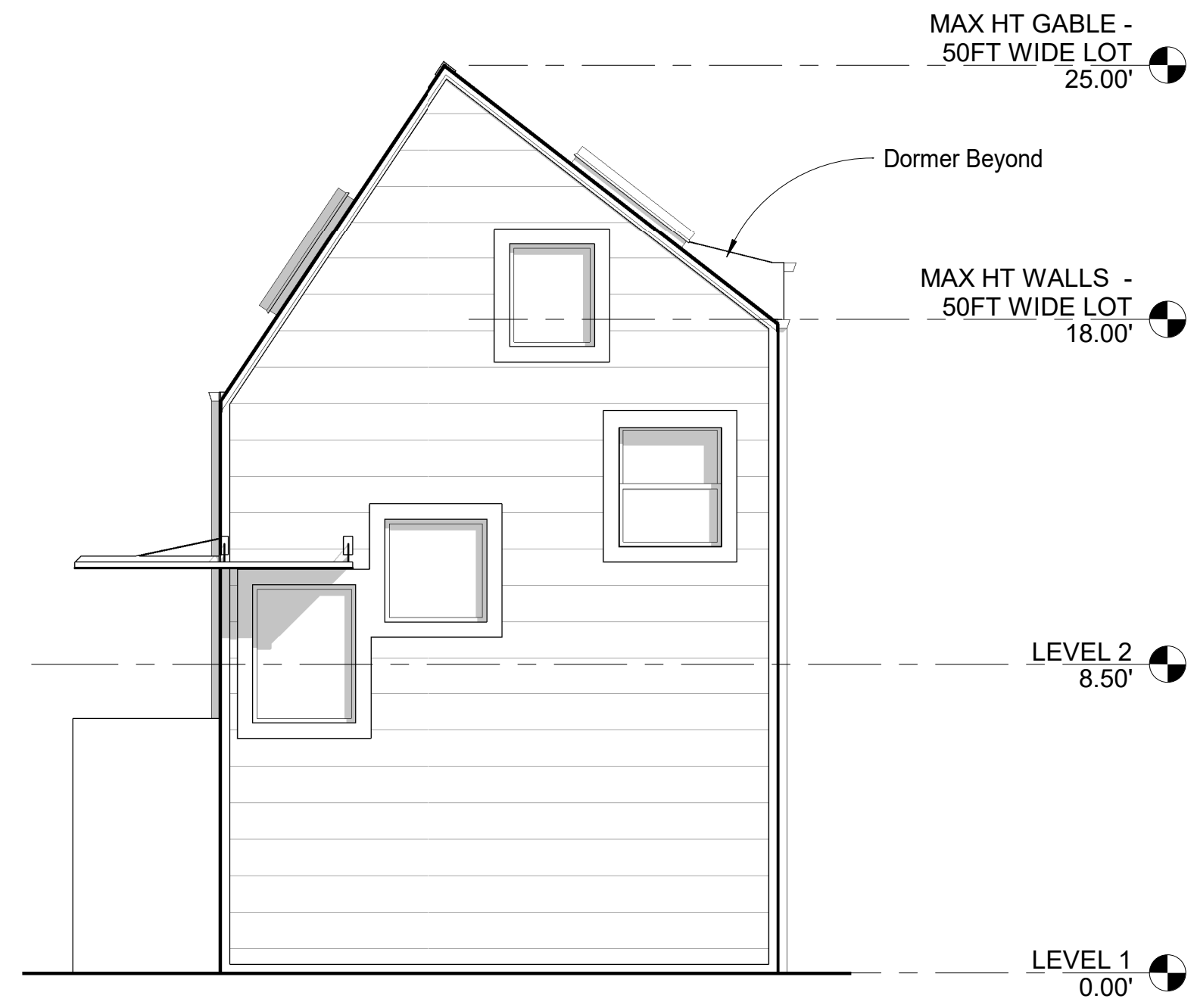
3 | NOOK AND DECK PLAN
1/4" = 1'-0"



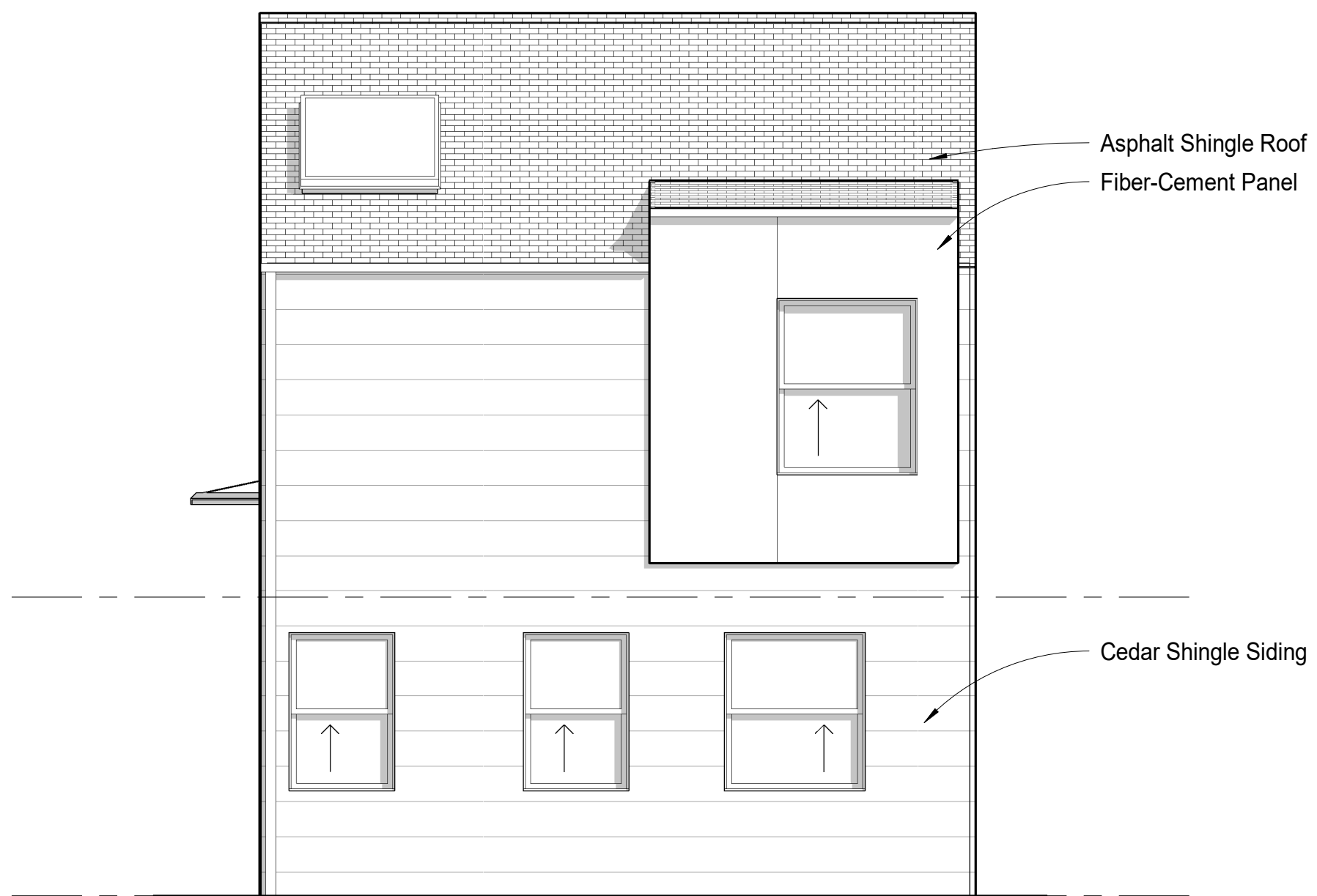
4 | ROOF PLAN
1/4" = 1'-0"



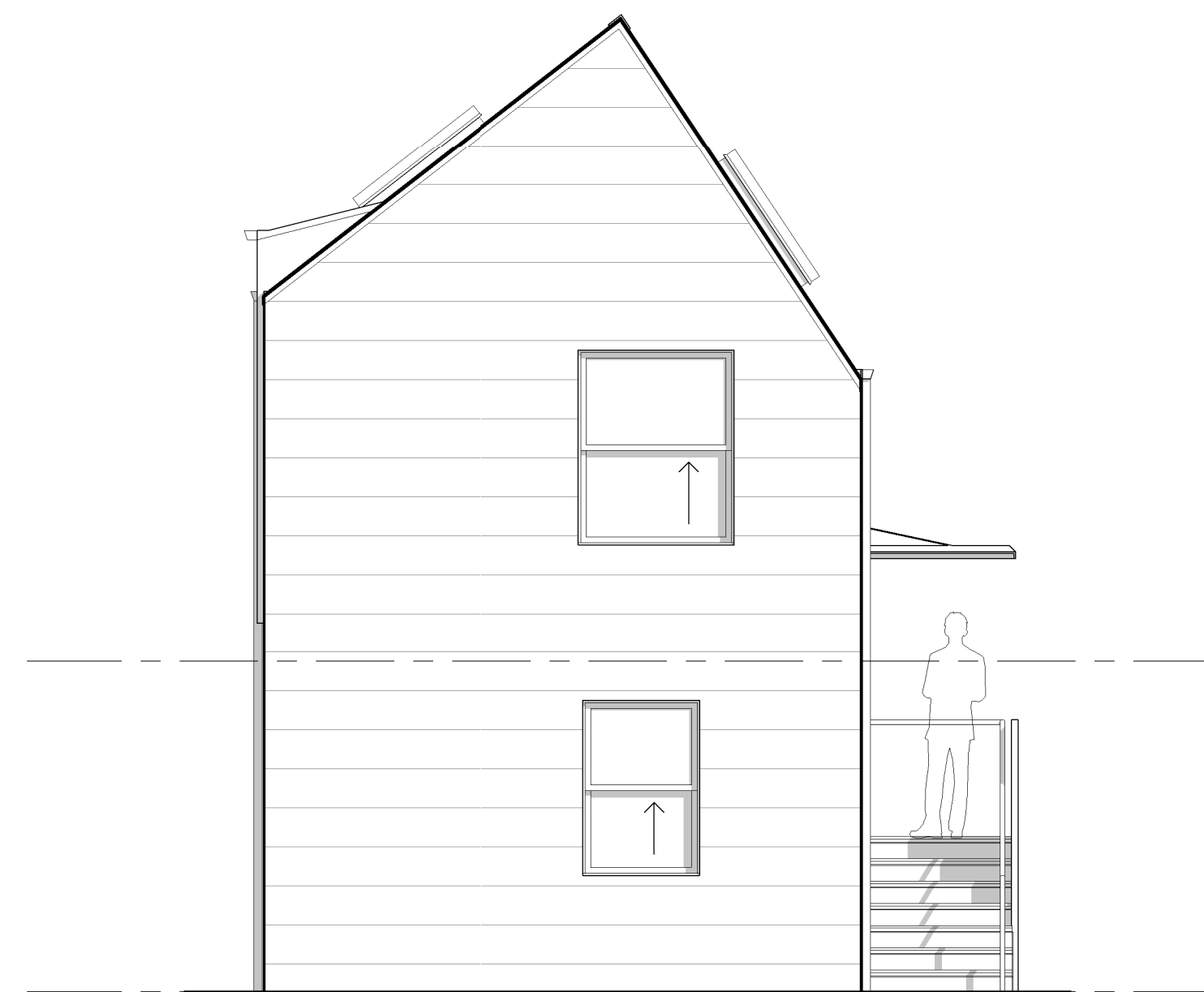
1 | FRONT ELEVATION
1/4" = 1'-0"



2 | RIGHT ELEVATION
1/4" = 1'-0"



3 | BACK ELEVATION
1/4" = 1'-0"



4 | LEFT ELEVATION
1/4" = 1'-0"