

PRE-APPROVED PLANS SUBMISSION
SEATTLE DADU
 SEATTLE, WA



ARCHITECT
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DRAWING INDEX

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T100	3D VIEWS
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PROJECT NARATIVE //////////////////////////////////////

This DADU design offers a fully functioning family dwelling in a small package (790 sqft). With dedicated living and kitchen/dining spaces meaningfully connected to private outdoor space and two distinct bedrooms, the unit is fully capable of supporting a family of four. The relatively small footprint (410 sqft) allows the unit to fit in multiple small rear yard situations, with the rectangular plan adding to its versatility by allowing for the rotation of the layout to suit different context. Built-in seating, storage, appliances, and equipment are carefully fitted to provide a comfortable and efficient layout. Internally, the two levels help provide separation and privacy between the living and bedroom spaces. Bathroom and laundry spaces are located on the second floor for convenient proximity to the bedrooms. The layout of all windows provides natural light and select views, while maintaining privacy. In particular, windows on the upper floor are kept high to provide natural light and help maintain occupants' privacy. The building's basic and familiar gable roof form allows the DADU to fit inconspicuously into any existing residential neighborhood. Finish color options offer the ability to tailor the look and feel to further complement the surrounding context.

GREEN BUILDING –

The proposal employs strategies that integrate sustainable design at reasonable cost. Two key features include: 1) an "advanced framing" approach for the building shell (24" stud spacing and framing reduction approaches) to increase wall thermal performance while using less framing material; and 2) high post-industrial recycled content mineral wool insulation to provide high performance (R-25 wall) as well as good sound transmission, fire performance, and prevention of mold/mildew growth. In addition, the design utilizes all electric appliances and systems (no natural gas) to enable users to draw on fully renewable sources. Utility companies currently offer renewable energy rates and any on site solar can be utilized by all appliances and systems. Heating and cooling are provided through a high efficiency split heat-pump system with 4-heads/zones allowing full temperature control in each bedroom, as well as living and kitchen/dining spaces. Generous natural light and ventilation are provided through the window and door arrangements.

CONSTRUCTABILITY & COST EFFICIENCY –

The design uses straightforward constructability as a primary strategy for cost efficiency. The basic rectangular form, gable roof, small footprint, and straight forward layout creates a project that is quick and efficient to construct. The overall dimensions at 16ft x 26ft, align evenly with standard lumber and plywood dimensions to reduce cutting and waste. The use of "advanced framing" methods reduces material while improving energy performance. The design relies on standard methods that are familiar to typical builders and materials that are readily accessible. To further reduce cost and streamline framing, the DADU utilizes only four standard window sizes.

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T000
 TITLE SHEET



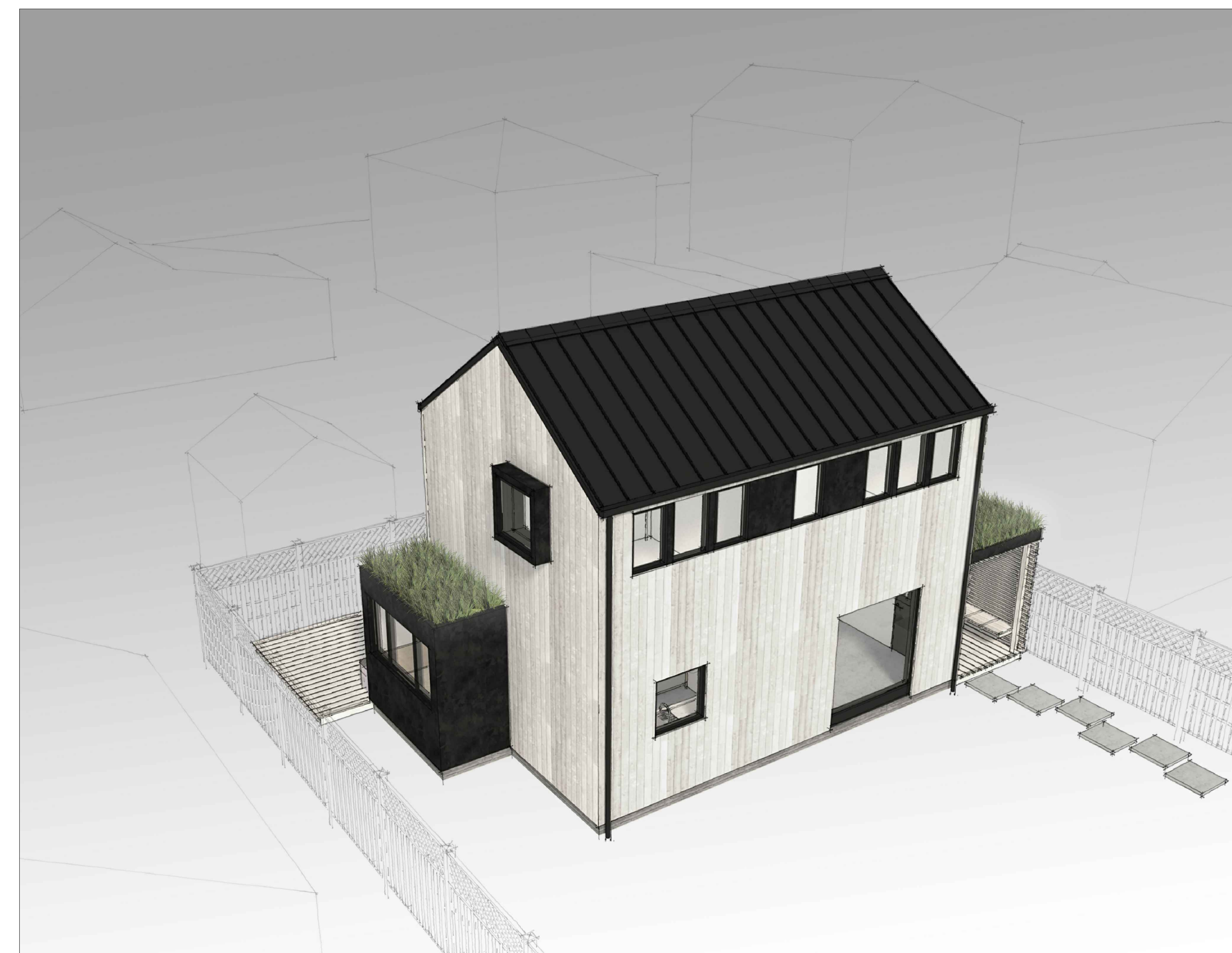
EXTERIOR VIEW AT ENTRY PORCH



EXTERIOR VIEW AT REAR OUTDOOR SPACE



INTERIOR VIEW AT KITCHEN AND DINING NOOK



EXTERIOR AERIAL VIEW

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T100
3D Views

KEY NOTES

- 1 CLOSET
- 2 BUILT-IN DESK
- 3 STACKED ELEC. WASHER & DRYER (220V), VENT DRYER THRU FLOOR TO EXTERIOR
- 4 SOIL & SEEDUM ROOF
- 5 BUILT-IN TABLE
- 6 BUILT-IN BENCH W/ STORAGE UNDER SEAT
- 7 WATER HEATER / ELEC. 50G TANK
- 8 BUILT-IN SHELVING
- 9 36" COUNTER-DEPTH REFRIGERATOR/ FREEZER W/ ICE-MAKER
- 10 TALL PANTRY CABINET
- 11 18" DISHWASHER
- 12 30" COOKTOP W/ OVERHEAD VENT & WALL OVEN BELOW
- 13 OVERHEAD CABINETS
- 14 BUILT-IN DRAWERS UNDER STAIR
- 15 SPLIT HEAT PUMP OUTDOOR UNIT, LG 30K BTU, MOUNT ON CONCRETE PAD

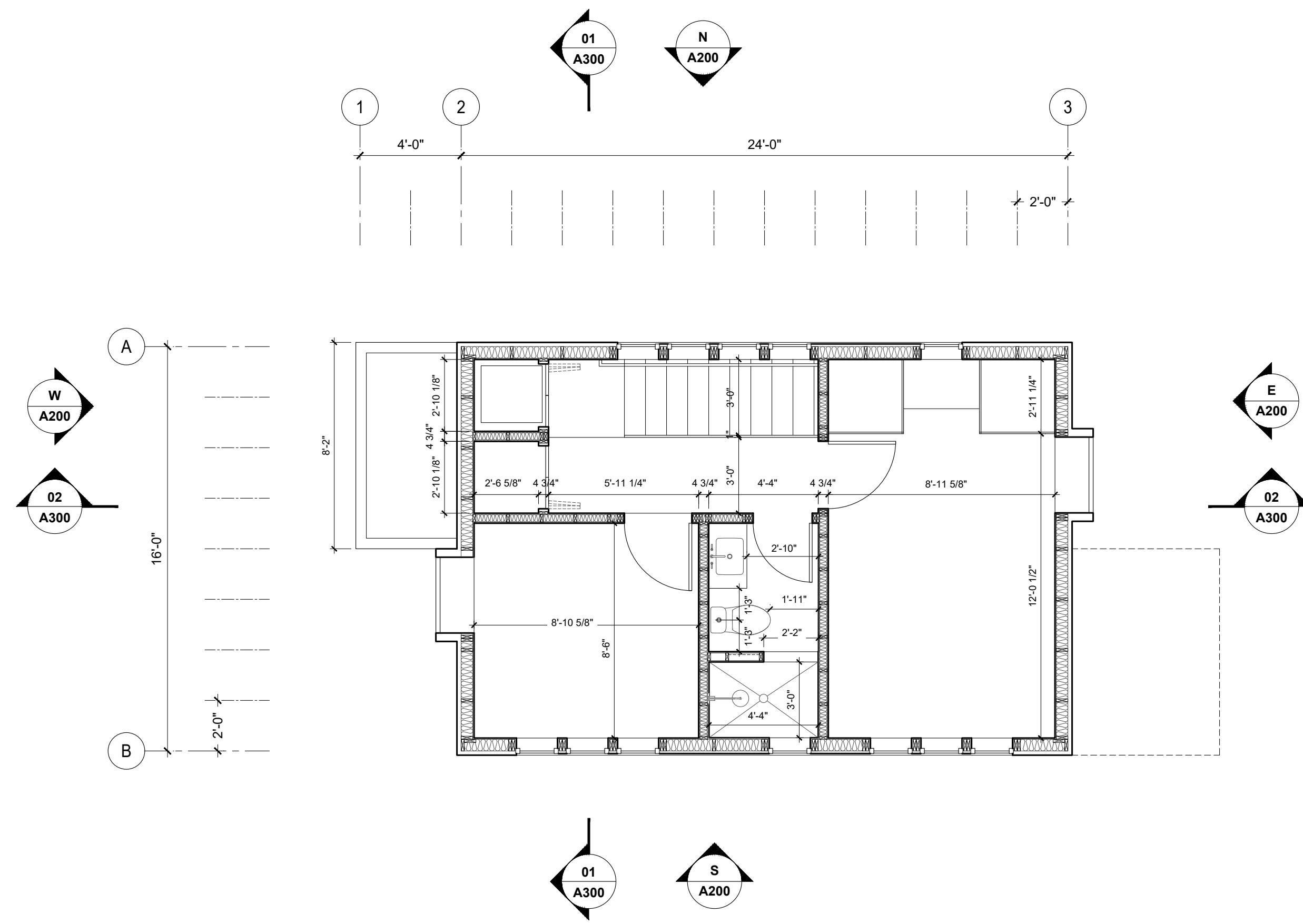
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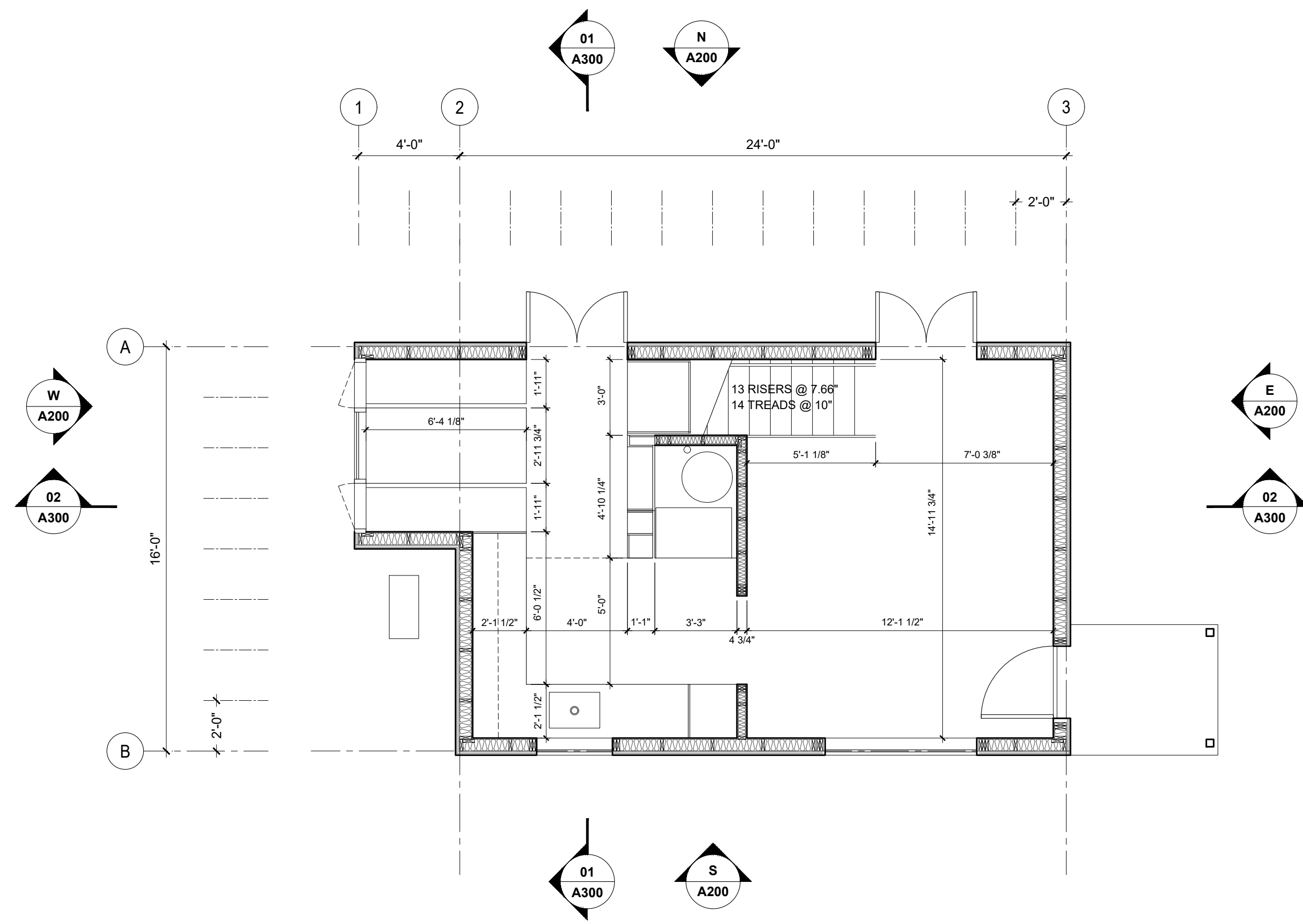
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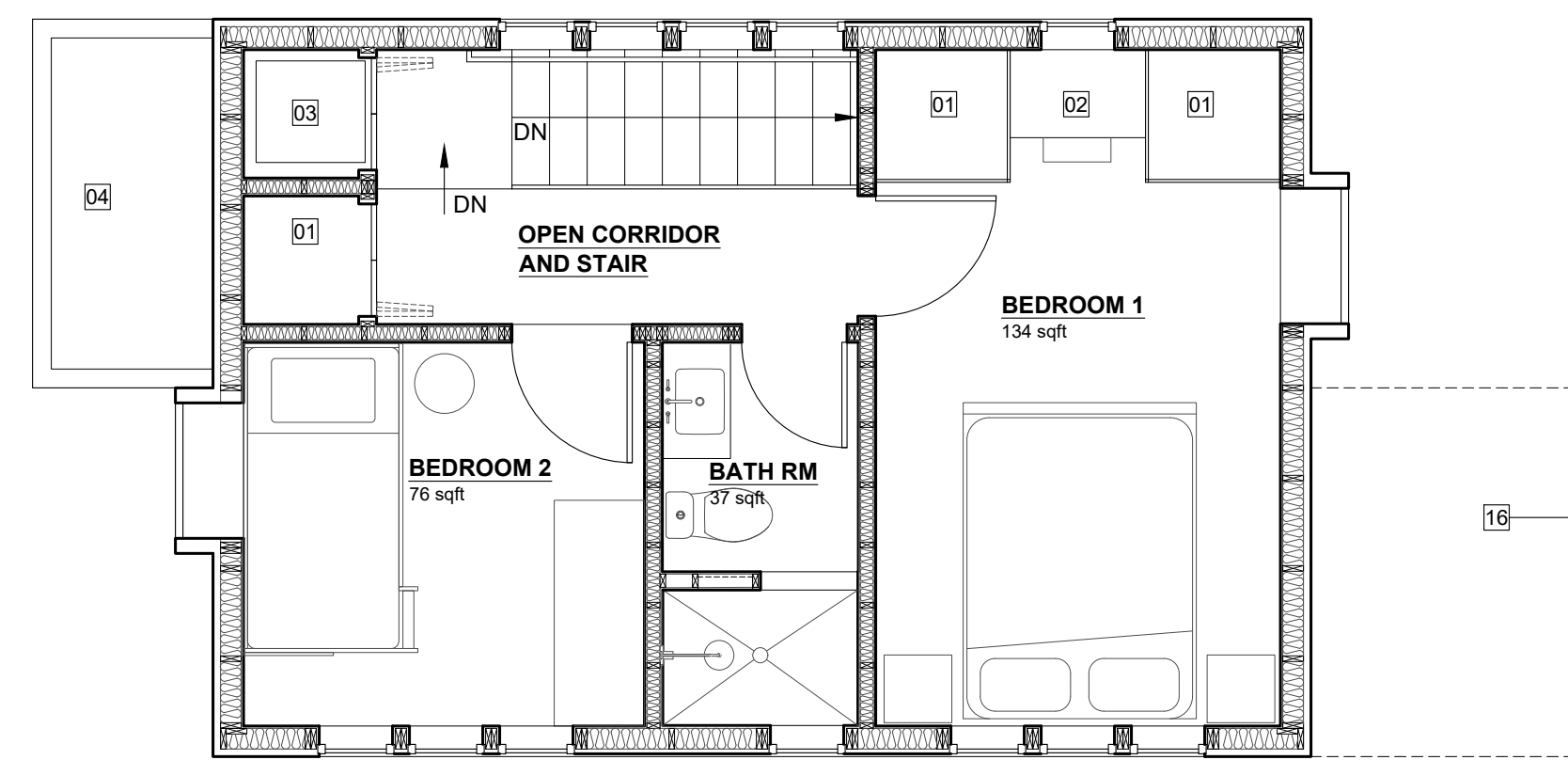
A100
FLOOR PLANS



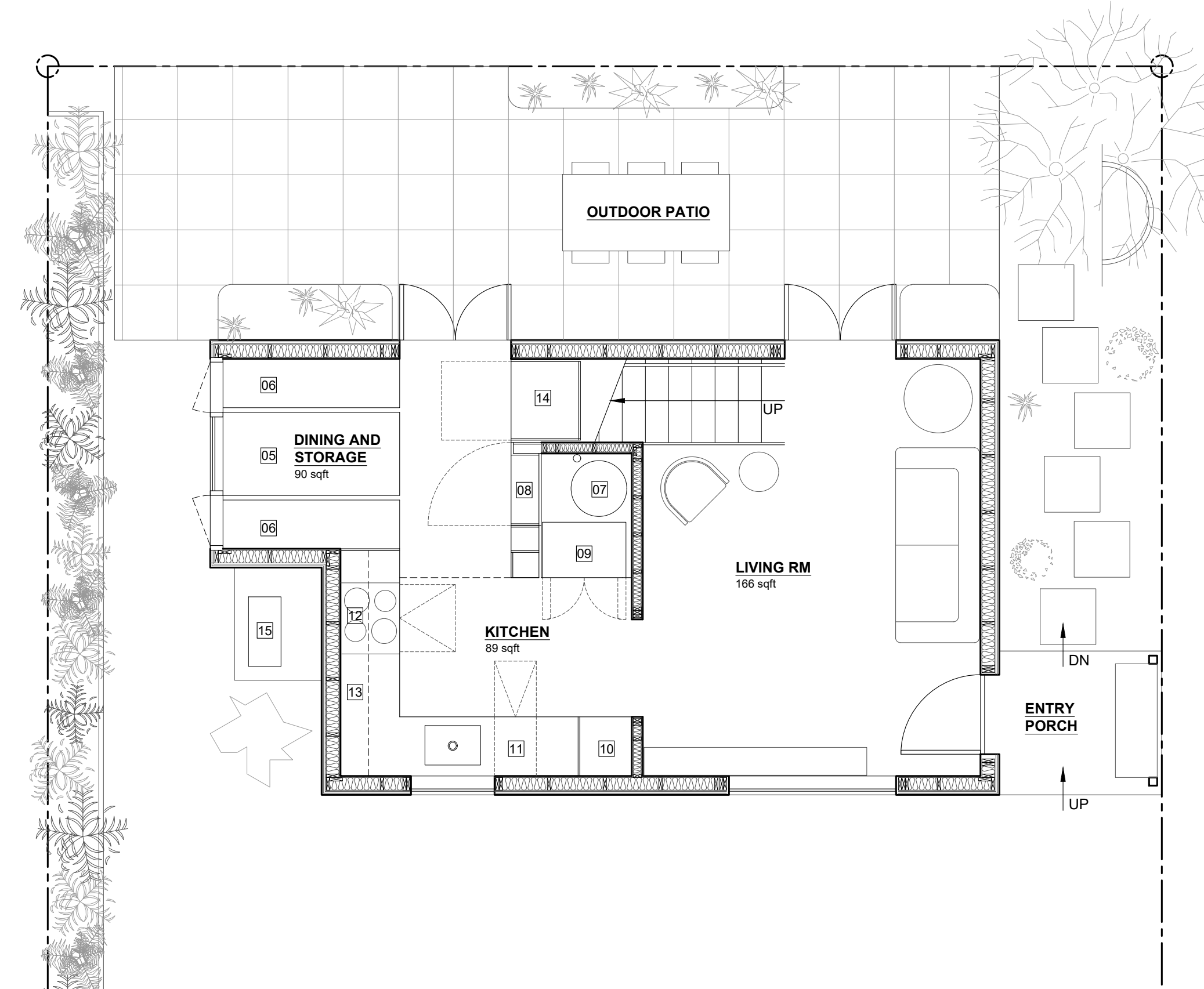
04 SECOND FLOOR DIMENSION PLAN
SCALE 1/4" = 1'-0"



03 GROUND FLOOR DIMENSION PLAN
SCALE 1/4" = 1'-0"



02 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



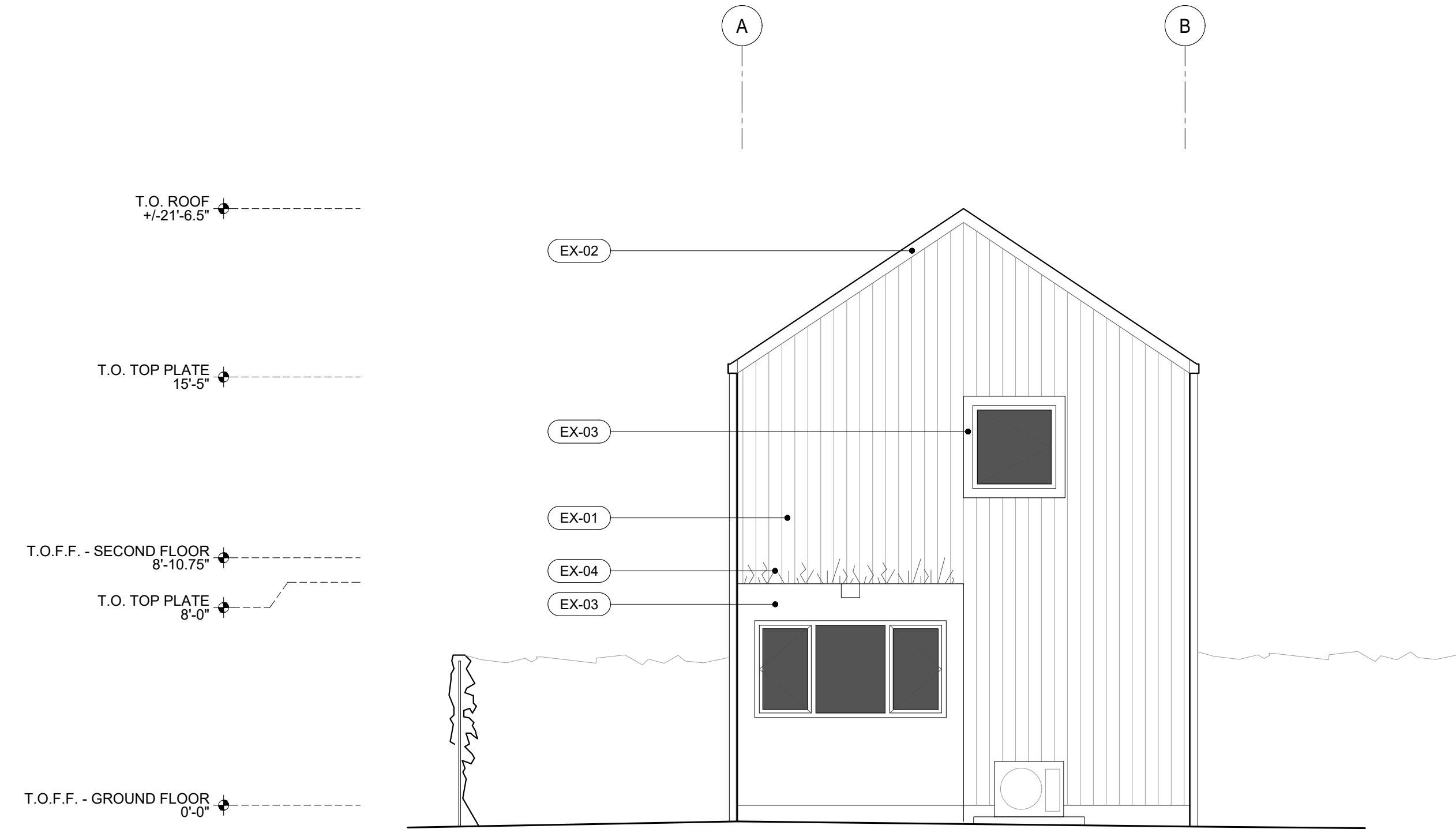
01 GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"

---	ITEM	CSI #	MFG./MODEL NO.	DIMENSIONS	COLOR	FINISH	REMARKS
EX-01	SHIPLAP WOOD SIDING			4/4 X 6	OPTIONS VARY	PINE TAR FINISH	
EX-02	STANDING SEAM METAL ROOF			16" WIDE PANEL, 24 GAUGE	OPTIONS VARY		
EX-03	EXTERIOR GRADE PAPER RESIN PANEL		RICHLITE		OPTIONS VARY MATCH WDW FRM	FACTORY FINISH	
EX-04	SOIL & SEEDUM ROOF						

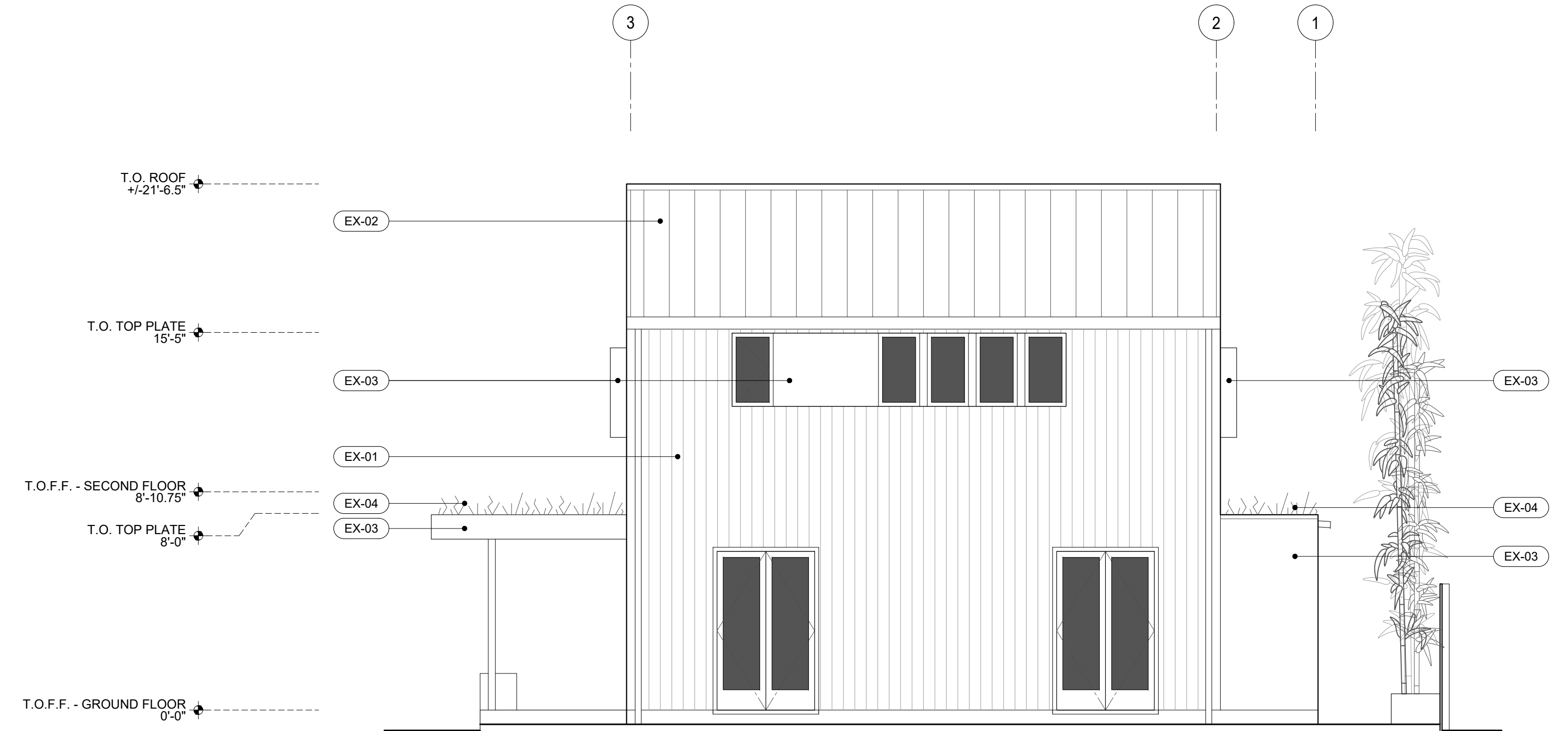
NOTES:

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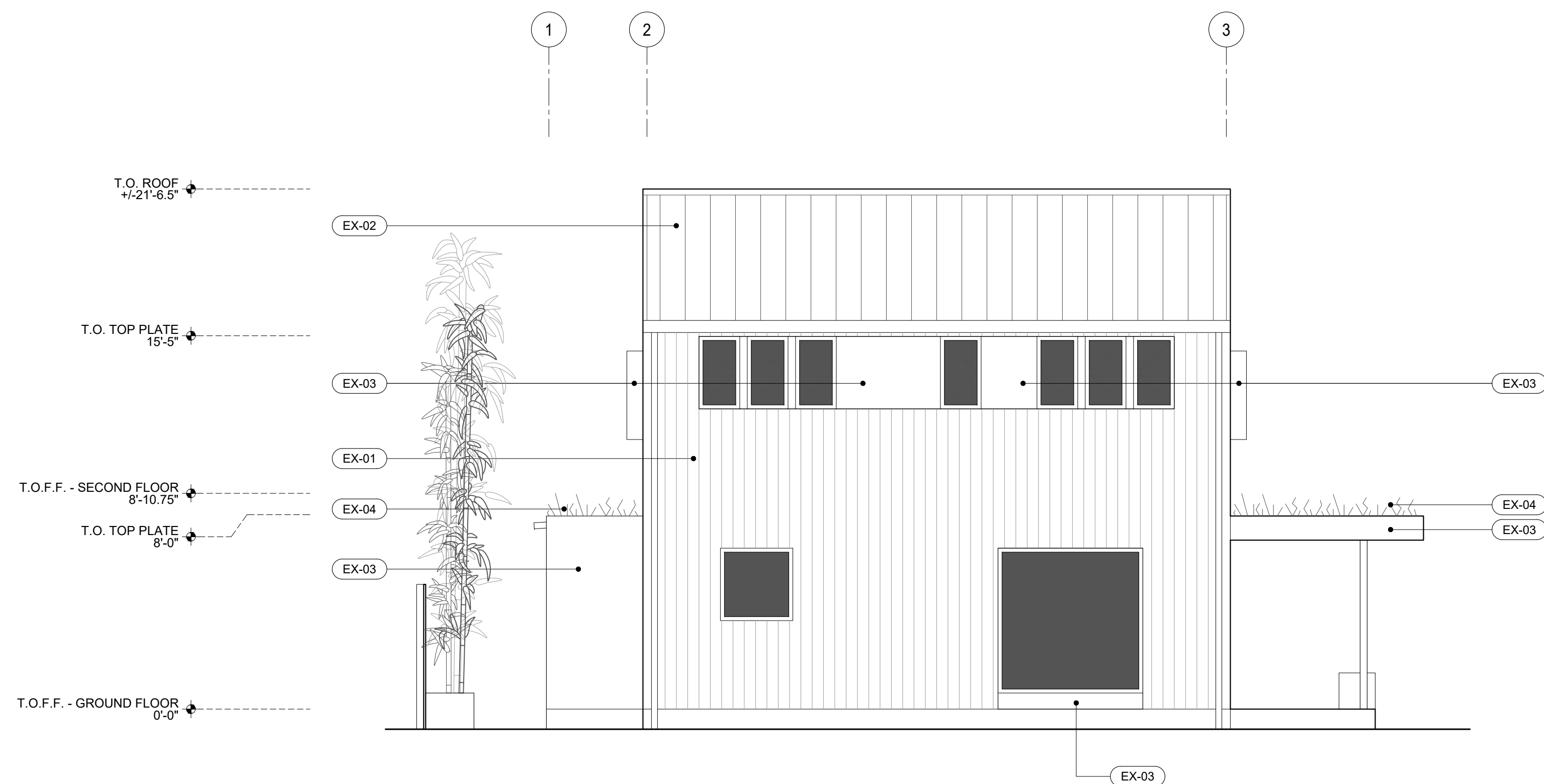
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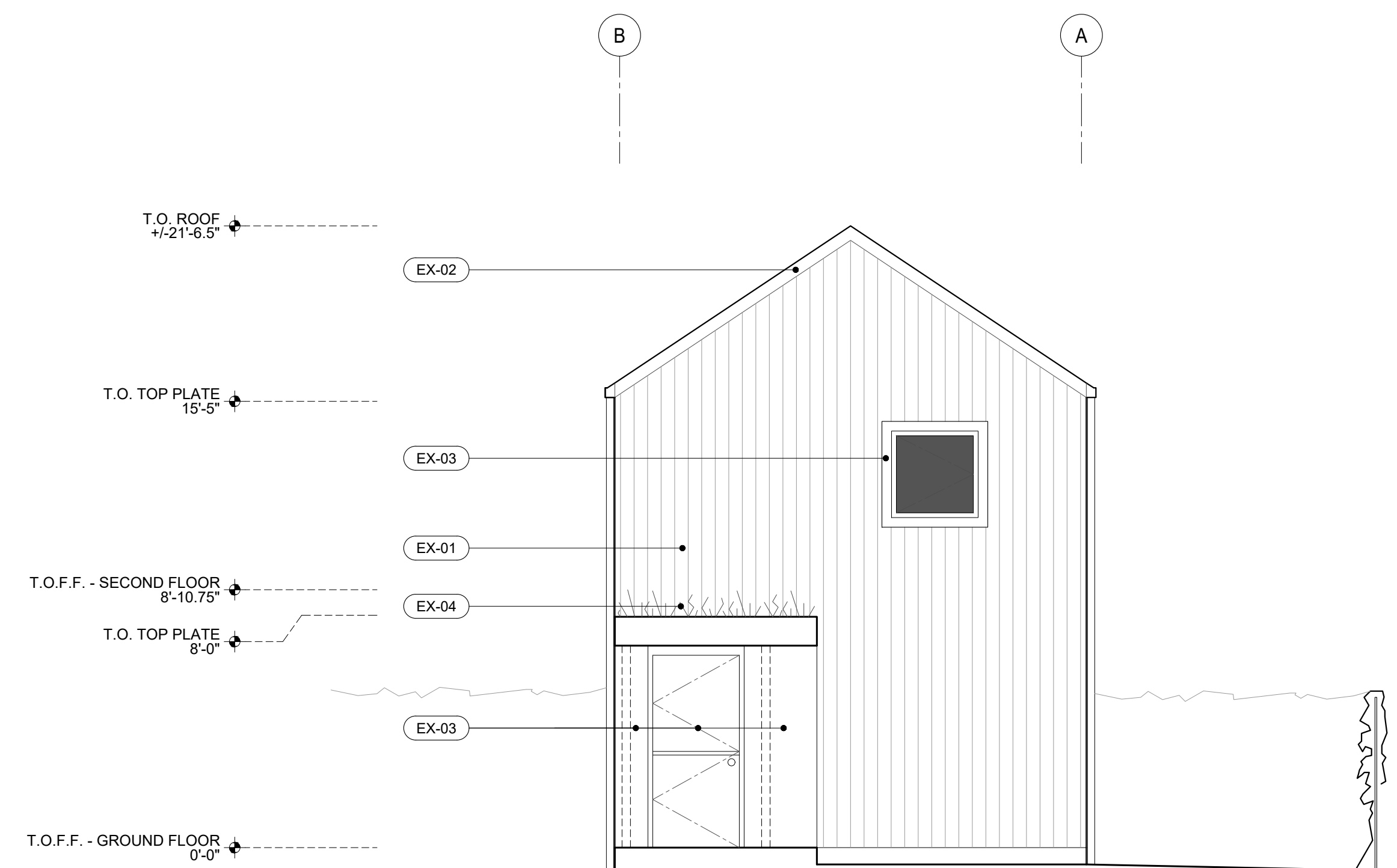
4 WEST ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

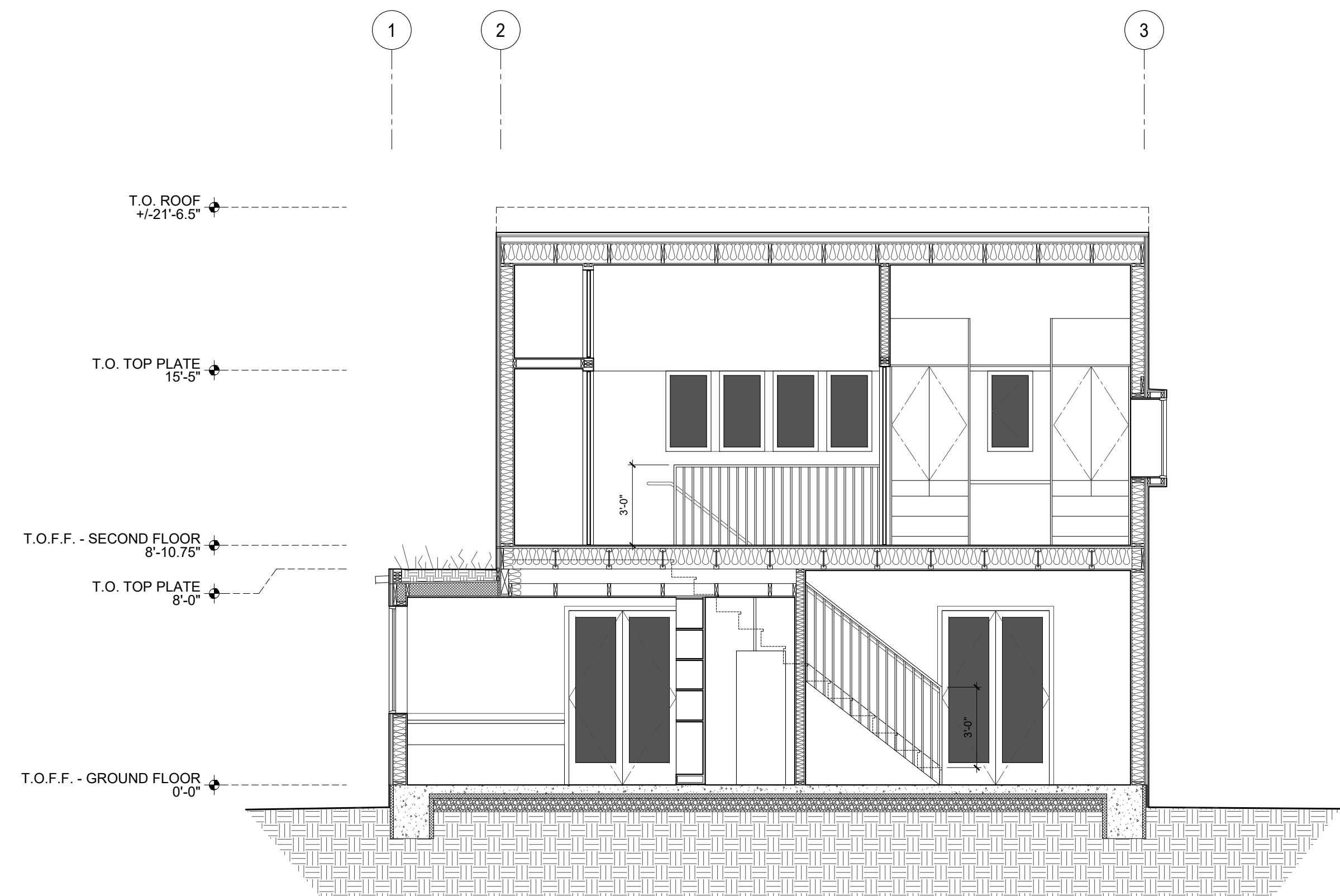
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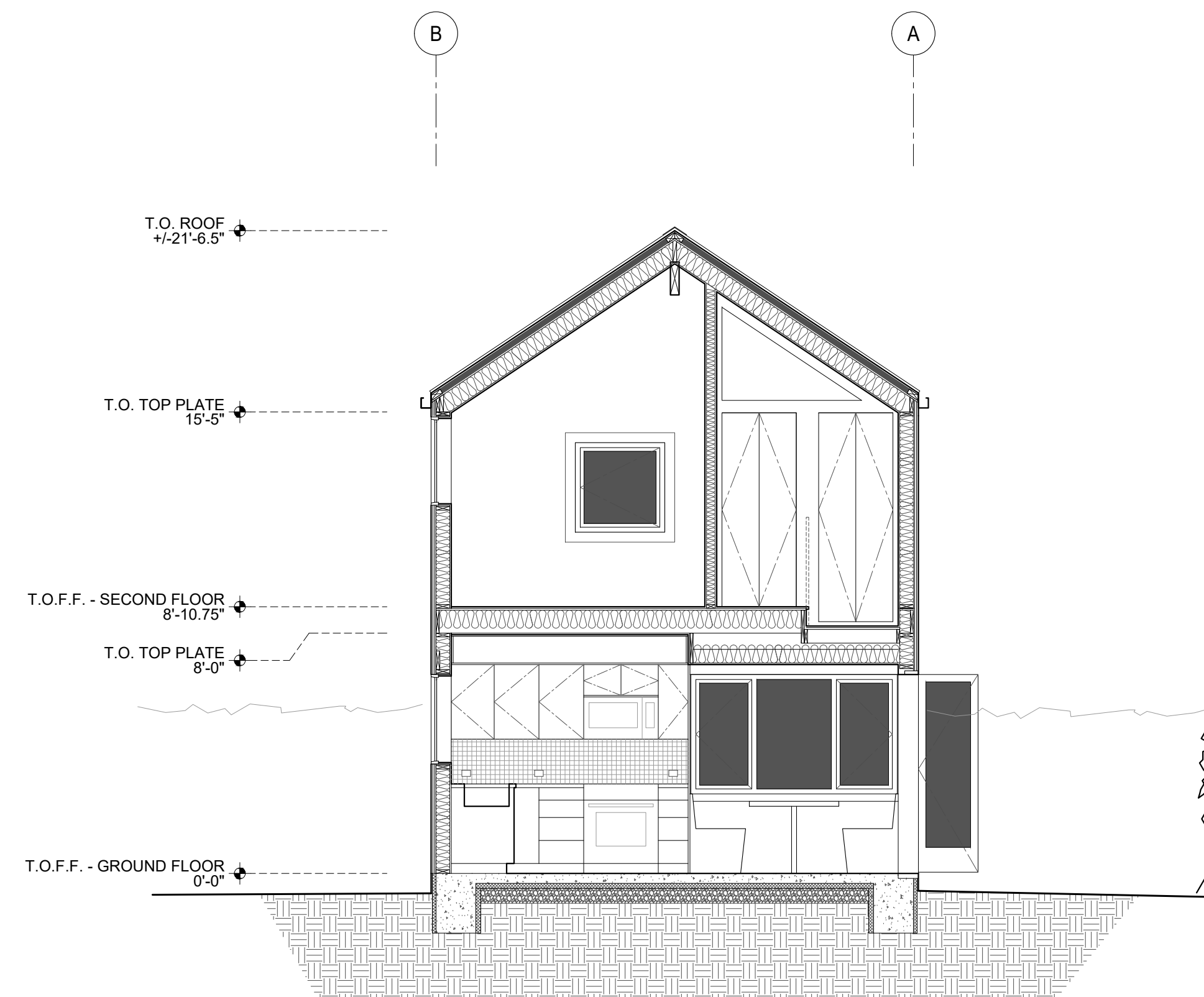
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A200
ELEVATIONS



02 BUILDING SECTION
 SCALE 1/4" = 1'-0"



01 BUILDING SECTION
 SCALE 1/4" = 1'-0"

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