

Project Description

This is a modest 499 s.f. Backyard Cottage, that can act as a mother-in-law or Au Pair residence, or a rental unit for the homeowners. It's a very simple rectangular structure, with a continuous shed roof allowing transom windows throughout, that pops up into a butterfly at the living room, adding even more natural light. It's clad with blackened Shou Sugi Ban wood in a rain-screen fashion. The main room has a bank of French doors opening to a deck – as an add alternate these doors can become a Nanawall or a Lift and Slide door to fully connect the inside to the outdoors. Heating for this modest space is by a single mini-split heat pump, using an HRV to distribute that heat in an energy efficient manner. Of course the design can be mirrored to accommodate different site conditions, solar access etc.

Project Data

Construction cost:

This design was constructed 2 years ago in North Seattle for just under \$150,000. In the current market it would probably cost \$350-375/s.f., or closer to \$185,000.

Materials:

Slab on grade – lampblack added to concrete for finish floors

Shou Sugi Ban siding

Single-ply membrane roof

Fiberglass windows

VG Fir store doors

VG Fir veneer flush interior barn doors

Vertical grain oak cabinets

Caesarstone countertops

Mechanical system:

Mini-split heat pump located in Living Room

Heat-recovery ventilator distributes heat throughout DADU

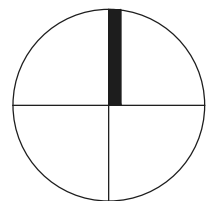
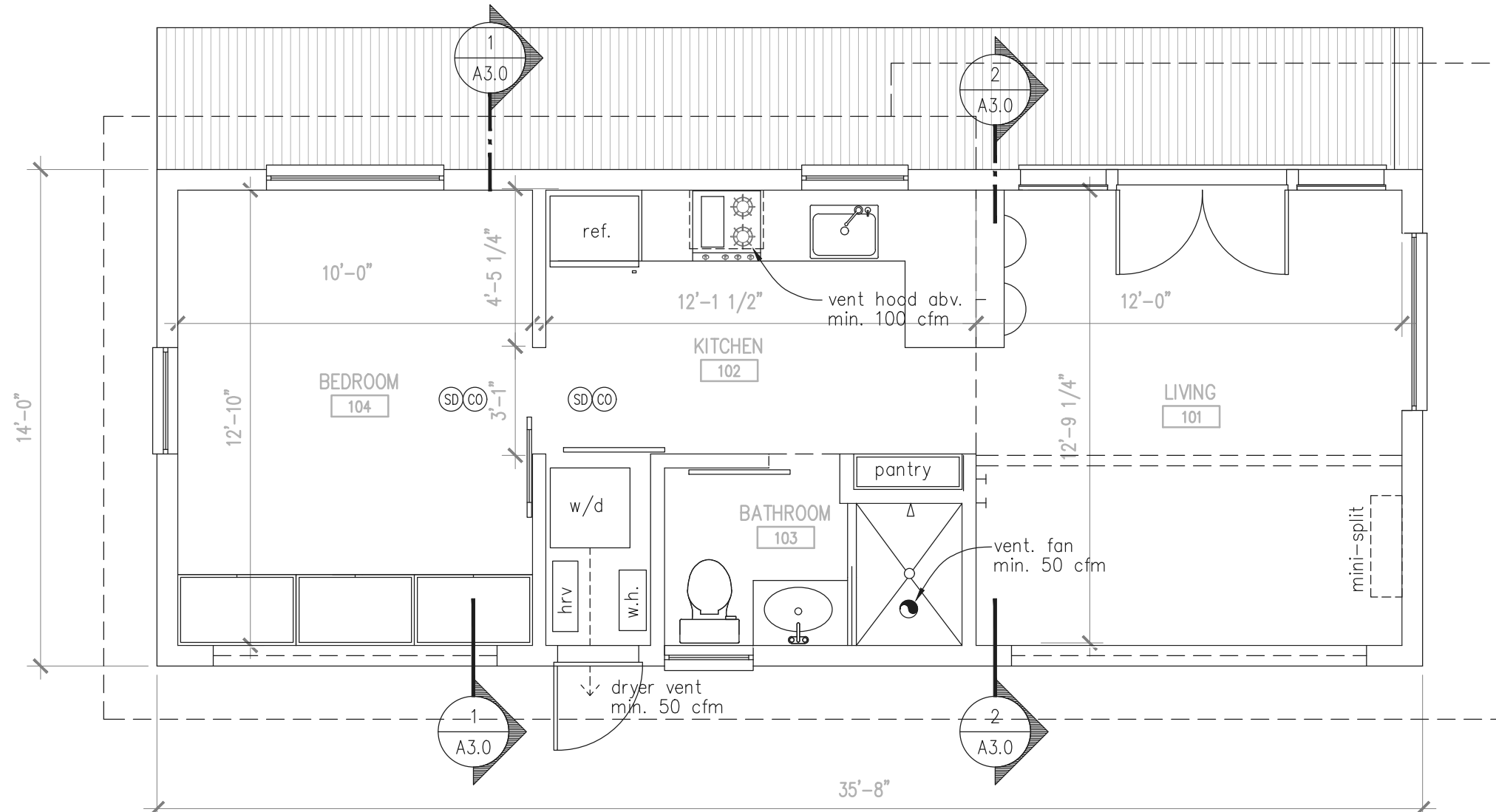
Plan cost:

\$1000

Cost of additional architectural work:

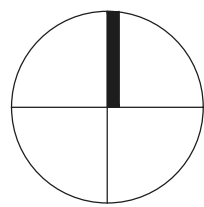
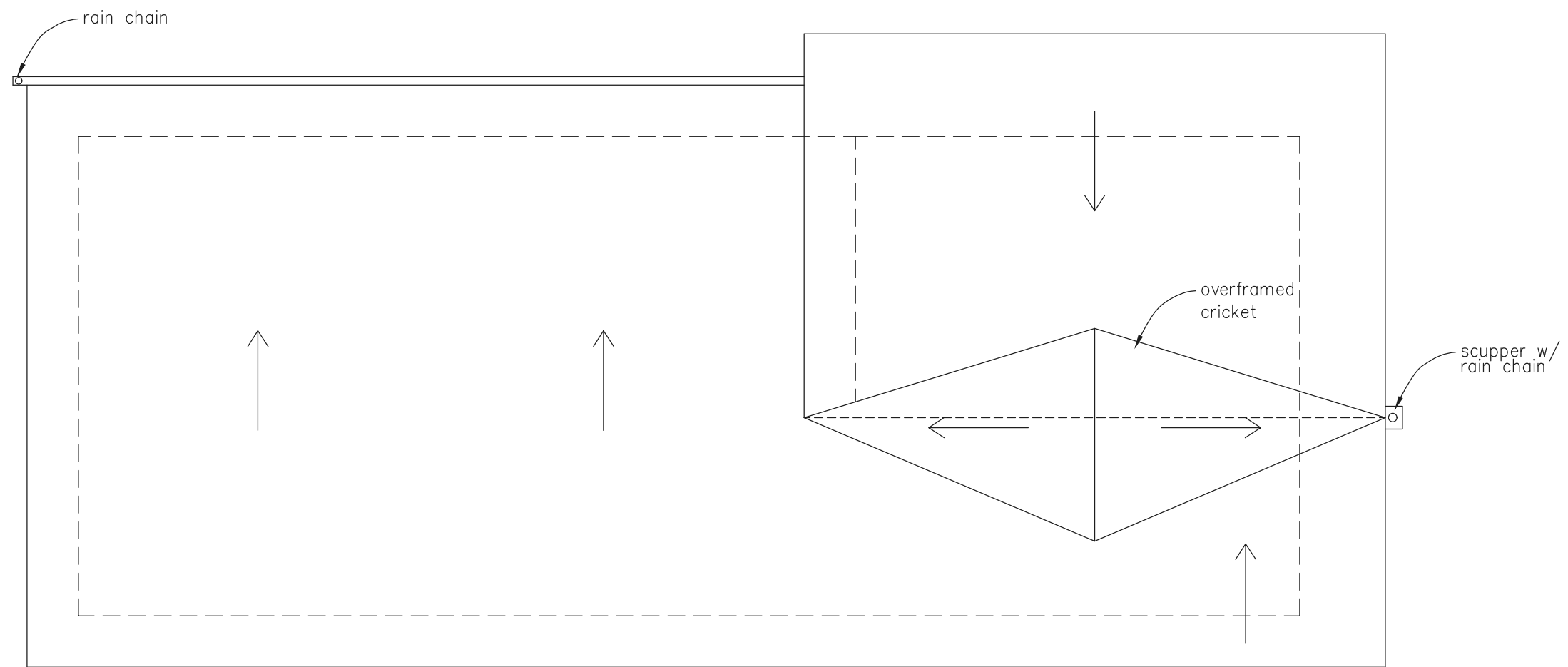
\$105/hr.

Sketchup drawings available



MAIN FLOOR PLAN

1/4" = 1'-0"



R O O F P L A N

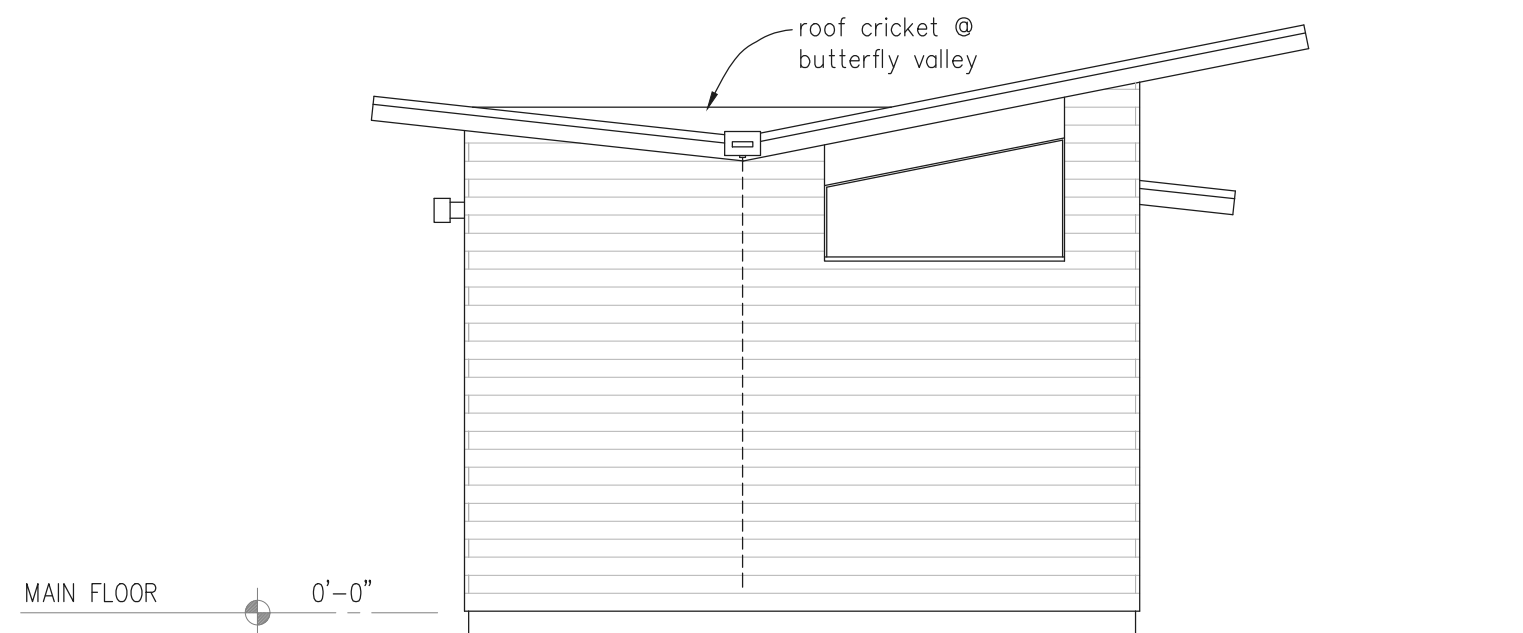
$1/4" = 1'-0"$



1

NORTH ELEVATION

1/4" = 1'-0"



2

EAST ELEVATION

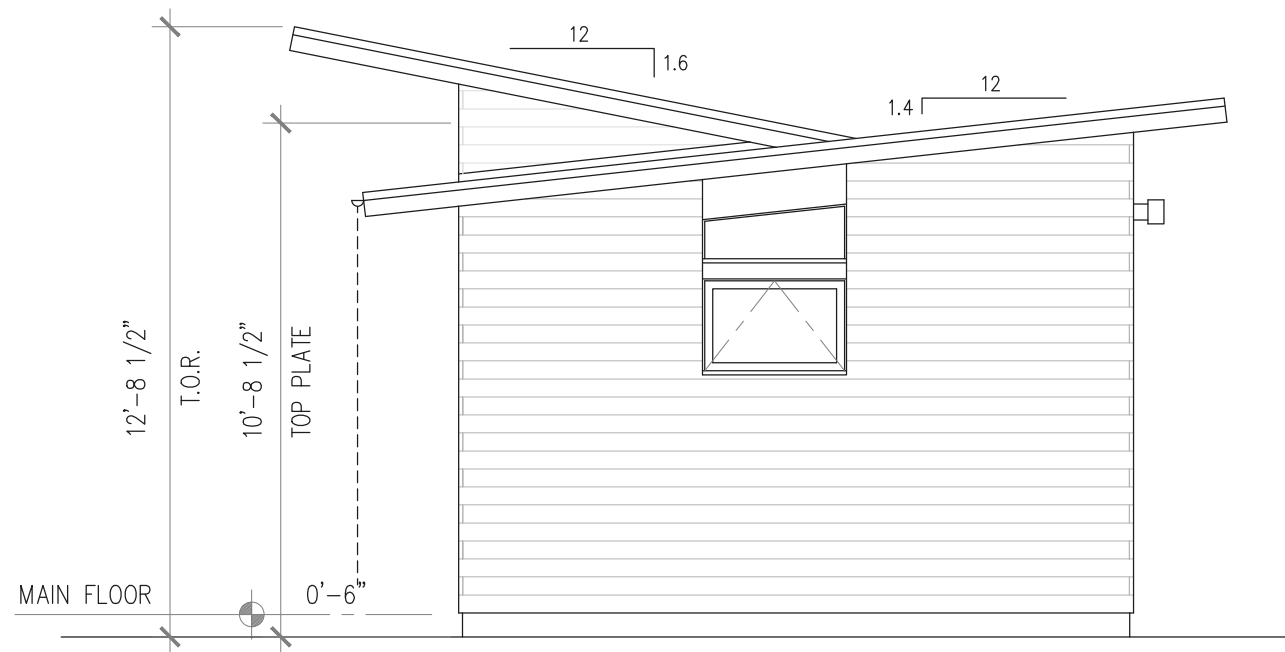
$1/4" = 1'-0"$



3

SOUTH ELEVATION

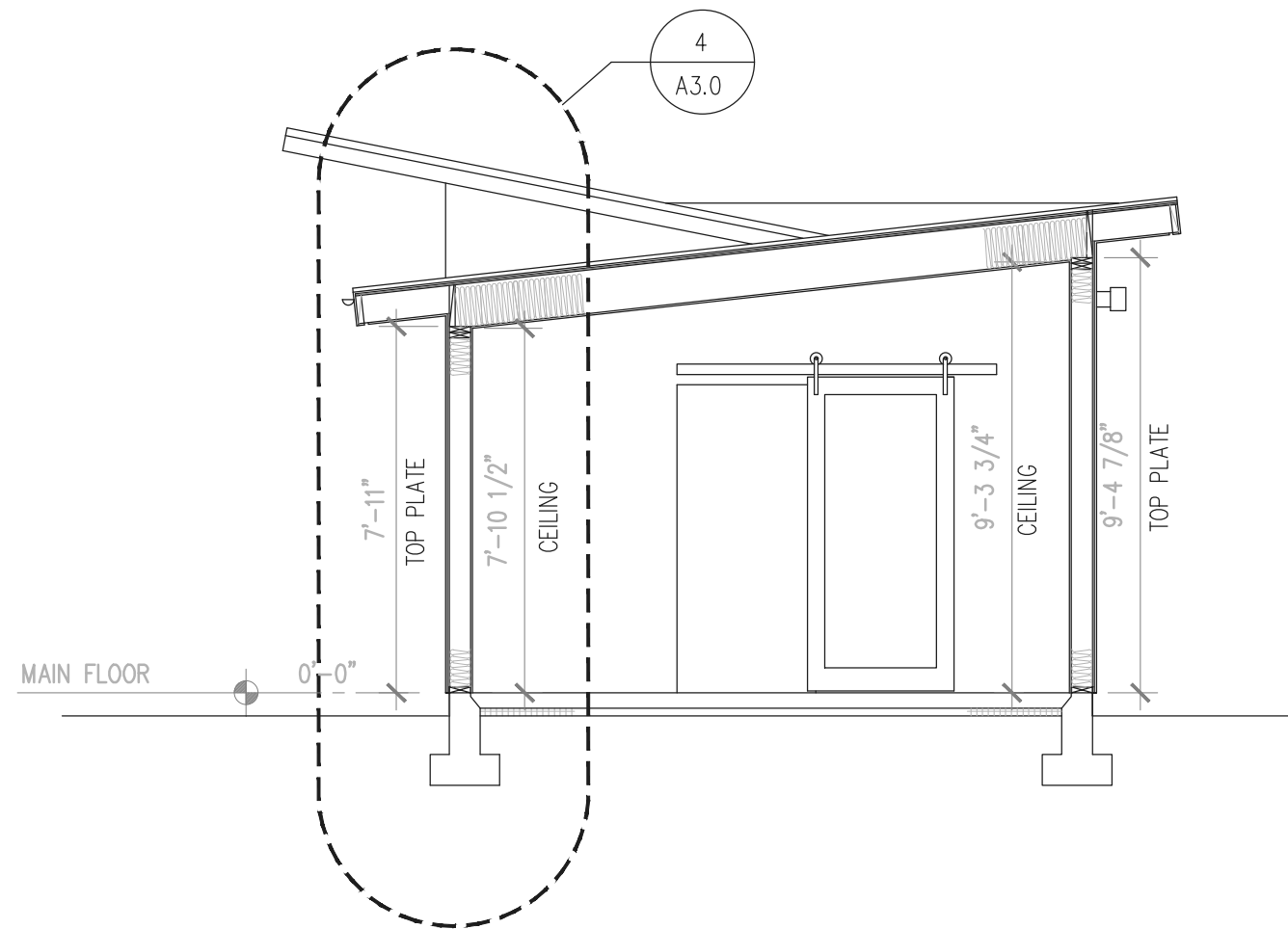
$\frac{1}{4}" = 1'-0"$



4

WEST ELEVATION

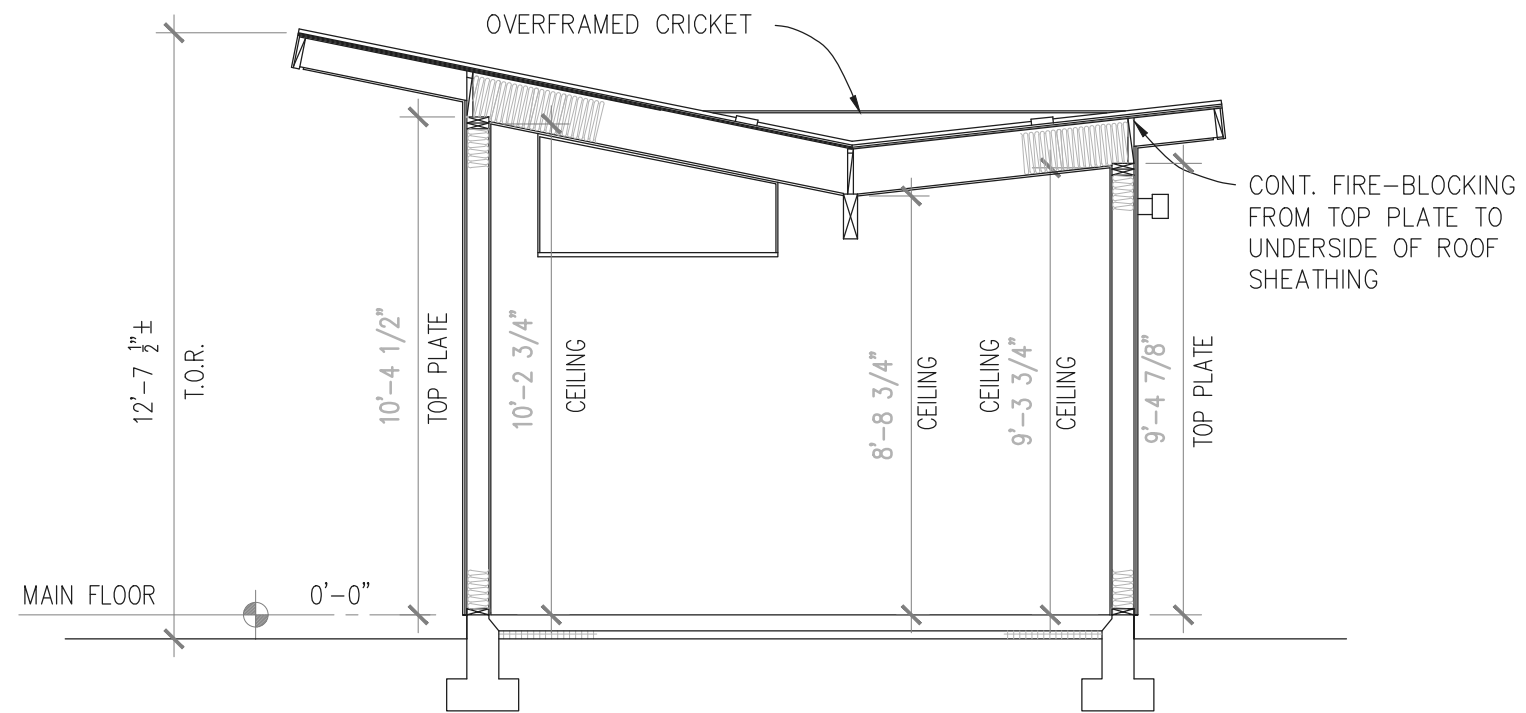
1/4" = 1'-0"



1

BUILDING SECTION

1/4" = 1'-0"



2

BUILDING SECTION

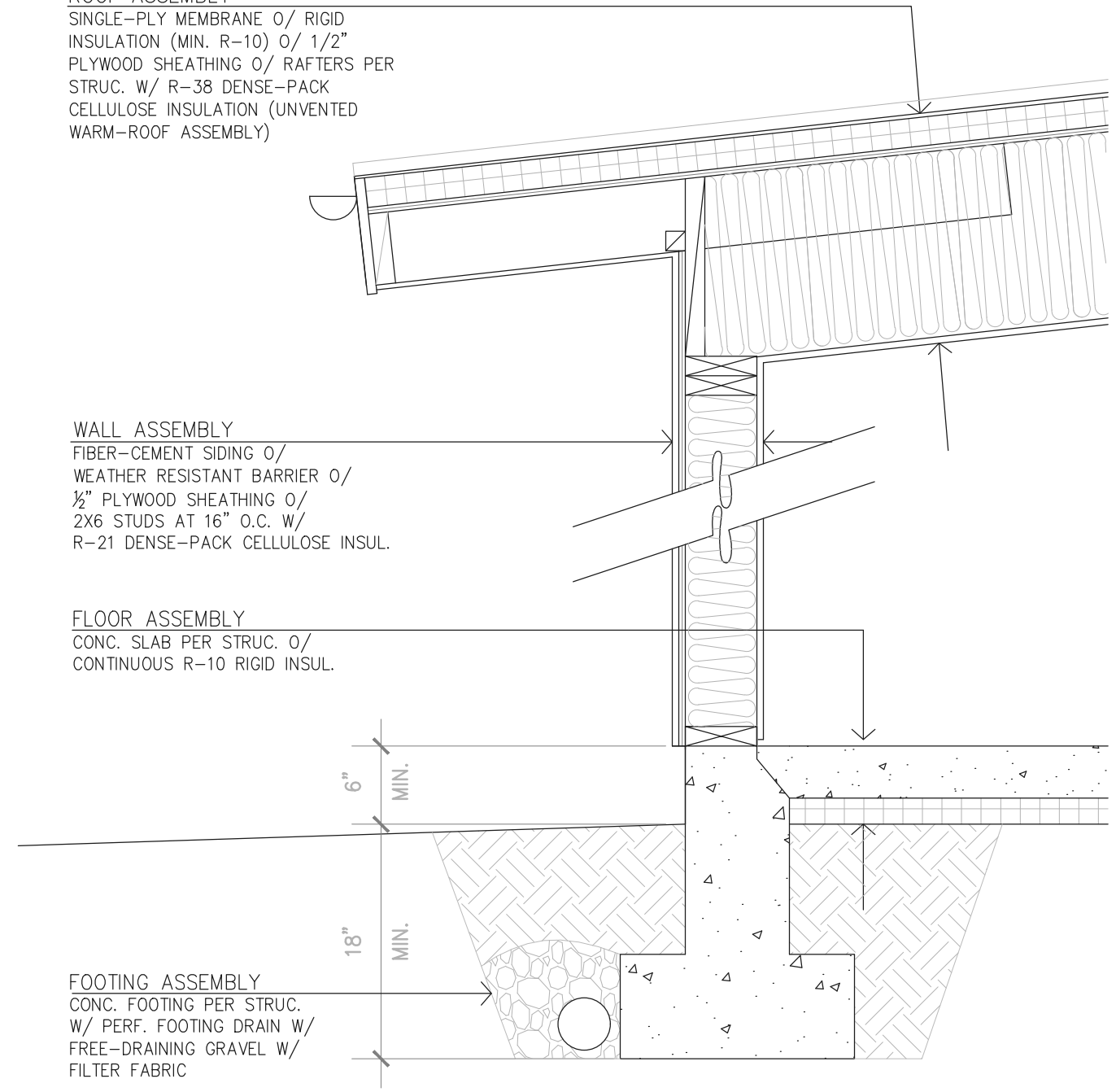
1/4" = 1'-0"

ROOF ASSEMBLY
 SINGLE-PLY MEMBRANE O/ RIGID
 INSULATION (MIN. R-10) O/ 1/2"
 PLYWOOD SHEATHING O/ RAFTERS PER
 STRUC. W/ R-38 DENSE-PACK
 CELLULOSE INSULATION (UNVENTED
 WARM-ROOF ASSEMBLY)

WALL ASSEMBLY
 FIBER-CEMENT SIDING O/
 WEATHER RESISTANT BARRIER O/
 1/2" PLYWOOD SHEATHING O/
 2X6 STUDS AT 16" O.C. W/
 R-21 DENSE-PACK CELLULOSE INSUL.

FLOOR ASSEMBLY
 CONC. SLAB PER STRUC. O/
 CONTINUOUS R-10 RIGID INSUL.

FOOTING ASSEMBLY
 CONC. FOOTING PER STRUC.
 W/ PERF. FOOTING DRAIN W/
 FREE-DRAINING GRAVEL W/
 FILTER FABRIC



3

WALL SECTION
 1" = 1'-0"

