

Maple Leaf Family DADU

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Project Description

The Maple Leaf Family DADU was designed for a large (8900 sq ft, 70 ft wide) lot in the Maple Leaf neighborhood. It consists of three small bathrooms and 1 and ¾ baths. The original design includes a garage as the Maple Leaf site has an alley and is wide enough to accommodate both the DADU and garage, but the design can be easily modified to eliminate the garage. Without the garage, the DADU and bike storage area will fit on a typical 60 ft wide lot. The DADU is a single story design that meets visitability requirements, but at the same time has high cathedral ceilings to create a sense of space.

Project Narrative

The Maple Leaf Family DADU meets the need for small, affordable houses that can accommodate a family of three or four in Seattle's single family neighborhoods. It meets three of the DADU Categories established by the city; Family friendly DADU, Accessible DADU and Garage DADU:

Family friendly DADU – The 1000 sq ft DADU contains three bedrooms and two baths.

Accessible DADU – The single story design meets visitability requirements assuming that the lot on which it is built is flat enough to allow for a zero-step entrance.

Garage DADU – On a lot at least 70 ft wide, the design can include an adjacent garage.

The design meets several of the city's criteria for phase 1 review as follows:

Green Building and Design: The relatively simple design and limited amount of glazing lends itself to an energy efficient envelope. Passive solar strategies were incorporated into the design assuming that the 16' façade faces south. In addition, the DADU is designed to incorporate a SIP (structural insulated panel) roof and 2" of rigid foam insulation on the walls to eliminate thermal bridging. The unit is all electric. It is heated with a ducted mini-split heat pump and ventilated with a ducted HRV. Hot water is provided with a heat pump water heater.

Privacy: In addition to lowering the cost and improving the energy efficiency of the design, the limited number of windows is intended to provide privacy for both the inhabitants of the main house and the DADU.

Context: The original Maple Leaf DADU was designed with a modern shed roof in an effort to implement passive solar strategies. However, the structure can easily be adapted with a typical gable roof for a more traditional look.

Constructability: The relatively simple design lends itself to allowing homeowners to complete much of the work themselves.

Estimate of construction cost: Construction costs are estimated to be between \$300,000 and \$350,000 including the garage. The cost will depend to a large extent on the foundation requirements and the ease of utility hookups, as well as the finishes chosen by the owner.

Major materials:

Framing – conventional framing lumber and SIP roof.

Roof – Metal or TPO depending on budget

Siding – Combination of Hardi cement board and cedar

Windows – to be determined by owner based on budget

Flooring – to be determined by owner based on budget

List of mechanical systems

Ducted mini-split heat pump

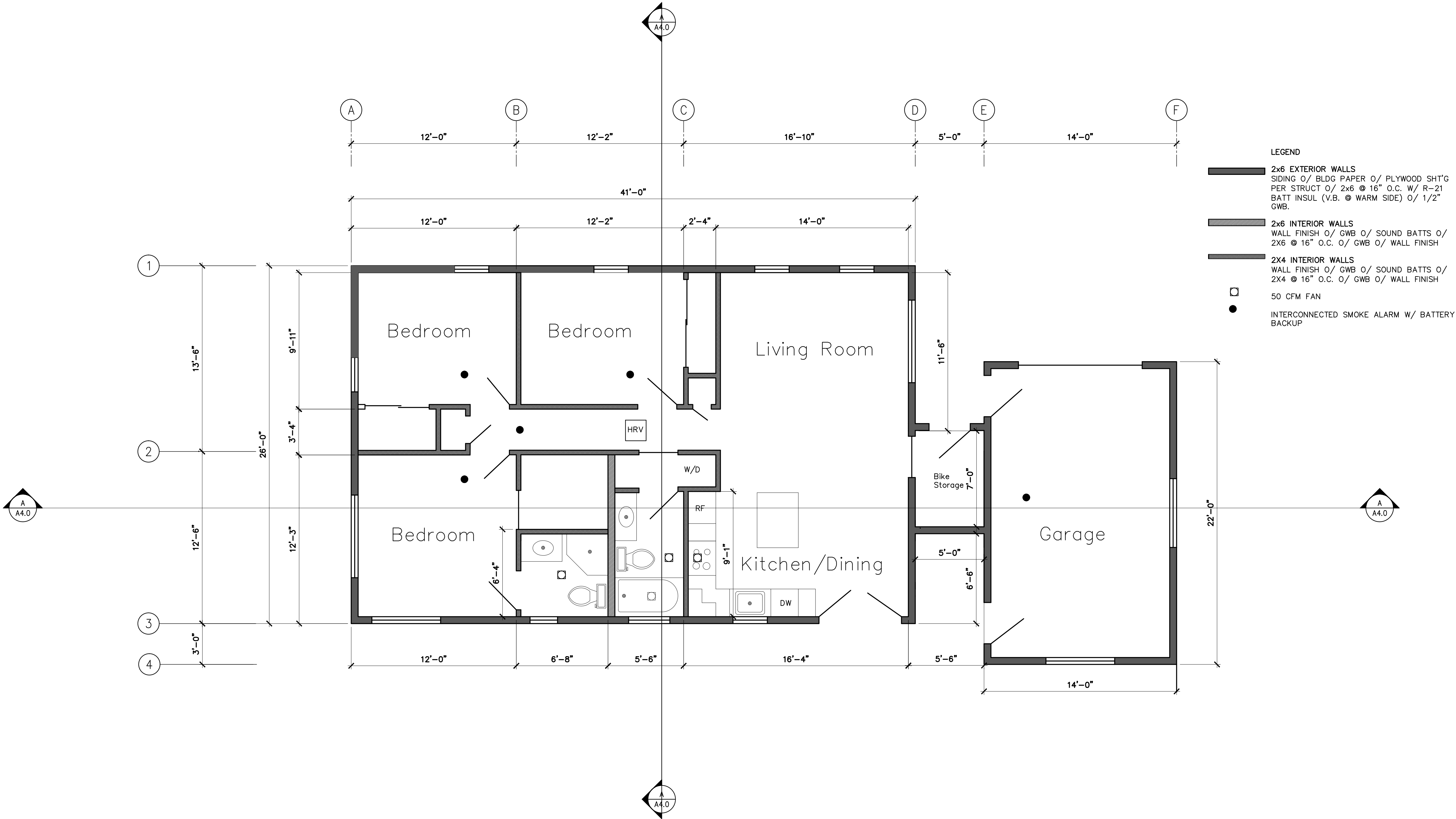
Ducted Panasonic ERV

Heat pump water heater

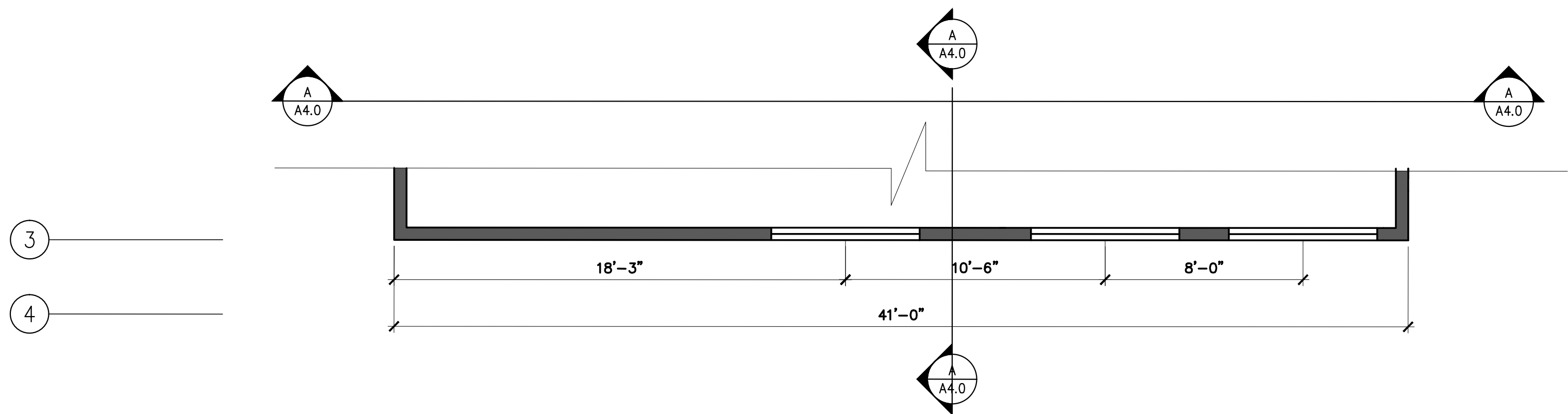
Price:

\$750 + \$65/hour for additional design work

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FIRST FLOOR
SCALE: 1/4" = 1'-0"

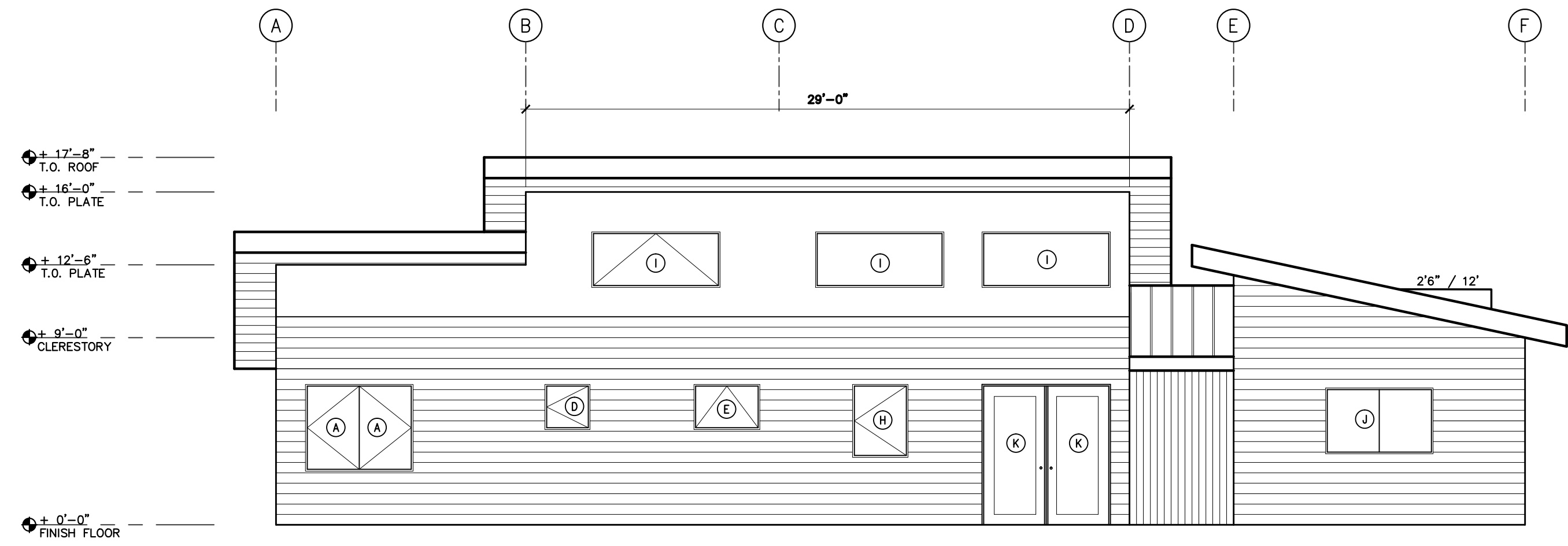


CLERESTORY
SCALE: 1/4" = 1'-0"

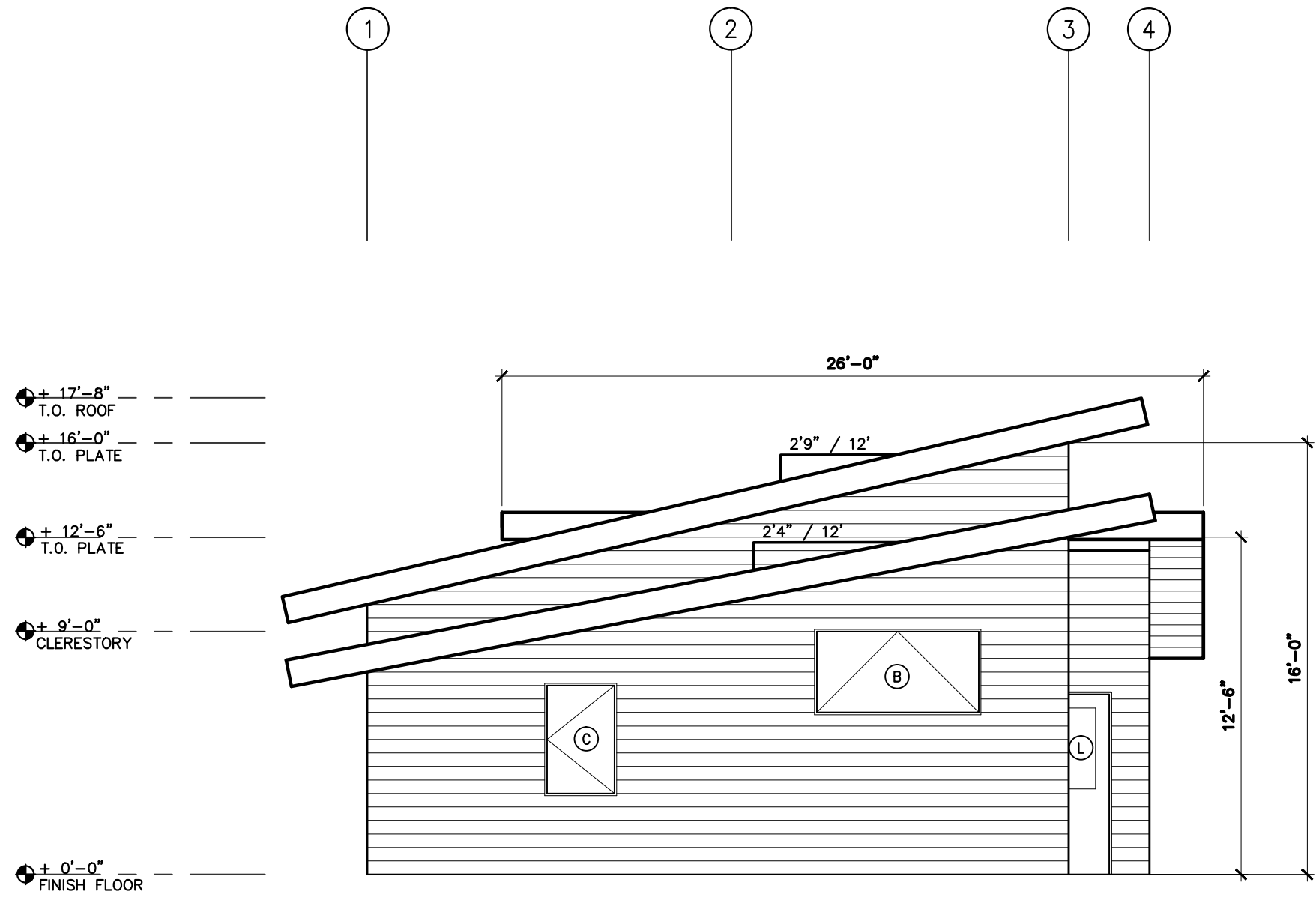
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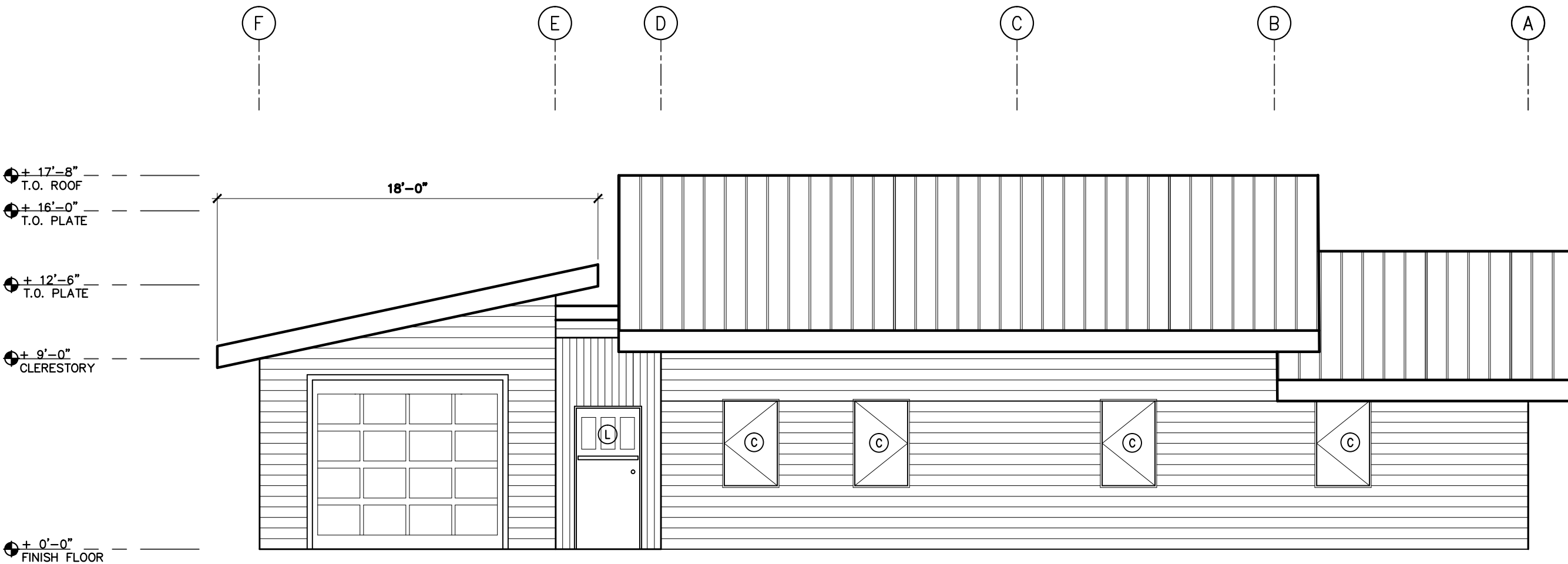
Maple Leaf Family DADU



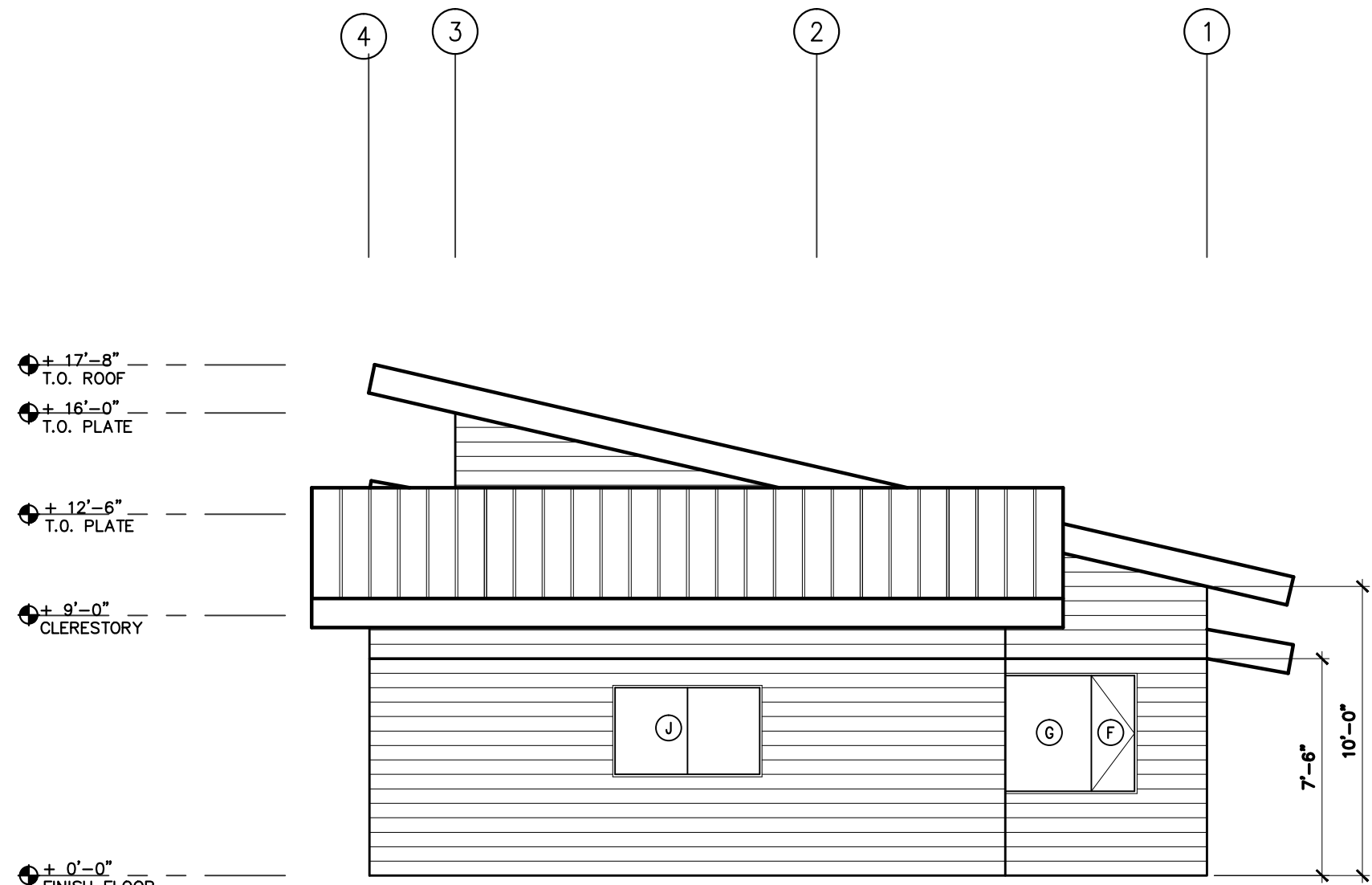
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

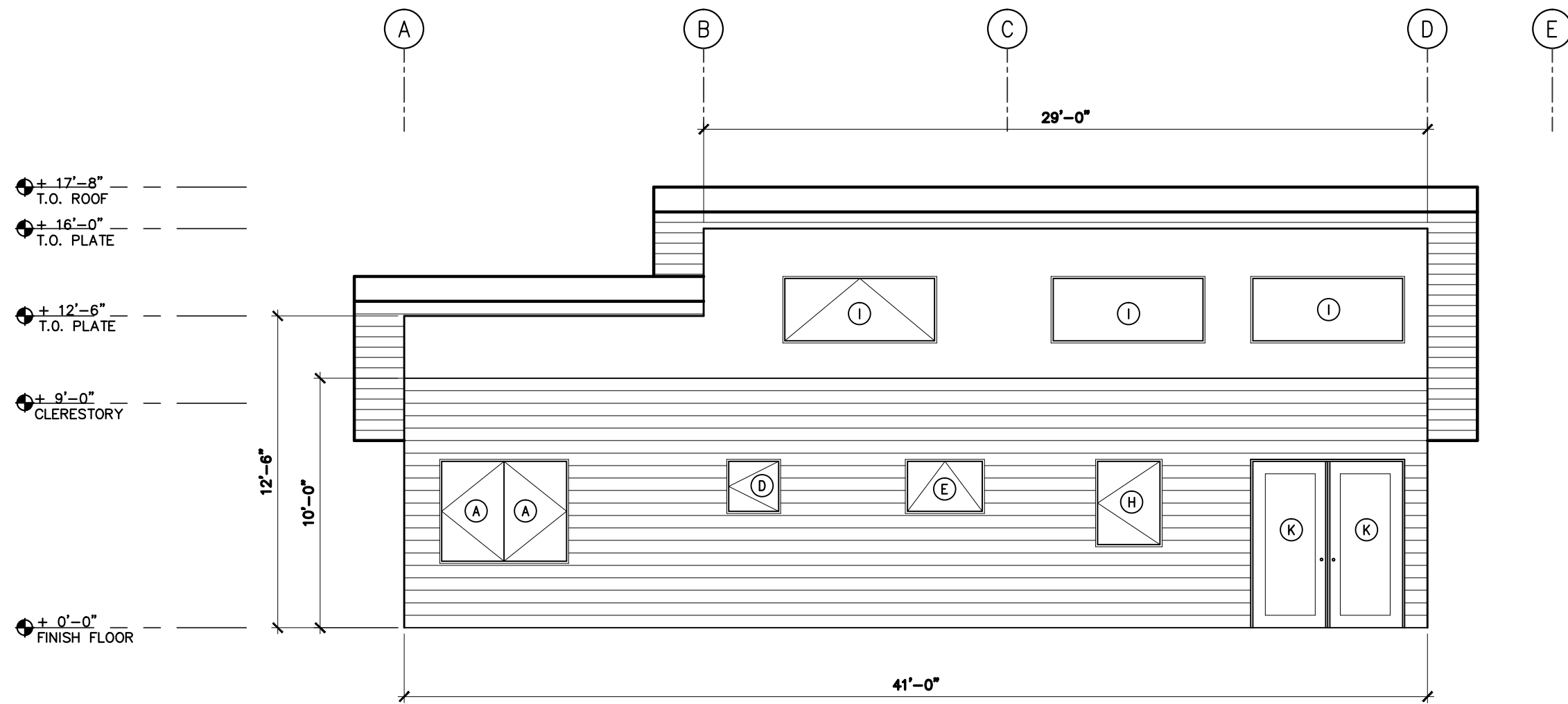


EAST ELEVATION
SCALE: 3/16" = 1'-0"

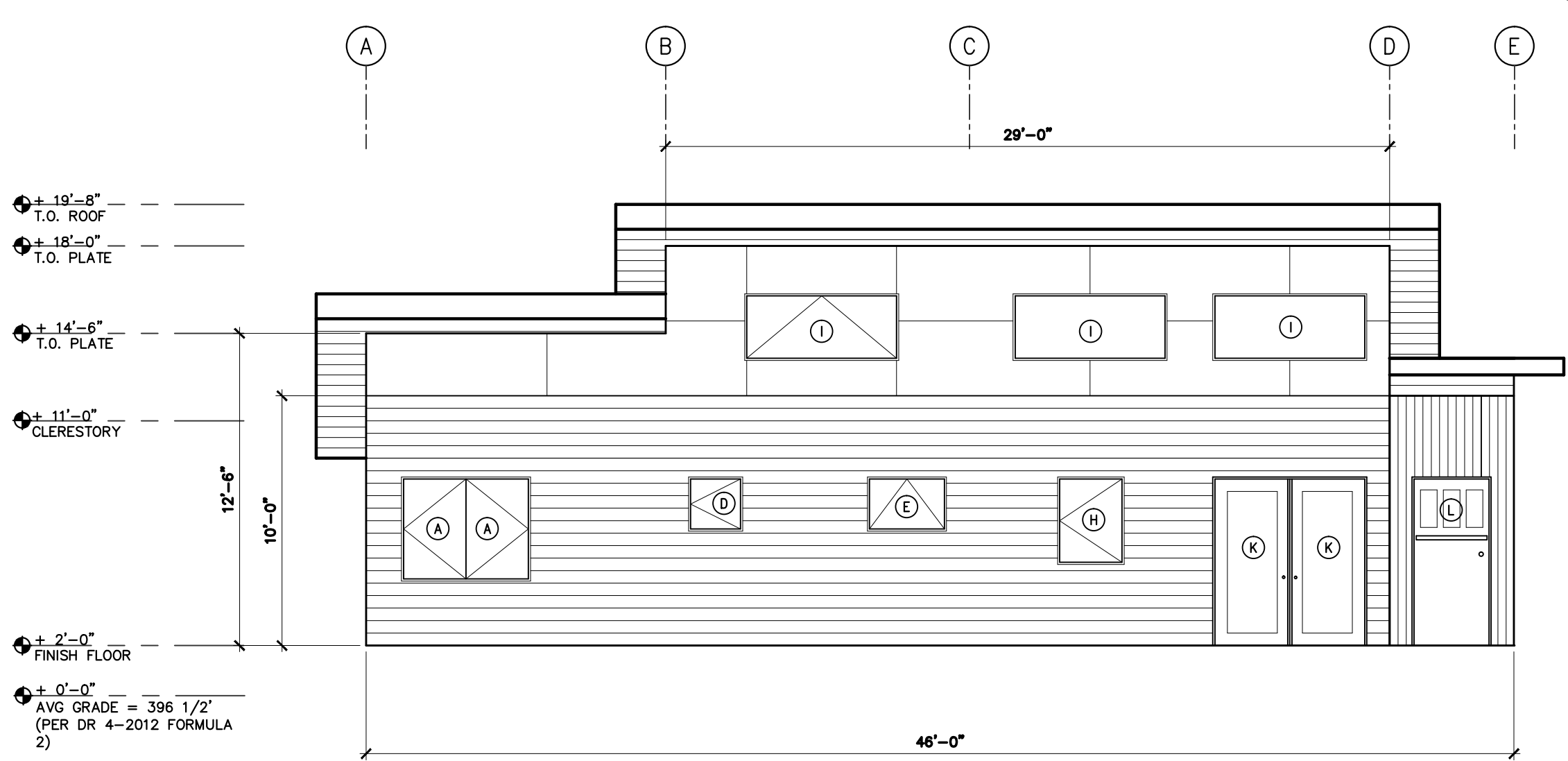
Elevations

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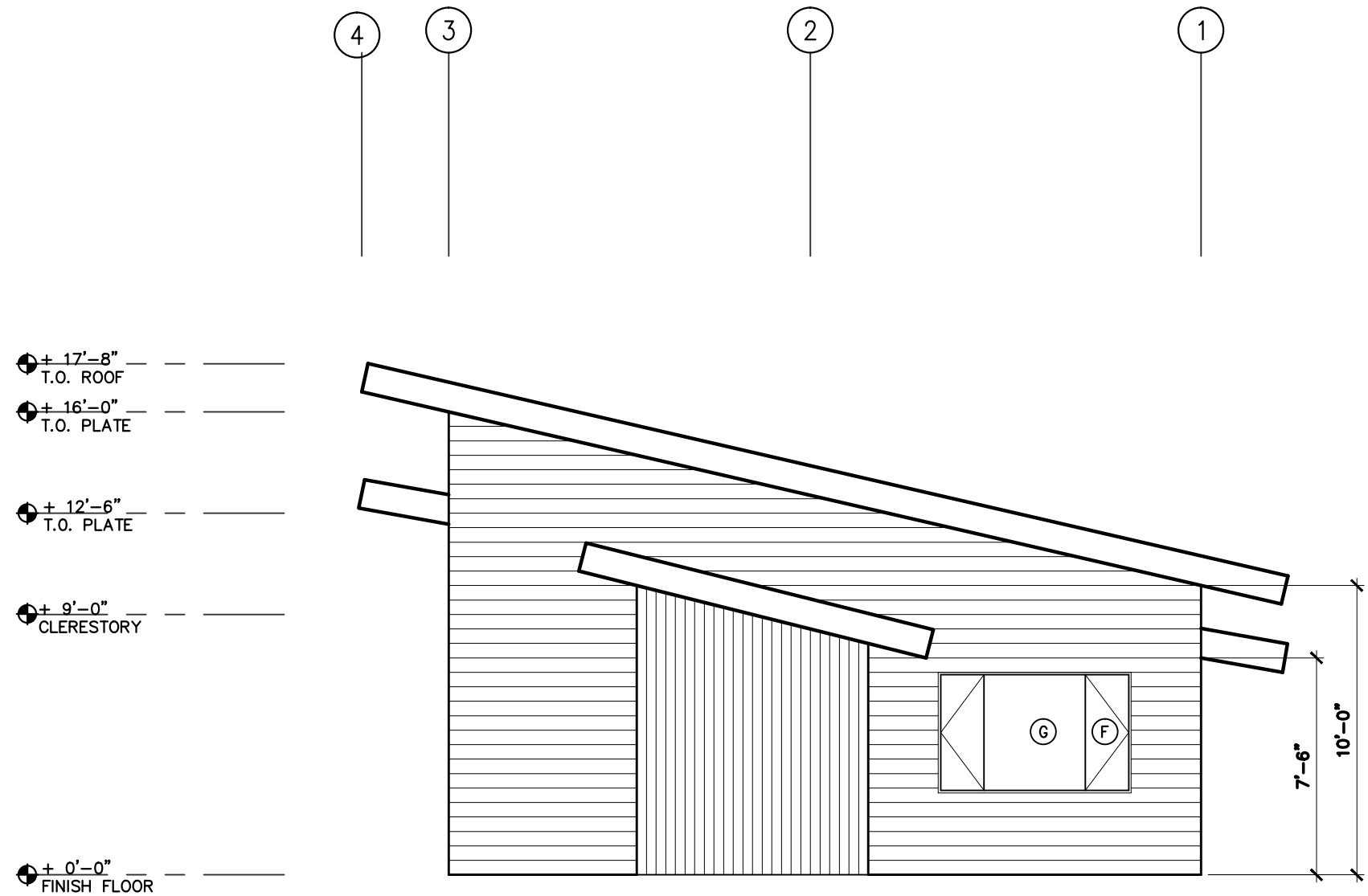
Maple Leaf Family DADU



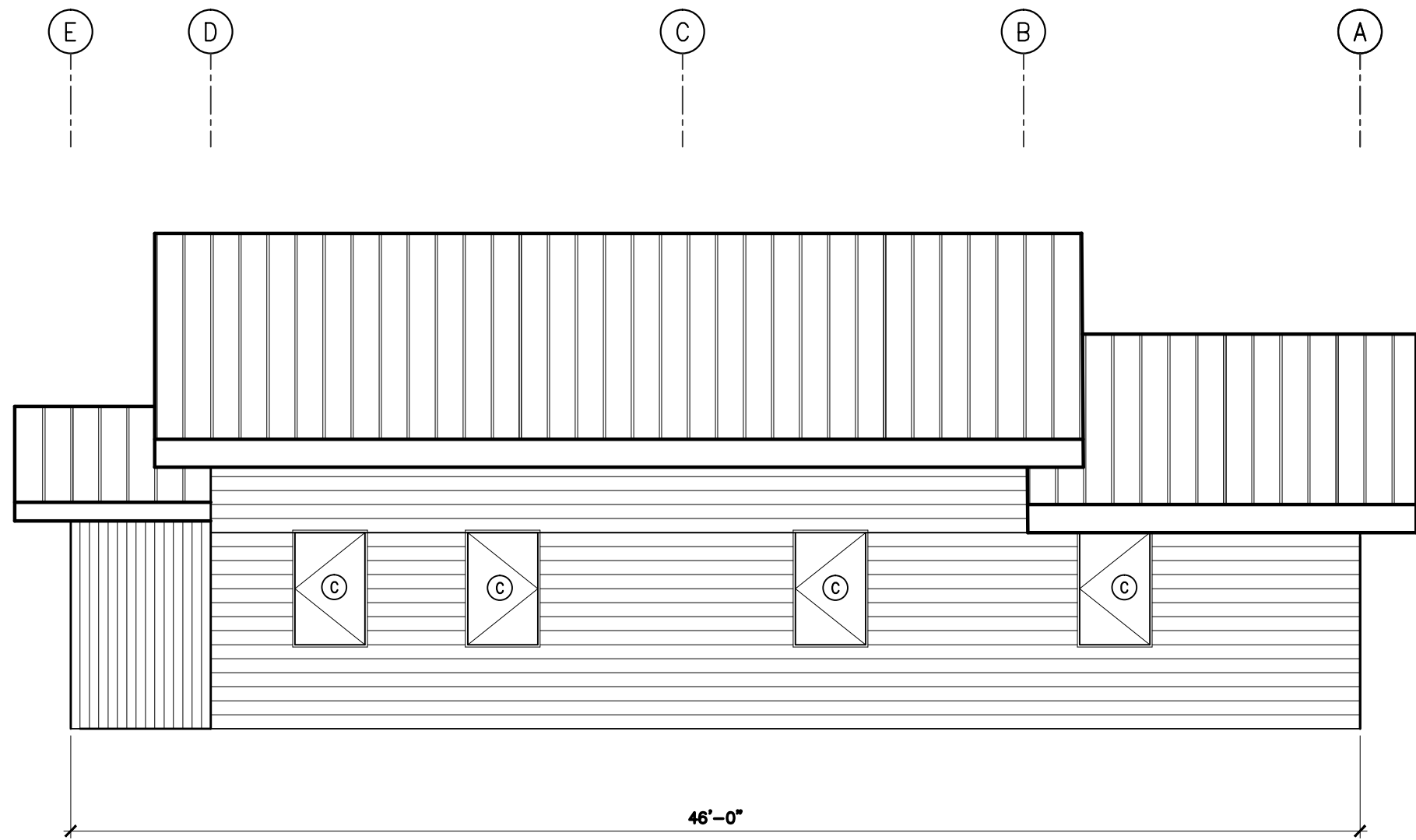
SOUTH ELEVATION NO GARAGE OR BIKE STORAGE
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION NO GARAGE
SCALE: 3/16" = 1'-0"



EAST ELEVATION NO GARAGE
SCALE: 3/16" = 1'-0"

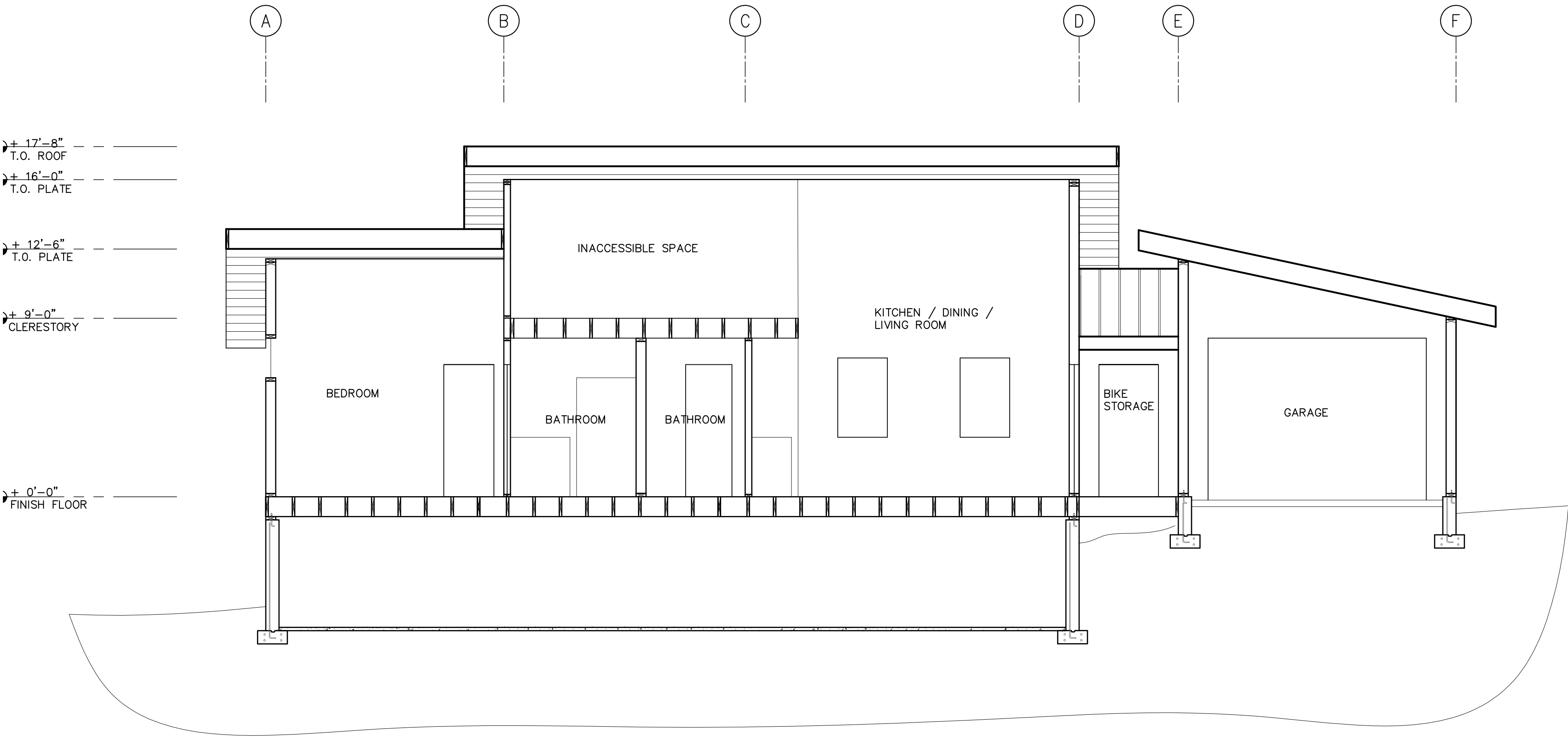


NORTH ELEVATION NO GARAGE
SCALE: 3/16" = 1'-0"

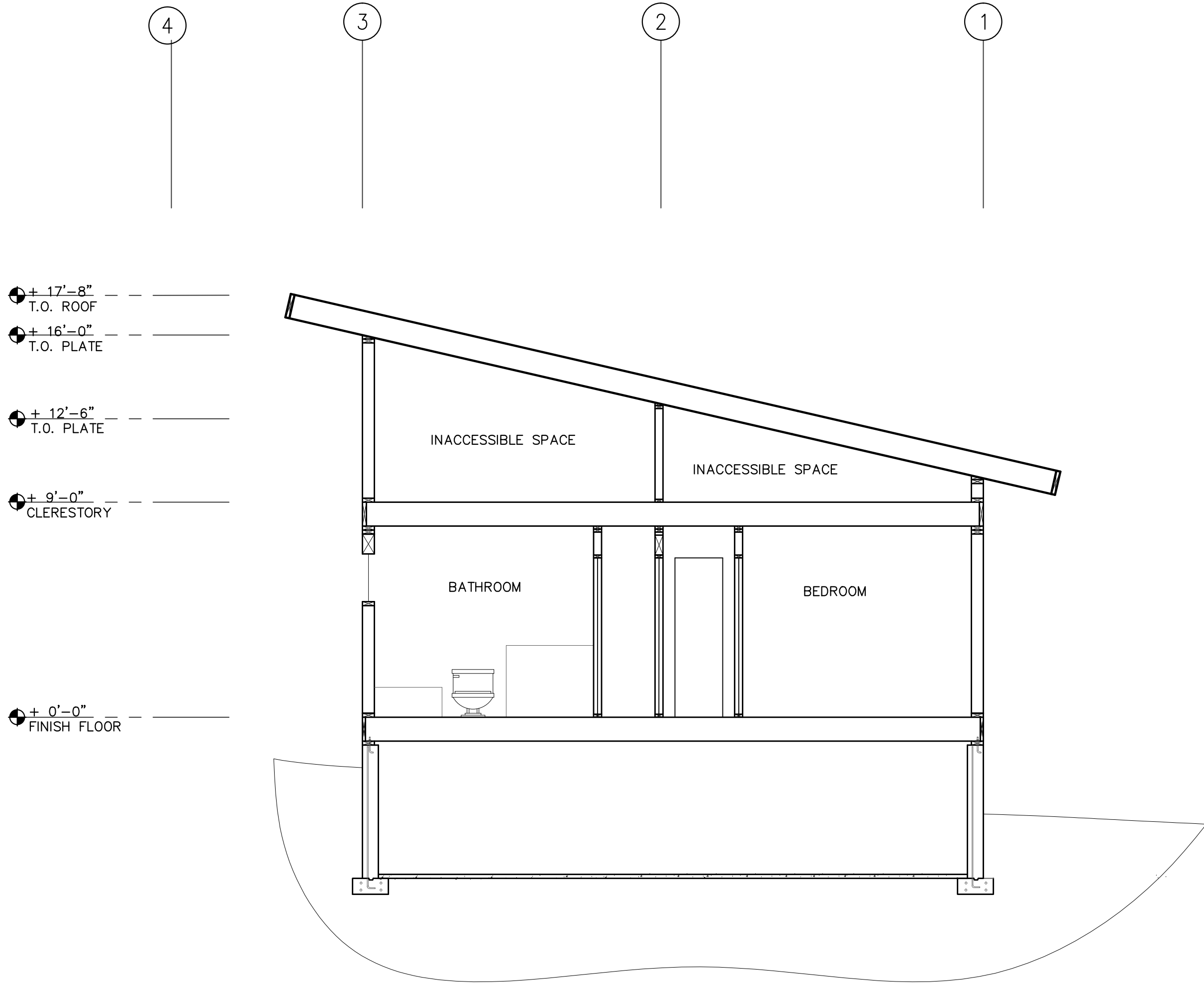
Alternate Elevations

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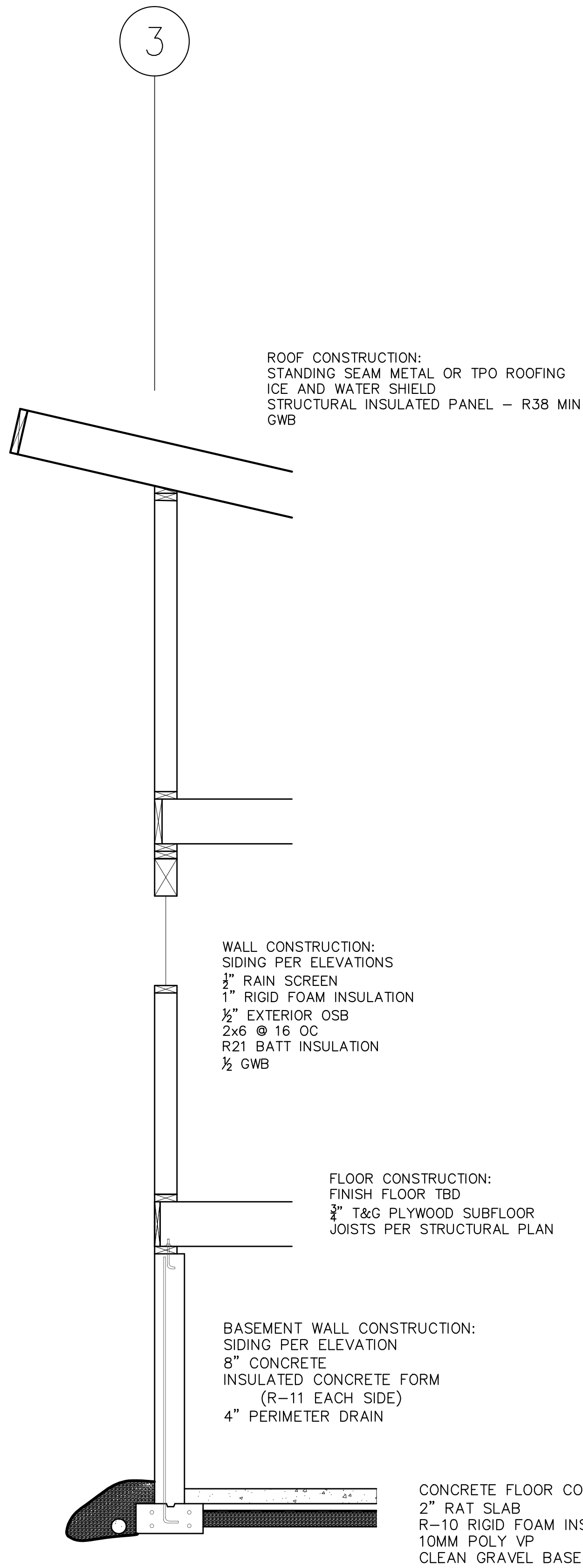
Maple Leaf Family DADU



Section 1
SCALE: 1/4" = 1'-0"



Section 2
SCALE: 1/4" = 1'-0"



Section 3
SCALE: 1/2" = 1'-0"

Sections

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Maple Leaf Family DADU



FRONT WITH GARAGE



REAR WITH GARAGE



FRONT WITH BIKE STORAGE



SIDE WITH NO STORAGE