

**Site Plan**



**Project Information**

Architect: Karen DeLucas  
 Builder: Neil Chapman, Brixton Builders

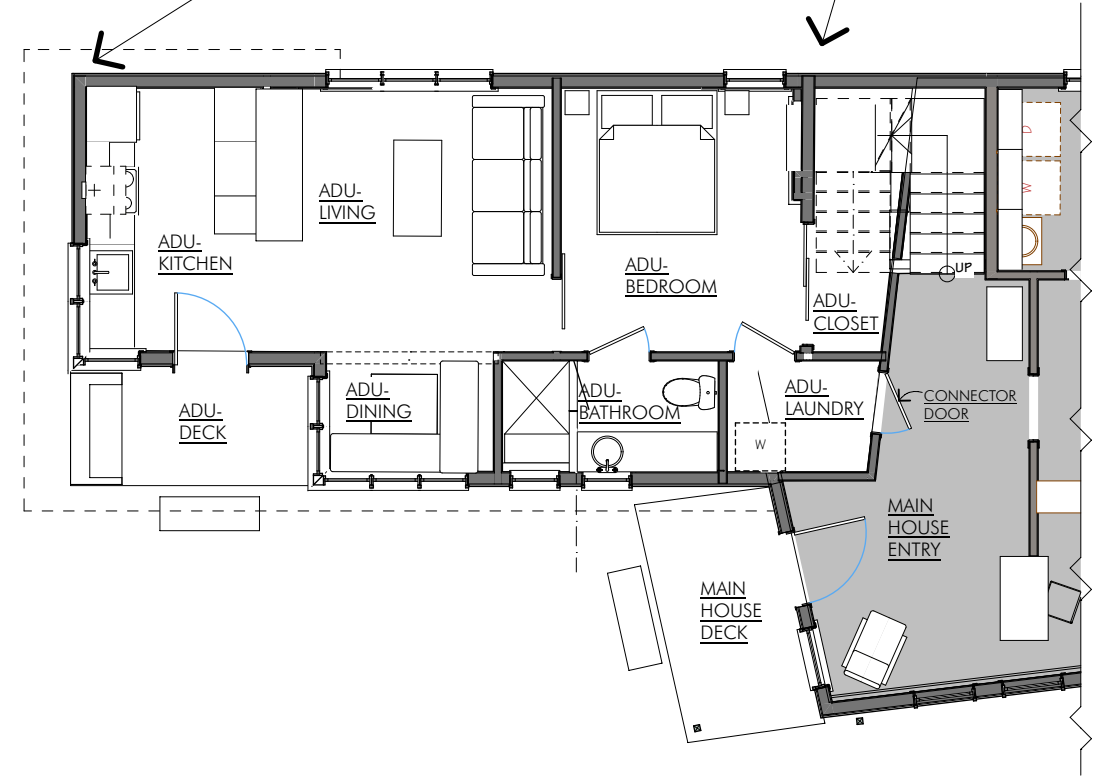
Lot Size: 4800 SF  
 ADU: 534 SF  
 Main House: 1600 SF

Built in: 2013-2015 with main house  
 Cost: \$250/SF but owner was builder  
 \$350/SF if include owner labor and P&O

Originally built to accommodate parents of the owners who live in Virginia and England and come for extended stays, with an eye to the future if one parent needs to move in permanently. Between stays, the apartment is rented out on Airbnb with around 50% of stays being that of relatives of neighbors.

**Design Highlights**

- All electric house with 4.5 kw solar panel array
- Use of triple pane windows for energy and sound (built on a busy road)
- AADU and Main house built to 30% higher energy standards than current code. (Exterior insulation used in addition to R-23 BIBS in walls)
- Large rain garden in front yard - 75% of the roof water flows into it.
- Designed for privacy, yet open to garden views and light.
- Interior passage way for family and personal use.



**Floor Plan**



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**AADU**  
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