

SUNBREAK Cottage Housing _narrative

Sunbreak Cottage offers a versatile middle housing design that is contextually sensitive to the local neighborhood aesthetic, climate-responsive, environmentally sustainable, and affordable. A cottage community has been theoretically placed on a typical large lot of 80'x300' in the neighborhoods of Birchwood, Edgemoor, Whatcom Falls, East Cornwall Park, and East Happy Valley. Parking was chosen to be provided as a garage is available with one of the plan options and the theoretical site is large with an alley allowing car access with no visual impact to the street facade.

Simple massing allows multiple styles to be achieved through the use of materiality and minor detailing changes. Flexible style coupled with the multiple configurations possible between the base and expanded plans mean a variety of building types within the cottage community and an overall blending with the surrounding neighborhood. The versatility of Sunbreak's design sets it apart by allowing customization and individuality both within each cottage community and between different communities.

The form and layout also thoughtfully considers ease of constructibility by employing efficient strategies like stacked plumbing, truss roof systems, and stock/repeatable window sizing. Building and finish materials have been chosen for their eco friendliness and to provide low to no maintenance. Components like poly-ash lap siding and standing seam metal roofs are made from recycled content and are extremely durable in our climate delivering an exceptionally long lifespan with minimal maintenance. Sizable overhangs provide resilience through long-term protection from the elements and strategic sun shading to reduce utility usage and costs. Unseen elements like TimberHP batt cavity insulation & continuous exterior rigid insulation and an electric heat pump air system provide comfort and noise isolation while achieving green energy standards. Gutters can be easily routed to collect at a single point for water catchment and the standing seam roof makes for easy solar panel attachment. Combining these building strategies, durable finishes, and efficient energy consumption means cost effective construction and reduced lifetime cost of ownership.